



510 Madera Ave  
San Jose, CA 95112  
(408) 993-1900  
Fax (408) 993-1944

Dear HomeGuard customer,

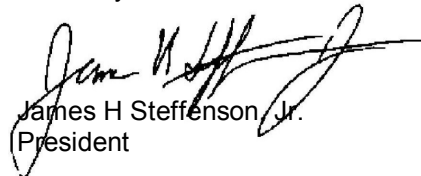
Thank you for selecting HomeGuard Incorporated to perform the termite inspection on your home.

It is very common for corrective work to be recommended. Enclosed you will find the inspection report that includes the findings, repair recommendations and prices to complete the repairs. Now that you have allowed us to do the inspection, we would like to point out the advantages of authorizing HomeGuard Incorporated to complete the recommended repairs.

- When HomeGuard completes the repairs, there are no additional reinspection costs. Only a licensed structural pest control company can issue a **certification** that the property is free and clear of active infestations or infection.
- HomeGuard Incorporated's bids are competitive with professional companies and all of our work is guaranteed.
- HomeGuard Incorporated's repair technicians are experts and we guarantee high quality repairs.
- HomeGuard Incorporated is sensitive to the special demands on you when a real estate transactions is involved. We make scheduling easy. We work with your Realtor, lender and title company to expedite all required paperwork.
- With HomeGuard Incorporated, you are protected. Unlike many contractors or handymen, we maintain liability insurance, errors and omissions insurance, and workman's compensation; thereby protecting you from potential lawsuits.

Please review the enclosed inspection and bids. We are available to discuss the findings and recommendations with you at your convenience. Satisfying your structural pest control needs in a professional and affordable manner is what separates HomeGuard Incorporated from the competition.

Sincerely Yours,



James H Steffenson, Jr.  
President

**WOOD DESTROYING PESTS AND ORGANISM INSPECTION REPORT**

Building No. <b>231</b>	Street <b>Purple Glen Drive</b>	City <b>San Jose</b>	ZIP <b>95119</b>	Date of Inspection <b>7/14/2011</b>	Number of Pages <b>Page 1 of 6</b>
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**510 Madera Ave  
San Jose, CA 95112  
(408) 993-1900 • Fax (408) 993-1944  
Registration # PR1452**

HomeGuard Rpt #: **151863**

Ordered By: <b>Steve Trotter Intero Real Estate 1900 Camden Avenue San Jose CA 95124</b>	Property Owner/Party in Interest: <b>231 Purple Glen Drive San Jose, CA 95119</b>	Report Sent to: Escrow#: <b>0631017991</b> <b>Robin Primeau Old Republic Title 2110 S. Bascom Avenue #102 Campbell Ca 95008</b>
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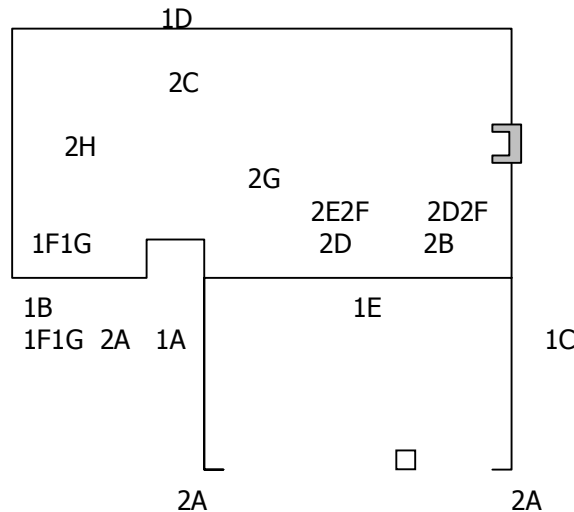
COMPLETE REPORT <input checked="" type="checkbox"/>	LIMITED REPORT <input type="checkbox"/>	SUPPLEMENTAL REPORT <input type="checkbox"/>	REINSPECTION REPORT <input type="checkbox"/>
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General Description: <b>Two story, single family wood framed residence with wood and stucco exterior.</b>	Inspection Tag Posted: <b>Garage</b>
	Other Tags Posted: <b>None noted</b>

An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites <input type="checkbox"/>	Drywood Termites <input checked="" type="checkbox"/>	Fungus / DryRot <input checked="" type="checkbox"/>	Other Findings <input checked="" type="checkbox"/>	Further Inspection <input type="checkbox"/>
If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.				

**Key to Items on diagram: [1] Section 1 Items [2] Section 2 Items [3] Unknown Further Inspection Items**



**FRONT**  
**Diagram Not To Scale**

Inspected by: **Andrew m Ries**

License#: **FR40213**

Signature: \_\_\_\_\_

You are entitled to obtain copies of all reports and completion notices on this property filed with the board during the preceeding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite1500, Sacramento, California 95815-3831.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916)561-8700, (800) 737-8188 or www.pestboard.ca.gov.

Building No. <b>231</b>	Street <b>Purple Glen Drive</b>	City <b>San Jose</b>	ZIP <b>95119</b>	Date of Inspection <b>7/14/2011</b>	Number of Pages <b>Page 2 of 6</b>
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**AREAS NOT INSPECTED PLEASE READ**

We did not inspect the interior of finished walls or behind installed finished cabinet work. Our inspection does not include any electric, heating, or mechanical systems of the structure. We did not inspect the roof covering for leakage. Our inspection will not detect any building code violations. If any information is desired about any of these areas, a company who performs home inspections should be engaged. The plumbing was inspected, and only the leaks outlined in our report were found at this time. We assume no responsibility for leaks that occur after the date of inspection. There may be health related issues associated with the findings reflected in this report. We are not qualified to and do not render an opinion concerning any such health issues. The inspection reflected by this report was limited to the visible and accessible areas only. Questions concerning health related issues, which may be associated with the findings or recommendations reflected in this report such as the presence of mold, the release of mold spores or concerning indoor air quality should be directed to a Certified Industrial Hygienist. This structure has carpet installed. Although no adverse conditions were evident, we assume no responsibility for the floor under the carpet unless the carpet is removed and we perform a further inspection. The enclosed areas inside the stairs were not inspected. We did not inspect the interior of enclosed abutments or hollow stucco rails. We did not water test nor inspect upstairs plumbing concealed by finished ceilings. As is standard practice within our industry and since our inspectors do not carry a 30' ladder on their truck, a portion of the eaves, wood siding and wood windows above 11' were only inspected visually. Upon request and at an additional charge HomeGuard Inc. will return to the property and further inspect these inaccessible areas by probing the wood members. The area under the water heater or furnace pedestal was not inspected. The inaccessible areas listed above which were not inspected will be inspected upon the owner's request and will be conditional to additional inspection fees.

"This company will reinspect repairs done by others within four months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each reinspection. The reinspection must be done within ten (10) working days of request. The reinspection is a visual inspection and if inspection of concealed areas is desired, inspection of work while in progress will be necessary. Any guarantees must be received from parties performing repairs."

**NOTE:** Work performed by others will be reinspected for a fee of \$175.00 for each trip out to the property. Open wall and open floor inspections are desirable if certification is required.

**NOTICE:** Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may differ from company to company. You have the right to seek a second opinion from another company.

**NOTE:** WE GUARANTEE ALL REPAIRS DONE BY THIS COMPANY FOR ONE (1) YEAR AND FUMIGATIONS FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF COMPLETION WITH THE EXCEPTION OF PLUMBING, GROUTING, CAULKING AND RE-SETTING OF TOILETS WHICH ARE GUARANTEED FOR 30 DAYS FROM THE DATE OF COMPLETION. WE CANNOT GUARANTEE WORK PERFORMED BY OTHERS. WE MAKE NO GUARANTEE AGAINST FUTURE INFECTIONS, ADVERSE CONDITIONS, OR CONDITIONS PRESENT BUT NOT EVIDENT AT THE TIME OF OUR INSPECTION.

Building No. 231	Street Purple Glen Drive	City San Jose	ZIP 95119	Date of Inspection 7/14/2011	Number of Pages Page 3 of 6
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**NOTE: THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION I AND SECTION II CONDITIONS EVIDENT ON THE DATE OF INSPECTION. SECTION I CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION, OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION. SECTION II ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND. FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREA(S) WHICH DURING THE ORIGINAL INSPECTION DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE HIS INSPECTION AND CANNOT BE DEFINED AS SECTION I OR SECTION II.**

**Section 1 Items**

**1A.** FINDING: The siding has been damaged by fungus at the front.

RECOMMENDATION: Remove and replace all the damaged wood members. If any damage is found to extend into any enclosed areas a supplemental report and bid will be issued.

\*\*\*\*\* (SECTION 1 ITEM) \*\*\*\*\*

**1B.** FINDING: The siding has been damaged by drywood termites at the front.

RECOMMENDATION: Remove and replace all the damaged wood members. If any damage is found to extend into any enclosed areas a supplemental report and bid will be issued.

\*\*\*\*\* (SECTION 1 ITEM) \*\*\*\*\*

**1C.** FINDING: The garage side entry door jambs were found to be fungus damaged.

RECOMMENDATION: Remove and replace these door jambs to correct this condition.

\*\*\*\*\* (SECTION 1 ITEM) \*\*\*\*\*

**1D.** FINDING: Fungus damage was noted to the exterior service counter.

RECOMMENDATION: Remove, dispose, and omit the exterior service counter. Upon request a bid will be given to install a new service counter.

\*\*\*\*\* (SECTION 1 ITEM) \*\*\*\*\*

**1E.** FINDING: The sheetrock at the water heater was found to be fungus damaged.

RECOMMENDATION: Remove and replace the damaged sheetrock. If damage is found to extend into any inaccessible areas, a supplemental report will be issued with any findings, recommendations, and bids.

\*\*\*\*\* (SECTION 1 ITEM) \*\*\*\*\*

**1F.** FINDING: Infestation by drywood termites was noted at the siding and rim joist.

RECOMMENDATION: Drill and treat the infested areas with the registered termiticide Termidor SC (Fipronil:5-amino-1-(2,6-dichloro-4-(trifluoromethyl) phenyl)-4-((1,8,5)-trifluoromethyl)sulfinyl)-1-H-pyrazole-3-carbonitrile in a liquid formulation. NOTE: As drywood termites are a non-earth dwelling species, guarantees are limited to treated wood members only. NOTE: In order to perform this treatment the property must be vacated during the treatment and three hours after the treatment is performed. If any concealed pipes, conduit or electrical wiring or other facilities are drilled into during the course of performing this item it will be the owners responsibility and cost to repair these items.

\*\*\*\*\* (SECTION 1 ITEM) \*\*\*\*\*

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**1G.** FINDING: Drywood termite pellets were evident as noted in the above recommendation.

RECOMMENDATION: Remove and/or mask over all accessible termite pellets. It is possible for the drywood termite pellets to sift down or reappear in these areas where they have been masked over.

\*\*\*\*\* (SECTION 1 ITEM) \*\*\*\*\*

**Section 2 Items**

**2A.** FINDING: There is vegetation in contact with the structure.

RECOMMENDATION: The owner is advised to cut back the vegetation to avoid contact with the structure.

\*\*\*\*\* (SECTION 2 ITEM) \*\*\*\*\*

**2B.** FINDING: Some of the grout is loose or missing around the ceramic tile on the hall bathroom shower.

RECOMMENDATION: Reseal the area in the most practical way. Owner to maintain in a water tight condition.

\*\*\*\*\* (SECTION 2 ITEM) \*\*\*\*\*

**2C.** FINDING: There is evidence of water leakage around the hall bathroom glass shower enclosure.

RECOMMENDATION: Reseal this enclosure in the most practical way. With this type of enclosure, we cannot guarantee to completely stop the leakage, only to control it. It will be the owners responsibility to maintain this enclosure in a waterproof condition.

\*\*\*\*\* (SECTION 2 ITEM) \*\*\*\*\*

**2D.** FINDING: The windows in the upstairs hall bathroom and master bathroom are lower than the shower head. This could allow moisture intrusion onto the enclosed framing.

RECOMMENDATION: The owner is to keep this area well sealed and as dry as possible. Consideration should be given to installing a water proof window curtain to prevent moisture intrusion.

\*\*\*\*\* (SECTION 2 ITEM) \*\*\*\*\*

**2E.** FINDING: There is a gap between the tub spout and wall covering in the upstairs hall bathroom.

RECOMMENDATION: Secure and seal around the spout in the most practical way.

\*\*\*\*\* (SECTION 2 ITEM) \*\*\*\*\*

**2F.** FINDING: A gap exists between the floor covering and the base of the upstairs hall bathroom and master bathroom.

RECOMMENDATION: To prevent moisture entry into this area seal and caulk the gap in the most practical way.

\*\*\*\*\* (SECTION 2 ITEM) \*\*\*\*\*

**2G.** FINDING: There are form stake in earth contact in the substructure area.

RECOMMENDATION: Remove as much of the form stake as practical and chemically treat the remainder with Termidor SC (Fipronil:5-amino-1-(2,6-dichloro-4-(trifluoromethyl) pheryl)-4-((1,8,5)-trifluoromethyl)sulfinyl)-1-H-pyrazole-3-carbonitrile.

\*\*\*\*\* (SECTION 2 ITEM) \*\*\*\*\*

Building No. <b>231</b>	Street <b>Purple Glen Drive</b>	City <b>San Jose</b>	ZIP <b>95119</b>	Date of Inspection <b>7/14/2011</b>	Number of Pages <b>Page 5 of 6</b>
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**2H.** FINDING: There is cellulose debris in earth contact in the substructure area.

RECOMMENDATION: Remove cellulose debris of a size that can be raked from the substructure area.

\*\*\*\*\* (SECTION 2 ITEM) \*\*\*\*\*

**2I.** FINDING: Some of the grout is loose or missing around the ceramic tile in the kitchen counter top, and cracked tiles were noted.

RECOMMENDATION: Reseal the area in the most practical way. Owner to maintain in a water tight condition.

\*\*\*\*\* (SECTION 2 ITEM) \*\*\*\*\*

NOTE: This property has recently been painted. We assume no responsibility for any infestations or infections that may be concealed by this fresh paint.

NOTE: "State law requires that you be given the following information:

CAUTION-PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Companies are registered and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Food and Agriculture and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence there are no appreciable risks that are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized."

"If within 24 hours following application, you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center and your pest control company immediately."

For further information contact any of the following:

HOME GUARD INCORPORATED (408) 993-1900

Poison Control Center: (800) 876-4766

Santa Clara County Agricultural Commission (408) 918-4600

Santa Clara County Health Department (408) 918-3400

San Benito County Health Department (831) 637-5367

San Benito County Agricultural Commission (831) 637-5344

Alameda County Agricultural Commission (510) 670-5232

Alameda County Health Department (510) 267-8000

Contra Costa County Agricultural Commission (925) 313-6712

Contra Costa County Health Department (925) 646-5137

San Mateo County Agricultural Commission (650) 363-4700

San Mateo County Health Department (650) 573-2757

Structural Pest Control Board (800) 737-8188

2005 Evergreen Street Ste. #1500, Sacramento, CA 95815-3831

"Local treatment is not intended to be an entire structure treatment method. If infestations of wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated".

Building No. <b>231</b>	Street <b>Purple Glen Drive</b>	City <b>San Jose</b>	ZIP <b>95119</b>	Date of Inspection <b>7/14/2011</b>	Number of Pages <b>Page 6 of 6</b>
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NOTE: Unless stated otherwise, HomeGuard Incorporated's bids include texturing and painting repaired areas. We will cover repaired sheetrock and wood with one coat of white primer or one coat of color supplied by the owner. Any texturing will vary from the original texture however we will match as close as possible. All painting will be on the area repaired only, feathering the paint in to blend with existing. On exterior surfaces texturing and painting will only be done when the weather permits.

NOTE: If damage is found to extend into any inaccessible areas a supplemental report will be issued listing additional findings, recommendations and bids.

NOTE: HomeGuard Incorporated assumes no liability for, nor do we guarantee work performed by others. All guarantees, warranties, and permits should be obtained from the parties performing the repairs.

NOTE: If any of the wood repairs outlined in the above report are done by others, an open inspection must be performed by this company if the appropriate certification is desired.

NOTE: Due to the building materials used on this structure, it may be difficult to match the existing mill patterns and materials used in the original construction. We will replace damaged wood members with material which resembles, the existing wood members with standard grade readily available wood members.

NOTE: EXTERIOR SURFACE OF THE ROOF WAS NOT INSPECTED. IF YOU WANT THE WATER TIGHTNESS OF THE ROOF DETERMINED, YOU SHOULD CONTACT A ROOFING CONTRACTOR WHO IS LICENSED BY THE CONTRACTORS STATE LICENSE BOARD.

NOTE: Please be aware that current law dictates that homes constructed prior to 1978 require a company performing the repairs be a Lead Certified Renovation Firm with Certified Renovators. HomeGuard Incorporated is a Lead Certified Renovation Firm, certification number NAT-64235-1 and when required will follow all lead safe work practices as prescribed by the United States Environmental Protection Agency.

NOTE: Thank you for choosing HomeGuard Incorporated to perform your inspections. If you have any questions regarding this report, please e-mail Andrew Ries a [dries@homeguard.com](mailto:dries@homeguard.com). Please bear in mind that the inspectors have full schedules during the day and will make every effort to make contact with you when he is available.

If you require further assistance or wish to schedule work as recommended in this report, please feel free to contact our office. We are here to assist you!



**AUTHORIZATION AGREEMENT**  
231 Purple Glen Drive, San Jose - Report No. 151863

**To schedule work, email or fax this signed Authorization Agreement, or call directly:**

**email: HGwork@HomeGuard.com**

**Fax: (408) 280-2763**

**Direct: (408) 993-1900**

HomeGuard Incorporated is authorized to proceed with the work outlined in items \_\_\_\_\_ of their termite report no. 151863 for the property located at 231 Purple Glen Drive, San Jose for a total sum of \$\_\_\_\_\_. This amount will be due and payable upon completion of work. It is understood that the contract price does not include the charge of the structural pest control inspection report or re-inspection fees.

**HOMEGUARD INCORPORATED AGREES:**

1. To guarantee all repairs completed by this company for one year from the date of completion except for plumbing, grouting, caulking, and resetting of toilets, which will be guaranteed for 30 days.
2. To be bound to perform this work for the price quoted in our cost breakdown for a period not to exceed 30 days.
3. To use reasonable care in the performance of our work but to assume no responsibility for damage to any hidden pipes, wiring, or other facilities or to any, plant life, rain gutters, roofs; nor for damage or dirtying of stucco, plaster, paint, wall paper or other "finish-work" adjacent to areas where work is performed.
4. To replace damaged wood members with material which resembles, as closely as possible, the existing wood members with standard grade, readily available wood members.

**OWNER OR OWNER'S AGENT AGREES:**

1. To pay for services rendered upon completion of work. This contract may be canceled at any time by the customer. In the event of such action, customer agrees to pay HomeGuard Incorporated in full for all items already completed, and time and material for all items only partially completed. Time and material is calculated at the rate of ninety-five dollars per hour and the cost of materials plus 15%. The customer also agrees that in the case of cancelation of the contract, to pay all fees for necessary permits and any associated cost for obtaining permits. In the case of non-payment by owner, reasonable attorney fees and costs of collection shall be paid by the owner whether suit be filed or not.
2. To pay for service charge of 1.5 percent per month or portion of any month beyond 30 days after completion.
3. Owner grants HomeGuard Incorporated, a security interest in the above described real property to secure payment of the sum for work and inspection fee completed.
4. If additional damage is discovered by HomeGuard Incorporated, during the performance of work, company agrees to notify owner or agent of the amount of the damage and the cost of additional work to be done. This work will not be performed unless owner agrees.
5. If any additional work, plans or engineering is deemed necessary by the local building inspector, said work will not be performed without additional authorization from owner or owner's agent.
6. All plumbing repairs bid in this report are for only the specific repair that is identified. Many times when performing plumbing repairs it becomes necessary to repair or replace adjacent plumbing because of the age or fragility of these components. When this happens the owner or agent will be notified and said repairs will require additional cost and authorization.

**NOTICE TO OWNER**

"Under the California Mechanics Lien law, any structural pest control operator who contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for work or supplies, has the right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your contractor in full if the subcontractor, laborers or suppliers remain unpaid. To preserve their right to file a claim of lien against your property, certain claimants such as subcontractors and material suppliers are required to provide you with a document entitled "Preliminary Notice". General contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid. You can protect yourself from such claim by requiring your contractor to supply you with a payment and performance bond prior to commencing any work of improvement and/or requiring your contractor to provide you with an unconditional lien release signed by each material supplier, subcontractor, and laborer involved in that project phase before making payment on the completed phase of the project."



**AUTHORIZATION AGREEMENT**  
231 Purple Glen Drive, San Jose - Report No. 151863

To schedule work, email or fax this signed Authorization Agreement, or call directly:

email: HGwork@HomeGuard.com

Fax: (408) 280-2763

Direct: (408) 993-1900

This job has been bid as if all section one items are being performed. If the owner would like to select individual items, it may require HomeGuard Incorporated to provide a new price for these items. The minimum service charge is \$225 regardless of the price on the individual item.

**Section 1:**

1A WillBid 1B WillBid 1C \$300 1D \$200 1E \$250 1F \$850 1G \$250

**Section 2:**

2A Owner 2B \$100 2C \$125 2D Owner 2E \$40 2F \$75 2G \$200  
2H \$225 2I \$150

IS UPGRADING OR CHOICE OF LINOLEUM OR TILE DESIRED? Yes\_\_\_ No\_\_\_

\*\*\*If there is no choice, neutral colors will be installed there may be additional charges for special materials chosen\*\*

The charge for service that this company subcontracts to another registered company may include the company's charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept HomeGuard Incorporated's bid or you may contract directly with another registered company licensed to perform the work.

If you choose to contract directly with another registered company, HomeGuard Incorporated will not in any way be responsible for any act or omission in the performance of work that you directly contract with another to perform.

**OWNER OR OWNERS AGENT**      **DATE**      **BY:** \_\_\_\_\_, HomeGuard Incorporated

**X** \_\_\_\_\_ **ESCROW OFFICER:** \_\_\_\_\_

**Print Name** \_\_\_\_\_ **ESCROW PHONE NO:** \_\_\_\_\_

**X** \_\_\_\_\_ **ESCROW CO/NO:** \_\_\_\_\_

**Print Name** \_\_\_\_\_

Name of person providing access \_\_\_\_\_ Phone Number \_\_\_\_\_

**PLEASE BE SURE TO SIGN AND SEND BOTH PAGES**



510 Madera Ave  
San Jose, CA 95112  
(408) 993-1900  
Fax (408) 993-1944

## Invoice

Invoice Date: 7/14/2011

Invoice No: SJ299921T

### Bill To:

Robin Primeau  
Old Republic Title  
2110 S. Bascom Avenue #102  
Campbell Ca 95008

### Property Information:

Address: 231 Purple Glen Drive  
San Jose CA, 95119  
Report No. 151863TPR  
Escrow#: 0631017991-RP

### Billing Information:

Inspection: 7/14/2011 Complete	\$295.00
Notice of Completion:	\$0.00
Other:	\$0.00
Total Due:	\$295.00

#### DUE UPON RECEIPT

Please remit to 510 Madera Ave., San Jose, CA 95112

*There is a \$25 fee for all returned checks*