
SANDMAN TERMITE COMPANY, INCORPORATED

320 Turtle Creek Court, Suite C
San Jose, CA 95125
Ph: (408) 265-7400 Fax: (408) 265-7403



DATE REPORT # ESCROW #
09/25/17 17167A

PROPERTY LOCATION
130 E. SAN FERNANDO 314, SAN JOSE 95112

TO: INTERO
 12900 SARATOGA AVE
 SARATOGA, CA 95070
 ATTN: KELLY WEIMER

09/25/2017	INSPECTION FEE	\$ 200.00
	<LESS PAYMENTS>	\$ 200.00
<hr/>		
	BALANCE DUE	\$ 0.00

RETAIN THIS COPY FOR YOUR RECORDS

DUE AND PAYABLE WITHIN 10 DAYS

1.5% per month charged on all past due accounts. This is an annual percentage rate of 18%

(Interest charged pursuant to the Robinson-Patman Act)

NOTICE: "Under the Mechanics' Lien law, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for his 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 own contractor in full, if the subcontractor, laborer, or supplier remains unpaid."

THANK YOU FOR YOUR BUSINESS



WORK AUTHORIZATION CONTRACT

Address of Property: 130 E. SAN FERNANDO 314, SAN JOSE, CA, 95112
Inspection Date: 09/25/2017
Report #: 17167A
Title Co. & Escrow #:

SECTION 1

SECTION 2

FURTHER INSPECTION

10A: \$ 325.00

We Authorize the Following
Section 1 Items to be Performed.

10A

Proposed Cost Section 1: \$ 325.00

We Authorize the Following
Section 2 Items to be Performed.

Proposed Cost Section 2: \$ 0.00

Inspection Fee: PAID
Total - All Sections: \$ 325.00

We Authorize the Following
Items for Further Inspection.

Proposed Cost Fur.Insp.: \$ 0.00

MOLD DISCLAIMER

There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this Work Authorization Contract. These health issues include but are not limited to the possible release of mold spores during the course of repairs. We are not qualified to and do not render any opinion concerning such health issues or any special precautions. Any questions concerning health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a Certified Industrial Hygienist before any such repairs are

I have read this work authorization contract and WDO inspection report it refers to.

SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED.

I have read and understand the terms of this work authorization contract and hereby agree to all terms thereof.

APPROVED AND READ BY:
KELLY WEIMER,

DATE

ACCEPTED FOR:

SANDMAN TERMITE COMPANY, INCORPORATED

DATE



WORK AUTHORIZATION CONTRACT

Address of Property: 130 E. SAN FERNANDO 314, SAN JOSE, CA, 95112
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CUSTOMER INFORMATION

The total amount of this contract is due and payable upon completion of the work listed above unless otherwise specified. Only the work specified in the contract is being done at this time due to owners wishes. ANY WORK PERFORMED AGAINST AN EXISTING TITLE ESCROW WILL BE THE FINANCIAL RESPONSIBILITY OF THE PARTY ORDERING THE INSPECTION REPORT, IN THE EVENT OF A CANCELLED TITLE ESCROW.

It is understood that these corrections are recommended on the basis of visibly determined surface examination. In the process of work being performed on the basis of this contract, conditions may be revealed which were not evident at the time of inspection. This contract is limited to that which was visible at the time of inspection and of that, only those paragraphs(s) herein specified and contracted for. If additional work should be required by the City or County Building Inspector, such work will not be performed under this contract. THE SANDMAN TERMITE COMPANY AGREES TO FURNISH ALL LABOR, MATERIALS, SUBCONTRACTORS (if required), and compensation insurance to complete the repairs as accepted above. SANDMAN TERMITE COMPANY AGREES TO USE ALL DUE CAUTION IN THE PERFORMANCE OF OUR WORK, but in no way will be held responsible for damage to property, plants or animal life caused by the use of chemicals, gas or equipment in conjunction with these repairs except through gross negligence on the part of the contractor. Any additional damage found while work is being performed will be supplemented by a report with additional findings and costs. It is agreed that the contract price shall be paid to SANDMAN TERMITE COMPANY, upon notice of completion. It is understood that service charges of 1.5% per month on the unpaid balance, or 18% per annum, will be charged on overdue accounts and if suit is filed for collection of delinquent accounts the customer agrees to pay all court costs plus reasonable attorneys fees, and any costs necessary for collection of this account.

If any action be brought by the customer or successors or assigns against the Company by the reason of any dispute arising out of this contract, the reports, and/or the sufficiency of any work performed by the Company and if the Company shall prevail in such an action, the Company shall be entitled to recover from the customer a reasonable allowance for attorneys fees plus actual court costs.


If contractor raises the building, or any part thereof, or increases the foundation height, he shall not be liable for any damage to said building, or parts thereof, including cracks in plaster, walls, wiring, pipes, windows or any other damage occasioned by said raising.

NOTICE TO OWNER

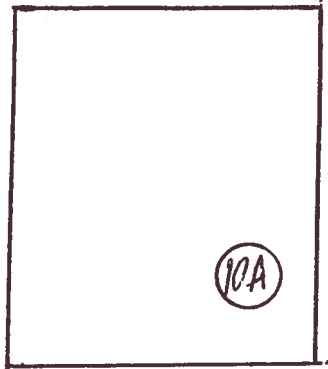
Under the mechanics lien law, any contractor, subcontractor, laborer, materialman or other person who helps to improve your property and is not paid for his labor, services or material has the right to enforce his claim against your property.

Under the law, you may protect yourself against such claims by filing, before commencing such work or improvement, an original contract for the work of improvement or a modification thereof, in the office of the County Recorder of the county where the property is situated and requiring that a contractors payment bond be recorded in such office. Said bond shall be in an amount not less than fifty percent (50%) of the contract price and shall, in the addition to any conditions for the performance of the contract, be conditioned for the payment in full of the claims of all persons furnishing labor, services, equipment or materials for the work described in said contract.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 130	Street, City, Zip E. SAN FERNANDO 314, SAN JOSE, CA, 95112	Date of Inspection 09/25/17	No. of Pages 5
SANDMAN TERMITE COMPANY, INCORPORATED 320 Turtle Creek Court, Suite C San Jose, CA 95125 Ph: (408) 265-7400 Fax: (408) 265-7403			
Firm Registration No. PR 0701	Report No. 17167A	Escrow No.	
Ordered By: INTERO 12900 SARATOGA AVE SARATOGA CA 95070 KELLY WEIMER	Property Owner/Party of Interest: KELLY WEIMER 130 E. SAN FERNANDO 314 SAN JOSE CA 95112	Report Sent To: INTERO 12900 SARATOGA AVE SARATOGA CA 95070 KELLY WEIMER	
COMPLETE REPORT <input type="checkbox"/> LIMITED REPORT <input checked="" type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: TWO STORY/UNIT/SINGLE FAMILY		Inspection Tag Posted: LAUNDRY ROOM	
		Other Tags Posted:	
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 type="checkbox"/> Other Findings <input type="checkbox"/> Further Inspection <input type="checkbox"/> If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.			

~~D~~RAWING NOT TO SCALE

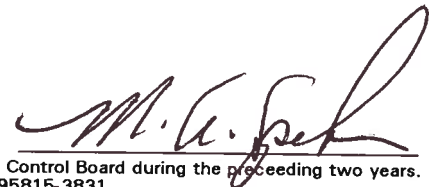


FRONT

Inspected By M. A. Spehar

License No. OPR5158

Signature



You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact : Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, 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) 561-8708, (800) 737-8188 or www.pestboard.ca.gov.

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A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT CONTAINS FINDINGS AS TO THE PRESENCE OR ABSENCE OF EVIDENCE OF WOOD DESTROYING PESTS & ORGANISMS IN VISIBLE AND ACCESSIBLE AREAS & CONTAINS RECOMMENDATIONS FOR CORRECTING ANY INFESTATIONS OR INFECTIONS FOUND. THE CONTENTS OF WOOD DESTROYING PEST & ORGANISM INSPECTION REPORTS ARE GOVERNED BY THE STRUCTURAL PEST CONTROL ACT & REGULATIONS.

SOME STRUCTURES DO NOT COMPLY WITH BUILDING CODE REQUIREMENTS OR MAY HAVE STRUCTURAL, PLUMBING, ELECTRICAL, HEATING, AIR CONDITIONING OR OTHER DEFECTS THAT DO NOT PERTAIN TO WOOD DESTROYING ORGANISMS. A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT DOES NOT CONTAIN INFORMATION ON SUCH DEFECTS, IF ANY, AS THEY ARE NOT WITHIN THE SCOPE OF THE LICENSES OF EITHER THE INSPECTOR OR THE COMPANY ISSUING A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT.

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

THE STRUCTURAL PEST CONTROL ACT REQUIRES INSPECTION OF ONLY THOSE AREAS WHICH ARE VISIBLE AT THE TIME OF INSPECTION. THE FOLLOWING AREAS ARE CONSIDERED INACCESSIBLE & THEREFORE NOT INSPECTED: AREAS CONCEALED BY CARPETING, SPACES BETWEEN A FLOOR OR A PORCH OR A DECK & THE CEILING BELOW; THE INTERIOR OF HOLLOW WALLS; UNDER OR BEHIND APPLIANCES & FURNITURE, UNDER BUILT-IN CABINETS; & AREAS WHERE ENCUMBERANCES, STORAGE CONDITIONS, OR LOCKS MAKE INSPECTION IMPRACTICAL. INFESTATIONS OR INFECTIONS MAY BE ACTIVE IN THESE AREAS WITHOUT VISIBLE OR ACCESSIBLE EVIDENCE. THESE AREAS ARE NOT PRACTICAL TO INSPECT BECAUSE OF HEALTH HAZARDS, OR DAMAGE TO STRUCTURE, OR INCONVENIENCE. AREAS THAT ARE NORMALLY ACCESSIBLE BUT WERE NOT INSPECTED ARE NOTED IN THE REPORT. IF YOU DESIRE INFORMATION ABOUT AREAS THAT WERE NOT INSPECTED, A FURTHER INSPECTION MAY BE PERFORMED AT ADDITIONAL COST.

APPLIANCES & HEATING SYSTEMS WERE NOT INSPECTED. THE ROOF COVERINGS WERE NOT INSPECTED FOR LEAKAGE; UNLESS WATER STAINS ARE EVIDENT AT THE TIME OF THIS INSPECTION, IN WHICH CASE, FURTHER INSPECTION, BY A LICENSED ROOFING CONTRACTOR, WOULD BE RECOMMENDED. THE AREAS MENTIONED ABOVE ARE NOT IN THE SCOPE OF OUR LICENSE. ANY QUESTIONS REGARDING THE AREAS MENTIONED ABOVE SHOULD BE REFERRED TO THE APPROPRIATE TRADES.

NOTE: SHOULD THE FURTHER INSPECTION ITEMS NOTED IN THIS REPORT NOT BE PERFORMED, THE SANDMAN TERMITE COMPANY, INC. IS NOT LIABLE FOR ANY INFESTATIONS, INFECTIONS OR ADVERSE CONDITIONS WHICH MAY BE CONCEALED IN THESE AREAS.

PARTIES OF INTEREST SHOULD BE AWARE THAT IT IS ILLEGAL FOR UNLICENSED PERSON(S) TO PERFORM WORK ON PROPERTY BEING SOLD. PERSON(S) PERFORMING WORK SHOULD BE PREPARED TO PROVIDE LICENSE NUMBER, INSURANCE COVERAGE, & GUARANTEES TO INTERESTED PARTIES. INFORMATION REGARDING THESE MATTERS CAN BE FOUND IN THE CONTRACTORS LICENSE BUSINESS AND PROFESSIONS CODE.

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PLEASE REFER TO CONTRACT FOR PRICES. ALL WORK PERFORMED BY THE SANDMAN TERMITE COMPANY IS GUARANTEED FOR ONE YEAR FROM DATE OF COMPLETION, EXCEPT FOR FLOOR COVERINGS, SEALS, GROUTING AND CAULKING WHICH ARE GUARANTEED FOR 30 DAYS. IF OWNER DESIRES TO PERFORM OWN WORK, IT WILL BE NECESSARY TO CONSULT WITH SANDMAN TERMITE COMPANY PRIOR TO COMMENCEMENT OF WORK. PARTIES OF INTEREST SHOULD BE AWARE THAT WE CANNOT GUARANTEE WORK PERFORMED BY OTHERS.

NOTE: IF REQUESTED BY THE PERSON ORDERING THIS REPORT, A REINSPECTION OF THE STRUCTURE WILL BE PERFORMED. THIS REQUEST MUST BE WITHIN FOUR MONTHS OF THE DATE OF THIS INSPECTION AND THERE WILL BE A REINSPECTION FEE OF \$100.00 PER TRIP. IF A REPORT MUST BE ISSUED, THERE WILL BE A \$125.00 CHARGE. CERTAIN ITEMS REQUIRE MORE THAN ONE REINSPECTION. IF A CERTIFICATION IS REQUIRED FOR ESCROW PURPOSES WE REQUIRE THE AREA(S) TO BE REINSPECTED WHEN ALL THE DAMAGE IS REMOVED, PRIOR TO STRUCTURAL AND FINISH MATERIALS BEING INSTALLED. THIS FIRM CANNOT REINSPECT AND/OR CERTIFY CHEMICAL TREATMENTS PERFORMED BY OTHERS. MINIMUM CHARGE FOR ANY ITEM OF WORK PERFORMED BY THE SANDMAN TERMITE COMPANY IS \$85.00.

ALTHOUGH ALL DUE CAUTION WILL BE TAKEN DURING THE PROCESS OF REPAIRS, THE SANDMAN TERMITE COMPANY ASSUMES NO LIABILITY FOR ANY DAMAGE WHICH MAY OCCUR TO PAINTED SURFACES OR WALL COVERINGS ADJACENT TO AREAS OF REPAIR. WE DO NOT PAINT NOR DO WE HANG WALLPAPER.

IF DURING PROCESS OF PERFORMING ANY WORK, FURTHER DAMAGE OR INFESTATIONS ARE REVEALED, A SUPPLEMENTAL REPORT WILL BE ISSUED STATING FINDINGS AND ADDITIONAL COSTS.

THE SANDMAN TERMITE COMPANY ASSUMES NO LIABILITY FOR ANY WORK PERFORMED BY OTHERS, ANY GUARANTEES FOR WORK PERFORMED BY OTHERS MUST BE OBTAINED FROM PERSONS OR FIRM PERFORMING SUCH REPAIRS. THIS INSPECTION DOES NOT INCLUDE ROOF COVERINGS, NOR DO WE GUARANTEE THE ROOF AGAINST LEAKAGE. (ROOF CERTIFICATION MUST COME FROM A LICENSED ROOFER.) NOR DO WE GUARANTEE AGAINST FUTURE INFESTATIONS AND/OR INFECTIONS. WE ASSUME NO LIABILITY FOR INFESTATIONS OR ADVERSE CONDITIONS PRESENT BUT NOT EVIDENT AT THE TIME OF THIS INSPECTION. WE ASSUME NO LIABILITY FOR PLUMBING LEAKS OR RESULTING DAMAGE OCCURING AFTER THE DATE OF THIS INSPECTION.

"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 vary from company to company. You have a right to seek a second opinion from another company."

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"This Wood Destroying Pests & Organisms Report DOES NOT INCLUDE MOLD or any mold like conditions. No reference will be made to mold or mold like condition. Mold is not a Wood Destroying Organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold like conditions, please contact the appropriate mold professional."

THE SANDMAN TERMITTE COMPANY GUARANTEES TERMITTE TREATMENTS DONE BY THIS COMPANY FOR ONE YEAR FROM THE DATE OF COMPLETION. WE GUARANTEE WATER DAMAGE REPAIRS FOR THIRTY (30) DAYS FROM THE DATE OF COMPLETION. FUMIGATIONS ARE GUARANTEED FOR TWO YEARS FROM THE DATE OF FUMIGATION. WE CANNOT GUARANTEE WORK DONE BY THE OWNERS OR THE OWNERS' AGENTS. WE MAKE NO GUARANTEE AGAINST FUTURE INFESTATIONS, ADVERSE CONDITIONS OR CONDITIONS PRESENT BUT NOT EVIDENT AT THE TIME OF OUR INSPECTION.

"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 in progress will be necessary. Any guarantees must be received from parties performing repairs."

A SEPARATED REPORT HAS BEEN REQUESTED WHICH IS DEFINED AS SECTION 1/SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

SECTION 1: INFESTATIONS, INFECTIONS, AND/OR RELATED CONDITIONS.

SECTION 1 CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION.

SECTION 2: ADVERSE CONDITIONS WHERE NO INFESTATIONS OR INFECTIONS WERE NOTED AT THIS TIME.

SECTION 2 ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

UNKNOWN FURTHER INSPECTION: *ALL PARTIES SHOULD BE AWARE OF THE FOLLOWING*

FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREA(S) WHICH DURING THE ORIGINAL INSPECTION DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE INSPECTION AND CANNOT BE DEFINED AS SECTION 1 OR SECTION 2.

OTHER - INTERIOR:

Item 10A: Water/fungus damage noted to shelf under master bath sink.

RECOMMENDATION: Replace damaged shelf with new wood.

***** This is a Section 1 Item *****

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THANK YOU FOR USING THE SANDMAN TERMITE COMPANY, INC. IF YOU HAVE ANY QUESTIONS REGARDING THIS REPORT, REQUIRE FURTHER ASSISTANCE, OR WISH TO SCHEDULE WORK OR A REINSPECTION PLEASE CALL OUR OFFICE AT (408) 265-7400. WE ARE HERE 8:30 A.M. TO 4:30 P.M. MONDAY THRU FRIDAY AND HAVE A RECORDER ON AT ALL OTHER TIMES.

THIS IS A LIMITED INSPECTION TO A SINGLE UNIT ONLY OF A MULTI-UNIT COMPLEX.