

MISNER TERMITE CONTROL

1155 Spruance Street.
San Jose , Ca 95128-4245
(408) 416-7422
(408) 217-8851

SELLER : SAMITA PRADHAN
22676 SILVER OAK CT
Cupertino, CA 95014

Invoice

Account Type: **Residential**

Invoice Date	Invoice #	Terms	Service Date	Earliest	Latest	Warranty Expiration
8/31/2009	1122	NO CHARGE				

BILL TO	
SELLER : SAMITA PRADHAN	
Address:	22676 SILVER OAK CT Cupertino, CA 95014
Phone 1:	
Mobile:	
Email/Fax:	
PO#:	Acct # 1059

SERVICE LOCATION	
SELLER : SAMITA PRADHAN	
Address:	22676 SILVER OAK CT Cupertino, CA 95014
Phone 1:	
Mobile:	
Home:	
Notes:	

QTY	DESCRIPTION	PRICE/UNIT	AMOUNT
1	A LIMITED INSPECTION TO THE EXTERIOR OF UNIT 22676 SILVER OAK CT CUPERTINO CA 95014. NO CHARGE. THANK YOU . REPORT # 732008		\$0.00

TREATMENT	PRODUCTS USED	EPA #	%	UNITS	QTY

Subtotal:

Tax:

Total Invoice:

Previous Balance:

Amount Paid:

Balance Due: 

Technician Name

Technician's License #

Route

Customer Signature

Thank You for the Opportunity to Serve!!!

N/c

Building No. 22676 SILVER OAK CT	Street	City Cupertino	Zip 95014	Date of Inspection 8/31/2009	Report #: 732008
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NOTICES

AREAS NOT INSPECTED.

This is a limited inspection to the exterior of unit 22676 SILVER OAK CT CUPERTINO CA 9501 at the request of Deepack Chandani. No other units were inspected. Our inspection does not include the inspection of the electrical, heating, or mechanical systems of the structure. We did not inspect the roof coverings. Our inspection will not detect defects or building code violations. If any information is desired about any of these areas, a company who makes home and or roof inspections should be consulted. The plumbing was inspected and only the the leaks outlined in this report were evident at this time. Misner Termite Control does not assume any liability for any leaks which may become evident after the date of this inspection. The attic area was inspected from the access only. Insulation was noted covering portions of the attic ceiling joist. We inspected the attic as practical. The areas that were listed above that were not inspected will be inspected upon request at an additional expense.

THIS COMPANY DOES NOT INSPECT THE ROOF COVERINGS AS IT IS BEYOND THE SCOPE OF OUR LICENSE. THE EXTERIOR SURFACE OF THE ROOF WAS NOT INSPECTED. IF YOU WANT THE WATER TIGHTNESS OF THE ROOF COVERINGS DETERMINED, YOU SHOULD CONTACT A ROOFER WHO IS LICENSED BY THE CONTRACTORS STATE LICENSE BOARD.

NOTICE: The Structural Pest Control Board encourages competitive business practice among registered companies. 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.

THE STRUCTURAL PEST CONTROL BOARD MOLD POLICY STATEMENT:

Molds, some times called mildew, are not wood-destroying organisms. Branch 3 licensees do not have the duty under the Structural Pest Control Act and related regulations to classify molds as harmful to humans or not harmful to humans health. Our company does not take any responsibility for any mold issues or comment on mold issues. Interested parties that desire more information should contact a firm that performs mold inspections.

Misner Termite Control recommends that all items in our report be completed. We assume no liability for infestations, infections or damage resulting from items not completed by this company. If there are further inspection items noted in this report that are not performed, Misner Termite Control will assume no liability for any infestations or infections which may be concealed in these areas. If a certification is desired from this company, all of the Section 1 items will have to be performed and completed.

IF, DURING THE PERFORMANCE OF THE REPAIRS OR REINSPECTION BY THIS COMPANY,, ANY INFESTATIONS OR INFECTIONS ARE REVEALED THAT WERE NOT EVIDENT AT THE TIME OF OUR ORIGINAL INSPECTION, WE WOULD ISSUE A SUPPLEMENTAL REPORT WITH THE FINDINGS, RECOMMENDATIONS AND ADDITIONAL COST FOR CORRECTIONS.

IF ANY OF THE WOOD REPAIRS OUTLINED IN THIS REPORT ARE DONE BY OTHERS, AN OPEN INSPECTION MUST BE PERFORMED BY THIS COMPANY IF THE APPROPRIATE CERTIFICATION IS DESIRED.

"MISNER TERMITE CONTROL WILL REINSPECT REPAIRS PERFORMED BY OTHERS WITH IN FOUR MONTHS OF THE ORIGINAL INSPECTION DATE FOR A FEE. A CHARGE FOR THE REINSPECTION CANNOT BE GREATER THAN THE ORIGINAL INSPECTION FEE FOR EACH REINSPECTION. THE REINSPECTION MUST BE DONE WITHIN (10) WORKING DAYS OF REQUEST. THE REINSPECTION IS A VISUAL INSPECTION AND IF INSPECTION OF A CONCEALED AREAS IS DESIRED, INSPECTION OF WORK IN PROGRESS WILL BE NECESSARY. ALL GUARANTEES MUST BE RECEIVED BY THE PARTIES PERFORMING THE REPAIRS".

NOTE: THE MINIMUM REINSPECTION FEE IS \$150.00 PER TRIP. ALL REINSPECTIONS ARE A PAY AT THE TIME OF THE REINSPECTION. NO EXCEPTIONS. A CHECK OR CASH WILL BE ACCEPTED AT THAT TIME. THANK YOU.

MISNER TERMITE CONTROL GUARANTEES THE CHEMICAL TREATMENTS BY THIS COMPANY FOR ONE (1) YEAR FROM THE DATE OF COMPLETION AND THE (SUB CONTRACTED FUMIGATION'S) PERFORMED FOR THIS COMPANY FOR (3) YEARS FROM THE DATE OF COMPLETION. WE GUARANTEE OUR STRUCTURAL REPAIRS FOR (1) YEAR FROM THE DATE OF COMPLETION. REPAIRS TO THE CAULKING, FLOOR COVERINGS AND GLASS DOOR ENCLOSURES AND PLUMBING REPAIRS ARE GUARANTEED FOR THIRTY (30) DAYS FROM THE DATE OF COMPLETION. WE CANNOT GUARANTEE WORK PERFORMED BY OWNERS AND OR OWNERS AGENTS. WE MAKE NO GUARANTEE AGAINST FUTURE INFESTATIONS, INFECTIONS OR ADVERSE CONDITIONS WHICH MAY BE PRESENT BUT NOT EVIDENT AT THE TIME OF THE INSPECTION.

THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION 1 AND SECTION 2 CONDITIONS NOTED EVIDENT ON THE DATE OF THE INSPECTION.

SECTION 1 ITEMS ARE WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, OR INFECTION, OR CONDITIONS THAT HAS RESULTED IN OR FROM INFESTATIONS OR INFECTION.

SECTION 2 ITEMS ARE WHERE 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 1 OR SECTION 2.

Building No. 22676 SILVER OAK CT	Street	City Cupertino	Zip 95014	Date of Inspection 8/31/2009	Report #: 732008
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FINDING & RECOMMENDATIONS

6A- FINDING: Common walls were noted between the units of the structure . We did not inspect these areas as they have no physical access.

Recommendations: If desired we will open up any specific area and further inspect . We will then issue a supplemental report with findings recommendations and bids.

**UNKNOWN FURTHER INSPECTION ITEM
WILL BID**

11A- FINDING: Evidence of Drywood termites noted at the exterior plywood siding and is extending into inaccessible areas.

(PRIMARY) RECOMMENDATION: Due to the nature of the infestations, it will be necessary to seal the entire structure and fumigate with Vikane or Zythor: Active Ingredient: (Sulfur Fluoride), the warning agent to be used will be Chloropicrin . The entire structure must be vacated for at least 72 hours for the process . It is the owners responsibility to have the utilities turned back on after the fumigation is completed. Although all due caution will be taken, Misner Termite Control assumes no liability for any damage which may occur to the roof coverings , TV antennas , (Satellite Dish) , Solar Panels , Awnings , Animal , Fish or Plant life adjacent to in or near the structure. The occupants must sign the Occupants Fumigation Notice and comply with all instructions and preparations . Please call our office if you have any questions about the preparation work or questions in general thank you.

**SECTION 1 ITEM
WILL BID UPON REQUEST**

OR DO THIS SECONDARY SUB STANDARD TREATMENT>

11B- FINDING: Evidence of Drywood termites were noted at the plywood siding and framing and is extending into inaccessible areas.

(SECONDARY SUB STANDARD) RECOMMENDATION: After we open up the wood siding we will Locally treat the infested framing wood members with a registered termiticide in compliance with manufactures directions label .
Note: This is a local or spot treatment for Drywood termites and is not intended to be a whole house or structure treatment. It is being done at the request of the realtor Deepack in place of a fumigation. We Guarantee the treated areas for (one) 1 year from the date of completion.

Proposed Chemicals to be used are... FastOut CS Foam : Active Ingredient: Cyfluthrin and or CY-KICK Crack and Crevice Pressurized Residual. Active Ingredient : Cyfluthrin..

**SECTION 1 ITEM
\$785.00**

11C- FINDING: Evidence of drywood termite fecal pellets were noted at the exterior of the structure and may be in the wall voids.

RECOMMENDATION : Remove the fecal pellets with a vacume or mask over as needed. Note: Fecal pellets can sift down out of the wood over time due to vibrations and movement.

**SECTION 1 ITEM
\$25.00**

11D- FINDING: Drywood termite damage noted to the T111 8 inch on center plywood siding at the areas indicated on the diagram.

RECOMMENDATION: Remove the damaged plywood siding and replace with new materials. Note: In the performance of this repair we may cut out the damage and use a z-bar flashing in place of a full sheet replacement .

**SECTION 1 ITEM
\$275.00**

11E- FINDING: Fungus damage noted to the T111 8 inch on center plywood siding at the areas indicated on the diagram.

RECOMMENDATION: Remove the damaged plywood siding and replace with new materials. Note: In the performance of this repair we may cut out the damage at the base of the wall and use a z-bar flashing in place of a

FINDINGS AND RECOMMENDATIONS

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MISNER TERMITE CONTROL - PR5664

Building No.	Street	City	Zip	Date of Inspection	Report #
22676	SILVER OAK CT	Cupertino	95014	8/31/2009	732008

FINDING & RECOMMENDATIONS

full sheet replacement .

SECTION 1 ITEM
\$985.00

11F- FINDING: Fungus damage noted to the 1x4 inch window trim at the areas indicated on the diagram.
RECOMMENDATION: Remove the damaged wood members and replace with new materials.

SECTION 1 ITEM
\$275.00

11G- FINDING: Evidence of subterranean termites were noted at the right side of the front door and jamb.
RECOMMENDATION: Remove all evidence of the subterranean termite migratory tubes at the accessible areas and then drill into the concrete at the visibly infested areas and inject the soil with a registered termiticide in compliance with manufactures label. Chemical to be used (Termidor SC) Active ingredient Fipronil.

SECTION 1 ITEM
\$585.00

Note: All caution will be taken when drilling through the concrete while performing the treatment for subterranean termites however Misner Termite Control will not be responsible for any damage to the hidden plumbing, gas pipes , electrical conduits, If this does occur a supplemental report will be issued with costs to repair the damaged area at the house or structure at the owners expense .

11H- FINDING: Evidence of subterranean termite migratory tubes noted at the right side of the front door and jamb and in the front wall below the window.

RECOMMENDATION: Remove the window trim and plywood siding to expose the wood framing. We will the further inspect the wood members and issue a supplemental report with findings recommendations and bids.
Note: The bid is to open and further inspect only. No other repairs are included.

SECTION 1 ITEM
\$250.00

11I- FINDING: Earth to wood contacts noted at the wood siding and wall trim at the area indicated on the diagram.
RECOMMENDATION: Lower the soil and regrade to eliminate the earth to wood contacts.

SECTION 2 ITEM
OTHERS

11J- FINDING: The T111 8 inch on center plywood siding at the second story wall is delaminated. See the diagram.
RECOMMENDATION: Remove the delaminated plywood siding and replace with new materials. Note: In the performance of this repair we may cut out the damage at the base of the wall and use a z-bar flashing in place of a full sheet replacement .

SECTION 2 ITEM
\$885.00

11K- FINDING: Plant life noted growing onto the plywood siding of the structure. This condition can lead to decay of the wall materials .

RECOMMENDATION: Remove or trim back the plant life and maintain as routine maintenance.

SECTION 2 ITEM
OTHERS

11L- FINDING: Stains noted at the gutter seams. This could indicate leaks at the gutters.

RECOMMENDATION: The owner or interested parties should contact a sheet metal contractor to inspect the gutters and repair as needed.

SECTION 2 ITEM
OTHERS

Building No.	Street	City	Zip	Date of Inspection	Report #:
22676	SILVER OAK CT	Cupertino	95014	8/31/2009	732008

CONDUCTIVE CONDITIONS NOTED AT THE TIME OF THE INSPECTION

*****SEE ALL SECTION 2 ITEMS*****

**MISNER TERMITE CONTROL
WOOD DESTROYING PESTS CONTROL AND ORGANISMS INSPECTION REPORT
WORK AUTHORIZATION CONTRACT**

DATE OF LIMITED INSPECTION: 08/31/2009

REPORT # 732008

PROPERTY ADDRESS : 22676 SILVER OAK CT CUPERTINO CA 95014. PLEASE READ ALL INFORMATION IN THE WORK AUTHORIZATION CONTRACT. IF YOU HAVE ANY QUESTIONS PLEASE CALL. THANK YOU FOR YOUR BUSINESS.

OWNER - OPERATOR DEAN MISNER (408) 416-7422

This contract estimate is for repairs or chemical treatments as recommended in the report for the Property Address above.
NOTICE TO PROPERTY OWNER:(Section 7018 of the California Contractors License Law, Business & Professions Code Div 3 Chap 9.) Under California Mechanics Lien Law any Structure who contracts to do work for you, including any subcontractor, laborer, supplier or any other person who helps to improve your property, but is not paid for his work or supplies, has a right to enforce a claim against your property. This means after a court hearing, your property could be sold by a contractor, in full, 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 or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice." Contractors and laborers for wages do not have to provide such notice. A preliminary notice is not a lien against your property. Its purpose is to notify you of the persons who may have a right to file a lien against your property if they are not paid.

TERM AND CONDITIONS OF THE WORK AUTHORIZATION CONTRACT

Terms under this contract are Cash or Personal check, Escrow - Title Company Check . It is agreed that the contract price shall be paid to Misner Termite Control upon demand once work is completed and invoiced . It is understood that service charges of 1.5% per month on unpaid balances, or 18% annum, will be charged on overdue accounts on over due inspection fees a 1.5 % fee per month for inspections not paid after 30 days from the inspection and if a suit is filed for collections on delinquent accounts or inspection fee that were not payed the customer agrees to pay all litigation costs.

This inspection report is valid for 4 months from the date of the inspection. This inspection report is limited to the accessible areas of the structure as viewed on the diagram. Please refer to the inspection report for the areas not inspected and for further information regarding the findings and recommendations. Items in this report may contain provisions for additional costs over and above the original report costs.

NOTE: THE MINIMUM REINSPECTION FEE IS \$150.00 PER TRIP. ALL REINSPECTIONS ARE A PAY AT THE TIME OF THE REINSPECTION. NO EXCEPTIONS. A CHECK OR CASH WILL BE ACCEPTED AT THAT TIME. THANK YOU.

NOTE: If a further inspection is recommended, or if additional work is required, MISNER TERMITE CONTROL will provide bids-prices and recommendations for corrections. All parties will be notified prior to any additional repairs to be performed and a signed contract will have to be in the our office before any additional contract work is performed.

NOTE: IF DAMAGE EXTENDS INTO ANY NACCESSIBLE AREAS OR INFESTATIONS ARE FOUND DURING THE COURSE OF THE REPAIRS A SUPPLEMENTAL REPORT WILL BE ISSUED WITH FINDINGS RECOMMENDATIONS AND ADDITIONAL COST FOR REPAIRS

NOTE: If while performing the said proposed work, defective conditions are found or additional work beyond that Original report or supplemental reports is found. We will issued a supplemental report with findings recommendations and additional bids and will become an extra charge over and above the original contract bid .

NOTE: We ask the owner's to supply and make available 110V electrical power and water at his or her cost for the completion of said work. MISNER TERMITE CONTROL will use reasonable care not to damage plants or landscaping. The Owner may wish to transplant or remove any plants in the vicinity of the areas where work is to be performed before any work starts.

NOTE: All wood repairs will be matched as close as possible with the readily available materials in stock on hand at the local lumber and or materials stores. If the home owner desires an exact match of the materials to be replaced a supplemental report will be issued with findings recommendations and additional cost for the materials , set up time , milling time and shipping and or picking up the materials. All exterior wood repairs will be painted with one coat of white primer paint. It will be the owners responsibility to contact other trades to repaint the repaired areas and maintain for the future.

**NOTE: We will use all due caution in the performance and process of the repairs and chemical treatments,
MISNER TERMITE CONTROL WILL NOT ASSUME ANY RESPONSABILITY FOR ANY DAMAGE TO THE roof coverings, TV antennas (satellite dishes), solar panels, rain gutters, fire places, brick or metal , plants ,trees or shrubs, paint finishes or wall coverings.**

"Notice: The charge for service that Misner Termite Control subcontracts to another Registered company may include the companies charges for arranging and administering such service that are in addition to the direct cost associated with paying the subcontractor. You may accept Misner Termite Controls bid or you may contact directly with another registered company licensed to perform the work.If you choose to contact directly with another Registered company, Misner Termite Control will not in any way be responsible for any act or omission in the performance of the work that you directly contract with another company to perform repairs or treatments".

To cancel this contract, it must be done in writing. You will be responsible for building permits purchased and or any other expenses incurred by Misner Termite Control prior to date of cancellation, plus 10% of the contract amount.

BY EXECUTING THIS WORK AUTHORIZATION CONTRACT, THE CUSTOMER ACKNOWLEDGES THAT HE OR SHE HAS BEEN ADVISED OF THE FORGOING AND HAS HAD THE OPPORTUNITY TO CONSULT WITH A QUALIFIED PROFESSIONAL.

MISNER TERMITE CONTROL WOOD DESTROYING PESTS CONTROL AND ORGANISMS INSPECTION REPORT WORK AUTHORIZATION CONTRACT

DATE OF LIMITED INSPECTION: 08/31/2009
 REPORT # 732008
 PROPERTY ADDRESS : 22676 SILVER OAK CT CUPERTINO CA 95014

TERM AND CONDITIONS OF THE WORK AUTHORIZATION CONTRACT

I HAVE READ THIS WORK AUTHORIZATION CONTRACT AND THE WOOD DESTROYING PEST AND ORGANISMS REPORT IT REFERS TO.

I HAVE READ AND UNDER STAND THE TERMS OF THIS WORK AUTHORIZATION CONTRACT AND HEREBY AGREE TO ALL TERMS.

This contract when signed is a binding contract between Misner Termite Control and Person or Agent paying the bill. Please add your name here please print
 X _____

THE PROPOSED BIDS FOR THE ITEMS IN THE REPORT.

SECTION 1 ITEMS	SECTION 2 ITEMS	UNKNOWN FURTHER INSPECTION
11A= WILL BID	11I OTHERS	6A WILL BID
OR	11J \$885.00	
11B \$785.00	11K OTHERS	
11C \$25.00	11L OTHERS	
11D \$275.00		
11E \$985.00		
11F \$275.00		
11G \$585.00		
11H \$250.00		
TOTAL SECTION 1	TOTAL SECTION 2	UNKNOWN FURTHER INSPECTION
\$3180.00	\$885.00	

PLEASE INDICATE THE ITEMS YOU WANT PERFORMED BY LETTER AND NUMBER. THANK YOU.

WE AUTHORIZE THE FOLLOWING SECTION 1 ITEMS X _____ TO BE PERFORMED.

WE AUTHORIZE THE FOLLOWING SECTION 2 ITEMS X _____ TO BE PERFORMED.

WE AUTHORIZE THE FOLLOWING FURTHER INSPECTION ITEMS X _____ TO BE PERFORMED.

OWNER OR OWNERS AGENT
 X _____ DATE _____

PRINT NAME _____

MISNER TERMITE CONTROL
 X DCM DATE 9/1/2009

NAME OF PERSON PROVIDING ACCESS TO : PROPERTY: _____

PHONE NUMBER _____

IT IS ASSUMED THAT IF AN AGENT ORDERS WORK ON THE OWNERS BEHALF, AND THEY WERE NOTIFIED PRIOR BY SAID AGENT, THAT IF PAYMENT IS NOT MADE BY THE AGENT OR THE ESCROW COMPANY IT WILL BE THE RESPONSIBILITY OF THE OWNER TO PRODUCE THE PAYMENT.

THIS IS A MULTI-PAGE AUTHORIZATION CONTRACT PLEASE READ AND FILL OUT ALL PAGES