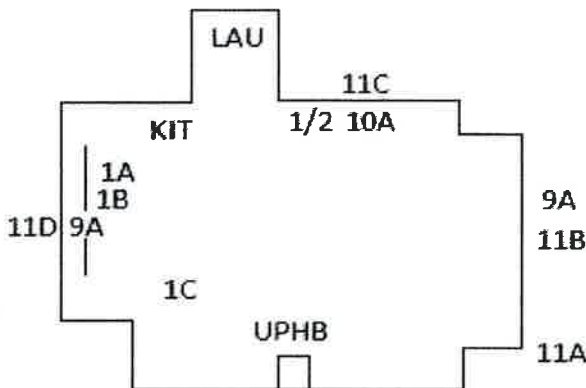


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 321	Street Bloomfield Rd.	City Burlingame	Zip 94010	Date of Inspection 04/27/10	Number of Pages 6
Remnant Termite Control Company 499 Salmar Ave. #G Campbell CA 95008 Tel 408-374-7100 Fax 408-374-7101 remnanttermite@yahoo.com				Report #: 12038 Registration #: PR3771 Escrow # : <input type="checkbox"/> CORRECTED REPORT	
Ordered by: John Chung The HomeTeam Inspection Service		Property Owner and/or Party of Interest: John Chung/HOMETEAM 321 Bloomfield Rd. Burlingame CA 94010		Report sent to: John Chung The HomeTeam Inspection Service	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>					
GENERAL DESCRIPTION: 2 STORY, 1 FAMILY, WOOD FRAME, STUCCO EXTERIOR				Inspection Tag Posted: SUBAREA 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 checked="" type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input checked="" 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					

Diagram Not To Scale



READ & APPROVED

 SIGNATURE DATE

 SIGNATURE DATE

Inspected By: Herbert Y. Kim

State License No. OPR10256

Signature:

Herbert Y. Kim

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.

43M-41 (Rev. 10/01)

Remnant Termite Control Company

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321 Bloomfield Rd.
Address of Property Inspected

Burlingame
City

CA 94010
State Zip

Stamp No. 04/27/10
Date of Inspection

12038
Co. Report No.

Escrow No.

WHAT IS A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT? READ THIS DOCUMENT. IT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT.

A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying pests and organisms in visible and accessible areas and 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 and regulations.

Some structures do not comply with building code requirements or may have structural, plumbing, electrical, mechanical, 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 this company, or its employees.

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of inspection. Some areas of the structure are not accessible to inspection, such as the interior of hollow walls, spaces between floors, areas concealed by carpeting, appliances, furniture or cabinets. Infestations or infections may be active in these areas without visible and accessible evidence. If you desire information about areas that were not inspected, a further inspection may be performed at an additional cost. Carpets, furniture or appliances are not moved and windows are not opened during a routine inspection.

The 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 Contractor's State License Board.

This company does not certify or guarantee against any leakage, such as (but not limited to) plumbing, appliances, walls, doors, windows, any type of seepage, roof or deck coverings. This company renders no guarantee, whatsoever, against any infection, infestation or any other adverse condition which may exist in such areas or may become visibly evident in such area after this date. Upon request, further inspection of these areas would be performed at an additional charge.

In the event damage or infestation described herein is later found to extend further than anticipated, our bid will not include such repairs. **OWNER SHOULD BE AWARE OF THIS CLOSED BID WHEN CONTRACTING WITH OTHERS OR UNDERTAKING THE WORK HIMSELF/HERSELF.**

If requested by the person ordering this report, a re-inspection of the structure will be performed. Such requests must be within four (4) months of the date of this inspection. Every re-inspection fee amount shall not exceed the original inspection fee.

Wall paper, stain, or interior painting are excluded from our contract. New wood exposed to the weather will be prime painted, only upon request at an additional expense.

All pesticides and fungicides must be applied by a state certified applicator (sec. 8555 Business and Professions Code Division 3) and in accordance with the manufacturer's label requirements.

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.

“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.”

This Wood Destroying Pest & Organisms Report DOES NOT INCLUDE MOLD or any mold like conditions. No reference will be made to mold or mold-like conditions. 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.

Remnant Termite Control Company

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321	Bloomfield Rd.	Burlingame	CA	94010
Address of Property Inspected		City	State	Zip
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AREAS NOT INSPECTED PLEASE READ

This report is an inspection for wood destroying pests and organisms to a furnished, occupied structure. Some areas of the structure were inaccessible for inspection due to furnishings, appliances, floor covering, and/or stored personal property. We did not inspect areas immediately under furnishings or appliances, nor did we inspect inside finished walls or ceilings. Our inspection does not include any electric, heating, or mechanical systems of the structure. Our inspection will not detect building code violations. If any information is desired about any areas mentioned, a company which makes home inspection should be engaged. The plumbing was inspected and only the leaks outlined in our report were found at this time; however, we assume no responsibility for leaks that occur after the date of this inspection.

Carpet Installed:

This structure has carpet installed. Although no evidence of adverse conditions were evident, we assume no responsibility for the floor covering under the carpet unless we remove the carpet.

We inspected the upstairs stall shower but did not water test it as there were no water stains underneath to indicate leakage.

The enclosed areas inside the (decks/stairs/patio) were not inspected.

A portion of the eaves on the property were not inspected due to their height from the ground.

The inaccessible areas listed above which were not inspected will be inspected upon the owner's request and may be conditional to additional inspection fees.

NOTE; WORK PERFORMED BY OTHERS WILL BE REINSPECTED BY THIS COMPANY FOR REINSPECTION FEE OF \$100.00. OPEN WALL AND OPEN FLOOR INSPECTIONS ARE REQUIRED IF A CERTIFICATION IS DESIRED FROM THIS COMPANY. REINSPECTION MUST BE PERFORMED WITHIN FOUR MONTHS OF THE ORIGINAL INSPECTION DATE; SCHEDULING FOR REINSPECTION MAY REQUIRE AS LONG AS TEN DAYS TO BE MADE.

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.

WE GUARANTEE CHEMICAL TREATMENTS AND FUMIGATIONS 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. WE CANNOT GUARANTEE WORK DONE BY THE OWNER OR OWNER'S AGENT. WE MAKE NO GUARANTEE AGAINST FUTURE INFECTIONS, ADVERSE CONDITIONS, OR CONDITIONS PRESENT BUT NOT EVIDENT AT THE TIME OF OUR INSPECTION.

THIS IS A SEPERATED 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 OR 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 THE 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.

Remnant Termite Control Company

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321 Bloomfield Rd. Burlingame CA 94010
Address of Property Inspected City State Zip

Stamp No. 04/27/10 12038 Escrow No.
Date of Inspection Co. Report No.

1. SUBSTRUCTURE AREA:

01A - FINDING; Infestation by Drywood Termites was noted at the subarea framing.

RECOMMENDATION; Treat the infested areas with the registered termicide CY-KICK(Cyfluthrin). NOTE; As Drywood Termites are a non-earth dwelling species, guarantees are limited to treated wood members only. SECTION 1

RECOMMENDATION; Drill a series of holes through the exterior to allow for injection of BORA-CARE(Disodium Octaborate Tetrahydrate)or TIMBOR(Disodium Octaborate Tetrahydrate) into the interior cavity of the wall. Upon completion of treatment, we will fill the holes. Owner is to finish walls as desired. NOTE: As Drywood Termites are a non-earth dwelling species, guarantees are limited to treated wood members only. SECTION 1

01B - FINDING: Drywood Termite pellets were evident as noted in above recommendation.

RECOMMENDATION: Remove 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

01C - FINDING; The subfloor was insulated. This conceals the wood members of the structure. Further inspection recommended.

RECOMMENDATION; Remove the insulation, inspect the exposed wood members, and issue a supplemental report listing all findings, recommendations, and bids. Reinstall the insulation where removed upon completion.

9. DECKS - PATIOS:

09A - FINDING; The balcony rail/framing has been damaged by fungus where indicated on the diagram.

RECOMMENDATION; Remove and replace and/or reinforce all damaged wood members. Treat with fungicide if necessary. If any damage is found to extend into any enclosed areas, a supplemental report and bid will be issued. SECTION 1

10. OTHER - INTERIOR:

10A - FINDING; The hardwood flooring in the adjacent French door has been damaged by fungus.

RECOMMENDATION; Remove and replace the damaged hardwood flooring. Upon completion, it will be the owner's responsibility to have the repaired areas sanded and refinished. SECTION 1

11. OTHER - EXTERIOR:

11A - FINDING; Minor crack was noted in the exterior stucco as indicated on the diagram.

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RECOMMENDATION; The owner is to seal these areas and maintain the exterior paint.
SECTION 2

11B - FINDING; The wooden window sash has been damaged by fungus as indicated on the diagram.

RECOMMENDATION; Replace the entire window sash with a new wooden window sash. Please note that in order to complete this item, there could possibly be a two week delay in getting the new windows milled. SECTION 1

11C - FINDING; The rear French door has been damaged by fungus.

RECOMMENDATION; Supply and install a new door. We intend to reuse the existing hardware.
SECTION 1

11D - FINDING; The Fungus has been damaged by meter closet where indicated on the diagram.

RECOMMENDATION; Remove and replace and/or reinforce all damaged wood members. Treat with fungicide if necessary. If any damage is found to extend into any enclosed areas, a supplemental report and bid will be issued. SECTION 1

State Law requires that you be given the following information:

""CAUTION - PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Operators 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 Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that based on scientific evidence, there are no appreciable if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends on 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 or any other symptoms of overexposure which are not typical of influenza, contact your physician or poison control center and your pest control company immediately.""

For further information on health issues, contact any of the following County Health Department(s):

Alameda County: (510) 267-8000
Contra Costa County: (925) 313-6712
San Francisco County: (415) 554-2500
San Joaquin County: (209) 468-3420
San Mateo County: (650) 573-2757
Santa Clara County: (408) 918-3400

For further questions on applications, contact any of the following County Agricultural Commissioner(s):

Alameda County: (510) 670-5232
Contra Costa County: (925) 646-5250
San Francisco County: (415) 285-5010

Remnant Termite Control Company

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San Joaquin County: (209) 468-3300

San Mateo County: (650) 363-4700

Santa Clara County: (408) 918-4600

If you have further questions on regulations, please contact:

The Structural Pest Control Board
2005 Evergreen Street, Ste. 1500
Sacramento, CA 95815
Tel: (916) 561-8700

REMNANT TERMITE CONTROL does no texturing, painting, or wall papering. However, we will cover exterior wood work with one(1) coat of white primer weather permitting.

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

Should the further inspection items noted in this report not be performed, Remnant Termite Control will assume no liability for any infestations or infections which may be concealed in these areas.

REMNANT TERMITE CONTROL assumes no liability for, nor do we guarantee, work done by others. All guarantees, warranties, and permits should be obtained from the parties performing the repair.

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.

Thank you for using Remnant Termite Control. If you have any questions regarding this report, please call and ask for Herbert Kim. Please bear in mind that the inspectors have full schedules during the day and can only be reached by phone early in the morning and late in the afternoon. The inspector 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!

Remnant Termite Control Company

499 Salmar Ave. #G

Campbell CA 95008

Tel 408-374-7100 Fax 408-374-7101

remnanttermite@yahoo.com

AGREEMENT

Report #: 12038

No work will be performed until a signed copy of this agreement has been received.

Address of Property: 321 Bloomfield Rd.

City: Burlingame

State/Zip: CA 94010

The inspection report of the company dated, 04/27/10 is incorporated herein by reference as though fully set forth.

The company is authorized to proceed with the work outlined in the items circled below from the Termite Inspection Report for the property inspected, for a total sum of \$ _____ . This total amount is due and payable within Ten (10) days from completion repair work and/or chemical application.

THE COMPANY AGREES

To guarantee all repair completed by this company for one year from date of completion except for caulking, grouting or plumbing, which is guaranteed for a period of Ninety (90) days. We assume no responsibility for work performed by others, to be bound to perform this work for the price quoted in our cost breakdown for a period not to exceed 30 days, 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 shrubs, plants or roof.

THE OWNER OR OWNER'S AGENT AGREES

To pay for services rendered in any additional services requested upon completion of work to pay a service charge of one and one-half percent (1 1/2%) interest per month, or portion of any month, annual interest rate of eighteen percent (18%) on accounts exceeding the ten (10) day full payment schedule. The Owner grants to The Company a security interest in the property to secure payment sum for work and inspection fee completed. In case of non-payment by The Owner, reasonable attorney fees and costs of collection shall be paid by owner, whether suit be filed or not.

ALL PARTIES AGREE

If any additional work is deemed necessary by the local building inspector, said work will not be performed without additional authorization from owner or owner's agent. This contract price does not include the charge of any Inspection Report fees. Circle the items you wish performed by The Company, below and enter total amount above:

NOTICE TO OWNER

Under the California Mechanics Lien Law any structural pest control company which 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 his or her work or supplies, has a 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 structural pest control company 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." Prime 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.

ITEMS

Prefix	Section 1	Section 2	Further Inspection	Others
01a	850.00			
01b	100.00			
01c			owner	
09a	2,200.00			
10a	350.00			
11a		owner		
11b	will bid			
11c	will bid			
11d	450.00			

READ & APPROVED

SIGNATURE DATE

SIGNATURE DATE

Total: 3,950.00

Grand: 3,950.00

Ronald S. Evans
Property Owner:

Shirley P. Evans
Owner's Agent:

5/11/10
Date:

5/10/2010
Date:

Home Team Inspection 5/10/2010
Inspected By: Date: