

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 308	Street Olympian Way	City Pacifica	Zip 94044	Date of Inspection 9/11/09	Number of Pages 5
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Premier Termite
P. O. Box 266
Half Moon Bay CA 94019
Tel 650-726-7756 Fax 650-726-6383

Report # : 25636
 Registration # : PR2464
 Escrow # :
 CORRECTED REPORT

Ordered by: CAROLE DELMAR DELMAR PROPERTIES 270 MAIN ST. HALF MOON BAY CA 94019	Property Owner and/or Party of Interest:	Report sent to:
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COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

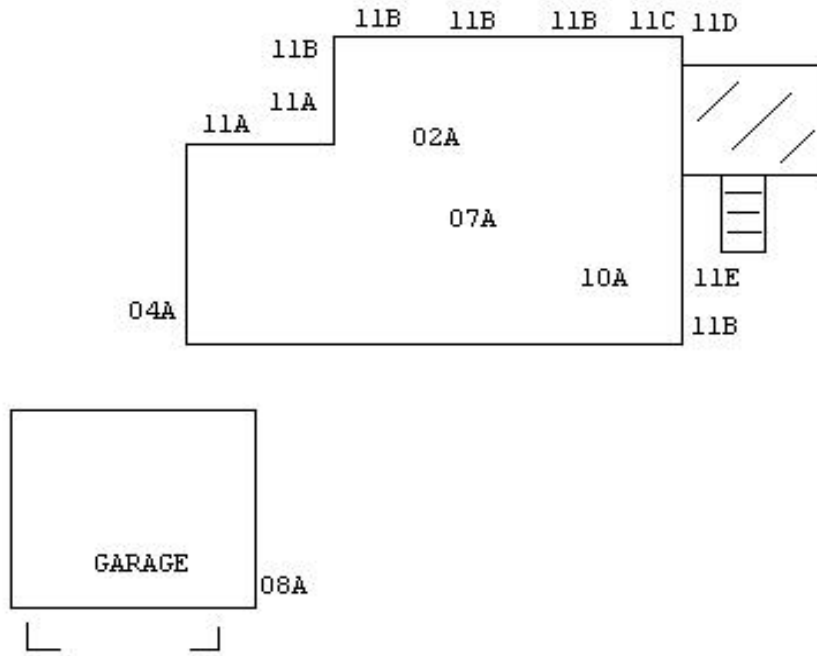
GENERAL DESCRIPTION: Wood Framed Single Family Dwelling Occupied	Inspection Tag Posted: Garage
	Other Tags Posted: None Noted

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
 Drywood Termites
 Fungus / Dryrot
 Other Findings
 Further Inspection

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.

Diagram Not To Scale



Front

Inspected By: Kevin Palmer State License No. OPR 8400 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.

43M-41 (Rev. 10/01)

Premier Termite

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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 it's 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.

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" This is a separated report which is defined as Section I/Section II conditions evident on the date of the inspection.

SECTION I CONTAINS ITEMS WHERE THERE IS VISIBLE EVIDENCE OF ACTIVE INFESTATION, INFECTION, OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OF 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 THE INSPECTION AND CANNOT BE DEFINED AS SECTION I OR II."

NOTE: This Wood Destroying Pest and 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.

NOTE: AREAS OVER 11' ARE NOT INSPECTED ON AN ORIGINAL TERMITE REPORT. NO OPINION IS RENDERED IN THESE AREAS. IF THE HOMEOWNER OR INTERESTED PARTY EXPRESS INTEREST IN HAVING THESE AREAS INSPECTED, WE WILL DO SO FOR AN ADDITIONAL CHARGE.

2. STALL SHOWER:

02A - FINDING - The shower stall has cracks present. The stall was water tested and no visible leaks are present. Stains are present below.
RECOMMENDATION - Homeowner to keep well sealed. SECTION II ITEM.

4. PORCHES - STEPS:

04A - FINDING - Dry rot is present at the base wood jamb.
RECOMMENDATION - Cut out all dry rotten wood and set exterior filler. SECTION I ITEM.

7. ATTIC SPACES:

07A - FINDING - The attic has insulation present. The attic was not fully inspected due to the insulation. The inspection was limited.
RECOMMENDATION - Homeowner or interested party to consult proper trade to remove the insulation for a full inspection of the framing, if desired. UNKNOWN - FURTHER INSPECTION RECOMMENDED.

8. GARAGES:

08A - FINDING - Earth to wood contact is present where the siding meets the soil.
RECOMMENDATION - Homeowner to consult proper trade to eliminate all earth to wood contact.
SECTION II ITEM.

10. OTHER - INTERIOR:

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10A - FINDING - The dwelling's master bathroom showed no outward evidence of infestation at the time of inspection.
RECOMMENDATION - Homeowner to keep the floor water free, enclosure well sealed, and toilet secured. SECTION II ITEM.

11. OTHER - EXTERIOR:

11A - FINDING - The high soil created dry rot at the base siding.
RECOMMENDATION - Lower soil grade. Cut out all dry rotten wood and set new material. SECTION I ITEM.

11B - FINDING - Flashing is present at the siding at several areas. The wood below and behind the flashing was not inspected. No opinion is rendered in this area.
RECOMMENDATION - Unknown further inspection is recommended. UNKNOWN - FURTHER INSPECTION RECOMMENDED.

11C - FINDING - Evidence of wood destroying beetles is present at the siding.
RECOMMENDATION - Locally treat with state registered pesticide Tim-Bor (Disodium Octaborate Tetrahydrate 98%). Local methods do not guarantee whole house eradication. SECTION I ITEM.

11D - FINDING - Dry rot is present at the lower siding and trim and upper soffit.
RECOMMENDATION - Cut out all dry rotten wood and set new material. SECTION I ITEM.

11E - FINDING - Dry rot is present at the window sill.
RECOMMENDATION - Cut out all dry rotten wood and set new material. SECTION I ITEM.

NOTE: IF DURING THE COURSE OF REPAIRS ON ITEMS 02a, 04a, 07a, 08a, 10a, 11a, 11b, 11c, 11d, 11e DAMAGE OR INFESTATION EXTENDS INTO INACCESSIBLE AREAS, A SUPPLEMENTAL INSPECTION AND REPORT WILL BE ISSUED OUTLINING ANY FINDINGS, RECOMMENDATIONS, AND ADDITIONAL COSTS.

"Thank you for selecting our company to perform a structural pest control inspection on your property. Our inspectors have determined that your property will benefit from the safe application of a chemical commonly used for structural pest control. In accordance with the laws and regulations of the State of California, we are required to provide you and your occupants with the following information prior to any application of chemicals to such property. Please take a few moments to read and become familiar with the content.

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 Pesticide Regulation 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 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, contact your physician or poison control center (800-876-4766) and your pest control company immediately."

For further information contact any of the following:

Premier Termite - 650-726-7756
County Health Department - 650-573-2222
County Poison Control Center - 800-876-4766
County Agricultural Commissioner - 650-363-4700
Structural Pest Control Board - 800-737-8188 1418 Howe Ave Suite 18 Sacramento CA 95825

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FOR LINOLEUM, CARPETING, WOOD, LAMINATE, OR TILE SAMPLES, PLEASE VISIT OUR SHOWROOM
(FLOORS TO GO) AT 116 NORTH CABRILLO HIGHWAY, HALF MOON BAY, OR CALL US AT (650)726-6386.

Premier Termite
P. O. Box 266
Half Moon Bay CA 94019
Tel 650-726-7756 Fax 650-726-6383

AGREEMENT

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

Address of Property: 308 Olympian Way
 City: Pacifica
 State/Zip: CA 94044

The inspection report of the company dated, 9/11/09 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.

SECTION 8514.5 : AS PERTAINING TO FUMIGATIONS PERFORMED FOR PREMIER TERMITE

"Notice: 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 Premier Termite'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, Premier Termite 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."

ITEMS

Prefix	Section 1	Section 2	Further Inspection	Others
02A		Homeowner		
04A	110.00			
07A			F/I	
08A		Homeowner		
10A		Homeowner		
11A	1,200.00			
11B			F/I	
11C	350.00			
11D	250.00			
11E	500.00			

Total: 2,410.00

Grand: 2,410.00

Property Owner: _____ Date: _____ Inspected By: _____ Date: _____
 Pay at completion of job
 Owner's Agent: _____ Date: _____ Through escrow pay 10% more plus 1.5% interest per mo
Both require a 10% deposit