

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT


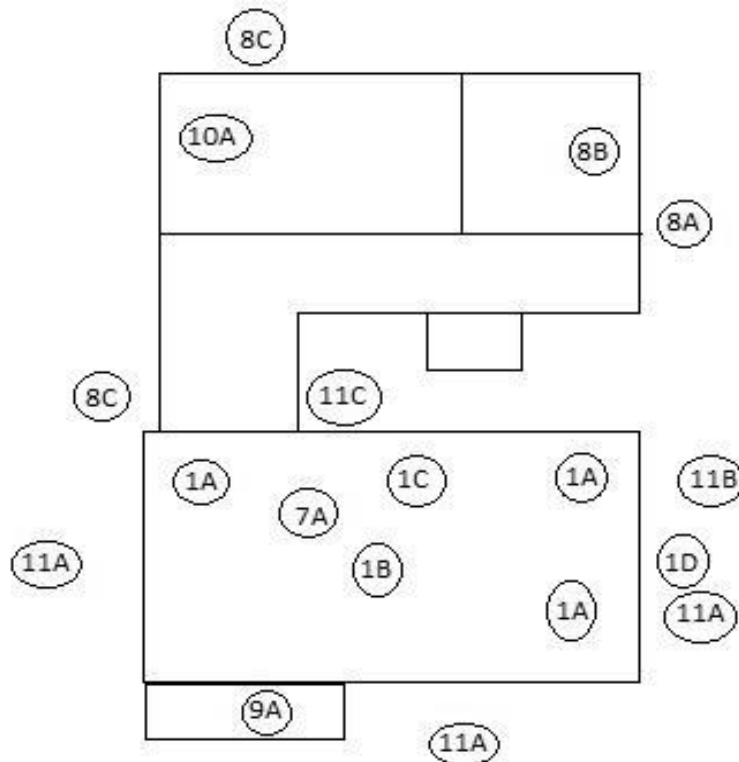
Building No. 117-121	Street Broadway	City Redwood City	Zip 94063	Date of Inspection 4/8/2016	Number of Pages 6
 <div style="display: inline-block; vertical-align: middle; text-align: center;"> Kapto Termite Control 1530 Arroyo Ave. San Carlos CA 94070 Tel 650 703-8560 Alt "TOO HOT FOR BUGS" rneumann@kapto.com </div>				Report # : 10472 Registration # : PR5579 Escrow # : <input type="checkbox"/> CORRECTED REPORT	
Ordered by: Su-mien Chong P.O. Box 189 San Mateo, CA 94401		Property Owner and/or Party of Interest: Su-mien Chong		Report sent to: Janie and John Barman Alain Pinel Realtors 578 University Avenue Palo Alto, CA 94301	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>					
GENERAL DESCRIPTION: Two story, duplex, stucco exterior, furnished and occupied.				Inspection Tag Posted: GARAGE	
				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 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					

Diagram Not To Scale



Inspected By: Robert Neumann

State License No. OPR 7622

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)

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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 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.

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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117-121 Broadway Redwood City CA 94063
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PLEASE READ THIS ENTIRE DOCUMENT, IT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST AND ORGANISM INSPECTION REPORT.

This report, the work authorization contract, the Occupants Chemical and/or Fumigation notice and any other attachments (if applicable) contain important information regarding the inspection, the inspection report, and any work that might be done by Kapto Termite Control. Please call Kapto Termite Control if you have any questions. If you have specific questions regarding an inspection usually the best person to answer those questions is the inspector who performed the inspection.

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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, 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.

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.

REPORT DIAGRAMS ARE NOT TO SCALE, AND ARE FOR REFERENCE ONLY.

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 infestations, infection or conditions that

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SECTION I: Contains items where there is visible evidence of active infestations, 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 not 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 Section II. Kapto Termite Control does not assume responsibility for conditions existing in these areas unless an authorization to repair, replace or further inspect these areas is made in writing.

SUBAREA:

1A. FINDING - There is a modest amount of cellulose debris (wood scraps, cardboard, etc.) on the subarea soil, some of it with fungus infection.

CORRECTION: Remove all cellulose debris of rakeable size and haul away.

1B. FINDING - The subarea soil is damp in areas (see diagram). No visible evidence of damage to wood members as a result of this condition was noted at the time of inspection, however, persistent subarea moisture could cause or foster wood destroying conditions or other adverse conditions.

RECOMMENDATION: We recommend periodic inspection of the subarea and the entire structure. Interested parties should contact a qualified specialist for further consultation regarding this condition and, if needed, correction of this condition.

1C. FINDING - Surface fungus infections was noted on the substructure wood members below the bathroom area. Also see item 10B.

CORRECTION: Wire brush or scrape fungus infected areas and treat with a fungicide. (Chemical used: copper Naphthenate, and/or Tim-Bor)

NOTE: Scraping of infected areas may reveal damage that was not evident at the time of inspection; should such damage be found there would be additional charges for repair.

1D. FINDING - There is fungus (rot) damage to the subarea access frame.

CORRECTION: Remove and replace the fungus damaged frame with new material.

ATTIC:

7A. FINDING - Insulation in the attic prevents visual inspection of many wood members.

Insulation was not removed or disturbed for inspection unless specifically noted. No opinion is rendered regarding areas made inaccessible by insulation.

RECOMMENDATION: Inspection of inaccessible areas is recommended, however, further inspection would entail removal of insulation and such work may not be feasible. If further inspection is desired, it will be performed at the direction of and at substantial additional expense to the owner or interested parties.

GARAGE:

8A. FINDING - There is fungus damage to the side garage door.

CORRECTION: Replace the door with a similar door, Install new door knob hardware of standard quality. Install new stucco trim and interior trim.

8B. FINDING - Water stains were noted by the window(s) indicating possible leakage around the window framing.

RECOMMENDATION: The owner should engage a qualified specialist to determine the cause of staining and to correct conditions as needed to prevent moisture intrusion.

8C. FINDING - There is fungus damage to the base of the door jamb (s) at the side and rear garage door.

CORRECTION: Cut out damaged door jamb base and repair as needed.

NOTE: Should further damage be found to the framing or other areas or should replacement of the entire door jamb/frame be required there will be additional charges for such repair.

DECKS/PATIOS:

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9A. FINDING - Fungus (rot) damage was noted to a post(s) on the ---- patio.
CORRECTION: Remove and replace the entire post(s). Paint new wood with one coat primer only.

INTERIOR:

10A. FINDING - An active plumbing leak was noted below the upstairs kitchen sink in the rear unit.
RECOMMENDATION: A qualified plumber should be engaged to make necessary repairs to the plumbing to eliminate the leak.

10B. FINDING - Leakage and/or splash over from the shower/tub has caused damage to the underlay in the front units hall bath.
CORRECTION: Remove flooring and underlay. Remove the vanity. Install new underlay. Install new vinyl floor covering of a standard quality and reset toilet on a new wax seal. Reset the existing vanity and sink.
NOTE: Should damage extend into Subfloor, joists, walls or other areas, there will be additional charges.
NOTE: Resetting of toilet stool and caulking are guaranteed for 30 days only as this is owners maintenance area.

EXTERIOR:

11A. FINDING - Stucco was noted to extend below exterior grade level (into the soil or below exterior slab). This is a possible avenue for both moisture and termites to enter the structure, and this condition could hide evidence of infestation and/or damage to underlying wood members. No visible evidence of infestation or damage was evident at the time of inspection unless specifically noted in this report.
RECOMMENDATION: Further inspection of inaccessible areas is recommended. Kapto Termite Control will inspect these areas at the owners direction. There may be substantial additional charges for such work. Further inspection would require removal and subsequent patching of stucco to determine if infestation or infection has entered inaccessible wood members. Interested parties should be aware that no opinion is rendered regarding inaccessible areas and that there is a possibility that infestation, infection, or damage may exist in said areas.

11B. FINDING - Fungus damage was noted to the water heater door.
CORRECTION: Replace with a new similar door. Install new hardware. Paint trim with one coat of primer paint only.

11C. FINDING - Fungus damage was noted to the base of the door jamb(s).
CORRECTION: cut off the base of the jamb(s) to eliminate damage, and repair as necessary. Paint new wood with one coat primer paint.
NOTE: During repair it may be found that damage extends above base of jamb or to other areas, or that replacement of the entire jamb is necessary. Should such additional damage be noted there would be additional charges for repair. I

"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 Operators are licensed 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 scientific evidence, there are no appreciable risks weighted by the

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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 and your pest control operator immediately."

For further information contact any of the following:

County Health Department - 650-363-4000
County Poison Control Center - 800-876-4766
County Agricultural Commissioner - 650-363-4700
Structural Pest Control Board - 916-263-2540

NOTICE: REPORTS ON THIS STRUCTURE PREPARED BY VARIOUS 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.

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 KAPTO TERMITE CONTROL'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, KAPTO TERMITE CONTROL WILL NOT BE RESPONSIBLE FOR ANY ACT OR OMISSION IN THE PERFORMANCE OF WORK THAT YOU DIRECTLY CONTRACT WITH ANOTHER TO PERFORM.

Pesticides are the products provided by Kapto Termite Control and its uses to control the target pests listed in your agreement. Pesticides make a better life for all by helping control disease carriers and wood destroying insects, thus protecting our health and property. When properly used, pesticides pose no problems to humans or the environment. Your Technician is a State certified applicator whose knowledge is constantly being upgraded through regularly scheduled training sessions. If you have any questions, please call us at 703-8560.

STATE LAW REQUIRES THAT YOU BE GIVEN THE FOLLOWING INFORMATION:

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, 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 sub-contractors 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. It's purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

Kapto Termite Control, License Number PR5579



Kapto Termite Control

1530 Arroyo Ave.

San Carlos CA 94070

Tel 650 703-8560 Alt "TOO HOT FOR BUGS"

rneumann@kapto.com

AGREEMENT

Report #: 10472

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

Address of Property: 117-121 Broadway
City: Redwood City
State/Zip: CA 94063

The inspection report of the company dated, 4/8/2016 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

SECTION I:

1A. \$ 150.00
1C. \$ 150.00
1D. \$ 150.00
8A. \$ 875.00
8C. \$ 190.00
9A. \$ 350.00
10B. \$ 895.00
11B. \$ 765.00
11C. \$ 95.00

SECTION II:

1B
8B
10A

FURTHER INSPECTION:

7A. T&M*
11A. T&M*

*TIME AND MATERIAL ARE CHARGED AT A RATE OF \$95.00 PER MAN HOUR. MATERIALS ARE CHARGED AT COST PLUS 30% FOR OVERHEAD AND 10% PROFIT ADDED.

Property Owner: _____ Date: _____ Inspected By: _____ Date: _____

Owner's Agent: _____ Date: _____