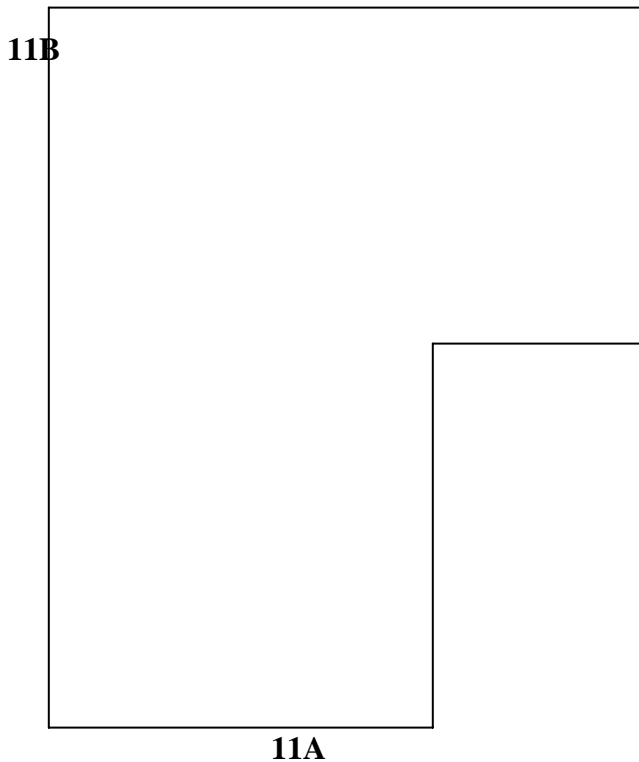


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 1565	Street SARATOGA	City GROVER BEACH	Zip 93433	Date of inspection 6/22/2009	Number of Pages 4
SOUTH VALLEY PEST CONTROL 803 VIA CONCHA RD. #C NIPOMO, CA. 93444 PH # (805) 343-0633 FAX # (805) 343-2707 PR 3240					
Report # 2614-9			Escrow #		
Ordered by <u>Real Property Auctions, Inc.</u> <u>Susan Miller, cell 431-2309</u> <u>Email: calauctions@gmail.com</u>		Property Owner and/or Party of Interest:		Report sent to	
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 family home fully furnished on slab attached garage				Inspection Tag Posted: ATTIC	
				Other Tags Posted: None	
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 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 items					



Inspected by: **Darrell Volentine**

State License No. **OPR 9822**

Signature *Darrell Volentine*

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, 1418 Howe Avenue, Suite 18, Sacramento, California, 95825-3204.

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)

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

NOTE:

THE ROOF WAS NOT INSPECTED IF ROOF INFORMATION IS NECESSARY, PLEASE CONTACT THE APPROPRIATE LICENSED TRADESMAN.

NOTICE: THE STRUCTURAL PEST CONTROL BOARD ENCOURAGES COMPETITIVE BUSINESS PRACTICES AMONG REGISTERED COMPANIES. REPORTS ON THIS STRUCTURE PREPARED BY VARIOUS REGISTERED COMPANIES SHOULD LIST THE SAME FINDINGS (ie. TERMITE INFESTATIONS, TERMITE DAMAGE, FUNGUS DAMAGE ECT.) HOWEVER, RECOMMENDATIONS TO CORRECT THESE FINDINGS MAY VARY FROM COMPANY TO COMPANY. THEREFORE YOU MAY WISH TO SEEK A SECOND OPINION SINCE THERE MAY BE ALTERNATIVE METHODS OF CORRECTING THE FINDINGS LISTED ON THIS REPORT THAT MAY BE LESS COSTLY.

NOTE: THIS COMPANY IS NOT RESPONSIBLE FOR DAMAGE FOUND DURING THE COURSE OF REPAIRS NOR DAMAGE IN AREAS THAT WERE IN ACCESSIBLE AT THE TIME OF INSPECTION.

SECTION REPORTING

THIS IS A SEPARATE REPORT, WHICH IS DEFINED AS SECTION I OR SECTION II CONDITIONS EVIDENT ON THE DATE OF THIS INSPECTION. SECTION I CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTION, 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 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.

IF DAMAGE EXTENDS IN TO CURRENTLY INACCESSIBLE AREAS A SUPPLEMENT REPORT WILL BE DONE AND ADDITIONAL CHARGES MAY BE REQUIRED.

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 EMPLOYEE.

THE PEST CONTROL INDUSTRY RECOGNIZES A STRUCTURE TO HAVE CERTAIN AREAS BOTH INACCESSIBLE AND NOT INSPECTED. THESE AREAS INCLUDE BUT ARE NOT LIMITED TO: INACCESSIBLE AND/OR INSULATION ATTICS OR PORTIONS THEREOF, ATTICS WITH LESS THAN 18" CLEAR CRAWL SPACE, THE INTERIOR OF HOLLOW WALLS; THE CRAWL SPACE UNDERNEATH A DECK LESS THAN 12"; COVERED CEILINGS; SPACES BETWEEN A FLOOR OR PORCH DECK AND CEILING BELOW; AREAS WHERE THERE IS NO ACCESS WITHOUT DEFACING OR TEARING LUMBER, MASONRY, OR FINISHED WORK; AREAS UNDERNEATH, BEHIND OR BELOW APPLIANCES OR BENEATH FLOOR COVERINGS OR FURNISHINGS OR STORAGE, LOCKED AREAS, AND AREAS REQUIRING AN EXTENSION LADDER; AREAS WHERE ENCUMBRANCES, STORAGE, CONDITIONS, OR LOCKS MAKE INSPECTION IMPRACTICAL; AND AREAS OR TIMBERS AROUND EAVES THAT WOULD REQUIRE USE OF AN EXTENSION LADDER.

SLAB FLOOR CONSTRUCTION HAS BECOME MORE PREVALENT IN RECENT YEARS. FLOOR COVERING MAY CONCEAL CRACKS IN THE SLAB THAT WILL ALLOW INFESTATION TO ENTER. INFESTATIONS MAY BE CONCEALED BY PLASTER, SHEETROCK OR OTHER WALL COVERINGS SO THAT A DILIGENT INSPECTION MAY NOT UNCOVER THE TRUE CONDITION. THE ROOF WAS NOT INSPECTED DUE TO LACK OF ACCESSIBILITY, QUALIFICATION AND LICENING. THESE AREAS ARE NOT PRACTICAL TO INSPECT BECAUSE OF HEALTH HAZARDS, DAMAGE, OBSTRUCTION OR INCONVENIENCE AND UNLESS SPECIFIED OR DESCRIBED IN THIS WOOD DESTROYING PEST AND ORGANISMS INSPECTION REPORT. THIS COMPANY SHALL EXERCISE DUE CARE DURING INSPECTIONS AND TREATMENTS BUT ASSUMES NO LIABILITY FOR ANY DAMAGE TO TILES, SLATES, SHINGLES OR OTHER ROOFING MATERIARLS, INCLUDING PATIO COVERS, ALUMINUM AWNINGS, SOLAR HEATING, PLANTS, SHRUBBERY OR PAINT DURING ANY TYPE OF TREATMENT.

PAGE 3 OF REPORT 2614-9

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 PERFORMANCE OF THE CORRECTIVE MEASURES, IT MAY BE NECESSARY TO DRILL INTO CONCEALED AREAS AND/OR TO CUT OR REMOVE PLANTS. THE TERMITE EXTERMINATOR WILL NOT BE LIABLE FOR PLUMBING, HEATING, ELECTRICAL, GAS LINES AND EQUIPMENT IN OR UNDER A SLAB, NOR TO PLANTS WHICH MAY BE DAMAGED DURING THE TREATMENTS AND/OR REPAIRS.

ITEMS IN THIS REPORT ARE DESIGNED TO ELIMINATE DAMAGE AS A RESULT OF WOOD DESTROYING PEST AND ORGANISMS AND ADVERSE CONDITIONS WHICH LEAD TO SAME. THIS INSPECTION IS NOT DESIGNED TO BRING THE DWELING INTO EXISTING BUILDING CODE COMPLIANCE. ANY ADDITIONAL INFORMATION REGARDING SAME WILL HAVE TO BE OBTAINED FROM THE LOCAL BUILDING DEPARTMENT. ANY ADDITIONAL REQUIRED WORK IS SUBJECT TO A SUPPLEMENTAL REPORT AND ADDITIONAL COST.

GUARANTEE POLICY:

THIS GUARANTEE EXCLUDES STRUCTURES WITH SUB SLAB HEATING/AIR CONDITIONING SYSTEMS, PLENUM CONSTRUCTION WITH AIR CONDITIONING AND HEATING DUCT IN USE, A WELL OR CISTERN WITHIN FIFTY FEET AND AREAS THAT ARE INACCESSIBLE FOR TREATMENT, ADDITIONAL EXCLUSIONS INCLUDE STRUCTURE WITH DAMAGE TO OR FROM EXCESSIVE MOISTURE, INADEQUATE CONSTRUCTION, AREAS OF INACCESSIBILITY, DETERIORATING MATERIALS, MASONRY FAILURE, GRADE ALTERATION, PIPES AND CONDUITS BENEATH CONCRETE SLAB, FURNISHINGS OR CONTENTS, ETC. NO GUARANTEE WILL BE ISSUED FOR ANY WORK THAT IS A SECONDARY RECOMMENDATION OR WORK COMPLETED BY OTHERS. GUARANTEED FOR THIRTY DAYS ARE ANY PLUMBING, GROUTING, CAULKING AND RESETTING OF COMMODOES, SINKS OR ENCLOSURES. ALL OTHER WORK PERFORMED BY THIS COMPANY SHALL BE GUARANTEED FOR THE DURATION OF ONE YEAR.

THIS WOOD DESTROYING PEST AND ORGANISMS INSPECTION REPORT DOES NOT INCLUDE WORK THAT REQUIRES CONTACT WITH MATERIALS CONTAINING ASBESTOS. TERMITE INSPECTORS HAVE NO EXPERTISE OR LICENSE IN ASBESTOS ANALYSIS. ASBESTOS IS A NATURAL OCCURRING MINERAL FIBER USED EXTENSIVE IN CONSTRUCTION PRIOR TO 1978. THE OWNER EMPLOYEE OR CONTRACTOR MUST DETERMINE THE ASBESTOS STATUS PRIOR TO THE COMMENCEMENT OF WORK ON A PROJECT. OCCUPANTS AND EMPLOYEES MUST BE PROTECTED FROM ASBESTOS FIBER RELEASE. SHOULD ASBESTOS BE OBSERVED DURING ANY CONSTRUCTION OR DEMOLITION, WORK MUST STOP. THE OWNER SHALL OBTAIN THE SERVICES OF AN ASBESTOS ABATEMENT CONTRACTOR TO EVALUATE THE SITUATION PROVIDE THE NECESSARY SERVICES AND CERTIFY THE AREA SAFE BEFORE WORK MAY RESUME ASBESTOS STATEMENT REF: AB2040, SB2572, AND GENERAL INDUSTRY SAFETY ORDER NUMBER 5208.

THE PURPOSE OF THIS REPORT IS TO DOCUMENT FINDINGS AND RECOMMENDATIONS WHICH PERTAIN TO THE ABSENCE OR PRESENCE OF WOOD DESTROYING ORGANISMS AND OR CONDUCTIVE CONDITION [S] AT THE TIME OF INSPECTION. THIS REPORT SHOULD BE READ CAREFULLY AND IS NOT TO BE CONFUSED WITH A HOME MAINTENANCE SURVEY. THE CLIENTS COOPERATION AND COMPLIANCE TO CORRECT AND/ OR COMPLETE THE RECOMMENDATIONS DOCUMENTED IN THIS REPORT ARE OBLIGATORY. WITHOUT A MUTUAL EFFORT THIS COMPANY CANNOT ASSURE EFFECTIVE OR SATISFACTORY RESULTS.

THE OWNER OF THIS STRUCTURE HAS CERTAIN OBLIGATIONS REGARDING MAINTANCE AND PERTAINING TO THE DETERRENCE OF WOOD DESTROYING ORGANISMS. MAINTANCE PROCEDURES INCLUDE; BUT ARE NOT LIMITED TO: REASONABLE CLEANING, UPKEEP OF ROOFS, GUTTERS AND DOWNSPOUTS, PAINTING AND SEALING OF EXPOSED SURFACES, CALKING ABOUT DOORS AND WINDOWS OR GROUTING ABOUT COMMODOES, TUB AND SHOWER ENCLOSURES: STORING MATERIALS ONE FOOT AWAY FROM THE STRUCTURES FOUNDATIONS: PROVIDING ADEQUATE VENTILATION, MAINTAINING PROPER DRAINAGE AWAY FROM STRUCTURE (INCLUDING SPRINKLER SYSTEMS); KEEPING SOIL LEVELS BELOW THE TOP OF FOUNDATIONS AND PROHIBITING EARTH CONTACT WITH WOOD COMPONENTS OF THE STRUCTURE (S)

CALIFORNIA STATE LAW REQUIRES THAT YOU BE GIVEN THE FOLLOWING INFORMATION: "CAUTION PESTICIDES ARE TOXIC CHEMICALS". STRUCTURAL PEST 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 EXISTING SCIENTIFIC EVIDENCE THERE ARE NO APPRECIABLE RISKS IF PROPER USE CONDITIONS ARE FOLLOWED OR THAT RISKS ARE OUTWEIGHED BY THE BENEFITS. THE DEGREE OF RISK DEPENDS UPON THE DEGREE OF EXPOSURE, SO EXPOSURE SHOULD BE MINIMIZED.

HEALTH RELATED MOLDS, MILDEW, AND/OR FUNGI WITHIN STRUCTURES HAVE BECOME AN ISSUE IN CALIFORNIA. THIS FIRM CANNOT OR WILL NOT MAKE ANY OPINION REGARDING THESE ISSUES. BY CALIFORNIA LAW, WE ARE NEITHER QUALIFIED, AUTHORIZED, OR LICENSED TO INSPECT FOR HEALTH RELATED MOLDS, MILDEW, AND/OR FUNGI. THIS IS OUT OF THE SCOPE OF A WOOD DESTROYING PEST AND ORGANISM REPORT. IF YOU DESIRE INFORMATION ABOUT THE PRESENCE OR ABSENCE OF HEALTH RELATED MOLDS, MILDEW, AND/OR FUNGI, YOU SHOULD CONTACT AN INDUSTRIAL HYGIENIST.

IF WITHIN TWENTY-FOUR HOURS FOLLOWING APPLICATION YOU EXPERIENCE SYMPTONS SIMILAR TO COMMON SEASONAL ILLNESS COMPARED TO THE FLU CONTACT YOUR PHYSICIAN OR POISON CONTROL CENTER AT: 1 (800) 764-7661 AND YOUR PEST CONTROL OPERATOR IMMEDIATELY, FOR ADDITIONAL INFORMATION CONTACT THE COUNTY HEALTH DEPARTMENT: COUNTY AGRICULTURAL DEPARTMENT AND THE STRUCTURAL PEST CONTROL BOARD, 1418 HOWE AVE., SACRAMENTO, CA. 95825-3280

1. SUBSTRUCTURE AREA: None
2. STALL SHOWER: tested appears not to leak
3. FOUNDATIONS: SLAB
4. PORCHES-STEPS: SLAB
5. VENTILATION: adequate above grade
6. ABUMENTS: None
7. ATTIC SPACES: Inspected insulated
8. GARAGES: Inspected
9. DECKS – PATIOS: Inspected
10. INTERIOR: Inspected
11. EXTERIOR: 11A, 11B
ITEM 11A Section 1
FINDINGS: Dry rot damage found in eaves.

RECOMMENDATION: Remove and replace damaged areas and repaint.

ITEM 11B Section 1
FINDINGS: Moisture damage found at door.

RECOMMENDATION: Remove and replace damaged areas and repaint.

PRICE FOR ITEM 11A \$475.00
PRICE FOR ITEM 11B \$350.00

NOTE: PROPERTY HAS A HISTORY OF FUMIGATION AND NO ACTIVE SIGNS OF DRY WOOD TERMITES WERE FOUND.

THANK YOU FOR SELECTING SOUTH VALLEY PEST CONTROL

*****END OF REPORT*****

WORK AUTHORIZATION

SOUTH VALLEY PEST CONTROL PHONE 1-(805) 343-0633 FAX 1-(805) 343-2707 COMPANY REGISTRATION # PR 3240 803 VIA CONCHA RD. NIPOMO, CA. 93444	WORK AGREEMENT REPORT NO. 2614-9 DATED 6/22/2009 ITEMS INCLUDED 11A, 11B ITEMS NOT INCLUDED NA PRICE \$825.00
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DATE:

OWNER'S NAME	PHONE:
ADDRESS	CITY GROVER BEACH
JOB ADDRESS 1565 SARATOGA	PHONE:
DESCRIPTION OF PROPERTY: 2 Story family home fully furnished on slab attached garage	

Locally treat areas of infestations with (Timbor/Termidor/Dragnet) for dry wood termite eradication. Cover or remove pellets.

(2 YEAR WARRANTY)

Tarp and fumigate entire structure(s) Vikane gas for dry wood termites. Cover or remove pellets.

(5 YEAR WARRANTY)

Locally treat areas of infestations with (Timbor/Termidor/Dragnet) for dry wood termite eradication. Also treat accessible areas as precautionary measure at owner's request where practical. Cover or remove pellets.

(2 YEAR WARRANTY)

Treat for control of subterranean termites.

(10 YEAR WARRANTY)

YES NO Does anyone in the home have asthma? Owner Initial _____

Payment to be made by check one Escrow Owner Buyer Other

Escrow Company		Escrow #	Close Date
Address			
State	Zip	Phone	

Signed by _____
 (Owner/Agent/Buyer)