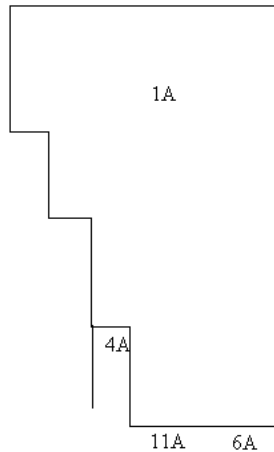


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 157	Street WESTLAKE AVE	City DALY CITY	Zip 94015	Date of Inspection 4/21/10	Number of Pages 5
JK CONTROL INC 200 VALLEY DRIVE #35 BRISBANE CA 94005 Tel 415-468-2002 Fax 415-468-0385 JKCONTROL1@AOL.COM				Report # : 10591 Registration # : PR221 Escrow # : <input type="checkbox"/> CORRECTED REPORT	
Ordered by: NORMA SAYAGE ALAIN PINEL 520 S. EL CAMINO REAL #100 SAN MATEO, CA. 94401		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: WOOD FRAME, SINGLE FAMILY HOME, STUCCO EXTERIOR				Inspection Tag Posted: GARAGE <hr/> 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 checked="" 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 items.					

Diagram Not To Scale



Inspected By: MONTE RETTKE

State License No. OPR9419

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)

JK CONTROL INC

Page 2 of inspection report

157	WESTLAKE AVE	DALY CITY	CA	94015
Address of Property Inspected		City	State	Zip
	4/21/10	10591		
Stamp No.	Date of Inspection	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 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.

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.

JK CONTROL INC

Page 3 of inspection report

157	WESTLAKE AVE	DALY CITY	CA	94015
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	4/21/10	10591		
Stamp No.	Date of Inspection	Co. Report No.	Escrow No.	

NOTE: WE ARE NOT EXPERTS IN IDENTIFYING AND/OR ERRADICATING OF MOLD OR MILDEW. YOU WILL NEED TO CONTACT A SPECIALIST REGARDING ANY FURTHER INFORMATION PERTAINING TO MOLD AND/OR MILDEW.

JK CONTROL, INC DOES NOT GUARANTEE ANY WORK PERFORMED BY OTHERS.

JK Control, Inc will perform work to the exterior areas of a structure in a professional manner in accordance with industry standards and will exercise precautions but cannot guarantee against and shall not be held liable for the repair of incidental damages occurring as a result of exterior repair which may cause damage to interior drywall and/or plaster nor to plant life.

PAINTING IS NOT INCLUDED IN ANY OF OUR REPAIRS.

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.

THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION I (1) AND/OR SECTION II (2) CONDITIONS EVIDENT ON THE DATE OF INSPECTION. SECTION I CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION AND/OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION. SECTION II ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION AND/OR INFECTION HOWEVER, NO VISIBLE EVIDENCE OF SUCH WAS FOUND ON THE DATE OF INSPECTION. FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREA(S) WHICH DURING ORIGINAL INSPECTION DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THEIR INSPECTION AND CANNOT BE DEFINED AS SECTION I OR SECTION II. JK CONTROL CANNOT MAKE ANY REPRESENTATION OF ANY AREAS DEEMED AS INACCESSIBLE AREAS.

JK CONTROL INC

Page 4 of 5 of Standard Inspection Report

157	WESTLAKE AVE	DALY CITY	CA	94015
Address of Property Inspected		City	State	Zip
Stamp No.	4/21/10	10591	Escrow No.	
	Date of Inspection	Co. Report No.		

ITEM 1A FINDING

ROOMS DOWN WERE FINISHED MAKING WOOD FRAMING INACCESSIBLE FOR INSPECTION. INACCESSIBLE AREA

ITEM 4A FINDING

FUNGI DAMAGE NOTED BELOW CONCRETE LANDING.

RECOMMENDATION

WORKING FROM BELOW, CUT OUT DAMAGE AND MAKE NECESSARY REPAIRS. OUR PRICE DOES NOT INCLUDE ANY WATERPROOFING. INTERESTED PARTIES NEED TO KEEP AREAS WELL SEALED AND PROTECTED AS PART OF HOME OWNERS MAINTENANCE. SECTION I

NOTE: SHOULD DAMAGE EXTEND INTO INACCESSIBLE AREAS A SUPPLEMENTAL REPORT WILL BE ISSUED WITH OUR FINDINGS, RECOMMENDATIONS AND COSTS FOR REPAIRS IF APPLICABLE.

ITEM 6A FINDING

PREVIOUS REPAIRS WERE NOTED AT FRONT OF STRUCTURE HOWEVER, FUNGI DAMAGE NOTED TO HARDWOOD FLOOR LEADING INTO FRAMING BEHIND STUCCO AT FRONT OF STRUCTURE.

RECOMMENDATION

OPEN UP STUCCO AS NEEDED TO FACILITATE PROPER REPAIRS, REMOVE AND REPLACE DAMAGED WOOD MEMBERS, PATCH STUCCO WHERE DISTURBED. NO PAINTING OR STAINING OF HARDWOOD FLOOR IS INCLUDED IN OUR BID. SECTION I

NOTE: SHOULD DAMAGE EXTEND INTO INACCESSIBLE AREAS A SUPPLEMENTAL REPORT WILL BE ISSUED WITH OUR FINDINGS, RECOMMENDATIONS AND COSTS FOR REPAIRS IF APPLICABLE.

ITEM 11A FINDING

FUNGI DAMAGE NOTED TO METER BOX AREA.

RECOMMENDATION

CUT OUT DAMAGE AND MAKE NECESSARY REPAIRS, PRIME PAINT AREAS DISTURBED. SECTION 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 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 operator immediately.""

JK CONTROL INC

Page 5 of 5 of Standard Inspection Report

157	WESTLAKE AVE	DALY CITY	CA	94015
Address of Property Inspected		City	State	Zip
Stamp No.	4/21/10	10591	Escrow No.	
	Date of Inspection	Co. Report No.		

For further information contact any of the following:

JK Control, Inc (415) 468-2002
San Mateo County Health Dept (650) 573-2582
San Francisco County Health Dept (415) 558-2466
San Mateo County Agriculture Dept (650) 363-4700
San Francisco County Agriculture Dept (415) 558-3284
Santa Clara County Agriculture Dept (408) 918-4600
Novato County Agriculture Dept (415) 499-6700
Structural Pest Control Board (916) 561-8700

THE FOLLOWING CHEMICALS MAY BE USED AT THE PROPERTY:
TERMIDOR SC (SUBTERRANEAN TERMITES AND/OR LOCAL TREATMENTS)
TIM-BOR (FUNGUS DAMAGE/FUMIGATION)
ZYTHOR IS USED FOR FUMIGATIONS

NOTE:SHOULD LOCAL BUILDING DEPARTMENT REQUIRE ADDITIONAL WORK, NECESSARY PRICE ADJUSTMENTS WILL BE MADE. LOCAL BUILDING DEPARTMENTS ARE NOW REQUIRING THAT SMOKE DETECTORS BE INSTALLED IN ALL BEDROOMS AND HALL WAYS FOR WORK OVER \$1,000.00. THIS IS NOT INCLUDED IN OUR BID. OUR PRICE FOR INSTALLING SMOKE DETECTORS IS \$25.00 EACH.

PLEASE BE ADVISED THAT A SIGNED AGREEMENT MUST BE FAXED OR MAILED TO OUR OFFICE PRIOR TO ANY SCHEDULING OF WORK.

JK CONTROL INC

200 VALLEY DRIVE #35

BRISBANE CA 94005

Tel 415-468-2002 Fax 415-468-0385

JKCONTROL1@AOL.COM

AGREEMENT

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

Address of Property: 157 WESTLAKE AVE

City: DALY CITY

State/Zip: CA 94015

The inspection report of the company dated, 4/21/10 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. There is a \$200 minimum charge for repairs. If funds are not coming from Escrow, 1/3 down payment is required prior to commencement of work.

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 who 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.

ITEMS

\$325.00 INSPECTION FEE IS DUE UPON RECIEPT OF THIS REPORT.

4A) \$780.00

6A) 1980.00

11A) 160.00

\$2,920.00

I HAVE READ AND ACCEPT THIS CONTRACT: _____ Date: _____

Title Company (If any): _____

Address: _____

Escrow #: _____ Phone #: _____ Close of Escrow: _____

Person to Contact _____ Phone Number _____

EMAIL ADDRESS _____

INVOICE / STATEMENT

JK CONTROL INC

**200 VALLEY DRIVE #35
BRISBANE CA 94005
Tel 415-468-2002 Fax 415-468-0385**

Date:
Report Number: 10591
Invoice Number: 10591
Escrow Number:

Property
Inspected: 157 WESTLAKE AVE
DALY CITY, CA 94015

Bill To: NORMA SAYAGE
ALAIN PINEL
520 S. EL CAMINO REAL #100
SAN MATEO, CA. 94401

Description of Service

INSPECTION FEE 325.00
INSPECTION DATE 04/21/10

Inspection Amount:	\$325.00
Contract:	\$0.00
Labor/Materials:	\$0.00
Miscellaneous:	\$0.00
Interest:	\$0.00

Invoice Total: \$325.00

Payments: \$0.00
Additional Charge: \$0.00

Total Due: \$325.00

RETAIN THIS COPY FOR YOUR RECORDS

THANK YOU FOR YOUR BUSINESS

CUT HERE

CUT HERE

CUT HERE

INVOICE / STATEMENT

JK CONTROL INC

**200 VALLEY DRIVE #35
BRISBANE CA 94005
Tel 415-468-2002 Fax 415-468-0385**

Date:
Report Number: 10591
Invoice Number: 10591
Escrow Number:

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Inspected: 157 WESTLAKE AVE
DALY CITY, CA 94015

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Interest:	\$0.00

Invoice Total: \$325.00

Payments: \$0.00
Additional Charge: \$0.00

Total Due: \$325.00

RETURN THIS COPY WITH REMITTANCE

THANK YOU FOR YOUR BUSINESS