

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

#: 111713

BUILDING NO. 314	STREET LANDS END CLOSE	CITY SEA RANCH	ZIP 95497	Date of Inspection 07/07/2009	NUMBER OF PAGES 1 of 10
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Mendo Lake Termite
P.O. BOX 510
REDWOOD VALLEY, CA 95470
(707)485-7829 & FAX (707)467-1450
PR 2918



Ordered by: LENA HUMBER 314 LANDS END CLOSE SEA RANCH, CA 95497	Property Owner and/or Party of Interest LENA HUMBER 314 LANDS END CLOSE SEA RANCH, CA 95497	Report sent to: DENNIS SPANEK SPANEK REAL ESTATE P.O. BOX 2190 SARATOGA, CA 95070 PH.# 408-446-3000
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COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

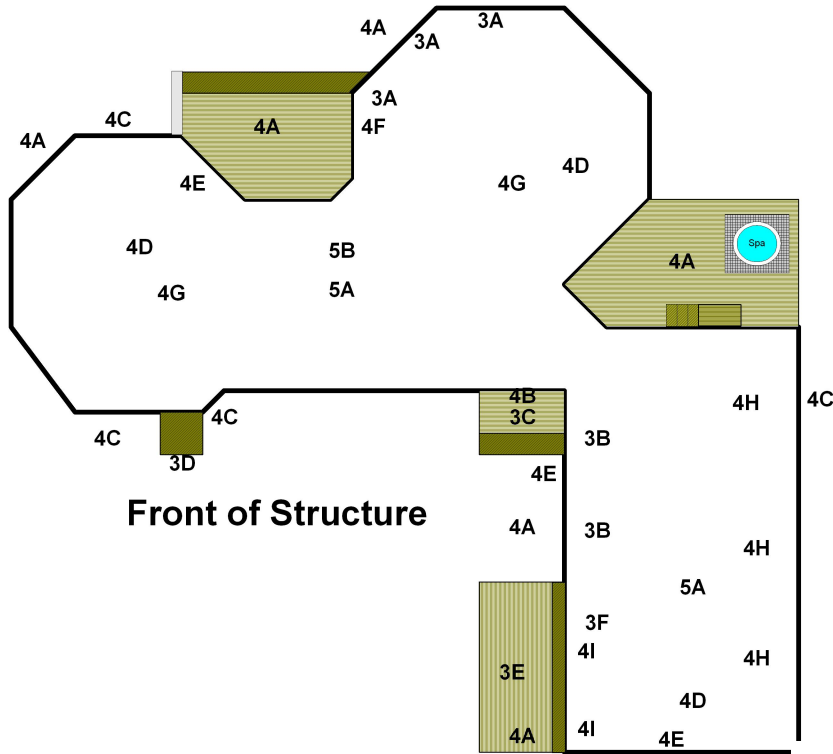
GENERAL DESCRIPTION: Single family residence.	Inspection Tag Posted: Subarea.
	Other Tags Posted:

An inspection has been made of the structure(s) on the diagram in accordance with the 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

Key: 1 = Subterranean Termites 2 = Drywood Termites 3 = Fungus/Dryrot 4 = Other Findings 5 = Further Inspection



Inspected By MATT MILLER License No. OPR9138 Signature Matt Miller

You are entitled to obtain copies of all reports and completion notices on this property report 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)

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NOTES, CAUTIONS AND DISCLAIMERS

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 INSULATED ATTICS OR PORTIONS THEREOF, ATTICS WITH LESS THAN 18" CLEAR CRAWL SPACE, THE INTERIOR OF HOLLOW WALLS; SPACES BETWEEN A FLOOR OR PORCH DECK AND THE CEILING BELOW; AREAS WHERE THERE IS NO ACCESS WITHOUT DEFACING OR TEARING LUMBER, MASONRY, OR FINISHED WORK; AREAS OR BELOW APPLIANCES OR BENEATH FLOOR COVERINGS, FURNISHINGS; AREAS WHERE BEHIND 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 INFESTATIONS 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 LICENSING. THESE AREAS ARE NOT PRACTICAL TO INSPECT BECAUSE OF HEALTH HAZARDS, DAMAGE, OBSTRUCTION OR INCONVENIENCE AND UNLESS SPECIFIED OR DESCRIBED IN THIS WOOD DESTROYING PESTS 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 MATERIALS, INCLUDING PATIO COVERS, ALUMINUM AWNINGS, SOLAR HEATING, PLANTS, SHRUBBERY OR PAINT DURING ANY TYPE OF TREATMENT.

THIS COMPANY SHALL RECOMMEND FURTHER INSPECTION IF THERE IS ANY QUESTION ABOUT NOTED AREAS. THIS COMPANY WILL NOT REINSPECT UNLESS A BUILDING PERMIT [WHERE APPLICABLE] IS POSTED AND SIGNED VIA: LOCAL BUILDING CODE INSPECTOR. 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. NOTE: AUTHORITY CITED: SECTION 8525 BUSINESS AND PROFESSIONS CODE.

REFERENCE: SECTION 8516, BUSINESS AND PROFESSION CODE. 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 CLIENT'S COOPERATION AND COMPLIANCE TO CORRECT AND OR COMPLETE THE RECOMMENDATIONS DOCUMENTED IN THIS REPORT ARE OBLIGATORY. WITHOUT A MUTUAL EFFORT THIS COMPANY CAN NOT ASSURE EFFECTIVE OR SATISFACTORY RESULTS.

THE OWNER OF THIS STRUCTURE HAS CERTAIN OBLIGATIONS REGARDING MAINTENANCE AND PERTAINING TO THE DETERRENCE OF WOOD DESTROYING ORGANISMS. MAINTENANCE PROCEDURES

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INCLUDE; BUT ARE NOT LIMITED TO: REASONABLE CLEANING, UPKEEP OF ROOFS, GUTTERS AND DOWNSPOUTS; PAINTING AND SEALING OF EXPOSED SURFACES; CAULKING ABOUT DOORS AND WINDOWS OR GROUTING ABOUT COMMODOES, TUB AND SHOWER ENCLOSURES; STORING MATERIALS ONE FOOT AWAY THE STRUCTURE'S 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).

PREPARATION IS MANDATORY AND IT IS THE OWNER RESPONSIBILITY TO PROVIDE THE UTILITIES NECESSARY FOR TERMITE WORK. ALL SOIL SHALL BE SOAKED SIX INCHES DEEP AND TWELVE INCHES OUTWARD FROM EXTERIOR FOUNDATIONS ONE DAY PRIOR TO FUMIGATION. ALL PLANTS OR SHRUBBERY MUST BE TRIMMED BACK ONE FOOT FROM STRUCTURE PRIOR TO ANY FUMIGATION OR SUBTERRANEAN TERMITE TREATMENT. ANY STORED MATERIALS, FURNISHINGS, ETC., ON SLAB FLOORING MUST BE MOVED ONE FOOT AWAY FROM FOUNDATION AND PARTITION WALL INSPECTING AND TREATMENT. THE OWNER MUST ALLOW ACCESS FOR ANY NECESSARY INSPECTION OR TREATMENT.

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 STRUCTURES 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 PESTS AND ORGANISMS INSPECTION REPORT DOES NOT INCLUDE WORK WHICH REQUIRES CONTACT WITH MATERIALS CONTAINING ASBESTOS. TERMITE INSPECTORS HAVE NO EXPERTISE OR LICENSE IN ASBESTOS ANALYSIS. ASBESTOS IS A NATURAL OCCURRING MINERAL FIBER USED EXTENSIVELY 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.

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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 (i.e.. TERMITE INFESTATIONS, TERMITE DAMAGE, FUNGUS DAMAGE, ETC.). 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.

SECTIONED REPORTING

THIS IS A SEPARATED 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 INFESTATION, 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 HIS INSPECTION AND CANNOT BE DEFINED AS SECTION I OR SECTION II.

NOTE:

WE DO NOT INSPECT FOR MOLD. MOLD IS NOT CLASSIFIED AS A WOOD DESTROYING INFECTION AND THEREFORE DOES NOT COME UNDER THE SCOPE OF THIS REPORT. WE DO INSPECT FOR EVIDENCE OF EXCESSIVE MOISTURE CONDITIONS WHICH ARE CONDUCTIVE TO WOOD DESTROYING FUNGUS AND INFESTATIONS. EXCESSIVE MOISTURE IS ALSO CONDUCTIVE TO MILDEW AND MOLDS. IF WE REPORT EXCESSIVE MOISTURE OR YOU KNOW OF AN EXCESSIVE MOISTURE CONDITION , AND YOU ARE CONCERNED ABOUT MOLD, PLEASE CONTACT THE APPROPRIATE LICENSED MOLD EXPERT.

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3. FUNGUS OR DRYROT

ITEM NO. 3A

FINDING: (SECTION 1)

FUNGUS DAMAGE INDICATED BY 3A ON DIAGRAM. THE FUNGUS INFECTION WAS NOTED IN SHEATHING AND PORTIONS OF CRIPPLE WALL FRAMING ALONG THE SOUTH WEST END OF THE LIVING ROOM .

RECOMMENDATION:

REMOVE EXTERIOR SIDING, REMOVE AND REPLACE ALL DAMAGED MATERIAL. IF FURTHER CONDITIONS ARE FOUND DURING REPAIRS, ISSUE SUPPLEMENTAL REPORT AND PRICE TO COMPLETE. INSTALL NEW SIDING IN REPAIRED AREA.

ITEM NO. 3B

FINDING:[SECTION 1]

FUNGUS DAMAGE WAS NOTED TO FLOORS AND JOISTS WITH INDICATIONS OF POSSIBLE FURTHER DAMAGE UP IN WALL AREAS DUE TO PLUMBING LEAKS AT TUBS AND LEAKAGE AT TUB SURROUNDS AT HALL AND MASTER BATHROOMS .

RECOMMENDATION:

REMOVE THE SINKS, TOILETS, TILE FLOORS, TUB SURROUNDS, REMOVE TUBS, REMOVE AND REPLACE THE FUNGUS DAMAGED MATERIAL CHECKING THE WALL AREAS FOR FURTHER CONDITIONS. IF FURTHER CONDITIONS ARE FOUND A SUPPLEMENTAL REPORT AND PRICE TO COMPLETE WILL BE ISSUED. REINSTALL TUBS, CONNECT PLUMBING AND CORRECT ALL LEAKS. INSTALL NEW TILE BACKER AND INSTALL NEW FLOOR AND SURROUND TILE OF MEDIUM QUALITY AND PRICE. REINSTALL THE SINKS AND TOILETS UNLESS OWNER PROVIDES NEW SINK VANITIES AND TOILETS. INSTALL NEW SHEETROCK AS NEEDED, REPAINT BATHROOMS AFTER REPAIRS COMPLETED. PRICE ADJUSTMENTS TO BE MADE IF OWNER WANTS TO UP OR DOWN GRADE MATERIALS USED.

ITEM NO. 3C

FINDING:[SECTION 1]

FUNGUS DAMAGE NOTED TO FRONT ENTRY PORCH AREA AS INDICATED BY 3C ON DIAGRAM. THE DAMAGE WAS IN DOUG FIR JOISTS AND MOST OF DECKING .

RECOMMENDATION:

REMOVE AND REPLACE THE PORCH WITH NEW GROUND CONTACT PRESSURE TREATED WOOD AND DECKING WITH NEW SELECT REDWOOD DECKING.

ITEM NO. 3D

(Section 1)

FINDING AND
RECOMMENDATION: 3D

(Cost \$ 350.00)

FINDING: (SECTION 1)

FUNGUS DAMAGE INDICATED BY 3D ON DIAGRAM. THE FUNGUS INFECTION WAS NOTED IN FRAMING AND DECKING AT THE SMALL EAST PORCH .

RECOMMENDATION:

REMOVE AND REPLACE ALL DAMAGED MATERIAL. IF FURTHER CONDITIONS ARE FOUND DURING REPAIRS, ISSUE SUPPLEMENTAL REPORT AND PRICE TO COMPLETE.

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ITEM NO. 3E

(Section 1)

FINDING AND
RECOMMENDATION: 3E
(Cost \$ 3600.00)

FINDING:[SECTION 1]

FUNGUS DAMAGE NOTED TO DECK AREAS AS INDICATED BY 3E ON DIAGRAM. THE DAMAGE WAS IN DECKING AND JOISTS AT THE MASTER BEDROOM DECK .

RECOMMENDATION:

REMOVE AND REPLACE THE DECK AREA AS NOTED DUE TO THE AMOUNT OF DAMAGE AND SOME OF THE MATERIALS USED ARE NOT DECAY RESISTANT. NEW MATERIAL SHOULD BE PRESSURE TREATED AND REDWOOD, OR TREX DECKING UPON REQUEST. IF FURTHER CONDITIONS ARE FOUND DURING REPAIRS A SUPPLEMENTAL REPORT WILL BE ISSUED. OLD DECK TO BE REMOVED AND DISPOSED. NOTE: OWNER MAY WISH TO EMPLOY OTHER FIRM TO REPAIR DECK AND USE SOME OF THE EXISTING MATERIAL WHICH IS NOT DAMAGED. THIS METHOD WOULD REDUCE COST SOMEWHAT AT THIS TIME.

ITEM NO. 3F

(Section 1)

FINDING AND
RECOMMENDATION: 3F
(Cost \$ 1865.00)

FINDING: [SECTION 1]

FUNGUS DAMAGE TO FLOOR AND RIMJOIST DUE TO LEAKAGE AT SLIDING GLASS DOOR AS INDICATED BY 3F AT THE MASTER BEDROOM. INDICATIONS OF FURTHER DAMAGE UP IN WALL AREAS WITH VISIBLE MOISTURE DAMAGE TO SHEETROCK DUE TO LEAKAGE .

RECOMMENDATION:

REMOVE AND REPLACE THE DAMAGED MATERIAL, CHECKING THE WALL AREA FOR FURTHER CONDITIONS, IF FOUND, ISSUE A SUPPLEMENTAL REPORT. INSTALL A NEW SHEETMETAL PAN UNDER THE SLIDING GLASS DOORS FOR FUTURE MOISTURE PROTECTION. IF FURTHER INFORMATION DESIRED ABOUT CONDITION OF SLIDER FRAMES, THE OWNER IS TO EMPLOY WINDOW OR GLASS FIRM TO REPAIR OR REPLACE SLIDING GLASS DOORS AS NEEDED. IF FLOOR COVERINGS ARE DISTURBED DURING REPAIRS, OWNER TO EMPLOY FLOORING FIRM AS NEEDED. REPAINT SHEETROCK WALL.

4. OTHER FINDINGS

ITEM NO. 4A

(Section 2)

FINDING AND
RECOMMENDATION: 4A

FINDING:[SECTION 2]

EXTERIOR SIDING FOUND WEATHERED ALONG THE SOUTH AND EAST SIDES AS INDICATED BY 4A ON THE DIAGRAM. VOIDS COULD POTENTIALLY ALLOW AN EXCESSIVE MOISTURE CONDITION TO OCCUR TO INTERIOR WALL FRAMING.

RECOMMENDATION:

OWNER OR CONTRACTOR SHOULD BE EMPLOYED TO CORRECT AND REPAIR AS NEEDED FOR PROPER MOISTURE PROTECTION. OWNER TO KEEP STRUCTURE SEALED WITH STAIN TO AVOID FUNGUS DAMAGE AND REDUCE CHANCES FOR INFESTATIONS.

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ITEM NO. 4B

(Section 2)

FINDING AND
RECOMMENDATION: 4B

FINDING:[SECTION 2]
VARNISH ON FRONT ENTRY DOORS WAS FOUND TO BE IN SLIGHTLY POOR
CONDITION AND COULD ALLOW MOISTURE TO ENTER AND CAUSE FUNGUS
DAMAGE.
RECOMMENDATION:
OWNER IS TO EMPLOY CONTRACTOR TO PREP, SEAL AND REVARNISH AS
NEEDED FOR PROPER MOISTURE PROTECTION.

ITEM NO. 4C

FINDING: (SECTION 2)

SIDING WAS FOUND IN EARTH CONTACT OR LACKS PROPER CLEARANCE
AS INDICATED BY 4C ON THE DIAGRAM. THE CONTACT OR LACK OF
PROPER CLEARANCE WAS AT THE FRONT AND OCEAN SIDE .

RECOMMENDATION:

LOWER THE GRADE TO EXPOSE THE FOUNDATION BY AT LEAST (6)
INCHES AND CHECK THE SIDING FOR FURTHER CONDITIONS, IF FOUND,
ISSUE A SUPPLEMENTAL REPORT AND PRICE TO COMPLETE.

ITEM NO. 4D

(Section 2)

FINDING AND
RECOMMENDATION: 4D

FINDING: (SECTION 2)

WATER STAINS NOTED IN CEILING AREA AS INDICATED BY 4D ON THE
DIAGRAM. INSPECTION WAS MADE DURING DRY WEATHER AND
DETERMINATION OF PRESENT LEAKS COULD NOT BE MADE AT THIS TIME.

RECOMMENDATION:

WE RECOMMEND TO EMPLOY A LICENSED ROOFER.

ITEM NO. 4E

(Section 2)

FINDING AND
RECOMMENDATION: 4E

FINDING:[SECTION 2]

DUAL PANE WINDOW SEALS APPARENTLY HAVE FAILED AT WINDOWS AS
INDICATED BY 4E ON THE DIAGRAM. MANY OF THE WINDOW FRAMES
APPEARS WORN AND IN NEED OF REPAIR OR REPLACEMENT.

RECOMMENDATION:

EMPLOY WINDOW FIRM TO INSPECT AND REPAIR OR REPLACE WINDOWS
AS NEEDED.

ITEM NO. 4F

FINDING: (SECTION 2)

TILE FLOOR IS CRACKED AT SLIDING GLASS DOOR AT THE DINING ROOM.
THIS COULD ALLOW MOISTURE TO ENTER.

RECOMMENDATION:

OWNER TO EMPLOY TILE FIRM TO INSTALL NEW OR REPAIR TILES FOR
PROPER MOISTURE PROTECTION.

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ITEM NO. 4G

(Section 2)

FINDING AND
RECOMMENDATION: 4G

FINDING: [SECTION 2]

INSULATION IN THE SUBAREA AS INDICATED BY 4G ON THE DIAGRAM WAS FOUND TO BE FALLING DOWN WHICH BLOCKS PORTION OF THE AIR FLOW VITAL FOR PROPER CROSS VENTILATION. INSULATION HAS BEEN PULLED DOWN BY PAST VERMIN IN THE SUBAREA. SEVERAL OF THE HEATING DUCTS HAVE ALSO BEEN DAMAGED.

RECOMMENDATION:

EMPLOY PROPER FIRM TO REPAIR/REPLACE OR REMOVE INSULATION AS NEEDED TO ALLOW FOR PROPER AIR MOVEMENT. CONTACT HEATING AND AIR FIRM TO REPAIR OR REPLACE DAMAGED DUCTING.

ITEM NO. 4H

FINDING: (SECTION 1)

WOOD BORING BEETLE INFESTATION AS INDICATED BY 4H ON DIAGRAM. THE BEETLES ARE IN JOIST(S), SUBAREA FRAMING AT THE EAST SIDE SUBAREA.

RECOMMENDATION:

WE DO NOT BELIEVE THE INFESTATION EXTENDS UP INTO THE WALL AREAS HOWEVER PER STRUCTURAL PEST CONTROL BOARD, THE MOST ASSURED WAY TO ERADICATE WOOD BORING BEETLES IS TO FUMIGATE THE STRUCTURE WITH A FUMIGANT LETHAL TO WOOD BORING BEETLES. SEE THE OCCUPANTS FUMIGATION NOTICE FOR FURTHER DETAILS REGARDING PREPARATION. THIS COMPANY IS NOT RESPONSIBLE FOR DELAYS OR SCHEDULE CHANGES DUE TO INCLEMENT WEATHER OR OTHER AGENCIES, NOR IS IT RESPONSIBLE FOR DAMAGE TO ROOF OR PLANTS AS A RESULT OF THE FUMIGATION. REFER TO THE OCCUPANT'S FUMIGATION NOTICE/PREPARATION SHEET (SENT SEPARATELY) FOR ADDITIONAL INFORMATION. FUMIGATION IS WARRANTIED FOR TWO YEARS FOR TARGET PEST. NEW COST INCREASES ARE NECESSARY TO OFFSET COST OF USING VIKANE AT INCREASED RATES TO ERADICATE WOOD BORING BEETLES.

AT OWNERS REQUEST WE CAN COMPLETE A SECONDARY METHOD WHICH IS CONSIDERED SUBSTANDARD IN RELATION TO FUMIGATION WHICH IS A TOTAL HOUSE TREATMENT AND ERADICATES WOOD BORING INSECTS IN ALL AREAS. WE WILL REMOVE INSULATION IN THIS PART OF THE SUBAREA AND INJECT EXIT HOLES AND THEN TOPICALLY TREAT ENTIRE AREA WITH TWO COATS OF TIMBOR. OWNER TO UNDERSTAND THAT IF INFESTATION IS IN OTHER AREAS WHICH ARE NOT VISIBLE AT TIME OF INSPECTION, THOSE AREAS WILL NOT BE ERADICATED. COST FOR TIMBOR OPTION IS \$1950.00 AND INCLUDES A ONE YEAR WARRANTY FOR BEETLES IN THE TREATED AREA .

ITEM NO. 4I

NOTE:

NOTE:

PREVIOUS RENOVATIONS WERE NOTED. IT IS THE OWNER'S RESPONSIBILITY TO DISCLOSE ANY DAMAGE DISCOVERED DURING THE RENOVATIONS. REPAIRS TO FLOOR AND JOISTS ALONG THE NORTH EAST APPEAR TO BE BELOW STANDARD AND MAY ALLOW ADVERSE CONDITIONS TO OCCUR IN THE FUTURE. FOR FURTHER INFORMATION , EMPLOY CONTRACTOR TO REMOVE AND REPLACE CORRECTLY OR EMPLOY HOME INSPECTOR FOR FURTHER INFORMATION.

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5. FURTHER INSPECTION

ITEM NO. 5A

FINDING:[SECTION NOT DETERMINED]

SUBAREA WAS FOUND INSULATED AS IS NORMAL WITH NEWER TYPE CONSTRUCTION. THIS MAKES PORTIONS OF THE SUBFLOOR, AND JOISTS INACCESSIBLE FOR VISIBLE INSPECTION. FURTHER INSPECTION COULD BE COMPLETED IF INSULATION IS REMOVED AS NOTED ABOVE.

RECOMMENDATION:

COMPLETE FURTHER INSPECTION AFTER INSULATION HAS BEEN REMOVED .

ITEM NO. 5B

FINDING: (SECTION NOT DETERMINED.)

ATTIC WAS INACCESSIBLE DUE TO ENCLOSED CEILING AS INDICATED BY 5B ON THE DIAGRAM. NO VISIBLE ADVERSE CONDITIONS NOTED ON INTERIOR CEILINGS AT THIS TIME.

RECOMMENDATION:

IF FURTHER INFORMATION IS DESIRED WE RECOMMEND FURTHER INSPECTION AFTER INSPECTION HOLES INSTALLED IN CEILING. EMPLOY ROOFER FOR OTHER INFORMATION REGARDING ROOFING OR CONSTRUCTION.

COMMENTS AND OTHER INFORMATION

"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 the MENDO LAKE TERMITE 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, MENDO LAKE 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."

CALIFORNIA 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 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.

IF WITHIN TWENTY-FOUR HOURS FOLLOWING APPLICATION YOU EXPERIENCE SYMPTOMS SIMILAR TO COMMON SEASONAL ILLNESS COMPARABLE TO THE FLU, CONTACT YOUR PHYSICIAN OR POISON CONTROL CENTER AT: [(415) 428-3240] ALAMEDA [(415) 666-2845] SAN

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FRANCISCO AND YOUR PEST CONTROL OPERATOR IMMEDIATELY. FOR ADDITIONAL INFORMATION CONTACT THE COUNTY HEALTH DEPARTMENT; COUNTY AGRICULTURAL DEPARTMENT AND THE STRUCTURAL PEST CONTROL BOARD, 1422 HOWE AVE., SACRAMENTO, CA. 95825-3280.

IF WE HAVE RECOMMENDED THE USE OF A FUNGICIDE WE WILL USE:

* COPPER NAPHTHENATE - (A/I) Copper Napthenate: 20% - Inert Ingredients: 80%

*TIMBOR---- [Disodium Octaborate Tetrahydrate]
EPA Reg. No. 1624-39

IF WE HAVE RECOMMENDED THE TREATMENT OF SUBTERRANEAN TERMITES WE WILL USE:

* TERMIDOR SC--- fipronil, 5-amino-1-(2,6 dichloro-4-(trifluoromethyl) phenyl)-4-((1,r,s)-(trifluoromethyl)sulfnyl)-1-h-pyrazole-3-carbonitrile
EPA REG. NO. 7969-210

* PREMISE 75---Imidacloprid, 1-[(Chloro-3-pyridinyl)methyl]-N-nitro-2-imidazolidinimine
EPA Reg. No. 3125-455

IF WE HAVE RECOMMENDED THE TREATMENT OF WOOD BORING BEETLES WE WILL USE:

*TIMBOR---- [Disodium Octaborate Tetrahydrate]
EPA Reg. No. 1624-39

IF WE HAVE RECOMMENDED THE TREATMENT OF CARPENTER ANTS WE WILL USE:

* TERMIDOR SC--- fipronil, 5-amino-1-(2,6 dichloro-4-(trifluoromethyl) phenyl)-4-((1,r,s)-(trifluoromethyl)sulfnyl)-1-h-pyrazole-3-carbonitrile
EPA REG. NO. 7969-210

* PHANTOM--
4-bromo-2-(4-chlorophenyl)-1-ethoxymethy-5-(trifluormethyl)-1h-pyrrole-3-carbonitrile
EPA REG. NO. 241-392

FOR FURTHER INFORMATION CONTACT ANY OF THE FOLLOWING:

	COUNTY HEALTH DEPARTMENTS:	CO. AGRICULTURAL COMMSR.:	POISON CONTROL CENTER:
Ukiah	(800) 234-5772	(707) 468-9225	(414)476-6600
San Francisco	(415) 554-2500	(415) 469-6301	(415) 476-6600
San Mateo -	(415) 573-2222	(415) 363-4700	(415) 476-6600
Santa Clara -	(408) 299-5858	(408) 299-2171	(408) 299-5112
Contra Costa -	(510) 646-4416	(510) 646-5250	(510) 646-6600
Alameda -	(510) 522-0889	(510) 670-5232	(800) 523-2222

Mendo Lake Termite

P.O. BOX 510
REDWOOD VALLEY, CA 95470
(707)485-7829 & FAX (707)467-1450



INVOICE

Invoice Number:
111713

Invoice Date:
07/07/2009

Bill To:

LENA HUMBER
314 LANDS END CLOSE
SEA RANCH, CA 95497

Address of Property Inspected:

314 LANDS END CLOSE
SEA RANCH, CA 95497

Invoice Description:

Date of Inspection: 07/07/2009

Termite Inspection Report Fee: \$ 225.00 *(Termite work not included.)*
(PAID CK#1569) Payments: \$ 225.00 Date: 07/07/2009

TOTAL DUE: \$ 0.00

Escrow Number:

Escrow Officer: 60 CB-B

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.



Work Authorization

Prepared by

Mendo Lake Termite

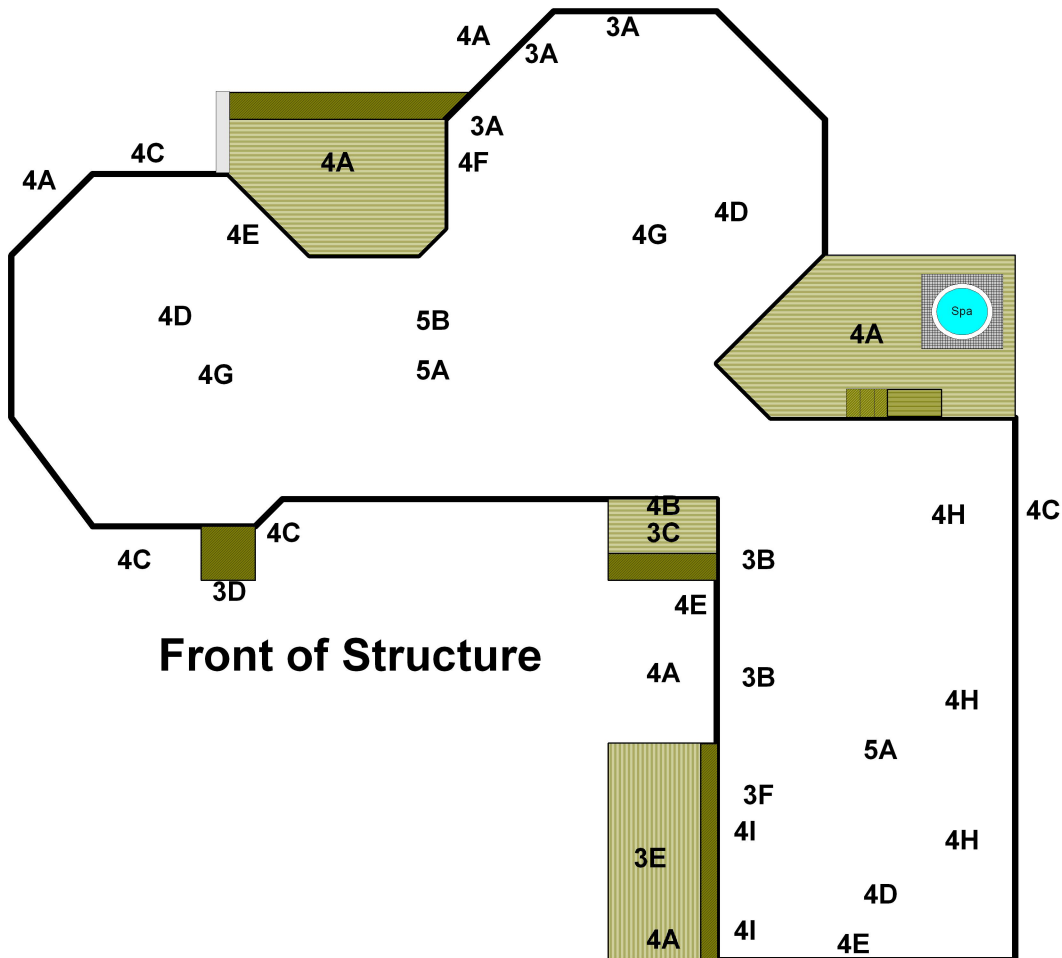
ADDRESS OF PROPERTY INSPECTED

BUILDING NO.	STREET	CITY	ZIP	COUNTY CODE	DATE OF INSPECTION
314	LANDS END CLOSE	SEA RANCH	95497	49	07/07/2009

Ordered by:	Property Owner and/or Party of Interest	Report sent to:
LENA HUMBER	LENA HUMBER	DENNIS SPANEK
314 LANDS END CLOSE	314 LANDS END CLOSE	SPANEK REAL ESTATE
SEA RANCH, CA 95497	SEA RANCH, CA 95497	P.O. BOX 2190
		SARATOGA, CA 95070

An inspection has been made of the structure(s) on the diagram in accordance with the the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

NOTE: If diagram is not displayed here, please see the report.





Work Authorization

Prepared by

Mendo Lake Termite

ADDRESS OF PROPERTY INSPECTED

BUILDING NO.	STREET	CITY	ZIP	COUNTY CODE	DATE OF INSPECTION
314	LANDS END CLOSE	SEA RANCH	95497	49	07/07/2009

Section 1

Further Inspection

3A	=	2100.00	P	5A	=	Further insp needed	P
3B	=	9940.00	P	5B	=	Roofer	P
3C	=	2200.00	P	Further Inspection Totals Total using primary recs \$ 0.00			
3D	=	350.00	P				
3E	=	3600.00	P				
3F	=	1865.00	P				
4H	=	9445.00	P				

Section 1 Totals

Total using primary recs \$ 29500.00

Section 2

4A	=	Appropriate trades	P
4B	=	PAINTING CONTRACTOR	P
4C	=	100.00	P
4D	=	Roofer	P
4E	=	WINDOW OR GLASS FIRM	P
4F	=	TILE FIRM	P
4G	=	Appropriate trades	P

Section 2 Totals

Total using primary recs \$ 100.00

Further Inspection

4I	=	CONTRACTOR	P
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Cost of all Primary Recommendations \$ 29600.00

NOTE: Damage found in Inaccessible Areas may require a Supplemental report and/or Work Authorization, or may require amendments to this Work Authorization.

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Work Authorization

Prepared by

Mendo Lake Termite

ADDRESS OF PROPERTY INSPECTED

BUILDING NO.	STREET	CITY	ZIP	COUNTY CODE	DATE OF INSPECTION
314	LANDS END CLOSE	SEA RANCH	95497	49	07/07/2009

Cost of all Primary Recommendations \$ 29600.00

NOTE: Damage found in Inaccessible Areas may require a Supplemental report and/or Work Authorization, or may require amendments to this Work Authorization.

1. If further inspection is recommended, if additional work is required by any government agency, or if additional damage is discovered while performing the repairs, this company reserves the right to increase prices.
2. In the event that legal action is necessary to enforce the terms of this contract, reasonable attorney's fees may be awarded to the prevailing party.
3. This company will use due caution and diligence in their operations but assume no responsibility for matching existing colors and styles, or for incidental damage to roof coverings, T.V. antennae, solar panels, rain gutters, plant life, or paint. If finish painting is desired, owner or agent is to request this service before work begins, and additional charges will/may apply.
4. This report is limited to the accessible areas shown on the diagram. Please refer to the report for the areas not inspected.
5. If this contract is to be paid out of escrow impound the buyers and sellers agree to provide this company with all escrow billing information required to collect the amount due. The persons signing this contract are responsible for payment, and if the escrow does not close within 30 days after the date of completion of the work agree to pay in full the amount specified in this work authorization agreement.
6. If this agreement includes a charge for opening an area for further inspection, it is for opening the area only and does not include making additional repairs, if needed, nor does it include replacing removed or damaged floor coverings, wall coverings, or painted exposed surfaces unless specifically stated.
7. IF THE CONTRACT PRICE IS \$3000.00 OR MORE, THIS FIRM MUST RECEIVE A DEPOSIT TO COVER THE MATERIAL COSTS. THE BALANCE CAN BE PAID OUT OF AN ESCROW IMPOUND, OR WITHIN 30 DAYS OF COMPLETION BY SIGNE OF CONTRACT, REGARDLESS OF THE STATUS OF THE ESCROW.
8. Fumigations are an exception to the thirty day billing policy. Fumigations are billed immediately following completion and are due within ten days of completion date. If special arrangements are needed regarding payment schedule on fumigations or other work, contact our office before sending contract to finalize payment schedule. PAST DUE ACCOUNT WILL BE BILLED INTEREST AT THE HIGHEST RATE ALLOWED BY LAW.
9. Prices quoted are based on this firm completing all bid items. If less than all items are requested to be completed by this firm, we reserve the right to review and increase price of repairs before starting work.

This company is authorized to perform items: _____

Cost of work authorized: \$ _____

OWNER or OWNER's AGENT:	DATE:
X _____	_____
X _____	_____

Mendo Lake Termite
BY: _____
ESCROW CO: _____
ESCROW NO: _____