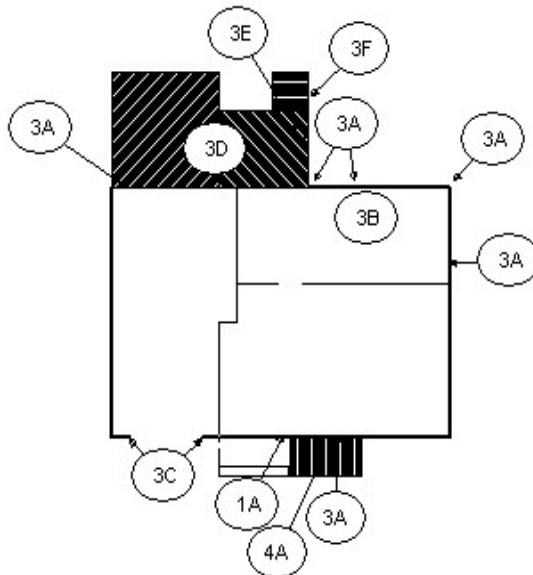


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 944	STREET, CITY, STATE, ZIP Hargus Avenue, Vallejo CA 94591	Date of Inspection 1/15/2009	No. of Pages 7
Fungus Fighters Termite & Construction, Inc. 425 Couch Street, Vallejo, CA 94590 (707) 557-5093 • (510) 222-3955 Fax (707) 557-2551			
Firm Registration No. PR 3640		Report No. 4389	
Ordered By: Hightower Properties 261 Weathermark Court Vallejo, CA 94591 Attn: Thomas Hightower 694-0229 cell		Property Owner/Party of Interest Pritula	
Escrow No. _____ 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: Two story rustic and stucco exterior residence		Inspection Tag Posted: Access 01/15/2009	
		Other Inspection Tags: None Noted	
An inspection has been made to 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 above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.			

NOTE: DIAGRAM NOT TO SCALE



Inspected by Steve R. Gesell License No. FR 12308 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, or (800) 737-8188 or www.pestboard.ca.gov. 43M-41 (Rev. 10/01)

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A. Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These include but are not limited to: inaccessible and/or insulated attics or portions thereof, attics with less than 18" clear crawl space, furnished interiors, floors beneath coverings, window coverings, areas behind or below kitchen and laundry appliances, closets, base of vanities and cabinets unless emptied prior to inspection. These areas, as well as the interior of hollow walls, stall showers over finished ceilings, such structural segments as porte cochere, enclosed bay windows, buttresses, and similar areas to which there is no access without defacing or tearing out lumber, masonry, or finished work is considered inaccessible and was not inspected due to excessive cost factor. Unless otherwise specified in this report, we do not inspect fences, dog houses or wood retaining walls. We assume no responsibility for damages undetected due to inaccessibility or non-disclosure by owner/agent/tenant.

B. Slab floor construction has become more prevalent in recent years. Floor coverings may conceal cracks in the slab that will allow infestation to enter. Infestations in the walls may be concealed by plaster so that a diligent inspection may not disclose the true condition. These areas are not practical to inspect because of health hazards or damage to the structure. They were not inspected unless described in this report. We recommend further inspection if there are any questions about the above noted areas. Ref: Structural Pest Control Act, Article 6, Section 8516(b), Paragraph 1990.1991.

C. Second story stall showers are inspected but not water tested unless there is evidence of leaks in the ceiling below. Ref: Structural Pest Control Rules & Regulations, Section 8516(g). Sunken or below grade showers or tubs are not water tested due to their construction.

D. 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.

E. Owner/agent/tenant acknowledges and agrees that inspection of the premises will not include any type of inspection for the presence or non-presence of asbestos and that this report will not include any findings or opinions regarding the presence or non-presence of asbestos in, upon or about the premises. We recommend that you contact a contractor specifically licensed to engage in asbestos related work. Further, should we discover the presence of asbestos during our inspection of the premises or should our inspection of the premises cause a release of asbestos dust or particles, owner/agent/tenant shall be solely responsible for the cleanup, removal and disposal of the asbestos and the cost thereof. Owner/agent/tenant hereby agrees to waive any and all claims against Fungus Fighters which are in any way related to the presence of asbestos on the premises and further agrees to waive any and all claims against Fungus Fighters which are in any way related to the presence of asbestos on the premises and further agrees to indemnify and hold Fungus Fighters harmless from any and all claims of any nature asserted by a third party, including Fungus Fighters employees, which is in way related to the presence of asbestos on the premises.

F. A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying insects or organisms in visible and accessible areas on the date of inspection and contains our recommendations for correcting any infestation, infections or conditions found. The contents of the Wood Destroying Pest & Organism Inspection Report are governed by the Structural Pest Control Act and its Rules & Regulations.

Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information about any such defects as they are not within the scope of the license of the inspector or the company issuing this report.

G. "This company will re-inspect 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 re-inspection. The re-inspection must be done within ten working days of request. This company may re-inspect but may not certify to chemical treatment not performed by this company. The re-inspection is a visual inspection and if inspection of concealed areas are desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs."

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Only a licensed pest control firm may apply any chemical for the treatment of wood destroying organisms including fungicides (for exemptions see Section 8555 of the Business & Professional Code, Division 3).

Fungus Fighters is not responsible nor gives any guarantees regarding workmanship or material completed by others, recommended or not. It should be understood that if others perform work based on our report and need a clearance, it may be necessary for us to check the work at different stages in order to give a clearance. Fungus Fighters should be contacted before any work is started to see if more than one trip is necessary to obtain a clearance.

H. During the course of/ or after opening walls or any previously inaccessible areas, should any further damage or infestation be found, a supplemental report will be issued. Any work completed in these areas would be at the Owners' direction and additional expense. Unless otherwise noted, if carpeting or roofing is disturbed during the course of repairs it will not be repaired/replaced by Fungus Fighters. We assume no responsibility for damage to any plumbing, gas or electrical lines, etc., in the process of pressure treatment of concrete slabs or replacement of concrete or structural timbers. Fungus Fighters will not be responsible for any additional work, alterations or changes required by the local building department other than specified in our report. Fungus Fighters will give an estimate for additional repairs if requested by the Owner.

I. Fungus Fighters guarantees chemical treatment in the area treated for one year from the date of completion. Pest repairs for two years from the date of completion excluding caulking, sealing, regrouting, roofing, plumbing, leaks, and/or other mechanical failure. Caulking, sealing and regrouting are guaranteed for thirty days from the date of completion. Plumbing and other mechanical repairs are guaranteed for ninety days from the date of completion. All estimates are based on Fungus Fighters doing the repairs at all items. If work is requested on individual items only, we reserve the right to increase our bid on each individual item.

J. "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 the right to seek a second opinion from another company."

K. 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.

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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 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.

Subterranean Termites:

- ITEM 1A FINDING 1A: Old subterranean termite damage was noted to the downstairs door casing in this area. No active infestation was noted.
RECOMMENDATION: Replace the damaged door casing as needed. If not using pre-primed material, apply one coat of white primer to the new material. NOTE: No chemical treatment is needed at this time.
***** This is a Section 1 Item *****

Fungus/Dryrot:

- ITEM 3A FINDING 3A: Fungus damage was noted to the eaves, rafters and fascia boards in these areas.
RECOMMENDATION: Repair as necessary and apply one coat of white primer only. If a roof warranty is desired, we advise further inspection by a licensed roofer. *NOTE: REPAIRS AT THIS ITEM MAY DISTURB THE ROOF. IT IS THE OWNERS RESPONSIBILITY TO OBTAIN THE SERVICES OF A LICENSED ROOFER TO REPAIR THE ROOF COVERING AFTER COMPLETION OF THIS ITEM.* NOTE: During the course of repairs which opens walls or any other previously inaccessible and/or concealed areas, should any further damage or infestation be found, a supplemental report will issued. Any work completed in these areas would be at the owner's direction, and at an additional expense. NOTE: IT WILL BE NECESSARY TO REMOVE AND REINSTALL THE EXISTING GUTTERS IN THESE AREAS TO COMPLETE REPAIRS. IT IS THE OWNERS RESPONSIBILITY TO HAVE THE GUTTERS REMOVED AND REINSTALLED AFTER COMPLETION OF THE REPAIRS.
***** This is a Section 1 Item *****
- ITEM 3B FINDING 3B: Surface fungus was noted on the subfloor beneath the bathroom.
RECOMMENDATION: Scrape and treat the infected wood members with TIM-BOR, a registered fungicide, in accordance with the manufacturer's label.
***** This is a Section 1 Item *****
- ITEM 3C FINDING 3C: Fungus has damaged the upper and lower garage door jambs.
RECOMMENDATION: Remove the damaged upper and lower garage door jambs for further inspection. If no further damage is exposed, replace with new material. If not using pre-primed material, apply one coat of white primer only.
***** This is a Section 1 Item *****

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Fungus/Dryrot:

- ITEM 3D FINDING 3D: Fungus damage was noted to the decking and framing at the rear deck.
RECOMMENDATION: Replace the damaged wood members as needed. This estimate does not include any painting.
***** This is a Section 1 Item *****
- ITEM 3E FINDING 3E: Fungus damage was noted to the 4x4 post in this area.
RECOMMENDATION: Replace the damaged post as needed. This estimate does not include any painting.
***** This is a Section 1 Item *****
- ITEM 3F FINDING 3F: Fungus damage was noted to the step jack at the rear deck.
RECOMMENDATION: Replace the damaged step jack as needed. This estimate does not include any painting.
***** This is a Section 1 Item *****

Other Findings:

- ITEM 4A FINDING 4A: Cellulose debris was noted beneath the front steps.
RECOMMENDATION: Remove the cellulose debris of a rakable size from beneath the front steps and dispose of.
***** This is a Section 2 Item *****

GENERAL INFORMATION ITEMS

NOTE: A large portion of the structure is of concrete slab. All walls are sealed to inspection. We noted no indication of infestation or infection. Opening the walls for further inspection would appear impractical at this time.

NOTE: Past evidence of subterranean termites were noted in the subarea. Since no active infestation was noted at this time, no chemical treatment is recommended. We suggest periodic inspection of this area.

NOTE: Foundation cracks were noted. This does not appear to be a structural pest control problem. If the owner or interested party wishes further representations, we suggest they contact the proper trade.

NOTE: The buttress walls appear to be on elevated concrete footings. The inner framing of the walls was inaccessible to inspection due to these areas being sealed. If the owner or interested party wishes further representations in these areas, test openings would have to be made for further inspection. This would be upon request and at an additional charge.

NOTE: A physical inspection of the attic was not performed due to possible ceiling damage. Visual inspection from the access did not reveal any infestation or infection. If the owner or interested party wishes further representation in this area, a written damage waiver would have to be received. This would be done upon request and at an additional charge. The exterior of the roof was not inspected unless otherwise noted. If a roof warranty is desired we advise further inspection by a licensed roofer.

NOTE: All walls of the garage are sealed to inspection. No indication of infestation or infection was noted at visible surface areas. If the owner or interested party wishes further representations in this area, test openings would have to be made and a further inspection performed. This would be done upon request and at an additional charge.

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NOTE: Cracks and/or missing stucco were noted at several areas of the structure. No visible signs of water intrusion were noted at this time. The owner is advised to patch the stucco to prevent future problems.

NOTE: The exterior wood work is in a weathered condition. No visible signs of infestation or infection were noted at the time of this inspection. We suggest the owner keep the exterior wood work sealed and painted as part of proper homeowner maintenance.

NOTE: The exterior surface of the roof will not be inspected. If you want the water tightness of the roof determined, you should contact a roofing contractor who is licensed by the Contractors State License Board.

NOTE: The stucco siding extends beneath the outside grade level creating and/or providing possible points of entry for wood destroying organisms behind the stucco into the inner framing of the structure. No evidence of active infestation or infection was noted at the time of this inspection as a result of this condition. However, periodic inspection of these areas is advised.

"There may be health related issues associated with the findings reflected in this report. We are not qualified to and do not render an opinion concerning any such health issues. The inspection reflected by this report was limited to the visible and accessible areas only. Questions concerning health related issues, which may be associated with the findings or recommendations reflected in this report, the presence of mold, the release of mold spores concerning indoor air quality should be directed to a Certified Industrial Hygienist."

NOTE: It is the opinion of this inspector that a building permit is required for repairs.

FUNGUS FIGHTERS WILL NOT BE RESPONSIBLE FOR ANY ADDITIONAL WORK, ALTERATIONS OR CHANGES REQUIRED BY LOCAL BUILDING DEPARTMENT OTHER THAN SPECIFIED IN OUR REPORT. FUNGUS FIGHTERS WILL GIVE AN ESTIMATE FOR ANY ADDITIONAL REPAIRS REQUESTED BY THE OWNER.

INSPECTION FEE: PAID

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OCCUPANTS CHEMICAL NOTICE

"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 upon the degree of exposure, so exposure should be minimized."

"If within 24 hours following application you experience symptoms of dizziness, headache, nausea, reduced awareness, slowed movement, garbled speech or difficulty in breathing, leave the structure immediately and seek medical attention by contacting your physician or poison control center and your pest control company immediately". The warning agent, chloropicrin, can cause symptoms of tearing, respiratory distress, and vomiting. Entry into the space during FUMIGATION can be fatal.

For further information, contact any of the following:

- Fungus Fighters (707) 557-5093
- or (510) 222-3955
- Environmental Health Services
- Contra Costa County (925) 646-2681
- Solano County (707) 521-6770
- Napa County (707) 253-4471
- County Agricultural Commissioner
- Contra Costa County (925) 646-5250
- Solano County (707) 421-7465
- Napa County (707) 253-4357
- Poison Control Center (800) 222-1222
- Structural Pest Control Board (916) 561-8708
- 2005 Evergreen Street, Suite 1500, Sacramento, CA 95815-3831

The pest (s) to be controlled:

- Subterranean Termites Fungus or Dry Rot Beetles
- Dry Wood Termites Other

The pesticide (s) proposed to be used and the active ingredient (s).

- Demon TC: Active ingredient Cypermethrin 25.3%
- Tim-bor: Active ingredient Disodium octaborate tetrahydrate 98%
- Termidor SC: Active ingredient Fipronil 9.1%
- Other: