

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 2800	Street COURTLAND DRIVE	City CONCORD	Zip 94518	Date of Inspection 10/4/05	Number of Pages 5
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Tom Maduell's Altamont Termite 1264 Belmont Ct. Tracy CA 95377 Tel 925-463-1188/209-836-8999 Fax 925-463-1189/209-836-8931	Report # : 9056 Registration # : PR 3044 Escrow # : 0626006610
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Ordered by: KATRINA EDWARDS TRIUMPH PROPERTY SERVICES 3101 MIDDLEFIELD RD STE #2 PALO ALTO CA 94306	Property Owner and/or Party of Interest: UNKNOWN 2800 COURTLAND DRIVE Concord CA 94518 NO REQUEST	Report sent to: JACKIE GORDON OLD REPUBLIC TITLE 361 LYTTON AVE STE # 100 PALO ALTO CA 93401
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COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

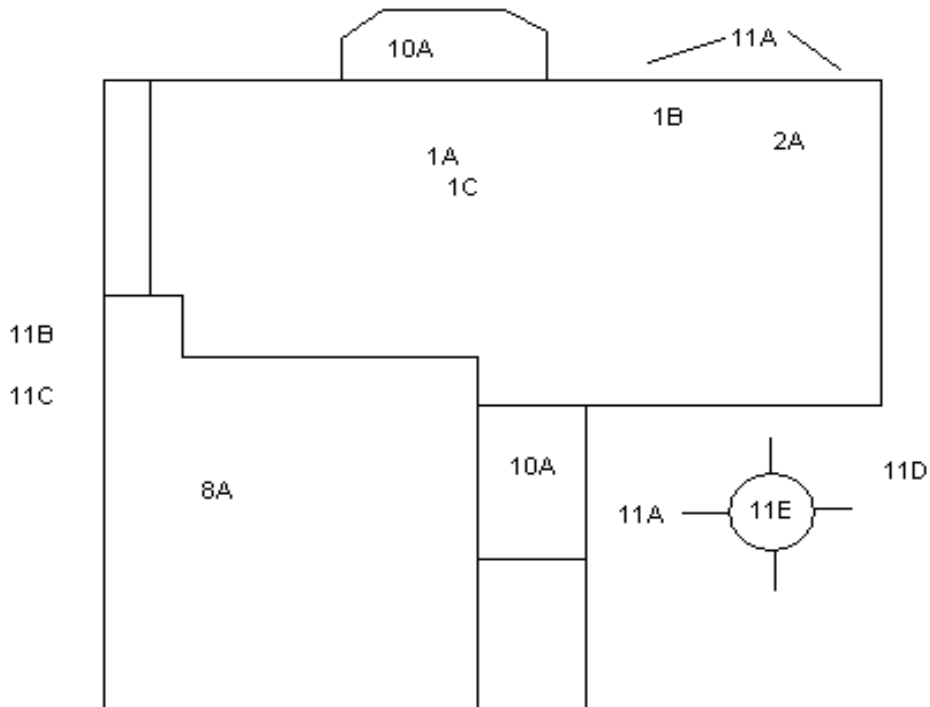
GENERAL DESCRIPTION: SINGLE FAMILY DWELLING	Inspection Tag Posted: SUBAREA
	Other Tags Posted: GARDER TEST 9-18-03

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
 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.

DAIGRAM NOT TO SCALE



Inspected By: TOM MADUELL State License No. OPR 6763 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, 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

Tom Maduell's Altamont Termite

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2800	COURTLAND DRIVE	CONCORD	CA	94518
Address of Property Inspected		City	State	Zip
N/A	10/4/05	9056	0626006610	
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.

All pesticides and fungicides must be applied by a state certified applicator and in accordance with the manufacturer's label requirements.

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.

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 infestation, termite damage, etc.) However, recommendations to correct these findings may vary from company to company.

Tom Maduell's Altamont Termite

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SECTION 1 CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION.

SECTION 2 ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

SECTION UNKNOWN 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 1 OR SECTION 2.

THIS REPORT IS LIMITED TO THE MAIN STRUCTURE ONLY AND DOES NOT INCLUDE ANY WOOD DECKS OR OVERHANGS PER REQUEST OF OWNER'S AGENT.

FINDINGS AND RECOMMENDATIONS:

SUBSTRUCTURE:

1A)FINDING: Surface fungus was found on subfloor under water heater.

RECOMMENDATION: Scrape and treat the surface fungus with Timbor (Disodium Octaborate Tetrahydrate). SECTION 1

1B)FINDING: Surface fungus was found on mud sill.

RECOMMENDATION: Scrape and treat the surface fungus with Timbor (Disodium Octaborate Tetrahydrate). SECTION 1

1C)FINDING: Fungus damage was found in the particle board at water heater closet.

RECOMMENDATION: Replace the fungus damaged particle board at water heater closet with new material. SECTION 1

SHOWERS AND BATHS:

2A)FINDING: Water failure at the tub shower has caused fungus growth in the backer material.

RECOMMENDATION: Strip out existing tub shower walls and backing material and replace any damaged framing. Install new standard grade ceramic tile walls. NOTE: If plumbing repairs are deemed necessary during the course of this repair, we will issue a supplemental bid. SECTION 1

GARAGE:

8A)FINDING: Storage in the garage limited our inspection.

RECOMMENDATION: Further inspect garage when storage is removed and issue a supplemental report with findings and recommendations. SECTION UNKNOWN

Tom Maduell's Altamont Termite

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INTERIOR:

10A) FINDING: Area beneath room addition is inaccessible for inspection.

RECOMMENDATION: Open this area and further inspect. SECTION UNKNOWN

EXTERIOR:

11A) FINDING: Fungus damage was found in the fascia.

RECOMMENDATION: Replace the fungus damaged fascia with new material. SECTION 1

11B) FINDING: Fungus damage was found in the door.

RECOMMENDATION: Replace the fungus damaged door with new material. SECTION 1

11C) FINDING: Fungus damage was found in the siding.

RECOMMENDATION: Replace the fungus damaged siding with new material. SECTION 1

11D) FINDING: Fascia at front right corner is separating.

RECOMMENDATION: Resecure this corner. SECTION 2

11E) FINDING: Gutter leaks were noted.

RECOMMENDATION: Others to repair. SECTION 2

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OCCUPANTS CHEMICAL NOTICE

Tom Maduell's Altamont Termite will be using the pesticide chemical(s) indicated below for the control of wood destroying pests or organisms in location(s) identified in our report.

1) PEST TO BE CONTROLLED

SUBTERRANEAN TERMITES DRYWOOD TERMITES
 BEETLES FUNGUS or DRYROT OTHER

2) PESTICIDE CHEMICAL TO BE USED

TIMBOR (Disodium Octaborate Tetrahydrate) VIKANE (Sulfuryl Floride)
 TERMIDOR (Fipronil) PREMISE (Imidacloprid)
 FIRSTLINE TERMITE BAIT (Sulfluramid) PRESSURE-TREATED WOOD (Coppernaphthenate)

3) 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 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 similar to common seasonal illness comparable to the flu, contact your physician or poison control center (1-800-523-2222) and your pest control operator immediately.

FOR FURTHER INFORMATION, CONTACT ANY OF THE FOLLOWING:

ALTAMONT TERMITE.....925-463-1188
ALAMEDA COUNTY HEALTH DEPARTMENT.....925-268-2722
CONTRA COSTA COUNTY HEALTH DEPARTMENT.....925-313-6710

FOR APPLICATION INFORMATION, CONTACT ANY OF THE FOLLOWING:

ALAMEDA COUNTY AGRICULTURAL COMMISSIONER.....925-447-0461
CONTRA COSTA COUNTY AGRICULTURAL COMMISSIONER.....925-646-5250
SANTA CLARA COUNTY AGRICULTURAL COMMISSIONER.....408-779-2255
STANISLAUS COUNTY AGRICULTURAL COMMISSIONER.....209-525-4730
STRUCTURAL PEST CONTROL BOARD.....800-737-8188

Persons with respiratory or allergic conditions, or others who may be concerned about their health relative to this chemical treatment, should contact their physician concerning occupancy during or after chemical treatment prior to signing this notice.

NO CHEMICAL APPLICATION WILL BE PERFORMED UNTIL THIS NOTICE IS SIGNED AND RETURNED.

HAVING READ AND UNDERSTOOD THIS NOTICE, I, THE UNDERSIGNED, DO FULLY ACCEPT RESPONSIBILITY FOR ALL THE AFORMENTIONED.

X _____
OWNER/OCCUPANT

DATE

Tom Maduell's Altamont Termite

1264 Belmont Ct.

Tracy CA 95377

Tel 925-463-1188/209-836-8999 Fax 925-463-1189/209-836-8931

AGREEMENT

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

Address of Property: 2800 COURTLAND DRIVE

City: CONCORD

State/Zip: CA 94518

The inspection report of the company dated, 10/4/05 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 operator 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 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 contractor 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". General 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 1

1A)\$195.00
1B)\$140.00
1C)\$90.00
2A)\$1,985.00
11A)\$700.00
11B)\$290.00
11C)\$425.00

SUB TOTAL \$3,825.00

\$350.00 DICOUNT IF ALL SECTION 1 WORK IS ORDERED. TOTAL \$3,475.00

SECTION 2

11D)\$195.00
11E) OTHERS TO DO

SECTION UNKNOWN

8A)\$110.00
10A) TIME & MATERIAL

Property Owner:

Date:

Alta Mont Termite:

Date:

Escrow #: 0626006610

Owner's Agent:

Date:

Report #: 9056

INVOICE / STATEMENT

Tom Maduell's Altamont Termite

1264 Belmont Ct.
Tracy CA 95377

Tel 925-463-1188/209-836-8999 Fax 925-463-1189/209-836-8931

Date: 10/5/05

Report Number: 9056

Invoice Number: 056579

Escrow Number: 0626006610

Bill To: JACKIE GORDON
OLD REPUBLIC TITLE
361 LYTTON AVE STE # 100
PALO ALTO CA 93401

Property UNKNOWN
Inspected: 2800 COURTLAND DRIVE

CONCORD CA 94518

Inspection Amount: \$200.00
Other Amount: \$0.00

Invoice Total: \$200.00

Payments: \$0.00
Additional Charge: \$0.00

Total Due: \$200.00

Description of Service

TERMITE INSPECTION

PAYMENT DUE UPON 30 DAYS OF RECEIPT

RETAIN THIS COPY FOR YOUR RECORDS

THANK YOU FOR YOUR BUSINESS

CUT HERE

CUT HERE

CUT HERE

INVOICE / STATEMENT

Tom Maduell's Altamont Termite

1264 Belmont Ct.
Tracy CA 95377

Tel 925-463-1188/209-836-8999 Fax 925-463-1189/209-836-8931

Date: 10/5/05

Report Number: 9056

Invoice Number: 056579

Escrow Number: 0626006610

Bill To: JACKIE GORDON
OLD REPUBLIC TITLE
361 LYTTON AVE STE # 100
PALO ALTO CA 93401

Property UNKNOWN
Inspected: 2800 COURTLAND DRIVE

CONCORD CA 94518

Inspection Amount: \$200.00
Other Amount: \$0.00

Invoice Total: \$200.00

Payments: \$0.00
Additional Charge: \$0.00

Total Due: \$200.00

Description of Service

TERMITE INSPECTION

PAYMENT DUE UPON 30 DAYS OF RECEIPT

RETURN THIS COPY WITH REMITTANCE

THANK YOU FOR YOUR BUSINESS