

339 Sonora Drive, San Mateo

Reports and Disclosures from 2011 purchase

2010 Real Estate Transfer Disclosure

2010 PRDS Supplemental Sellers Checklist

A&R Termite report 10/12/10

Franz Termite report 11/4/2010

REIG Inspection report 2/3/2011

REIG Inspection report 11/9/2010

Peninsula Home Inspection report 2/19/2009

Dean Designs report 2/11/2011

Inspector Flue-Seau report 2/8/2011

Acknowledged and received:

Buyer _____

Buyer _____

Seller _____

Seller _____



www.prdsforms.com

PRDS® SUPPLEMENTAL SELLER'S CHECKLIST

Supplement to Transfer Disclosure Statement

Revision Date 8/07



Property: 339 Sonora Dr. San Mateo, CA 94402

Date: 10/10/10

THE INFORMATION ENTERED ON THIS FORM IS PROVIDED BY SELLER ONLY. (AGENTS' DISCLOSURES ARE PROVIDED ELSEWHERE.) THIS DOCUMENT IS SOLELY A SUPPLEMENTAL DISCLOSURE; IT IS NOT, AND SHALL NOT BE DEEMED TO CONSTITUTE, ANY PART OF THE RELATED PURCHASE CONTRACT.

CAUTION TO SELLER: California law requires that you disclose to a Buyer all material facts, of which you are aware or reasonably should be aware, bearing on the value or desirability of the Property. This supplemental form serves as an additional checklist intended to aid you in identifying, recalling and disclosing such material facts (including negative conditions that arose during prior ownerships). If you are in doubt as to whether a condition constitutes a "defect," it is always prudent to disclose and explain rather than remain silent. Full disclosure of material facts reduces the risk of subsequent disputes, claims and litigation regarding the Property. Please be aware of your obligation as Seller to be alert to and to disclose problems and defects known by you to exist, even where they are not included in this checklist.

CAUTION TO BUYER: California law requires that you exercise reasonable care in investigating the Property and that you take account of facts that are disclosed or otherwise known to you or which are within your diligent attention and observation. You are strongly urged to thoroughly inspect the Property and surrounding neighborhood, carefully read and assess all disclosures and inspection reports (carefully considering inspectors recommendations of additional, specialized inspections) and to ask questions and make additional inquiries of others, including inspection professionals, that you, as Buyer, feel important. Factors relating to the Property and/or the neighborhood may affect you quite differently (positively or negatively) than they do the Sellers, whose perceptions are inevitably subjective. A property or neighborhood condition that is entirely satisfactory to a Seller might be regarded by a Buyer as an annoyance or a nuisance. Understand that this and other Seller disclosures typically reflect a Seller's non-expert, subjective perceptions of the Property, and that items noted on this form reflect only those conditions of which Seller is aware. This list almost certainly does not account for each and every possible defect, and Seller's lack of awareness of a problem does not mean that none exists.

RESPOND TO EACH AND EVERY ONE OF THE FOLLOWING ITEMS.

Answer **YES** to any of the items if you are aware of any negative condition or circumstance, **whether past or present, and whether or not previously repaired**, relating to that item. Whenever an item is checked "YES", explain underlying facts in detail on the lines at the end of the relevant category. (If necessary, use additional pages.)

1. GENERAL PROPERTY INFORMATION:

- a) Approximate lot size: 6,955 sq ft ☐ UNKNOWN Source: Assessor
- b) Approximate house square footage: 2,650 sq ft ☐ UNKNOWN Source: Vendor
- c) Approximate age of the house: 70 years ☐ UNKNOWN Source: Appraiser
- d) Number of years you have owned the Property: 1 yr 6 months Lived in the Property: 1 year 6 months

2. ALTERATIONS: Account for all additions, remodeling, repairs and alterations done by you (and those done, to your knowledge, by prior owners or any other person).

Nature of Work	Approximate Completion Date	Seller has Permit Documentation ⁽¹⁾ (Complete or Otherwise)	Seller has Other Documentation
a) <u>Exterior Painted; new window treatments</u>	<u>2006, August 2009</u>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b) <u>Rear property line fence, deck imp.</u>	<u>August 2009</u>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c) <u>Addition (kitchen, fam room, 2 br, one bath)</u>	<u>1991</u>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
d) <u>Kitchen, Family Room, 1/2 bath remodel</u>	<u>2008, 2009</u>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
e) <u>Resurface h/w floors</u>	<u>2008, 2009</u>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
f) <u>Improve sprinkler system</u>	<u>2003, 2006</u>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g) <u>New garage door</u>	<u>2005</u>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

⁽¹⁾ For example: copies of permits (including "final" permit sign-offs), inspection reports and worksheets, bids and plans

New carpet, window treatments
Painted interior
Landscaping

Seller's Initials (SA) ()

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2004 No No
2004, 2008, 2009 No No
1991, 2003 No No
Buyer's Initials (AM) ()

Answer each of the following questions.

Answer **YES** to any of the items if you are aware of any negative condition or circumstance, **whether past or present, and whether or not previously repaired**, relating to that item. Whenever an item is checked "YES", explain underlying facts in detail on the lines at the end of the relevant category. (If necessary, use additional pages.)

3. FOUNDATION/BASEMENT/CRAWL SPACE/SOILS/RETAINING WALLS/CHIMNEY

YES NO

- a) Are you aware of any cracks, patches or repairs in the foundation, retaining walls or any other part of the structure? ☒ ☒
- b) Are you aware of any past or present soils problems, such as settlement, movement, cracking, slippage or instability at the Property or any neighboring properties? ☐ ☒
- c) Are you aware of any past or present settlement, movement, cracking, bowing, tilting, rotation or deterioration of foundation members, retaining walls or other structural elements at the Property or any neighboring properties? ☐ ☒
- d) Are you aware of any settlement, movement, cracking, shifting, separation or sub-surface erosion as to walkways, patios, swimming pool or other decking, or any other pavement or hardscape? ☐ ☒
- e) Are you aware of any missing bricks, gaps in the chimney flue, hearth or other part of the fireplace or chimney structure, or any other defect, deficiency, fire-safety hazard or structural or other problems relating to the chimney? ☐ ☐
- f) To your knowledge, has any landfill, grading, "cut and fill", compaction or other soils work taken place at the Property? ☐ ☒

Explanations (If "yes" is checked on any of the above, please explain below):

a) As per previous owner

4. INTERIOR SURFACES/ELEMENTS

YES NO

- a) Are you aware of any interior cracks (e.g., in ceiling, walls, around windows, etc.)? ☐ ☒
- b) Are you aware of any patching or repair of any interior cracks? ☐ ☒
- c) Are you aware of any squeaking, sloping or out-of-level floors? ☒ ☐
- d) Are you aware of any stains, scratches, warping, cupping, chipping, cracking, sponginess, water damage or other defects relating to hardwood (or other wood), tile, linoleum or any other flooring surface? ☐ ☒
- e) Are you aware of any windows that stick or bind, that fail to either latch, open or close with relative ease, or that otherwise fail to operate properly (whether continuously or seasonally)? ☒ ☐
- f) Are you aware of any glass in any interior or exterior door (including shower door) or interior or exterior window that is not "safety glass"? ☒ ☐
- g) Are you aware of any doors that stick or bind, are out of plumb, fail to open or close with relative ease, or that otherwise fail to operate properly (whether continuously or seasonally)? ☐ ☒
- h) Are you aware of any defect (including seal failure) regarding any dual-pane or thermo-pane windows? ☐ ☒
- i) Are you aware of any damage or defect (e.g., stains, spots, tears or odors) regarding any installed carpeting? ☐ ☒
- j) Are you aware of any damage or defect (e.g., stains, spots, tears, odors and/or malfunctions) regarding any existing window coverings? ☐ ☒

Explanations (If "yes" is checked on any of the above, please explain below):

Half bath floor board warped, 1 window in OR, 1 in LR and 1 BR

1) Shower door up stairs

5. SURFACE/SUB-SURFACE WATER/MOISTURE CONTROL

YES NO

- a) To your knowledge, does there presently exist, or are you aware of any history of, any standing or ponding water or periodic or persistent dampness or moisture, in any sub-areas or elsewhere on the Property? ☐ ☒
- b) Are you aware of any past or present flooding (even minor water intrusion) into the garage, basement or sub-areas? ☐ ☒
- c) To your knowledge, has any other part of the Property suffered any flooding or drainage problems? ☐ ☒
- d) To your knowledge, have any drainage systems (e.g., french drains, curtain drains), sump pumps, fans, or dry wells ever been installed at the Property? ☒ ☒
- e) To your knowledge, does a spring, high water table, sub-surface stream or aquifer, or any other natural source of water, exist on, or affect, the Property? ☐ ☒

Explanations (If "yes" is checked on any of the above, please explain below):

d) French drain in front of garage - per previous owner

6. ROOF/GUTTERS/SIDING

YES NO

- a) To your knowledge, have there been any blockages or other failures of downspouts, gutters, fixed or imbedded gutter extensions or storm drains? ☐ ☒
- b) Are you aware of the occurrence of any past or present leaks from or through roof, siding, windows, skylights, gutters, downspouts, eaves, awnings or other areas? ☐ ☒

Seller's Initials (SA) ()

Buyer's Initials (M) ()

Answer each of the following questions.

Answer **YES** to any of the items if you are aware of any negative condition or circumstance, whether past or present, and whether or not previously repaired, relating to that item. Whenever an item is checked "YES", explain underlying facts in detail on the lines at the end of the relevant category. (If necessary, use additional pages.)

ROOF/GUTTERS/SIDING (continued)

YES NO

- c) To your knowledge, has any roof repair, restoration, replacement (full or partial) or other work been undertaken? ☐ YES ☒ NO

Explanations (If "yes" is checked on any of the above, please explain below):

7. HEATING SYSTEM/AIR CONDITIONING

YES NO

- a) Describe the type of heating system in the Property. (If there are multiple systems, account for each throughout this Paragraph 7.) Central gas forced air
- b) Have you encountered, or are you aware of, any problems with any aspect of the heating system? ☐ YES ☒ NO
- c) Are any bedrooms or other major rooms not directly served by a heating duct? ☐ YES ☒ NO
(If yes, which rooms?)
- d) What is the approximate age of the heating system? 19 years
- e) When was the heating system last serviced, and by whom? Don't know
- f) Does the Property have a central air conditioning system? (If there are multiple systems, account for each with respect to all issues and inquiries raised by this Paragraph 7.) ☐ YES ☒ NO
- g) Have you ever encountered, or are you aware of, any problems with, any aspect of the air conditioning system? ☐ YES ☒ NO
- h) What is the approximate age of the air conditioning system? N/A years
- i) When was the air conditioning system last serviced, and by whom? N/A
- j) If the Property is served by propane, are you aware of any past or present problems with that system? ☐ YES ☒ NO
- k) Are you aware as to whether the central air conditioning (if any) or the furnace at the Property has been installed or replaced since October 1, 2005? (Note: such installation or replacement may trigger a requirement for testing/repair of ductwork in homes situated in certain non-coastal climates. Most residential areas of the San Francisco Peninsula are exempt from compliance. For more exact information regarding areas affected, go to www.energy.ca.gov) ☐ YES ☒ NO

Explanations (If "yes" is checked on any of the above, please explain below):

8. ELECTRICAL FIXTURES/APPLIANCES

YES NO

- a) To your knowledge, have any electrical fixtures, devices or installed appliances (including, e.g., central vacuum, instant hot water) ever failed to perform properly or have any undergone repairs? ☐ YES ☒ NO
- b) To your knowledge, do lights ever dim, e.g., during use of multiple appliances? ☐ YES ☒ NO
- c) To your knowledge, has the electrical system encountered any blown fuses, tripped circuit breakers or any other problem, or undergone any repair or modification? ☐ YES ☒ NO
- d) Have you yourself, or has any unlicensed worker or contractor, undertaken any electrical repair, wiring, installation or other electrical work at the Property? ☐ YES ☒ NO

Explanations (If "yes" is checked on any of the above, please explain below):

9. ELECTRONICS/NETWORKS/TELEPHONE DEVICES AND SYSTEMS

YES NO

- a) Does the Property have a television antenna? ☐ YES ☐ NO
- b) Are cable television lines presently installed and hooked up to a cable television service provider? ☒ YES ☐ NO
- c) If cable television is not presently set up at the Property, are you aware of the availability of cable television service at your Property? N/A ☐ YES ☐ NO
- d) Is a satellite receiver (or "dish") affixed to and wired into the Property? ☐ YES ☒ NO
If yes, it is ☐ Leased ☐ Owned by Seller
- e) Do any abandoned or unused cable or satellite systems remain at the Property? ☐ YES ☒ NO
- f) Are you aware of any interference to your television, radio, etc., from neighboring transmitters, ham radio operators or other sources? ☐ YES ☒ NO
- g) Are you aware of any cell phone reception or transmission problems at the Property? ☐ YES ☒ NO
- h) How many individual telephone lines (separate telephone numbers) are wired into the Property? 1
- i) Is the Property wired and equipped with an integrated telephone system(s) (e.g., systems incorporating telephone, intercom, radio, other functions)? ☐ YES ☒ NO

Answer each of the following questions.

Answer YES to any of the items if you are aware of any negative condition or circumstance, whether past or present, and whether or not previously repaired, relating to that item. Whenever an item is checked "YES", explain underlying facts in detail on the lines at the end of the relevant category. (If necessary, use additional pages.)

ELECTRONICS/NETWORKS/TELEPHONE DEVICES AND SYSTEMS (continued)

YES NO

- j) Is the Property wired and equipped for high-speed internet service? ☒ YES ☐ NO
 If yes, who is the current provider? COMCAST
- k) If no, are you aware of the availability of high-speed internet service at your Property? ☐ YES ☐ NO
- l) Does the Property have a built-in alarm system? Please indicate the following:
☐ Leased ☒ Owned ☐ Auditory only ☐ "Central Station" only ☐ Auditory and "Central Station"
- m) Have you experienced any alarm system failure caused by false alarms or other defects? ☐ YES ☒ NO
- n) If applicable, name of alarm system provider used: NOVE
- o) Is the Property equipped with a video surveillance system? ☐ YES ☒ NO
- p) Is the Property equipped with automatic security lighting? ☒ YES ☐ NO
- q) Is the Property equipped with electronically activated gates? ☐ YES ☒ NO
- r) Is the Property equipped with an intercom system? ☐ YES ☒ NO
- s) Is the Property equipped with built-in sound or entertainment system(s)? ☐ YES ☒ NO
- t) Describe and explain below any system failure or other problem, past or present, and whether or not previously repaired, regarding any item listed above (h-s) in this Paragraph 9.

Explanations (If "yes" is checked on any of the above, please explain below):

10. WATER SUPPLY/PLUMBING (INCLUDING NATURAL GAS AND PROPANE) SYSTEMS

YES NO

- a) Are you aware of any past or present plumbing (including natural gas or propane) leakage or other problems or repairs? ☐ YES ☒ NO
- b) When was any part of the plumbing system last serviced? _____
- c) Have you yourself, or has any unlicensed worker or contractor, undertaken any repair, installation or work relating to water or natural gas or propane lines at the Property? ☐ YES ☒ NO
- d) Are you aware of any past or present episode of flooding of any part of the interior of the Property? ☐ YES ☒ NO
- e) Have you experienced high or low water pressure problems at the Property? ☐ YES ☒ NO
- f) Have you experienced any problem with water supply, purity, quality or taste? ☐ YES ☒ NO
- g) Have you experienced excessive delays in drawing hot water to any faucet? ☐ YES ☒ NO
- h) Have you experienced any rust, sediment or discoloration in your water? ☐ YES ☒ NO
- i) Is the Property equipped with a water softener? If yes, it is ☐ Leased ☐ Owned
- j) Is the Property equipped with a purification system? If yes, it is ☐ Leased ☐ Owned
- k) Have, to your knowledge, any plumbed appliances (e.g., refrigerator ice maker/water dispenser, instant hot water) or other plumbing-related systems failed to operate properly? ☒ YES ☐ NO
- l) Is the Property equipped with a hot water re-circulating system? ☐ YES ☒ NO
- m) Is your water supply fluoridated? ☒ YES ☐ NO

Explanations (If "yes" is checked on any of the above, please explain below):

Ice maker in fridge - ice production is slow

11. PRIVATE WATER SYSTEM/WELL

YES NO

- a) Is the Property served by a private water system that includes other users? If yes, identify the system and set forth and describe Property's water entitlement (or provide full documentation) ☐ YES ☒ NO
- b) Do you have documents setting forth permits, approvals, usage fees and maintenance? ☐ YES ☒ NO
- c) Is the Property served by a well? ☐ YES ☒ NO
- d) Have you experienced any problem with supply, purity, quality or taste of water from any well or private water system? ☐ YES ☒ NO
- e) Do you have copies of inspection reports of the well and of any related water storage tank? ☐ YES ☒ NO
- f) Do you have any inspection reports relating to wells, storage tanks, water flow and recovery rates, purity and quality? ☐ YES ☒ NO
- g) Are you aware of any government-mandated water hook-up to a public water system contemplated or in process? ☐ YES ☒ NO
- h) Are you aware of any information relating to any governmental water flow requirements or restrictions? ☐ YES ☒ NO

Explanations (If "yes" is checked on any of the above, please explain below):

Answer YES to any of the items if you are aware of any negative condition or circumstance, whether past or present, and whether or not previously repaired, relating to that item. Whenever an item is checked "YES", explain underlying facts in detail on the lines at the end of the relevant category. (If necessary, use additional pages.)

YES NO

- a) Are you aware of any past or present blockage, backup, overflow or other failure of the sewer system (this includes toilets, tubs, kitchen and bathroom sinks, etc.)?
- b) Do any sinks, tubs, showers, etc. drain unreasonably slowly?
- c) With what frequency have you had waste or sewer lines snaked/rooted, and with which service provider? NONE IN LAST 18 MONTHS
- d) Are you aware of any current government-imposed inspection, repair or upgrade requirement (e.g., sewer lateral tests) applicable to the Property?
- e) To your knowledge, is the Property equipped with any booster or other pump system related to the sewer system?

YES NO

- a) Are you aware of any past or present blockage, backup, overflow or other failure of the septic system? ..
- b) If you are aware of the material (e.g., concrete, redwood, etc.) of which the septic tank is constructed, please indicate: _____
- c) Are you aware of any repairs, replacements, relocations or expansions of the septic tank?
- d) When was the septic tank last pumped? _____
by whom: _____
- e) Are you aware of any repairs, replacements, relocations or expansions of the leach field(s)?
- f) Have you been informed by any advisory, notification, inspection report or any other source that limitations of the septic system may preclude or limit expansion of living space at the Property?
- g) Have you been informed by any advisory, notification, inspection report or any other source that soils conditions may preclude or limit expansion of the septic system?
- h) Are you aware of any governmental plans or requirements that may mandate hook-up to a public sewer system?
- i) Are you aware of any present or contemplated governmental measure that would require, that the septic system be inspected, replaced or upgraded, or converted and connected to a public sewer system?

YES NO

- b) Are you aware as to whether any unused or abandoned sewer/septic system equipment (e.g., tank, leach lines), or abandoned leach field, is located at the Property? If yes, explain below whether and how it has been disposed of (e.g., removed, filled in, etc.) and permit status.

Figure 1. The effect of the concentration of the solution on the adsorption of the dye. The concentration of the solution was 0.01, 0.02, 0.03, 0.04, 0.05, 0.06, 0.07, 0.08, 0.09, 0.1, 0.2, 0.3, 0.4, 0.5, 0.6, 0.7, 0.8, 0.9, 1.0, 1.5, 2.0, 3.0, 4.0, 5.0, 6.0, 7.0, 8.0, 9.0, 10.0, 15.0, 20.0, 30.0, 40.0, 50.0, 60.0, 70.0, 80.0, 90.0, 100.0, 150.0, 200.0, 300.0, 400.0, 500.0, 600.0, 700.0, 800.0, 900.0, 1000.0, 1500.0, 2000.0, 3000.0, 4000.0, 5000.0, 6000.0, 7000.0, 8000.0, 9000.0, 10000.0, 15000.0, 20000.0, 30000.0, 40000.0, 50000.0, 60000.0, 70000.0, 80000.0, 90000.0, 100000.0, 150000.0, 200000.0, 300000.0, 400000.0, 500000.0, 600000.0, 700000.0, 800000.0, 900000.0, 1000000.0, 1500000.0, 2000000.0, 3000000.0, 4000000.0, 5000000.0, 6000000.0, 7000000.0, 8000000.0, 9000000.0, 10000000.0, 15000000.0, 20000000.0, 30000000.0, 40000000.0, 50000000.0, 60000000.0, 70000000.0, 80000000.0, 90000000.0, 100000000.0, 150000000.0, 200000000.0, 300000000.0, 400000000.0, 500000000.0, 600000000.0, 700000000.0, 800000000.0, 900000000.0, 1000000000.0, 1500000000.0, 2000000000.0, 3000000000.0, 4000000000.0, 5000000000.0, 6000000000.0, 7000000000.0, 8000000000.0, 9000000000.0, 10000000000.0, 15000000000.0, 20000000000.0, 30000000000.0, 40000000000.0, 50000000000.0, 60000000000.0, 70000000000.0, 80000000000.0, 90000000000.0, 100000000000.0, 150000000000.0, 200000000000.0, 300000000000.0, 400000000000.0, 500000000000.0, 600000000000.0, 700000000000.0, 800000000000.0, 900000000000.0, 1000000000000.0, 1500000000000.0, 2000000000000.0, 3000000000000.0, 4000000000000.0, 5000000000000.0, 6000000000000.0, 7000000000000.0, 8000000000000.0, 9000000000000.0, 10000000000000.0, 15000000000000.0, 20000000000000.0, 30000000000000.0, 40000000000000.0, 50000000000000.0, 60000000000000.0, 70000000000000.0, 80000000000000.0, 90000000000000.0, 100000000000000.0, 150000000000000.0, 200000000000000.0, 300000000000000.0, 400000000000000.0, 500000000000000.0, 600000000000000.0, 700000000000000.0, 800000000000000.0, 900000000000000.0, 1000000000000000.0, 1500000000000000.0, 2000000000000000.0, 3000000000000000.0, 4000000000000000.0, 5000000000000000.0, 6000000000000000.0, 7000000000000000.0, 8000000000000000.0, 9000000000000000.0, 10000000000000000.0, 15000000000000000.0, 20000000000000000.0, 30000000000000000.0, 40000000000000000.0, 50000000000000000.0, 60000000000000000.0, 70000000000000000.0, 80000000000000000.0, 90000000000000000.0, 100000000000000000.0, 150000000000000000.0, 200000000000000000.0, 300000000000000000.0, 400000000000000000.0, 500000000000000000.0, 600000000000000000.0, 700000000000000000.0, 800000000000000000.0, 900000000000000000.0, 1000000000000000000.0, 1500000000000000000.0, 2000000000000000000.0, 3000000000000000000.0, 4000000000000000000.0, 5000000000000000000.0, 6000000000000000000.0, 7000000000000000000.0, 8000000000000000000.0, 9000000000000000000.0, 10000000000000000000.0, 15000000000000000000.0, 20000000000000000000.0, 30000000000000000000.0, 40000000000000000000.0, 50000000000000000000.0, 60000000000000000000.0, 70000000000000000000.0, 80000000000000000000.0, 90000000000000000000.0, 100000000000000000000.0, 150000000000000000000.0, 200000000000000000000.0, 300000000000000000000.0, 400000000000000000000.0, 500000000000000000000.0, 600000000000000000000.0, 700000000000000000000.0, 800000000000000000000.0, 900000000000000000000.0, 1000000000000000000000.0, 1500000000000000000000.0, 2000000000000000000000.0, 3000000000000000000000.0, 4000000000000000000000.0, 5000000000000000000000.0, 6000000000000000000000.0, 7000000000000000000000.0, 8000000000000000000000.0, 9000000000000000000000.0, 10000000000000000000000.0, 15000000000000000000000.0, 20000000000000000000000.0, 30000000000000000000000.0, 40000000000000000000000.0, 50000000000000000000000.0, 60000000000000000000000.0, 70000000000000000000000.0, 80000000000000000000000.0, 90000000000000000000000.0, 100000000000000000000000.0, 150000000000000000000000.0, 200000000000000000000000.0, 300000000000000000000000.0, 400000000000000000000000.0, 500000000000000000000000.0, 600000000000000000000000.0, 700000000000000000000000.0, 800000000000000000000000.0, 900000000000000000000000.0, 10000000

YES NO

- LANDSCAPE MAINTENANCE
- a) Does the Property have a sprinkling system? If yes, it is ☐ Manual ☒ Automatic
- b) Does the Property have a drip system? If yes, it is ☐ Manual ☒ Automatic
- c) To your knowledge, does any part of any sprinkling system at the Property direct (or has it directed) water onto any siding, window or other surface of the structure?
- d) Does the Property have an exterior lighting system (e.g., landscape, security)?
- e) Does the Property have a pond, waterfall or other decorative water-related landscaping feature?
- f) Are you aware of any defects or malfunctions regarding any of the above systems?
- g) Are you aware of any repairs, modifications or replacements to any of these systems?
- h) Does the Property have a play structure? If yes, please describe below the anchoring mechanism and any defects, modifications or repairs of which you are aware.
- i) Are you aware of any diseases or infestations affecting trees or other plantings at or near the Property? If yes, please describe below, including treatment, if any,

Apophysis anchored to ribbar sunk into the ground

Answer each of the following questions.

Answer **YES** to any of the items if you are aware of any negative condition or circumstance, **whether past or present, and whether or not previously repaired**, relating to that item. Whenever an item is checked "YES", explain underlying facts in detail on the lines at the end of the relevant category. (If necessary, use additional pages.)

16. SWIMMING POOL/SPA ☒ **Not Applicable**

YES NO

- a) Are you aware of any water leakages from the pool and/or spa? ☐ YES ☐ NO
- b) Are you aware of any past or present defects or malfunctions regarding such pool and/or spa equipment as heating, filtration or cleaning systems; pool and/or spa surfaces, decking or coping; lighting, ladders, slides or diving boards; pool enclosures, safety covers or alarms? ☐ YES ☐ NO
- c) Are you aware of any repairs having been done to the pool and/or spa? ☐ YES ☐ NO
- d) Does the pool have a heating system? ☐ Gas ☐ Electric ☐ Solar ☐ Other ☐ YES ☐ NO
- e) When was the pool heater last utilized? ☐ YES ☐ NO
- f) Does the spa have a separate heating system? ☐ Gas ☐ Electric ☐ Solar ☐ Other ☐ YES ☐ NO
- (explain below) ☐ YES ☐ NO
- g) When was the spa heater last utilized? ☐ YES ☐ NO
- h) If the pool and/or spa has had regular maintenance, please identify the service provider, frequency, and last date serviced: ☐ YES ☐ NO

Explanations (If "yes" is checked on any of the above, please explain below):

17. PETS/ANIMALS

YES NO

- a) Are you aware of the prior or present existence of pets at the Property? If yes, indicate type, number, and when they were present at the Property. ☒ YES ☐ NO
- b) Are you aware as to whether at any time any animal urine or feces has come into contact with carpeting or any other interior surface of the Property? ☐ YES ☒ NO
- c) Are you aware of any staining, spotting, discoloration, warping or any other damage to carpets, hardwood or other flooring, or any other surface, relating to animal urine or feces? ☐ YES ☒ NO
- d) Are you aware of any present, past or seasonal (e.g., during warm temperatures) odors at the Property relating to animals? ☐ YES ☒ NO
- e) To your knowledge, have there ever been any ticks, fleas or other pet-related insect problems at the Property? ☐ YES ☒ NO
- f) Are you aware of any treatment or process employed to eradicate pet-related odors, stains or other problems? ☐ YES ☒ NO

Explanations (If "yes" is checked on any of the above, please explain below):

Two dogs, 1 cat, 1 turtle, 1 fish currently

18. NEIGHBORHOOD CONDITIONS

YES NO

- a) Is the Property situated on or near a bus route? ☒ YES ☐ NO
- b) Is noise related to vehicular traffic, including bus traffic, noticeable at the Property? ☐ YES ☒ NO
- c) Do problems with any traffic congestion, excess speed, hampered driveway ingress or egress, limited or congested on-street parking, or other road-related difficulties exist at or near, or do they otherwise affect, the Property? ☐ YES ☒ NO
- d) Is railroad, train, light rail, BART, or other rail traffic noticeable at the Property? ☒ YES ☒ NO
- e) Is aircraft-related noise noticeable at the Property? (Note: a city mandated disclosure(s) may be required) ☒ YES ☒ NO
- f) Is noise from schools or parks noticeable at the Property? ☐ YES ☒ NO
- g) Do any local business, recreational, commercial or institutional (e.g., day care, religious, residential care or "group") facilities create noise, litter, traffic/parking congestion, night activities or other annoyances noticeable at the Property? ☐ YES ☒ NO
- h) Do any local entertainment complexes, amphitheaters or other venues create noise, litter, traffic/parking congestion, night activities or other annoyances noticeable at the Property? ☐ YES ☒ NO
- i) Do local events, gatherings or traditions (e.g., parades, block parties, holiday decorations, sporting events) create noise, litter, traffic/parking congestion, night activities or other annoyances noticeable at the Property? ☐ YES ☒ NO
- j) Is barking and/or are other noises from dogs, cats or other animals noticeable at the Property? ☐ YES ☒ NO
- k) Has the presence in your neighborhood of birds (e.g., pigeons, seagulls), rodents or other animals, including both feral and domesticated animals, caused or constituted an annoyance or nuisance at the Property? ☐ YES ☒ NO
- l) Are other neighborhood noises (e.g., loud music, construction equipment, shouting, air conditioners and other noisy appliances, generators, pool equipment, late-night parties, sporting or other events) noticeable at the Property? ☐ YES ☒ NO

Seller's Initials (SA) ()
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Buyer's Initials (MM) ()
 Form RSSCL Revised 8/07

Answer each of the following questions.

Answer **YES** to any of the items if you are aware of any negative condition or circumstance, whether past or present, and whether or not previously repaired, relating to that item. Whenever an item is checked "YES", explain underlying facts in detail on the lines at the end of the relevant category. (If necessary, use additional pages.)

NEIGHBORHOOD CONDITIONS (continued)

- | | YES | NO |
|--|--------------------------|-------------------------------------|
| m) Are you aware of any ongoing, planned or otherwise anticipated construction at, on or within any neighboring property or public facility or right of way? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| n) Are there odors from or in the neighborhood that have been noticeable at the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o) Is there a neighborhood litter or debris problem that reflects on, or otherwise affects, the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| p) Are you aware of any burglaries, assaults or other crimes in the neighborhood within the last three years? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| q) Are you aware of any Property or neighborhood conditions or circumstances beyond those referred to above that might reasonably affect the value or desirability of the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| r) Have you, or to your knowledge has anyone in your neighborhood or household, ever complained to police or other governmental authorities regarding any neighborhood condition, including those listed in this Paragraph 18? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Explanations (If "yes" is checked on any of the above, please explain below):

Occasionally hear a train, occasionally hear planes

19. ENVIRONMENTAL ISSUES

- | | YES | NO |
|--|--------------------------|-------------------------------------|
| a) Are you aware of the presence of any asbestos (e.g., in sprayed ceiling materials, furnace ducting, etc.) at the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Are you aware of the past or present disposal, leakage or spills on or near the Property of motor oil, heating oil, solvents or other hazardous chemicals or substances, or the existence (and any known leakage or other failure) of any above-ground or underground storage tank ("UST") located on or near the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes, describe present status and details regarding any remediation or clean-up. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Are you aware of the presence on the Property of any UST ever containing heating oil, gasoline/diesel or any other fluid? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Are you aware of the removal from the Property of any previously buried or unburied storage tank? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes, please provide details, including date, regarding circumstances and public agency involvement. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Are you aware of any toxic or hazardous material leakages or spills within a half-mile of the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Are you aware at the Property of lead-based paint, any lead paint residue or any other lead material? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Are you aware of the past or present existence at the Property of any mold, fungus or spores? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Are you aware of any environmental inspections or tests undertaken relative to any exterior or interior part of the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Are you aware of any odors at the Property whether persistent, recurrent, occasional or seasonal? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Are you aware of any present or prior use of the Property as a site or facility (e.g., "lab") used for the manufacture, storage, disposal, release, use or sale of illegal controlled substances, and/or any chemicals or substances used in the manufacture or preparation thereof? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Explanations (If "yes" is checked on any of the above, please explain below):

20. GOVERNMENTAL ISSUES/HOMEOWNER ASSOCIATION ISSUES

- | | YES | NO |
|---|--------------------------|-------------------------------------|
| a) Are you aware of the existence of any special (e.g., seismic, flood, coastal) zone that covers the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Are you aware of the existence or pendency of any applicable rent control ordinance? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Are you aware of any current bonds, fees or assessments that do not appear on the Property's tax bill? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Are you aware of any proposed or contemplated bonds, fees or assessments that would, if enacted, apply to the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Are you aware of any restrictions on use of the Property other than those imposed by zoning laws or CC&Rs? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Are you aware of any existing or contemplated building (or other) moratoria that would apply to the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) To your knowledge, is any Property-related application, certification, inspection or investigation (e.g., for building permit violations) by any governmental authority currently pending or contemplated? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Are you aware of the existence or pendency of any stop work order, order to abate or notice of code or other violation or dangerous condition? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Are you aware of any government-imposed requirement or order that brush, trees, grass or other vegetation at the Property be cleared, or that flammable materials be removed? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Are you aware of any government-mandated tree (or other landscaping) planting, tree removal or cutting restrictions, removal or replacement program that would affect the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| k) Are you aware as to whether any part of the Property falls under provisions of the Williamson Act (tax-benefited covenant to hold and maintain certain properties as agricultural lands)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Seller's Initials (SA) ()

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Buyer's Initials ([Signature]) ()

Answer each of the following questions.

Answer **YES** to any of the items if you are aware of any negative condition or circumstance, **whether past or present, and whether or not previously repaired**, relating to that item. Whenever an item is checked "YES", explain underlying facts in detail on the lines at the end of the relevant category. (If necessary, use additional pages.)

GOVERNMENTAL ISSUES/HOMEOWNER ASSOCIATION ISSUES (continued)

- | | YES | NO |
|--|-------------------------------------|-------------------------------------|
| l) Are you aware as to any ongoing or contemplated eminent domain, condemnation or annexation process or proceedings relating to the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| m) Are you aware as to whether or not the Property's school district mandates the busing of students? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| n) Are you aware of any current or contemplated construction, reconfiguration, conversion or closure of any nearby schools? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| o) Are you aware of any ongoing or contemplated construction, reconfiguration or closure relating to nearby roadways? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| p) Are you aware of any ongoing or contemplated removal or emplacement of any nearby traffic signals or signs? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| q) Are you aware of any ongoing or contemplated construction, reconfiguration or closure of nearby parks/recreational facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| r) Is the Property situated in an unincorporated area of the County? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Explanations (If "yes" is checked on any of the above, please explain below):

Baywood buses some kids from N. San Mateo
Baywood is expanding - adding classes

21. TITLE/OWNERSHIP/LITIGATION

- | | YES | NO |
|---|--------------------------|-------------------------------------|
| a) Are you aware of any person who, though not currently an owner of record, nevertheless claims an ownership interest in, or right to possess, the Property or any part of the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Are you aware of any ongoing or contemplated legal proceedings (e.g., probate, trust, guardianship, quiet title, specific performance) relating to the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Do you have or intend to utilize a power of attorney in conjunction with the sale of the Property? | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Is the access road to the Property a private road? If yes, indicate whether there is a written road maintenance agreement recorded for the Property, and explain how the road is maintained. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Are you aware of any use (e.g., as a pathway, driveway, landscaping, etc.), continuous or otherwise, permitted or not, made on, at or of the Property by any other person? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Are you aware of any fences, walls or other constructed or natural borders relating to the Property that may be situated off the true Property line? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Are you aware of any fence, wall, structure or other improvement that encroaches from a neighboring property onto the subject Property or from the subject Property onto a neighboring property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Are you aware of any claims made by others of any license, easement (including prescriptive easement) or other right or entitlement relating to the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Are you aware of the existence of any unrecorded deed, road maintenance agreement, water usage agreement or other agreement or instrument relating to the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Are you aware of any lease or rental agreement that is, or is claimed to be, currently in effect as to the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Explanations (If "yes" is checked on any of the above, please explain below):

22. HOMEOWNER'S INSURANCE COVERAGE AND CLAIMS HISTORY

- | | YES | NO |
|---|--------------------------|-------------------------------------|
| a) Within the past five years have you or, to your knowledge, has any prior owner, made any claim relating to a plumbing leak or other water release, water intrusion, property damage, personal injury, or any other matter, against a Homeowner's Insurance policy (i.e., fire and/or other property and personal casualty policy) covering the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If yes, please identify the following as to each claim (use additional pages, if necessary):

- 1) name of claimant _____
- 2) insurance company and policy number _____
- 3) approximate date of the claim _____
- 4) nature of the claim, and how resolved, if known _____

Answer each of the following questions.

Answer **YES** to any of the items if you are aware of any negative condition or circumstance, **whether past or present, and whether or not previously repaired**, relating to that item. Whenever an item is checked "YES", explain underlying facts in detail on the lines at the end of the relevant category. (If necessary, use additional pages.)

HOMEOWNER'S INSURANCE COVERAGE AND CLAIMS HISTORY (continued)

YES NO

b) Has, to your knowledge, any insurance company, within the past five years, refused to issue to you or renew for you a Homeowner's Insurance policy covering the Property? ☐ ☒

If yes, please indicate the following (use additional pages, if necessary):

- 1) approximate date of such refusal _____
- 2) the insurance company involved _____
- 3) the basis of the refusal, if known _____

c) Apart from any other insurance requirements, has your lender required you to carry flood or earthquake insurance? ☐ ☒

Explanations (If "yes" is checked on any of the above, please explain below):

23. GENERAL

YES NO

a) Are you aware of any death, natural or otherwise, having occurred on the Property within the past three years? ☐ ☒

b) Are you aware of the existence of any current or prior inspection reports, termite/structural pest control reports, contractor estimates/bids or other documents (not otherwise accounted for above) relating to the structure, condition, repair or contemplated repair, or contemplated improvement of the Property? ☒ ☐

c) Are you aware of any problem, defect, deficiency, malfunction or other negative condition or attribute of the Property other than what you have disclosed? ☐ ☒

d) Are you aware as to whether a pool at the Property has been filled in, removed or otherwise abandoned or eliminated? ☐ ☒

e) Are you aware of any fire, interior or exterior (including chimney flue fire) having ever occurred at the Property? ☐ ☒

f) As regards any loan secured by the Property, has to your knowledge any notice of default been recorded against the Property, or do you anticipate receiving a notice of default? ☐ ☒

g) Is it to your knowledge the Property is presently subject or soon to be made subject to the jurisdiction of the federal bankruptcy court? ☐ ☒

h) Are there any electrical, plumbing or other systems (e.g., air conditioning, guest bathrooms, etc.) or any appliances that are being sold as part of the Property that you have not used or operated within the past twelve months? ☐ ☒

i) To your knowledge, has any governmental entity or agency designated the Property as "historic"? ☐ ☒

Explanations (If "yes" is checked on any of the above, please explain below):

b) Termites on deck supports - fixed in 2009

24. ADDITIONAL INFORMATION (Use additional sheet, if necessary)

Seller certifies that the information set forth in this document is true and correct to the best of Seller's knowledge as of the date signed below:

Date: 10/11/10 Seller: [Signature] Seller: _____

Buyer hereby acknowledges receipt of a copy of this document:

Date: 2/3/11 Buyer: [Signature] Buyer: _____



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PRDS® REAL ESTATE TRANSFER DISCLOSURE STATEMENT ("TDS") (Page 1 of 3)
Revision Date 5/06 Print Date 5/06



THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF SAN MATEO, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DESCRIBED AS 339 SONORA DRIVE, SAN MATEO. THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH SECTION 1102 OF THE CIVIL CODE AS OF (DATE) OCTOBER 10 2010. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

I. COORDINATION WITH OTHER DISCLOSURE FORMS:

This Real Estate Transfer Disclosure Statement is made pursuant to Section 1102 of the Civil Code. Other statutes require disclosures, depending upon the details of the particular real estate transaction (for example: special study zone and purchase-money liens on residential property).

Substituted Disclosures: The following disclosures and other disclosures required by law, including the Natural Hazard Disclosure Report/Statement that may include airport annoyances, earthquake, fire, flood, or special assessment information, have or will be made in connection with this real estate transfer, and are intended to satisfy the disclosure obligations on this form, where the subject matter is the same:

- ☒ Inspection reports completed pursuant to the contract of sale or receipt for deposit.
☒ Additional inspection reports or disclosures: ANR PEST (Structural Pest Report) dated 10/12/10

II. SELLER'S INFORMATION:

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

Seller ☒ is ☐ is not occupying the property.

A. The subject property has the items checked below (read across):

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Range | <input checked="" type="checkbox"/> Oven | <input checked="" type="checkbox"/> Microwave |
| <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Trash Compactor | <input checked="" type="checkbox"/> Garbage Disposal |
| <input checked="" type="checkbox"/> Washer/Dryer Hookups | <input checked="" type="checkbox"/> Smoke Detector(s) | <input checked="" type="checkbox"/> Rain Gutters |
| <input checked="" type="checkbox"/> Burglar Alarms | <input type="checkbox"/> Satellite Dish | <input checked="" type="checkbox"/> Fire Alarm |
| <input type="checkbox"/> T.V. Antenna | <input type="checkbox"/> Central Air Conditioning | <input type="checkbox"/> Intercom |
| <input checked="" type="checkbox"/> Central Heating | <input checked="" type="checkbox"/> Sprinklers | <input type="checkbox"/> Evaporator Cooler(s) |
| <input type="checkbox"/> Wall/Window Air Conditioning | <input type="checkbox"/> Sump Pump | <input checked="" type="checkbox"/> Public Sewers Systems |
| <input type="checkbox"/> Septic Tank | <input type="checkbox"/> Built-in Barbecue | <input type="checkbox"/> Water Softener |
| <input checked="" type="checkbox"/> Patio/Decking | | <input type="checkbox"/> Gazebo |
| <input type="checkbox"/> Sauna | | |
| <input type="checkbox"/> Hot Tub <input type="checkbox"/> Locking Safety Cover* | <input type="checkbox"/> Pool <input type="checkbox"/> Child Resistant Barrier* | <input type="checkbox"/> Spa <input type="checkbox"/> Locking Safety Cover* |
| <input type="checkbox"/> Security Gate(s) | <input checked="" type="checkbox"/> Automatic Garage Door Opener(s)* | <input checked="" type="checkbox"/> Number of Remote Controls <u>1</u> |
| Garage: <input checked="" type="checkbox"/> Attached | <input type="checkbox"/> Not Attached | <input type="checkbox"/> Carport |
| Pool/Spa Heater: <input type="checkbox"/> Gas | <input type="checkbox"/> Solar | <input type="checkbox"/> Electric |
| Water Heater: <input checked="" type="checkbox"/> Gas | <input checked="" type="checkbox"/> Water Heater Anchored, Braced, or Strapped* | |
| Water Supply: <input checked="" type="checkbox"/> City | <input type="checkbox"/> Well | <input type="checkbox"/> Private Utility or Other |
| Gas Supply: <input checked="" type="checkbox"/> Utility | <input type="checkbox"/> Bottled | |
| <input checked="" type="checkbox"/> Window Screens (some) | <input type="checkbox"/> Window Security Bars <input type="checkbox"/> Quick Release Mechanism on Bedroom Windows* | |

(* See related note, page 2)

Exhaust Fan(s) in Kit, laundry, Bath 220 Volt Wiring in Kitchen Fireplace(s) in Living Room
☐ Gas Starter ☒ Roof(s) Type: Asphalt shingle Age: 9 (approx.)
☐ Other: _____

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition? ☐ Yes ☒ No. If yes, then describe. (Attach additional sheets if necessary.): _____

Seller's Initials SA ()

Buyer and Seller acknowledge receipt of a copy of this page.

Buyer's Initials AM ()

PRDS® REAL ESTATE TRANSFER DISCLOSURE STATEMENT ("TDS") (Page 2 of 3):

B. Are you (Seller) aware of any significant defects/malfunctions in any of the following? ☐ Yes ☒ No. If yes, check appropriate space(s) below.

☐ Interior Walls ☐ Ceilings ☐ Floors ☐ Exterior Walls ☐ Insulation ☐ Roof(s) ☐ Windows ☐ Doors ☐ Foundation ☐ Slab(s)
☐ Driveways ☐ Sidewalks ☐ Walls/Fences ☐ Electrical Systems ☐ Plumbing/Sewers/Septics ☐ Other Structural Components
 (Describe: _____)

If any of the above is checked, explain. (Attach additional sheets if necessary.): _____

*This garage door opener or child resistant pool barrier may not be in compliance with the safety standards relating to automatic reversing devices as set forth in Chapter 12.5 (commencing with Section 19890) of Part 3 of Division 13 of, or with the pool safety standards of Article 2.5 (commencing with Section 115920) of Chapter 5 of Part 10 of Division 104 of, the Health and Safety Code. The water heater may not be anchored, braced, or strapped in accordance with Section 19211 of the Health and Safety Code. Window security bars may not have quick-release mechanisms in compliance with the 1995 Edition of the California Building Standards Code.

C. Are you (Seller) aware of any of the following:

1. Substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and contaminated soil or water on the subject property ☐ Yes ☒ No
2. Features of the property shared in common with adjoining landowners, such as walls, fences, and driveways, whose use or responsibility for maintenance may have an effect on the subject property ☐ Yes ☒ No
3. Any encroachments, easements or similar matters that may affect your interest in the subject property ☐ Yes ☒ No
4. Room additions, structural modifications, or other alterations or repairs made without necessary permits ☐ Yes ☒ No
5. Room additions, structural modifications, or other alterations or repairs not in compliance with building codes ☐ Yes ☒ No
6. Fill (compacted or otherwise) on the property or any portion thereof ☐ Yes ☒ No
7. Any settling from any cause, or slippage, sliding, or other soil problems ☐ Yes ☒ No
8. Flooding, drainage or grading problems ☐ Yes ☒ No
9. Major damage to the property or any of the structures from fire, earthquake, floods, or landslides. ☐ Yes ☒ No
10. Any zoning violations, nonconforming uses, violations of "setback" requirements ☐ Yes ☒ No
11. Neighborhood noise problems or other nuisances ☐ Yes ☒ No
12. CC&R's or other deed restrictions or obligations. ☐ Yes ☒ No
13. Homeowners' Association which has any authority over the subject property ☐ Yes ☒ No
14. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others). ☐ Yes ☒ No
15. Any notices of abatement or citations against the property ☐ Yes ☒ No
16. Any lawsuits by or against the seller threatening to or affecting this real property, including any lawsuits alleging a defect or deficiency in this real property or "common areas" (facilities such as pools, tennis courts, walkways, or other areas, co-owned in undivided interest with others) ☐ Yes ☒ No

If the answer to any of these is yes, explain. (Attach additional sheets if necessary): _____

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller  Date 10/11/10

Seller _____ Date _____

Buyer and Seller acknowledge receipt of a copy of this page.
 Seller's Initials (SA) (_____) Buyer's Initials (JL) (_____)

PRDS® REAL ESTATE TRANSFER DISCLOSURE STATEMENT ("TDS") (Page 3 of 3):

III. AGENT'S INSPECTION DISCLOSURE:

(To be completed only if the Seller is represented by an agent in this transaction.)

THE UNDERSIGNED, BASED ON THE ABOVE INQUIRY OF THE SELLER(S) AS TO THE CONDITION OF THE PROPERTY AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY IN CONJUNCTION WITH THAT INQUIRY, STATES THE FOLLOWING:

☐ Agent notes no items for disclosure.☒ Agent notes the following items:See attached Listing Agent notes, dated, 10/11/10Agent (Broker Representing Seller) Alain Pirel Realtor Ken Constantino By KLn Date 10/11/10
(Please Print) (Associate Licensee or Broker Signature)

IV. AGENT'S INSPECTION DISCLOSURE:

(To be completed only if the agent who has obtained the offer is other than the agent above.)

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

☐ Agent notes no items for disclosure.☒ Agent notes the following items:see attachedAgent (Broker obtaining the Offer) Alain Pirel By [Signature] Date 2/2/11
(Please Print) (Associate Licensee or Broker Signature)

V. BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Seller Shome Date 10/11/10 Buyer [Signature] Date 2/3/11
Seller _____ Date _____ Buyer _____ Date _____
Agent (Broker Representing Seller) Ken Constantino By KLn Date 10/11/10
(Please Print) (Associate Licensee or Broker Signature)
Agent (Broker obtaining the Offer) Alain Pirel By [Signature] Date 2/2/11
(Please Print) (Associate Licensee or Broker Signature)

SECTION 1102.3 OF THE CIVIL CODE PROVIDES A BUYER WITH THE RIGHT TO RESCIND A PURCHASE CONTRACT FOR AT LEAST THREE DAYS AFTER THE DELIVERY OF THIS DISCLOSURE IF DELIVERY OCCURS AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED PERIOD.

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

NOTE: EXEMPT TRANSFERS (TDS not required) include, but are not limited to, the following: transfers by a fiduciary of a decedent's trust or estate; transfers by foreclosure of trustee's sale or by deed in lieu of foreclosure; transfers to a spouse or a direct blood relative; transfers among co-owners; transfers requiring a "public report" (Bus. & Prof Code § 11018.1) or pursuant to Bus. & Prof Code § 11010.4.



CALIFORNIA
ASSOCIATION
OF REALTORS®

AGENT VISUAL INSPECTION DISCLOSURE
(CALIFORNIA CIVIL CODE § 2079 ET SEQ.)

For use by an agent when a transfer disclosure statement is
required or when a seller is exempt from completing a TDS
(C.A.R. Form AVID, Revised 11/07)

This inspection disclosure concerns the residential property situated in the City of San Mateo CA 94402, County of
San Mateo, State of California, described as 339 Sonora Drive
("Property").

California law requires, with limited exceptions, that a real estate broker or salesperson (collectively, "Agent") conduct a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of certain properties offered for sale and then disclose to the prospective purchaser material facts affecting the value or desirability of that property that the inspection reveals. The duty applies regardless of whom that Agent represents. The duty applies to residential real properties containing one-to-four dwelling units, and manufactured homes (mobilehomes). The duty applies to a stand-alone detached dwelling (whether or not located in a subdivision or a planned development) or an attached dwelling such as a condominium. The duty also applies to a lease with an option to purchase, a ground lease or a real property sales contract of one of those properties.

California law does not require the Agent to inspect the following:

- Areas that are not reasonably and normally accessible
- Areas off site of the property
- Public records or permits
- Common areas of planned developments, condominiums, stock cooperatives and the like.

Agent Inspection Limitations: Because the Agent's duty is limited to conducting a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of only the Property being offered for sale, there are several things that the Agent will not do. What follows is a non-exclusive list of examples of limitations on the scope of the Agent's duty.

Roof and Attic: Agent will not climb onto a roof or into an attic.

Interior: Agent will not move or look under or behind furniture, pictures, wall hangings or floor coverings. Agent will not look up chimneys or into cabinets, or open locked doors.

Exterior: Agent will not inspect beneath a house or other structure on the Property, climb up or down a hillside, move or look behind plants, bushes, shrubbery and other vegetation or fences, walls or other barriers.

Appliances and Systems: Agent will not operate appliances or systems (such as, but not limited to, electrical, plumbing, pool or spa, heating, cooling, septic, sprinkler, communication, entertainment, well or water) to determine their functionality.

Size of Property or Improvements: Agent will not measure square footage of lot or improvements, or identify or locate boundary lines, easements or encroachments.

Environmental Hazards: Agent will not determine if the Property has mold, asbestos, lead or lead-based paint, radon, formaldehyde or any other hazardous substance or analyze soil or geologic condition.

Off-Property Conditions: By statute, Agent is not obligated to pull permits or inspect public records. Agent will not guarantee views or zoning, identify proposed construction or development or changes or proximity to transportation, schools, or law enforcement.

Analysis of Agent Disclosures: For any items disclosed as a result of Agent's visual inspection, or by others, Agent will not provide an analysis of or determine the cause or source of the disclosed matter, nor determine the cost of any possible repair.

What this means to you: An Agent's inspection is not intended to take the place of any other type of inspection, nor is it a substitute for a full and complete disclosure by a seller. Regardless of what the Agent's inspection reveals, or what disclosures are made by sellers, California Law specifies that a buyer has a duty to exercise reasonable care to protect himself or herself. This duty encompasses facts which are known to or within the diligent attention and observation of the buyer. Therefore, in order to determine for themselves whether or not the Property meets their needs and intended uses, as well as the cost to remedy any disclosed or discovered defect, **BUYER SHOULD: (1) REVIEW ANY DISCLOSURES OBTAINED FROM SELLER; (2) OBTAIN ADVICE ABOUT, AND INSPECTIONS OF, THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS; AND (3) REVIEW ANY FINDINGS OF THOSE PROFESSIONALS WITH THE PERSONS WHO PREPARED THEM. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.**

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Buyer's Initials (SA) (_____)
Seller's Initials (SA) (_____)

Reviewed by _____ Date _____



AVID REVISED 11/07 (PAGE 1 OF 3)

AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 1 OF 3)

Agent: Ken Constantino Phone: (650) 548-1111 Fax: Prepared using zipForm® software
Broker: Alain Pinal Realtors - S.M. 620 S. El Camino Real, Ste. 100 San Mateo, CA 94402

339 Sonora Drive
Property Address: San Mateo CA 94402

Date: October 11 2010

Inspection Date/Time: 10/11/2010 800pm Weather conditions: Clear, warm evening

Other persons present: Owner and Family

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE REASONABLY AND NORMALLY ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

Entry (excluding common areas): Recently painted interior, some wear and tear observed on oak hardwood floors. Bay Alarm keypad is wired, not activated.

Living Room: Recently painted. Motion detector not activated.

Dining Room: Small holes in wall observed where art work once hung on wall.

Kitchen: Small scratches on hardwood floors. Skylight has paint mark on inside of glass.

Other Room: Laundry off kitchen: vinyl floor showing signs of wear. Fluorescent lighting fixtures. Some stains on walls.

Hall/Stairs (excluding common areas): Some spots and paint nicks on staircase handrails. Floors showing some signs of wear.

Bedroom # 1: Master: Alarm touch pad observed.

Bedroom # 2: Nursery: recently painted and staged.

Bedroom # 3: Downstairs room "painted blue": some carpet stains.

Bath # 1: Upstairs bathroom between Master and Nursery: near original or original tile showing some signs of wear.

Bath # 2: Half bath off kitchen: newly constructed by previous owners.

Bath # 3: Downstairs bathroom between boys rooms: some floor tiles have hairline cracks. Tub is child size.

Other Room: Downstairs bedroom #4: some marks on walls and minor stains on carpet. Small dent in ceiling.

Buyer's Initials (JA) ()

Seller's Initials (JA) ()

Reviewed by Date



Property Address: 339 Sonora Drive
San Mateo CA 94402

Date: October 11 2010

Other Room: _____

Other: _____

Other: _____

Other: _____

Garage/Parking (excluding common areas): 1-car, originally 2-car tandem. Previous owners modified
rear half of garage and built a laundry area/bonus room.

Exterior Building and Yard - Front/Sides/Back: nicely landscaped. Play structure in rear to remain with
home.

Other Observed or Known Conditions Not Specified Above: _____

This disclosure is based on a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of the Property on the date specified above.

Real Estate Broker (Firm who performed the inspection) _____

Alain Pinel Realtors

By _____

(Signature of Associate Licensee or Broker)

Ken Constantino

Date 10/11/2010

Reminder: Not all defects are observable by a real estate licensee conducting an inspection. The inspection does not include testing of any system or component. Real Estate Licensees are not home inspectors or contractors. BUYER SHOULD OBTAIN ADVICE ABOUT AND INSPECTIONS OF THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.

I/we acknowledge that I/we have read, understand and received a copy of this disclosure.

Date _____

Date _____

SELLER _____

SELLER _____

Date _____

Date _____

BUYER _____

BUYER _____

Real Estate Broker (Firm Representing Seller) _____

Alain Pinel Realtors

Date 10/12/2010

By _____

Ken Constantino

(Associate Licensee or Broker Signature)

Real Estate Broker (Firm Representing Buyer) _____

Date _____

By _____

(Associate Licensee or Broker Signature)

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525 South Virgil Avenue, Los Angeles, California 90020

Reviewed by _____ Date _____



AVID REVISED 11/07 (PAGE 3 OF 3)

AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 3 OF 3)

Sonora339

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT


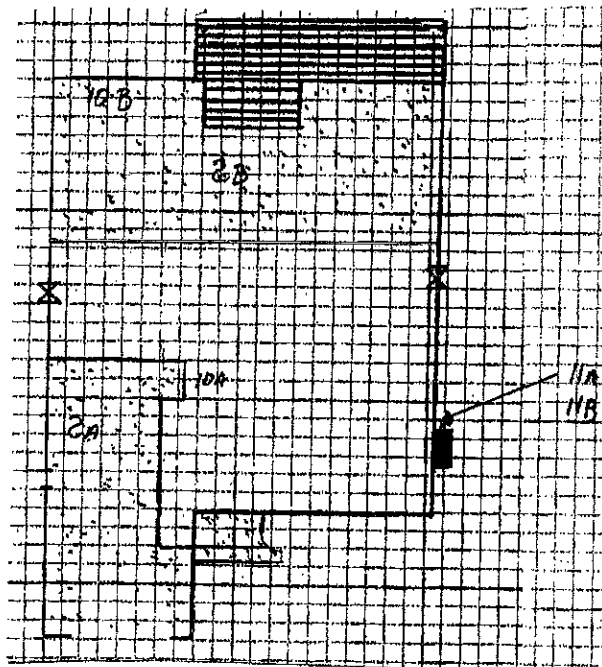
Building No. 339	Street Sonora Drive	City San Mateo	Zip 94402	Date of Inspection 10/12/10	Number of Pages 5
		A & R Termite Control P. O. Box 1262 San Mateo CA 94401 Tel 650-347-9512 Fax 650-343-1436 ARTermite@Comcast.net		Report #: 10-0884 Registration #: PR 0581 Escrow #: <input type="checkbox"/> CORRECTED REPORT	
Ordered by: Ken Constantino Alain Pinel 520 S. El Camino R1 #100 San Mateo CA 94402		Property Owner and/or Party of Interest: Unknown		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 FRAME WOOD-SIDED SINGLE FAMILY RESIDENCE				Inspection Tag Posted: GARAGE 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 type="checkbox"/> Drywood Termites <input checked="" 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					

Diagram Not To Scale



Front

Inspected By: Clifton Williams State License No. FR 22410 Signature: Clifton Williams

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.

A & R Termite Control

Page 2 of inspection report

339	Sonora Drive	San Mateo	CA	94402
Address of Property Inspected		City	State	Zip
Stamp No.	10/12/10 Date of Inspection	10-0884 Co. Report No.	Escrow No.	

Thank you for selecting our company to perform a structural pest control inspection report on your property. Please take a few moments to read all documents and become familiar with their contents. This report, the work authorization contract, the occupant's chemical notice and any other attachments (if applicable) contain important information regarding the inspection, inspection report and any work to be performed by **A & R TERMITE CONTROL**.

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 on the date of inspection, and contains recommendations for correcting any infestations, infections or other adverse conditions found. The contents of these reports are governed by the Structural Pest Control Act and its rules and regulations.

Some areas of the structure are not accessible to inspection, such as the interior of hollow walls, spaces between floors, areas concealed by carpeting, built-in appliances or cabinet work, insulated attics, or portions thereof. Our inspectors do not carry thirty foot ladders on their trucks. Eaves, trim, wood siding, and windows above eleven feet from the ground were not inspected. 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 upon request and at an additional cost.

THE EXTERIOR SURFACE OF THE ROOF WAS NOT INSPECTED. You should contact a qualified roofing contractor who is licensed by the contractor's State Licensing Board for any recommendations regarding the condition of roof coverings.

IF DURING THE PERFORMANCE OF ANY REPAIRS OR REINSPECTIONS BY THIS COMPANY ANY INFESTATIONS OR INFECTIONS ARE REVEALED THAT WERE NOT EVIDENT AT THE TIME OF OUR ORIGINAL INSPECTION, A SUPPLEMENTAL REPORT WILL BE ISSUED WITH FINDINGS, RECOMMENDATIONS AND FURTHER COST FOR ANY ADDITIONAL CORRECTIONS. No additional work will commence without prior authorization.

Re-inspection. A re-inspection of work done by others will be performed only if requested. Re-inspections must be performed within four months (120 days) from the date of the original inspection. The re-inspection fee will be equal to but not more than the original inspection fee. Depending on our workload, we may not be able to perform re-inspections on short notice, so please plan ahead.

Certification. If certification is desired on work done by **A & R TERMITE CONTROL**, all Section I work must be done within 120 days from the date of the original inspection. If certification is desired on work done by others, a re-inspection must be performed within 120 days from the date of the original inspection. To provide certification, we must re-inspect the areas of repair after all damage has been removed and before the area is closed, covered, or any new material is installed. We will not re-inspect areas that have been closed, covered, or otherwise obscured. To avoid confusion, we advise parties performing repairs to contact us prior to commencing any work requiring certification by this company. We cannot re-inspect and will not certify chemical applications performed by others.

Guarantees. Repairs performed by **A & R TERMITE CONTROL** are guaranteed for a period of one year, with the following exceptions: The resetting of toilets, caulking and grouting, plumbing repairs and resetting and sealing of tub or shower enclosures are guaranteed for 30 days only, as these are owner maintenance areas. Guarantees on termite treatments are limited to the areas treated only. The guarantee covers treatment only and does not include or cover any resultant damage or reimbursement for any other costs. We do not guarantee against future infestations, infections or for conditions present but not evident at the time of our inspection.
A & R TERMITE CONTROL CANNOT GUARANTEE WORK PERFORMED BY OTHERS.

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. Therefore, you have a right to seek a second opinion since there may be alternative methods of correcting the findings listed on this report that may be less costly 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.

A & R Termite Control

Page 3 of inspection report

339	Sonora Drive	San Mateo	CA	94402
Address of Property Inspected		City	State	Zip
Stamp No.	10/12/10 Date of Inspection	10-0884 Co. Report No.	Escrow No.	

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.

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 and your pest control operator immediately."

For further information, contact any of the following:

County Health Department (650) 573-2757
County Poison Control Center (800) 622-9885

County Agricultural Commissioner (650) 363-4700
Structural Pest Control Board (916) 920-6323

The pesticides proposed to be used and their active ingredients are:

COPPER NAPHTHENATE 20

☐ Active Ingredients: 20%
Inert Ingredients: 80%

PREMISE 75 (Imidacloprid)

☐ Active Ingredients: 75%
Inert Ingredients: 25%

~~ZYTHOR~~ or VIKANE (Sulfuryl Fluoride)

☒ Active Ingredients: 99%
Inert Ingredients: 1%

TIMBOR (Disodium Octaborate)

☐ Active Ingredients: 98%
Inert Ingredients: 2%

BAYGON INVADER HPX

(Phenyl Methylcarbamate)
☒ Active Ingredients: 1%
Inert Ingredients: 99%

A & R Termite Control

Page 4 of 5 of Standard Inspection Report

339	Sonora Drive	San Mateo	CA	94402
Address of Property Inspected		City	State	Zip
Stamp No.	10/12/10	10-0884		
	Date of Inspection	Co. Report No.	Escrow No.	

This is a separated report which is defined in Section I/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 areas 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.

1. SUBSTRUCTURE

1A - FINDING: The owner has various amounts of wood storage in contact with the substructure soil/ratproofing.

RECOMMENDATION: Suggest interested parties remove and/or elevate the wood storage from contact with the substructure soil/ratproofing.

2. STALL SHOWER

2A - FINDING: The upstairs hall bathroom stall shower was water tested and revealed no leakage at this time. Dry moisture stains were noted on the subfloor below.

RECOMMENDATION: As stall showers are subject to leakage, we recommend that the owner keep the stall shower well sealed, caulked and maintained as part of normal home maintenance and have the stall shower periodically inspected.

2B - FINDING: The downstairs guest bathroom stall shower was water tested and revealed no leakage at this time.

RECOMMENDATION: As stall showers are subject to leakage, we recommend that the owner keep the stall shower well sealed, caulked and maintained as part of normal home maintenance and have the stall shower periodically inspected.

7. ATTIC

7A - FINDING: The structures attic area was not inspected due to insulation.

RECOMMENDATION: Should any further information be desired, further inspection could be performed upon request and at an additional charge.

10. OTHER INTERIOR

10A - FINDING: The toilet was noted to be loose in the middle floor hall bathroom. No evidence of infestation, infection or leakage was noted as a result of this condition.

RECOMMENDATION: Suggest interested parties reset the toilet on a new wax seal.

10B - FINDING: The downstairs left rear bedroom window sills were noted to be slightly swollen. No indication of damage was noted at this time.

RECOMMENDATION: Owner is advised to keep this area under observation and have this area periodically inspected. Suggest interested parties keep the window well sealed and caulked in future home maintenance.

11. OTHER EXTERIOR

A & R Termite Control

Page 5 of 5 of Standard Inspection Report

339	Sonora Drive	San Mateo	CA	94402
Address of Property Inspected		City	State	Zip
Stamp No.	10/12/10	10-0884	Escrow No.	
	Date of Inspection	Co. Report No.		

11A - FINDING: Evidence of drywood termite infestation was noted at the roof sheathing at the right side of the structure. Infestation appears to extend into closed, inaccessible areas.

RECOMMENDATION: Complete fumigation of the entire structure to eradicate the drywood termite infestation.

NOTE: The attached price quotation for fumigation does not include exterior preparation.

11A-1 - FINDING: As per the request of the person ordering this report, we offer this secondary measure, which is substandard and carries no guarantee.

SECONDARY RECOMMENDATION: Locally treat the area of infestation by drilling into the visibly infested wood members and injecting a state registered chemical through the holes for the control of drywood termites.

NOTE: "Local treatment is not intended to be an entire structure treatment method. If infestations of wood-destroying pests extend or exist beyond the area) of local treatment, they may not be exterminated."

NOTE: As this is a secondary recommendation, it carries no guarantee whatsoever.

11B - FINDING: Evidence of drywood termite and fungus damage was noted to a portion of the roof sheathing.

RECOMMENDATION: Drill, trim or chisel out the damaged material as necessary, repair with wood filler and treat adjacent areas with a fungicide. Paint patched areas with one coat of white primer.

NOTE: WE DO ALL REPAIRS. We have included a firm cost quote for your repairs. Please consider US to perform all your certified repairs and treatments.

SECTION I, ITEMS # 11A,11B

SECTION II, ITEMS # 1A,2A,2B,10A,10B

FURTHER INSPECTION, ITEM # 7A

A & R Termite Control
P. O. Box 1262 San Mateo CA 94401 650-347-9512
WORK AUTHORIZATION CONTRACT

This is a contract between A & R TERMITE CONTROL, INC., and:

Address of Property: 339 Sonora Drive
City: San Mateo
State/Zip: CA 94402
Inspection report dated: 10/12/10 Report number 10-0884

ITEMIZED COST BREAKDOWN (Refer to items on the report for complete descriptions)

11A \$ 2494.00 -or- 11A-1 \$ 410.00
11B 390.00

ITEMS ON THE REPORT MAY CONTAIN PROVISIONS FOR ADDITIONAL COSTS OVER AND ABOVE THE ORIGINAL ESTIMATE.
Please read the report carefully and completely. Minimum charge for any work is \$180.00

CONDITIONS

1. Time is of the essence in this contract. If A & R TERMITE'S offer is not accepted within 45 days of the date of the report, A & R TERMITE reserves the right to increase prices.
2. If further inspection is recommended, or if additional work is required by any government agency, A & R TERMITE reserves the right to increase prices.
3. Notice to owner of Mechanic Lien: Under the California Mechanics Lien Law, any structural pest control operator who contracts to do work for you and 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.
4. In the event that legal action is necessary to enforce the terms of this contract, attorney's fees and cost of suit may be awarded to the prevailing party.
5. Unless otherwise specified, prices quoted for work performed by A & R TERMITE *exclude* the following: all painting, decorating work or texturing; repair or replacement of wall coverings, carpets, appliances or roof coverings removed to accommodate repair work; replacing or refinishing hardwood floors; any electrical work; any plumbing work; any damage to plant life; and/or any fumigation preparation work.
6. NOTICE: The charge for service that this company subcontracts to another person or entity 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. We subcontract to the Ultratech Division, P.O. Box 610666, San Jose, CA, 95161, (408) 929-5621.
7. TERMS OF PAYMENT: The undersigned owner, owner's agent or other responsible party (hereinafter known as "We") agrees to pay A & R TERMITE CONTROL, INC., the sum of \$ _____, upon issuance of Notice of Work Completed. Accounts are past due thirty days after date of completion. Interest, at the maximum legal rate, will be charged on all past due accounts.
8. We instruct _____, holder of escrow # _____, to pay A & R TERMITE CONTROL, INC., the sum of \$ _____ upon close of escrow. We understand that we are responsible for payment, and if escrow does not close within 60 days of completion of work we will pay A & R TERMITE CONTROL, INC., in full.
9. We authorize A & R TERMITE CONTROL, INC., to perform the following items: _____
_____ for a contract price of \$ _____

I have read this contract and the termite report to which it refers.

NAME OF PERSON RESPONSIBLE:

SIGNED: _____
(Owner)
Print Name: _____
Date: _____
PHONE: _____

SIGNED _____
(Owner's Agent)
Print Name: _____
Date: _____
PHONE: _____

NAME OF PERSON CONTACT FOR ACCESS: _____ HOME PH#: _____

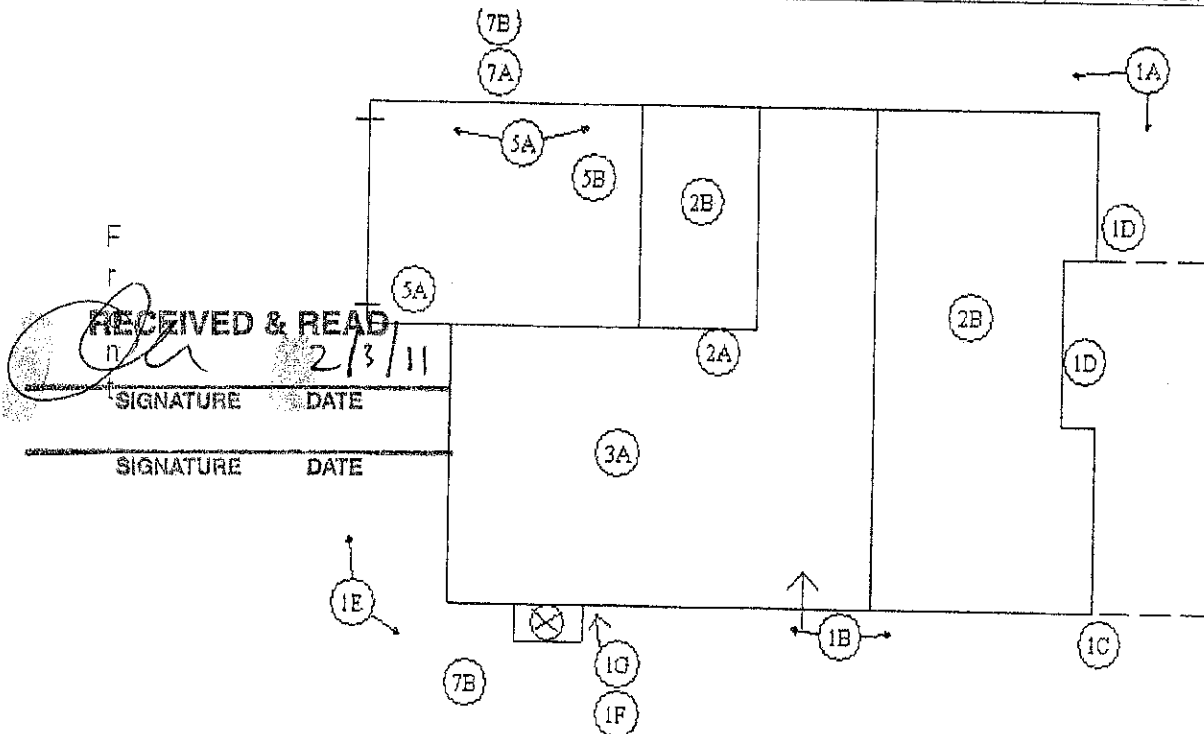
Notes: _____ WORK PH#: _____

Is upgrading or choice of linoleum or tile color desired? ☐ YES ☐ NO

Note: There will be additional charges for special material chosen. If no choice is given, neutral colors and /or standard grades will be installed.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 339	STREET, CITY, STATE, ZIP Sonora Drive, San Mateo CA 94402	Date of Inspection 11/4/2010	No. of Pages 10
FRANZ TERMITE CONTROL CORPORATION 4041 Transport Street, Palo Alto, CA 94303 Ph: (650) 493-0445 (650) 493-6408 Fax			
Firm Registration No. PR 0938	Report No. 48569	Escrow No.	
Ordered By: Cecilia Pang	Property Owner/Party of Interest	Report Sent To: Cecilia Pang	
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 residence, wood siding, composition roof.		Inspection Tag Posted: Garage	
		Other Tags Posted: FJ 10/12/10	
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 type="checkbox"/> Drywood Termites <input checked="" type="checkbox"/> Fungus/Dryrot <input type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input checked="" 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.			



Inspected by Jorge Villa State License No. FR 40137 Signature *Jorge Villa*

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.

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) 581-8708, or (800) 737-8188 or www.pestboard.ca.gov.

43M-41 (Rev. 10/01)

339

Sonora Drive, San Mateo CA 94402

11/4/2010

48569

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

PLEASE READ THIS ENTIRE DOCUMENT, IT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST AND ORGANISM INSPECTION REPORT. This report, the work authorization contract, the Occupants Chemical and/or fumigation notice and any other attachments (if applicable) contain important information regarding the inspection, the inspection report, and any work that might be done by Franz Termite Control. Please call Franz Termite Control if you have any questions. If you have specific questions regarding an inspection usually the best person to answer those questions is the inspector who performed the inspection. Our inspectors are usually available from 8AM to 9AM

TERMS AND CONDITIONS REGARDING THIS REPORT

WHAT IS A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT? (see A -D below)

- A** A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying pests & 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.
- B.** Some structures do not comply with building code requirements or may have structural, plumbing, electrical, 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 the inspector or the company issuing a Wood Destroying Pest & Organism Report.
- C.** 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, built-in appliances, or cabinet work. Infestations or infections may be active in these areas without visible and accessible evidence. Areas that were not inspected are noted in the report. If you desire information about areas that were not inspected, a further inspection may be performed at additional cost.
- D.** This Wood Destroying Pests and Organisms report does not include any opinion regarding mold, asbestos, lead or the presence or absence of mold or any other health related conditions. 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 area 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, asbestos, lead, or any other materials or concerning indoor air quality should be directed to a Certified Industrial Hygienist or other appropriate professional.
- E. 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. (8516, 13)
- F.** Showers over finished ceilings are not water tested. Testing may cause damage to ceilings below the shower. Further inspection can be performed by opening the ceiling below the shower and performing a water test.
- G. Inspection Findings** - This report is indicative of the condition of the subject structure(s) on the date of the inspection only and is NOT to be construed as an express or implied warranty or guarantee against latent, concealed, or future infestation or defects. Any such warranty or service agreement to provide future treatment or inspections may be provided as a separate attachment. The inspection and the inspection report are not in any way a guarantee against hidden or inaccessible infestations, infections, damages, or any other conditions which were not evident at the time of inspection. It is possible that such conditions may exist and be undetectable during the course of a normal inspection. Owners or interested parties should be aware that correction of hidden conditions may entail substantial expense.
- H. Slab Floor Construction** - Floor covering and other obstructions over slab floors may conceal cracks or penetrations in the slab which may allow infestation or moisture to enter and resultant damage to occur. Franz Termite Control makes no representation regarding any areas which were not accessible at the time of inspection.

339

Sonora Drive, San Mateo CA 94402

11/4/2010

48569

BUILDING NO

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

I. Unless specifically noted, exterior inspection is a visual inspection from the ground level only. Our inspectors do not access or directly inspect the roof or any portions of the structure (second floor walls and roof eaves). Portions of the structure that are only accessible for direct inspection from the roof are not included in the scope of this inspection. Interested parties may request further inspection at additional cost.

J. 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 Contractors' State License Board.

K. Any structures not shown on the diagram are not included in the scope of this inspection. This includes, but is not limited to fences, retaining walls, wooden planters, benches, gazebos, any wooden landscaping features, etc. Detached structures which are not shown on the diagram are not included in the scope of this inspection. This includes, but is not limited to, detached garages, decks, stairs, sheds, pool or guest houses, arbors, trellis, etc. Interested parties may request further inspection at additional cost.

L. Franz Termite Control does not guarantee any repair or treatment work done by others.

M. **REINSPECTIONS** - A reinspection shall be an inspection of report work done by others on items previously listed on the original to determine if all damaged or infested wood members have been removed, treated or repaired. 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. (Section 8525, Business and Professions Code. Reference: Section 8518, Business and Professions Code). A reinspection of work done by others will be performed, only if requested. Reinspection must be performed within four months (120 days) from the date of the original reinspection. Please plan ahead; depending on our workload, we may not be able to perform reinspection on short notice. There will be additional charges for each reinspection. (See section on Certification below for related information)

N. **CERTIFICATION** - Certification as used in this section means a written statement by the registered company attesting to the absence or presence of wood-destroying pests or organisms. A Certification statement is not a warranty or guarantee of any kind. If certification is desired on work done by Franz Termite Control, ALL SECTION ONE WORK MUST BE DONE WITHIN 120 DAYS FROM THE DATE OF THE ORIGINAL INSPECTION. If certification is desired on work done by others, A REINSPECTION (see above) MUST BE PERFORMED WITHIN 120 DAYS FROM THE DATE OF THE ORIGINAL INSPECTION. To provide certification we must reinspect the areas of repair when all damage has been removed and before the area is closed, covered, or any new material is installed. We will not reinspect areas that have been closed, covered or otherwise obscured. To avoid confusion we suggest that parties performing repairs contact us prior to commencing any work requiring certification by our firm. We will not inspect the workmanship of others, and make no guarantee on any repairs done by others. We cannot reinspect and will NOT certify chemical applications performed by others.

GENERAL CONDITIONS REGARDING ANY WORK ITEMS NOTED IN THIS REPORT

The following general conditions and exclusions apply to any work or treatment items noted in this report and performed by Franz Termite Control. Please see the contract for prices and further information. These conditions are part of the contract - Please read them carefully and contact us if you have any questions.

1. **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 Franz Termite Control's 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, Franz Termite Control 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.

2. **EXCLUSIONS** - Items not included in our price quote or scope of work Only work noted in the report is included in our price quote. Unless specifically noted in the report or contract, any work items bid on or performed by Franz

339

Sonora Drive, San Mateo CA 94402

11/4/2010

48569

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

Termite Control exclude the following: any architecture or engineering work, any painting, finishing or texturing, hardwood floor replacement or refinishing, carpet replacement, appliance repair or installation, plumbing, electrical, heating/venting/air-conditioning, sheet metal, roofing repair/replacement, roof flashing or gutter or downspout repair/replacement, or any other specialty trade work. Interested parties should be aware that it may be necessary to engage other trades at additional cost to complete or repair items not included in our bid. Any drawings, plans, engineering work, or any other additional work required by building inspectors or other parties are not included in our price quote or scope of repairs.

3. Prices quoted for repair items are based on stock, readily available local materials. If special milling, fabrication, ordering, etc. is required to match existing materials (trim, siding, molding, etc.) there will be additional expense for repairs.

4. It is possible that additional damage or infestation may be found during the course of repair work or that additional work beyond what was noted on the report may be needed to complete repairs. Repair or treatment of additional damage or infestation, or any other work beyond that which was originally noted is not included in our original price quote. There will be additional charges for such work, if needed.

5. During some substructure repair work there is a chance that damage may occur to the finished flooring above the area of repair. Should repair or replacement of finished flooring be necessary there will be additional charges. Repair or replacement of finished floor, if needed, is not included in our price quote unless specifically noted.

TREATMENT – The following items apply ONLY if treatment is recommended in your report. These items contain important information regarding treatment of wood destroying pests and organisms. Please read all of the following information. If you do not understand this information or have questions please call us.

6. If treatment is called for in this report you will find an attached Occupants Chemical Pesticide Disclosure Notice. If you do not have this notice please contact our office. You must receive a copy of this notice prior to any treatment work.

NOTICE TO OWNER/MANAGER OF RENTED OR MULTI FAMILY DWELLINGS AND COMMERCIAL PROPERTIES: Disclosure to your tenants, employees, etc. Attached you will find a copy of the pesticide disclosure notice that we are providing to you as required by law. California law (8538 Business & Professions Code and 1970.4 California Code of Regulations) require that we provide you with this notice prior to our initial pest control service. This notice is to advise you of your legal responsibility to pass this information on to your tenants. The legal responsibility to notify your employees or tenants is yours, and can not be subcontracted to any other entity.

7. 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 similar to common seasonal illness comparable to the flu, contact your physician or poison control center (California Poison Control System 1-800-876-4766) and your pest control company immediately. For further information, contact any of the following: Franz Termite Control (650) 493-0445; for Health Questions--the County Health Department (Santa Clara County (408) 918-3400; San Mateo County (650) 363-4305; Alameda County (510) 267-8000; Santa Cruz County (831) 454-4000; for Application Information--the County Agricultural Commissioner (Santa Clara County (408) 918-4600; San Mateo County (650) 363-4700; Alameda County (510) 670-5232; Santa Cruz County (831) 763-8080) and for Regulatory Information--the Structural Pest Control Board (tel.(916) 561-8700; 1418 Howe Avenue; Suite 18; Sacramento, CA; 95825).

8. **Special Note regarding slab drilling** - Subterranean Termite Treatment may require drilling through exterior or interior slabs. Drilling through concrete slabs may damage or break conduit, ducting, radiant heater pipes or plumbing pipes located in or beneath the concrete slab. Responsibility for or repair of such damage or subsequent damage caused by leaking pipes etc. will not be assumed by Franz Termite Control is not included in our price quote. The owner may contact a qualified specialist to locate and clearly mark locations of pipes, etc. Franz Termite Control will not be liable for any damage to pipes, etc.

339

Sonora Drive, San Mateo CA 94402

11/4/2010

48569

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

9. **Plant damage** – Reasonable care will be taken during treatment work to avoid damage to plants; some damage, however, may be unavoidable. Franz Termite Control will not assume any liability for any damage to plant life.

FUMIGATION INFORMATION – The following sections apply only if fumigation is recommended in this report.

10. If you wish to have fumigation performed please contact our office to schedule fumigation dates. Please Plan Ahead – (2-4 weeks) Depending on our work load we may not be able to schedule fumigation on short notice. Once you have scheduled your fumigation you will receive an "Occupant's Fumigation Notice" and "Fumigation Fact Sheet". These documents will explain the preparation work necessary for fumigation and should answer most questions regarding fumigation.

11. It will be necessary to have the Occupant's Fumigation Notice and Contract signed and returned to our office at least 5 days prior to fumigation. The Occupant's Fumigation Notice must be signed by the owner and all tenants or heads of household. It is the responsibility of the owner, agent, or manager to provide all tenants with a copy of the Occupant's Fumigation Notice and provide for notices to be signed and returned prior to fumigation. (see note 6 above)

12. Fumigation requires all occupants to vacate the structure for at least 3 days (2 nights).

13. Fumigation may require preparation to accommodate the process. The price quoted is for fumigation of the main structure (unless otherwise noted) only and does NOT include any preparation work as needed for fumigation. Preparation work can be done at additional cost by our fumigator or professional preparation company, however, arrangements must be made in advance. Preparation work may include, but is not limited to, the following: trim plants, trees, hedges, ground cover, etc. 12 inches away from building; remove all potted and indoor plants including any plants under the roof overhang and patio cover, remove TV antennas, detach drain pipes and fences; remove any loose ground cover (bark, gravel, ivy, etc). Once a fumigation date is scheduled specific preparation instructions will be issued. Unless otherwise stated the fumigation price does not include any preparation work or turning on gas and relighting pilots lights. Our contract may include a separate price for preparation work. The owner/agent or responsible party should take steps as necessary to have preparation work done prior to fumigation and make an appointment with the gas providing utility to turn on gas and relight pilot lights.

14. Reasonable care will be taken during the fumigation process to avoid damage to the roof, plants, landscaping, etc., however, neither Franz Termite Control or our fumigator will assume any liability for incidental damage. Certain roof types or other special conditions which may be susceptible to damage may require additional release forms be signed.

Guarantees - Guarantees as noted below may be further limited in our contract or report. All guarantees cover treatment or retreatment work and materials only and do not include or cover any resultant damage or other work needed to accommodate treatment or reimbursement for any other costs.

15. **Drywood Termites - Fumigation** – Fumigations are guaranteed for 3 years – the guarantee is limited to the structure fumigated only.

16. **Drywood Termites - Local or secondary treatments**– Local treatment or dry wood termites is guaranteed for a maximum of one year only. The guarantee is limited to the specific area of treatment only. Please note – some local treatments may not be guaranteed – see specific treatment recommendations in report.

17. **Subterranean termite treatment – Whole Structure** - Complete perimeter treatments for control of subterranean termites are guaranteed for 3 years – the guarantee is limited to the structure treated only.

18. **Subterranean termite treatment – Local or Partial treatment**– any subterranean termite treatment that consists of treating only a part or parts of the structure and does not include the entire perimeter is guaranteed for one year only. The guarantee is limited to the specific area of treatment only. Please note – some local treatments may not be guaranteed – see specific treatment recommendations in report.

19. Local treatment is not intended to be an entire structure treatment method. If infestations of wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated. (8516)

339

Sonora Drive, San Mateo CA 94402

11/4/2010

48569

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

Report diagrams are Not To Scale, and are for reference only.

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."

OUR COMPANY CAN NOT ASSUME RESPONSIBILITY FOR CONDITIONS EXISTING IN THESE AREAS UNLESS AN AUTHORIZATION TO REPAIR, REPLACE OR FURTHER INSPECT THESE AREAS IS MADE IN WRITING.

1. EXTERIOR AREAS:

ITEM 1A Exterior wood members (windows, doors, siding, trim, fascia, etc.) are in need of paint to protect the exposed wood from the elements.

RECOMMENDATION The owner should engage a qualified painter to paint and seal as needed.
***** This is a Section 2 Item *****

ITEM 1B Staining or other irregularities were noted to the upper roof eave. It could not be determined if damage or infestation exist. Exterior inspection is performed from the ground level only.

RECOMMENDATION: Perform a further inspection of the roof eave. Issue a supplemental report with findings. Cost of repair or replacement, if needed, is not included in the cost of further inspection.
***** Unknown Further Inspection Recommended *****

339

Sonora Drive, San Mateo CA 94402

11/4/2010

48569

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

1. EXTERIOR AREAS:

ITEM 1C Evidence of drywood termite infestation was noted in the first and second story siding / trim.

CORRECTION: Fumigate the entire structure (Vikane-Sulfuryl Fluoride with Chloropicrin warning agent) for complete eradication of all drywood termites in the entire structure.

NOTE: Franz Termite Control will not be responsible for any damage to the roof, plant life around the building, or the TV antenna during the course of fumigation. All reasonable care will be taken to avoid damage of any type.

NOTE Exterior fumigation preparation work is **NOT INCLUDED** in our bid, but may sometimes be quoted separately (see work authorization). Preparation work may include, but is not limited to, the following trim plants, trees, hedges, vines, and ground cover 12 inches away from building, remove all potted and indoor plants including any plants under the roof overhang and patio covers, remove TV antennas, detach drain pipes and fences, remove any loose ground cover (bark, gravel, ivy, etc.). Once a fumigation date is scheduled specific preparation instructions will be issued. Fumigations are guaranteed for three years from the date of fumigation. **Interior preparation work is ALWAYS the owners/occupants responsibility.**

SEE NOTES 10-14 in the General conditions section of this report (pages 2-6) for further information regarding fumigation - See note 15 for fumigation guarantee information.

***** This is a Section 1 Item *****

ITEM 1D The gutter is leaking or rusted in area(s).

RECOMMENDATION: The owner should engage a qualified contractor for further consultation and repair of this condition.

***** This is a Section 2 Item *****

ITEM 1E Moss growths, debris, etc. were noted on the roof. This condition may be damaging to the roofing.

RECOMMENDATION The owner should engage an appropriate licensed roofing or roof treating contractor for further consultation and/or correction of this condition.

***** This is a Section 2 Item *****

ITEM 1F Drywood termite infestation was found at roof eave.

CORRECTION: See Item 1C for correction.

***** This is a Section 1 Item *****

ITEM 1G There is drywood termite damage in the roof sheathing at the roof eave.

CORRECTION: Remove roof covering as needed to repair damaged wood members. Paint new wood with one coat of primer.

NOTE: If damage extends into other areas beyond those noted or indicated on the diagram, there will be additional charges for repair.

NOTE: The owner is to engage a roofer to replace removed roofing, gutters and flashing as needed in areas of repair. **Such work is not included in our price quote.**

***** This is a Section 1 Item *****

339

Sonora Drive, San Mateo CA 94402

11/4/2010

48569

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

2. INTERIOR AREAS:

ITEM 2A The toilet was noted loose on the floor of the hall bathroom.

RECOMMENDATION: Reset the toilet on a new wax seal.

NOTE: The price quoted (if quoted) for this item includes resetting of the toilet on a new wax gasket. If additional repairs to the toilet, toilet flange, supply lines, or other plumbing repairs are required, there will be additional charges for such work. Owner or responsible party will be informed if there are additional charges and must approve charges before additional work is performed.

***** This is a Section 2 Item *****

ITEM 2B **NOTE:** The structure or portions of the structure (see diagram) indicated have a slab floor. There is no accessible subarea crawl space beneath the slab floor and finished flooring (hardwood, carpet, tiles, etc.) prevents inspection of the slab. Cracks or openings in the slab, which were not visible at the time of inspection, could allow termites or moisture to enter the structure. Often, such conditions may not be evident until floor coverings are removed or refinished. Franz Termite Control makes no representation and assumes no responsibility regarding any areas that are not accessible or any conditions which may be present in such areas.

***** Information Item *****

3. ATTIC AREAS:

ITEM 3A Insulation in the attic prevents visual inspection of many wood members. Insulation was not removed or disturbed for inspection unless specifically noted. No opinion is rendered regarding areas made inaccessible by insulation.

RECOMMENDATION: Inspection of inaccessible areas is recommended, however, further inspection would entail removal of insulation and such work may not be feasible. If further inspection is desired, it will be performed at the direction of and at substantial additional expense to the owner or interested parties.

***** Unknown Further Inspection Recommended *****

5. GARAGES:

ITEM 5A **GARAGE** The garage or portions of the garage were inaccessible for inspection due to storage, cabinets, appliances, etc.

RECOMMENDATION Further inspection of inaccessible areas is recommended. Should a further inspection of this area be desired, storage will have to be moved away from walls by owner. There would be an inspection fee for further inspection. No opinion is rendered or representation made regarding conditions which may exist in inaccessible areas.

***** Unknown Further Inspection Recommended *****

ITEM 5B Old water stains were found at garage exposed ceiling wood members (bathroom above).

RECOMMENDATION: Monitor area periodically and entire structure.

***** This is a Section 2 Item *****

7. ABUTMENTS:

ITEM 7A Drywood termite infestation was found at attached gate.

CORRECTION: See item 1C for correction.

***** This is a Section 1 Item *****

339

Sonora Drive, San Mateo CA 94402

11/4/2010

48569

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

7. ABUTMENTS:

ITEM 7B

NOTE: Fences are not included in the scope of this inspection and are inspected only at the point where they abut the structure. No opinion is rendered on the general condition of the fence or regarding the presence of wood destroying organisms in other parts of the fence. Interested parties may request further inspection at additional expense, if desired.

***** Information Item *****

339

Sonora Drive, San Mateo CA 94402

11/4/2010

48569

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

OCCUPANTS CHEMICAL NOTICE

FRANZ TERMITE CONTROL will use pesticide chemical(s) specified below for the control of wood destroying pests or organisms in locations identified in the Structural Pest Control report as indicated above.

(1) The pest(s) to be controlled:

☐ SUBTERRANEAN TERMITES

☐ FUNGUS or DRY ROT

☐ BEETLES

☒ DRY-WOOD TERMITES

☐ OTHER _____

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

☐ A. Bora-Care OR Tim-Bor (active ingredient: Disodium Octaborate Tetrahydrate)

☐ B. CY-Kick (active ingredient: Cyfluthrin)

☐ C. I Maxx Pro OR Prothor WSP (active ingredient: Imidacloprid)

☐ D. Premise 75 WP / Premise Foam (active ingredient: Imidacloprid)

☐ E. Termidor SC (active ingredient: Fipronil)

☒ F. Vikane OR Zythor (active ingredient: Sulfuryl Fluoride with Chloropicrin)

☐ G. OTHER: _____

(3) "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 similar to common seasonal illness comparable to the flu, contact your physician or poison control center (see telephone numbers below) and your pest control company immediately."

For further information, contact any of the following:
FRANZ TERMITE CONTROL (650) 493-0445

for Health Questions-- the Santa Clara County Environmental Health Department (408-918-3400); the San Mateo County Environmental Health Department (650-363-4305); the Alameda County Environmental Health Department (510-567-6700); Santa Clara County Poison Control Center (800) 876-4766; San Mateo County Poison Control Center (800) 523-2222; MED-NET Emergency Medical Information (800) 655-7262

for Application Information-- Santa Clara County Agricultural Commissioner (408-918-4600); the San Mateo County Agricultural Commissioner (650-363-4305) the Alameda County Agricultural Commissioner (510) 670-5232

and for Regulatory Information--the Structural Pest Control Board (916) 561-8704.

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 and after chemical treatment prior to signing this notice.

HAVING READ THE INSTRUCTIONS, I, THE UNDERSIGNED, WILL ACCEPT RESPONSIBILITY FOR ALL THE AFOREMENTIONED.

OWNER/OCCUPANT _____

DATE _____

FRANZ TERMITE CONTROL CORPORATION

4041 Transport Street, Palo Alto, CA 94303

Ph: (650) 493-0445 (650) 493-6408 Fax

Page: 1 of 2

WORK AUTHORIZATION CONTRACT

Address of Property: 339 Sonora Drive, San Mateo CA 94402

Inspection Date: 11/4/2010

Report #: 48569

Title Co. & Escrow #: Escrow #

SECTION 1	SECTION 2	FURTHER INSPECTION
*1C \$ 2060.00	1A Others	1B Request
1F Incl'd w/1C	1D Others	3A Request
1G \$ 390.00	1E Others	5A Request
7A Incl'd w/1C	2A Request	
	5B Info	

*Exterior prep work needed for fumigation will be done at no extra charge.

We Authorized the Following
Section 1 Items to be Performed.

We Authorized the Following
Section 2 Items to be Performed.

We Authorized the Following
Items for Further Inspection.

Proposed Cost Section 1: _____

Proposed Cost Section 2: _____

Proposed Cost Fur.Insp.: _____

Total - All Sections: _____

PLEASE READ ALL PAGES THIS CONTRACT (2 pages plus attachments, if noted) and the report(s) it refers to. The report contains important information regarding the scope of work included and excluded in our price quotes. To authorize work fill out this page and sign both pages of the contract and return it to our office. Please indicate which items you want done above and provide billing information as requested below.

PERSON AUTHORIZING WORK (please print)

NAME and BILLING ADDRESS _____

PHONE _____

2ND PHONE (cell, etc.) _____

FAX _____

E-MAIL _____

I have read this contract (2 pages) and the inspection report(s) it refers to and understand and agree to the terms as set forth in the inspection report and this contract and hereby agree to all terms thereof. SIGNED
WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE STARTED

APPROVED AND READ BY: _____

DATE _____

ACCEPTED FOR: _____

DATE _____

FRANZ TERMITE CONTROL CORPORATION

WORK AUTHORIZATION CONTRACT

Address of Property: 339 Sonora Drive, San Mateo CA 94402

Inspection Date: 11/4/2010

Report #: 48569

Title Co. & Escrow #: Escrow #

CUSTOMER INFORMATION

Please read the terms and conditions of this contract and the inspection report(s) it refers to. These documents contain important information regarding the scope and limitation of the inspection and work performed by Franz Termite Control Corp. Terms and conditions (see items A-N and General Conditions items 1-19) as set forth in the inspection report(s) are a part of this contract.

The minimum work charge is \$195.00

TIME AND MATERIAL – any work quoted as "time and material" (T&M) will be charged at \$115.00 per man per hour. Materials will be charged at cost plus tax plus 35% (overhead) plus 10 % (profit)

1. **CHANGES IN THE WORK.** Any additional damage found while work is being performed will be supplemented by a report with additional findings and costs. Should the Owner, construction lender, or any public body or inspector direct any modification or addition to the work covered by this contract, the contract price shall be adjusted accordingly.
 2. **RESPONSIBILITIES OF THE PARTIES.** Contractor shall promptly notify the Owner of (a) subsurface or latent physical conditions at the site differing materially from those indicated in this contract, or (b) unknown physical conditions differing materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this contract. Owner as added work shall pay for any expense incurred due to such conditions. The Owner is responsible to supply water, gas, sewer and electrical utilities unless otherwise agreed to in writing. Owner agrees to allow and provide Contractor and his equipment access to the property and provide toilet facilities. The Owner is responsible to remove or protect any personal property and Customer agrees to hold company harmless for any damage which may occur to plant life, wiring, trees, vines, pets, tile roofs, plumbing, or changes beyond control of the company which may occur during the performance of this work.
 3. **DELAYS.** Contractor agrees to start and diligently pursue work through to completion, but shall not be responsible for delays for any of the following reasons: failure of the issuance of all necessary building permits within a reasonable length of time, funding of loans, disbursement of funds into funding control or escrow, acts of neglect or omission of Owner or Owner's employees or Owner's agent, acts of God, stormy or inclement weather, strikes, lockouts, boycotts, or other labor union activities, Extra Work ordered by Owner, acts of public enemy, riots or civil commotion, inability to secure material through regular recognized channels, imposition of government priority or allocation of materials, failure of Owner to make payments when due, or delays caused by inspection or changes ordered by the inspectors of authorized governmental bodies, or for acts of independent contractors, or holidays, or other causes beyond Contractor's reasonable control.
 4. If the project is destroyed or damaged by accident, disaster or calamity, such as fire, storm, earthquake, flood, landslide, or by theft or vandalism, any work done by the Contractor in rebuilding or restoring the project shall be paid by the owner as extra work. Owner shall obtain and pay for insurance against injury to Owner's own employees and persons under Owner's direction and persons on the job site at Owner's invitation.
 5. **LIMITATIONS.** No action of any character arising from or related to this contract, or the performance thereof shall be commenced by either party against the other more than two years after completion of the project or cessation of work under this contract.
 6. **ASBESTOS AND HAZARDOUS WASTE.** Unless the contract specifically calls for the removal disturbance, or transportation of asbestos or other hazardous substances, the parties acknowledge that such work requires special procedure, precautions, and/or licenses. Therefore, unless the contract specifically calls for same, if Contractor encounters such substances, Contractor shall immediately stop work and allow the Owner to obtain duly qualified asbestos and/or hazardous material contractor to perform the work or the Contractor may perform the work at contractor's option. Said work will be treated as an extra under the contract.
 7. The total amount of this contract is due and payable upon completion of the work listed above unless otherwise specified. Only the work specified in the contract is being done at this time. **ATTORNEY FEES.** In the event there is any litigation or arbitration arising out of this agreement, the prevailing party shall be entitled to its reasonable attorney fees and costs. Any work performed against an existing title escrow will be the financial responsibility of the party ordering the work, in the event of a cancelled escrow. A service charge of 1-1/2% per month (18% per year) will be charged on all balances over 30 days.
- 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.



Arthur Bagirov
 Residential and Commercial Property Inspections
 A Member of the Real Estate Inspection Group, Inc.
 www.inspectiongroup.com



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 Contractor's License # 673098 Voice Mail: (408) 398-5550
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ORDER INFORMATION

Inspection Date:	February 3, 2011	Inspection Time:	1:00 PM	Report Number:	020311
Inspection Address:	339 Sonora Drive				
Inspection City:	San Mateo	State:	CA	Zip:	94402 Approx. Sq Ft: 2,500
Client's Name:	Andrew Matagrano	Listing Inspection:	<input type="checkbox"/>	(Fee due within 90 days)	
Agent's Name:	Erica Damelio	Office:	Alain Pinel Realtors		
Phone:	(650) 888-3884	E-mail:	edamelio@apr.com; andrew_matagrano@yahoo.com		
Amount:	\$585.00	Add:	For:	Billing Fee:	0.00 Total: \$585.00

MAKE CHECKS PAYABLE TO:

Payee:	REIG, INC.
Amount:	\$585.00
Address:	180 Second Street, Suite A
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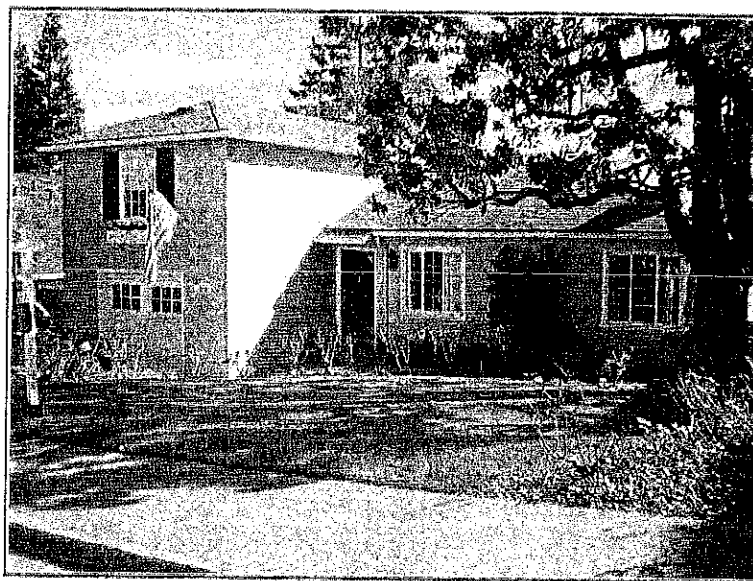
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Fax:

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All directional references to left, right, front, or rear assume the reader is standing at the main entrance of the structure, facing the front door of the home.

Date report sent by Mail:	Fax:	E-mail: 2/3/11	Delivered in person:
Upload to www.TheReportOnline.com on:	N/A	Password: N/A	Invoiced:

REAL ESTATE INSPECTION GROUP, INC.

Residential and Commercial Property Inspections

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TABLE OF CONTENTS

	PAGE
Order Information	1
Index	2
Scope of Inspection	3
Definitions	4
Exterior Section I	5
Exterior Section II	6
Electrical System	7
Heating and Air Conditioning Systems	8
Plumbing and Water Heating	9
Kitchen	10
Bathrooms	11
Interior	12
Foundation, Framing, & Insulation	13
Carry Over Pages (if any)	14
Photos (if any)	15-18
General Comments	19
Appendix ASHI Standards of Practice	8 PAGES

PRELIMINARY COMMENTS

We have inspected the major structural components, plumbing, heating and electrical systems for visual signs of significant nonfunctional performance, excessive or unusual wear, and general conditions of the property. Our findings and recommendations are not intended as criticisms of the building, but as professional opinions regarding the conditions present.

Please keep in mind that in some dwellings there may be features and systems that may not conform with current building standards. While we attempt to list any health, hazardous, and safety issues, we do not warrant that all non-conforming issues will be listed, as they may not have been a requirement at the time the house was built. The client should be aware that all dwellings need ongoing preventive maintenance in order to keep all aspects of the property in functional conditions. In most homes of similar age, there are typically some repairs needed.

It is strongly recommended that any item noted for further evaluation should be evaluated before close of escrow by a properly licensed professional. Further evaluation PRIOR to the close of escrow is recommended so a properly licensed professional can evaluate our findings and inspect the remainder of the system or component(s) for additional concerns that may be outside our area of expertise or the scope of our inspection. The inspector shall not be held liable for any item recommended for further evaluation if that item was not further evaluated as recommended.

Real Estate Inspection Group, Inc.

SCOPE OF INSPECTION

If the client is the buyer, this report is not intended to be used by any third party, and the INSPECTOR shall not be accountable to any such third parties in any manner. If the report is a "Listing Inspection" for the seller, the report may be relied on (within the scope of the inspection described below), by both the seller and the buyer of the property from the seller upon execution of this agreement (Civil Code 1102.4c). The report is not intended to be distributed to any subsequent buyer of the property for reliance by the subsequent buyer, and the INSPECTOR is not accountable to such subsequent buyers in any manner.

The inspection is limited to the visible conditions of the property, and the purpose of this report is to provide the user an overview of the subject residence. The INSPECTOR can only spend a limited amount of time on each item and the report is thus limited in scope to only those items described herein, and only to the extent described in the Standards of Practice of the American Society of Home Inspectors (ASHI®), a copy of which is attached to the inspection report. The INSPECTOR will inspect the major structural and electrical / mechanical components for visual evidence of material defects and this report is not a statement of the code or permit complying condition of the property as only a governmental building inspector is authorized to determine the code permit complying condition of the property.

CLAIMS PROCEDURE

It is hereby agreed and understood that should the client claim to discover that one or more aspects of the report is incorrect, the client agrees to notify the inspector before any corrective measures are undertaken, and further to allow a re-inspection by the INSPECTOR of the reported problem at no cost to the client. Should the INSPECTOR determine in the INSPECTOR'S sole discretion that a repair or replacement needs to be performed, the client agrees to allow the INSPECTOR the opportunity to effect said repair during the period of the client's possession of the property prior to initiating any mediation, arbitration or civil action. If there is a conflict regarding the wording of a report, the report kept at REIG, Inc. shall prevail.

ARBITRATION AGREEMENT

Any dispute between the client and the INSPECTOR arising out of the inspection or the resulting report shall be decided by neutral arbitration in accordance with Chapter 3, Title 9 of the California Code of Civil Procedures (C.C.P. 1282, et seq.) and not by court action except as provided by California law for judicial review of arbitration proceedings. The parties to any arbitration under this agreement shall have the discovery rights provided in California Code of Civil Procedure 1283.05. The arbitrator shall be a retired Superior Court judge, a licensed California Attorney with at least five years of real estate experience or home inspector with at least five years experience as defined in Business and Professional Code 7195 et seq. If the parties herein cannot agree upon an arbitrator, the Superior Court of the county in which the property is located shall appoint an arbitrator. The prevailing party in any arbitration under this Arbitration Agreement shall be entitled to recovery fees and costs incurred in the proceeding.

By signing below, you are specifically agreeing to the Scope of the Inspection, the Claims Procedure, and the Arbitration Agreement above, and all conditions as described above. You are agreeing to have any dispute decided by neutral arbitration as provided by California law and you are giving up any rights you might possess to have the dispute litigated in a court or jury trial. If you refuse to submit to arbitration after agreeing to this provision, you may be compelled to arbitrate under the authority of the California Code of Civil Procedure.

IF THIS AGREEMENT IS NOT SIGNED BY ANY PARTY, THIS INSPECTION REPORT WILL CARRY NO WARRANTY OR GUARANTEE AS TO ITS CONTENTS, AND SHALL BE AS INFORMATION ONLY FOR THAT PARTY.

SELLER: _____

DATE: _____

BUYER: _____

DATE: _____

INSPECTOR: Arthur Bagirov

DATE: February 3, 2011

DEFINITIONS

The following are definitions of words likely to be used in this report when evaluating the condition of the elements of the house.

FUNCTIONAL CONDITION:

As far as could be determined within the scope of this inspection, the item was in serviceable condition and functioned according to its purpose.

FAIR CONDITION:

While not in excellent condition, the item performed according to reasonable expectations.

POOR CONDITION:

While functioning, the item did not perform to reasonable expectations. Maintenance, repairs, or replacement may be needed at the present time, or in the near future.

NON-FUNCTIONING or ACTION ITEMS:

These items did not meet the minimum standards of the manufacturer, and immediate safety or structural concerns may be present. Examples include a leaking or damaged hot water heater, a substandard electrical panel, a leaking roof, or a broken chimney. Other items that are less integral to the major systems of the house, such as a broken window pane, a missing or broken door handle, or an inoperative water faucet may also be categorized as non-functioning or action items.

CODE COMPLIANCE ISSUES:

This is not a code compliance inspection. Only the building department may determine the code status of any particular condition at the property. An item is only required to comply with the codes that were applicable at the time the house was built or remodeled. Items may sometimes be mentioned in the report that do not comply with current code requirements because of safety or other concerns. These items should be verified with the local building department for specific details and recommendations.

HAZARDOUS MATERIALS

This report does not include reporting on the presence of any environmental hazards including, but not limited to mold, asbestos, radon, lead, toxins, carcinogens, noise, and contaminants in soil, water, and air.

Nor does it include the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.

YOU ARE STRONGLY ADVISED TO REVIEW THE HANDBOOK "CALIFORNIA GUIDES TO ENVIRONMENTAL HAZARDS, EARTHQUAKE SAFETY, LEAD IN YOUR HOME AND ENERGY USAGE" PROVIDED TO YOU BY YOUR REALTOR.

EXTERIOR I

Items Inspected: Exterior walls, flashings, trims, eaves, soffits, and fascias, where accessible from ground level. Exterior doors, windows, and operating hardware. Roof coverings, flashings, roof drainage systems and skylights if present. Chimneys and flues if accessible.

Component Description:

EXTERIOR WALLS

- Wood siding
- Wood trim

ROOF COMPONENTS

- Asphalt composition shingles
- Metal gutters and downspouts

CHIMNEY

- Brick

EXTERIOR WALL COVERING & TRIM:

The exterior walls were inspected for evidence of damage and/or possible water penetration, and to determine their overall condition. They appeared to be in serviceable condition unless otherwise noted in the Action Items. The paint appeared to be in acceptable condition. Although possible wood damage has been noted, we do not perform pest control inspections and recommend that you retain an expert to do so.

EXTERIOR DOORS & WINDOWS:

The doors and hardware were tested to assure proper function. They appeared to be in serviceable condition unless otherwise noted in the Action Items. Please note that the garage vehicle door had low overhead clearance (about 6 feet), which will limit what types of vehicles can be parked in the garage. The exterior garage door glazing did not have etchings indicating that they were safety glass. Current safety standards require that glazing in doors must be safety glass. Although this was not a requirement at the time of installation, I recommend upgrading to safety glass to help minimize possible injuries in case the glass is broken. There were single and double pane, single-hung, casement, sliding and fixed windows in the house. A representative sampling of accessible windows (we do not move furniture) was operated. Most of the tested windows, as well as locking hardware, operated normally. Any conditions found to be in need of attention are noted in the Action Items.

ROOF SYSTEM:

The roof was inspected by walking on the surface. The roof coverings, flashings, penetrations, and the roof drainage control systems were inspected for signs of damage, water penetration, or other adverse conditions. They appeared to be in serviceable condition unless otherwise noted in the Action Items.

CHIMNEY:

The chimney was examined from the roof to determine the overall condition. It was checked for stability by pushing the chimney above the roofline. Any conditions found to be in need of attention are noted in the Action Items.

EXTERIOR I ACTION ITEMS:

1. The garage vehicle door opener had an automatic safety reverse mechanism and optical sensors installed. However, the optical sensors were installed at an incorrect height. I recommend mounting sensors at 4 to 6 inches above the floor to detect any obstruction in the path of door.
2. One of the windows to the right of the living room fireplace was stuck and cracked. The dining room window was stuck as well. The casement window in the walk-in closet upstairs could not be completely closed and locked. There was a single-hung window in the kitchen, and a window in the downstairs bathroom, as well as a window in the downstairs left bedroom, which had weakened or damaged sash springs. I recommend further evaluation by a qualified and licensed glazing contractor and repairs as necessary.
3. The following windows had condensation or staining or film between the panes, indicating failed thermal seals: family room (fixed sash, right wall), kitchen (moving sash behind the sink), and right downstairs bedroom (fixed sash of the single-hung window). CONTINUED ON PAGE 14.

Items Not Included: This Section does not include the screening, shutters, or awnings.

EXTERIOR II

Items Inspected: Walkways, patios, porches and driveways leading to dwelling entrances. Vegetation, grading, surface drainage and retaining walls when any of these may have an adverse effect on the building. Attached decks, balconies, stairways, and their associated railings if present.

Component Description:

- DRIVEWAY** • Concrete with some brick
- WALKS & PATIO** • Concrete • Concrete with some brick
- PORCH & DECK** • Brick porch at the front • Wood deck at the rear

DRIVEWAY, WALKWAYS & PATIO(S):

The flatwork was inspected for evidence of extensive cracking, excessive lifting or settlement, or other damage. There were some cracks visible in the flatwork, which are typical in this area. Any conditions found to be in need of attention are noted in the Action Items.

PORCH, DECK & EXTERIOR STAIRS:

The porch, deck, exterior stairs and their respective railings were inspected for visible evidence of damage or other conditions that may need further evaluation or correction. They appeared to be functional and serviceable unless otherwise noted in the Action Items. Please note that although it may have been acceptable at the time of construction, the height of the deck railings was shorter than the current standard of 42 inches. As an upgrade for safety, I recommend replacing or modifying the railings to meet current standards.

RETAINING WALLS:

The retaining walls were inspected for visible evidence of damage or other conditions that may need further evaluation or correction. The concrete landscaping retaining walls at the front and rear yards appeared to be in serviceable condition. Retaining walls are only visually inspected and no comments can be made regarding their condition below the soil level, nor their future retaining ability.

GROUNDS:

There were no observed drainage or vegetation issues that adversely affected the structure. There was a traffic rated grated channel drain installed at the driveway in front of the garage vehicle door. Please note that flow testing of the drainage capabilities of the underground drains is beyond the scope of our work and was not performed during the inspection.

Area drainage should be observed during rainy periods and steps taken to direct all surface flow away from the structure and to eliminate puddle areas as practical. The gutters and downspouts should be cleaned and the free flow of all buried drain lines verified at the beginning and in the middle of each winter season. Running water through the drains should be included as part of the regular maintenance of the property to flush any accumulated debris and verify the proper operation of the system. Additionally, downspouts now outletting at the home's perimeter should be directed away from the structure (install downspout extensions during the rainy season to help divert the roof runoff water at least 4 to 6 feet away from the house perimeter).

As with most other homes in this area, drainage control is an important element in the ongoing maintenance of the structure and the long-term successful performance of its foundation. The condition of the property's drainage is described, as it existed at the time of the inspection. The recommendations contained in this report are based on our construction experience with similar properties and our training as property inspectors (they must be followed to insure the optimal performance of the structure). It should be recognized that certain drainage conditions and latent problems could only be detected during the long-term occupancy of the house. I recommend the seller be consulted regarding any unusual or seasonal conditions.

EXTERIOR II ACTION ITEMS:

CONTINUED ON PAGE 14.

Items Not Included: Fences, geological or hydrological conditions, outbuildings, storage sheds, recreational facilities, seawalls, docks, breakwalls, and erosion or earth stabilization control methods.

ELECTRICAL SYSTEM

Items Inspected: Service drop, entrance conductors, cables and raceways. Service equipment and main disconnects, service grounding, interior components of service and sub panels, conductors and overcurrent protection devices (including GFCI and AFCI circuit breakers if present). A representative number of lighting fixtures, switches, receptacles, and ground fault circuit interrupters (GFCI), if installed.

Component Description:

MAIN PANEL RATING & LOCATION	• Undetermined • Left rear corner of the house
SERVICE VOLTAGE & MAIN DISCONNECT	• 120/240V • 200 amp circuit breaker
SUB PANEL(S) LOCATION	• Laundry room • Left downstairs bedroom
WIRING METHOD(S)	• NMC • Armored cable • Conduit run • Knob and tube
WIRING TYPE(S)	• Copper & Nickel plated copper at 110/220V circuits
220V SERVICE LOCATIONS	• Main & Sub panels • Kitchen

ELECTRICAL PANEL(S) & WIRING:

The interior components, wiring, and overcurrent-protection devices (circuit breakers and fuses) of the main and the sub panels were inspected. They appeared to be in serviceable condition unless otherwise noted in the Action Items. There were two 20 amp double-lugged 120V circuit breakers in the bedroom sub panel. Please note that Square D (the manufacturer) permits specific models of these breakers to be double-lugged. The panels appeared correctly grounded. Label and/or verify labeling of the panels upon occupying the house so that the power can be turned off quickly for maintenance or in an emergency.

LUMINAIRES, FANS, RECEPTACLES & SWITCHES:

A representative sample of the accessible receptacles (we do not move furniture), luminaires, and switches was tested. All of the visible receptacles in the house were three-prong type (mostly grounded). Most of the tested fixtures responded normally. To assure proper function, GFCI receptacles should be tested by pressing the test button once a month. For safety, GFCI receptacles are recommended at all exterior locations and in the garage. A few switches did not seem to have a use and the seller should be consulted regarding their purpose (possibly switch operated receptacles or burnt out light bulbs). Any conditions found to be in need of attention are noted in the Action Items.

ELECTRICAL ACTION ITEMS:

1. There were tree branches in contact with the main service drop wires. The tree branches should be trimmed for safety and to prevent damage to the wires.
2. The older style fused sub panel in the laundry room and the knob and tube wiring remaining in service (visible in the garage and sub area) are outdated by today's standards. I recommend these items be replaced with modern components and wiring if any electrical upgrading to the house is undertaken.
3. There was an improperly terminated wire in the sub area. This wire should be terminated in a junction box, or removed if no longer needed.
4. Several receptacles throughout the house (entry hallway, upstairs bedrooms, etc.) were loosely fastened at the wall and should be re-secured.
5. The grounded receptacles (three prong) on ungrounded circuits found throughout the house (entry hallway, living and dining rooms, garage and upstairs bedrooms) need to be replaced with two prong receptacles or have grounds installed for safety. Alternatively, GFCI receptacles can be installed where 3-prong outlets are needed.
6. A strain relief clamp installed on the power cord at the garbage disposal was loose and should be properly secured to prevent accidental pull-out of the cord. CONTINUED ON PAGE 14.

Items Not Included: Remote control devices only if they provide primary control. Alarm and low voltage systems, and lights that are controlled by timers or photo-voltaic cells. Ancillary, network and communications wiring. Systems which are not part of the primary electrical power distribution system and solar power collection systems. Measuring of amperage, voltage, or impedance.

HEATING & A/C SYSTEM

Items Inspected: All installed heating equipment, including visible duct system components, vent systems and flues where readily accessible. Air conditioning equipment if present.

Component Description:

BRAND

• Rheem

ENERGY SOURCE AND HEATER TYPE

• Upflow gas fired forced air furnace

LOCATION

• Downstairs hallway closet

PRIMARY HEAT SOURCE:

The furnace was tested and operated for about fifteen minutes. The visible portions of the metal vent pipe appeared to be in serviceable condition. Change the furnace air filter now, and after every four to six months of use. Any conditions found to be in need of attention are noted in the Action Items.

IMPORTANT NOTE: We recommend Rheem brand furnaces be checked on a yearly basis since their heat exchangers have been reported to have a higher than normal failure rate. You may wish to consult with a qualified and licensed heating contractor or PG&E for a full inspection of the heat exchanger. Installation of CO monitor(s) in the house can give early warning of problems with the heat exchanger, malfunctioning water heater, or other sources of combustion.

DUCTS AND AIR FLOW:

The ducts were located in the walls, ceilings, sub area and garage. Most of the visible ducts appeared to be sound and insulated. There were mechanical dampers installed in the ducting. The air flow was tested at each of the readily accessible heat registers and it appeared to be acceptable. Any conditions found to be in need of attention are noted in the Action Items.

HEATING AND COOLING ACTION ITEMS:

The plastic induced draft blower housing was cracked and should be replaced. Please note that the furnace appeared to be an older unit (according to its serial number, it was manufactured in 1992) and may be nearing the end of its life expectancy (the typical life expectancy of an average furnace is about 20 years). The homeowner should anticipate the need to replace the furnace, or one or more of its components, possibly in the near future. I recommend further evaluation and repair as needed for safety by a qualified and licensed HVAC contractor.

Items Not Included: Interiors of flues or chimneys not readily accessible, any heat exchanger, humidifier or dehumidifier, electronic or media air cleaners, solar space heating system, and window air conditioners. Determination of the adequacy and distribution balance of the heating and/or air conditioning system.

PLUMBING & WATER HEATING

Items Inspected: Interior water supply and distribution systems including related fixtures and faucets. Drain, waste and vent systems. Water heating equipment and flue vent systems. Fuel storage and fuel distribution system, any drain sumps, sump pumps, and related piping.

Component Description:

WATER SUPPLY PIPING		• Copper	
MAIN WATER SUPPLY LINE		• Plastic	
DRAIN, WASTE & VENT PIPING		• Cast iron • Galvanized steel • ABS plastic	
MAIN WATER SHUTOFF VALVE LOCATION		• Right front corner of the house	
MAIN GAS SHUTOFF VALVE LOCATION		• Left side of the house	
WATER HEATER BRAND	TYPE	CAPACITY	LOCATION
• Rheem	• Gas	• 50 gallon	• Downstairs hallway closet

WATER & GAS SUPPLY, AND WASTE LINES:

The visible components of the plumbing system were inspected for evidence of leaking or unusual corrosion, and the plumbing fixtures were tested. They appeared to be functional and serviceable unless otherwise noted in the Action Items. The water pressure appeared to be acceptable even with multiple fixtures in use in the bathrooms. The water pressure may drop when multiple fixtures are tested simultaneously in different bathrooms. Additionally, the water pressure may vary at any time due to landscape irrigation usage. In the event of an emergency, the gas may need to be turned off quickly. Attach an earthquake wrench to the meter so that it can be shut off in an emergency. Test the main gas shutoff valve and contact the local utility company if the valve is difficult to operate. The installation of an automatic earthquake actuated gas shutoff valve is recommended and should be considered.

WATER HEATER:

The water heater was visually inspected for any conditions that may require correction or further evaluation. The water heater responded normally to the thermostat. The water heater had a temperature and pressure relief (TPR) valve and vent connector properly installed (common vent with the furnace). The water heater was properly braced and strapped. Please note that although functional, the water heater is an older unit (according to its serial number, it was manufactured in February 2003) and may be nearing the end of its life expectancy (the typical life expectancy of an average water heater is about 8 to 10 years). The homeowner should plan for replacement of this water heater in the future. Any conditions found to be in need of attention are noted in the Action Items.

PLUMBING ACTION ITEMS:

None noted.

Items Not Included: Clothes washer connections, and the operation of safety or shutoff valves. Wells, well pumps and water storage equipment. Water conditioning and solar water heating systems. Fire and lawn sprinkler systems, private waste disposal systems, and propane tanks. Adequacy or quality of the water supply.

KITCHEN

Items Inspected: Primary cooking equipment, garbage disposals, fixed dishwashers, and ventilation system if present. Countertops and a representative number of built-in cabinets.

Component Description:

BRAND

- Thermador
- Thermador
- Sharp
- Thermador
- ISE
- Vent-A-Hood

APPLIANCE TYPE

- Gas cooktop
- Electric double oven
- Microwave oven
- Dishwasher
- Garbage disposal
- Ducted fan with hood above the cooktop

APPLIANCES:

The installed cooking appliances were tested for proper response and function. All of the other installed appliances were inspected and tested to assure they were fully functional and free of leaking or damage. They appeared to be functional and serviceable unless otherwise noted in the Action Items. Temperature and other types of exhaustive testing are not performed on the kitchen appliances. As information, it appeared that the laundry room was plumbed for gas clothes dryer usage only.

SINKS & PLUMBING:

The sinks were tested, and the faucets and drain lines were inspected. They appeared to be functional and serviceable unless otherwise noted in the Action Items. The accessible water shutoff valves under the kitchen sink responded normally. Check under the sinks once every month for possible leaking. Free up any stiff or stuck water shutoff valves and tighten the packing nuts as needed.

SURFACES & CABINETS:

The floors, cabinets, countertops, walls, and ceilings were inspected. They appeared to be functional and serviceable unless otherwise noted in the Action Items. We do not inspect for cosmetic damage.

ELECTRICAL SYSTEMS:

The accessible receptacles were tested, and the visible wiring was inspected. Any conditions found to be in need of attention are noted in the Action Items of the Electrical System.

KITCHEN ACTION ITEMS:

A foil dryer vent was in use between the clothes dryer and the wall. Foil vent lines are not approved for use with gas dryers, as they are not designed to exhaust combustion gasses. I recommend replacing the vent line with an approved flexible metal duct (alumaflex) for safety.

Items Not Included: Water purification systems and filters, and instant hot water dispensers. Freestanding microwave ovens, appliances, trash compactors, refrigerators, clothes washers and dryers.

BATHROOMS

Items Inspected: Sinks, toilets, tubs, shower and bath enclosures, faucets, visible drain lines, countertops, cabinets, flooring, and ventilation.

Component Description:

SINKS & FIXTURES:

The sinks were filled, and the faucets and drain lines were tested. They appeared to be functional and serviceable unless otherwise noted in the Action Items. Most of the accessible water shutoff valves under the sinks responded normally. Check under the sinks once every month for possible leaking. Free up any stiff or stuck water shutoff valves and tighten the packing nuts as needed.

TOILETS:

The toilets were inspected and the flush mechanisms were tested. They appeared to be functional and serviceable unless otherwise noted in the Action Items. The water shutoff valves under the toilets responded normally.

SHOWERS & BATHTUBS:

The faucets were operated and the drains were tested. All of the visible bathroom surfaces were inspected. They appeared to be functional and serviceable unless otherwise noted in the Action Items. No standing water test was performed of the shower stall enclosures.

ELECTRICAL SYSTEMS:

The accessible electric receptacles and switches were tested. Any conditions found to be in need of attention are noted in the Action Items of the Electrical System. We recommend that GFCI receptacles be installed within 6 feet of the sink for safety, but none were installed in the upstairs bathroom.

GENERAL COMMENTS & MAINTENANCE:

Caulking around a tub or shower enclosure (especially at the floor line) should be examined regularly and properly renewed at the first signs of failure to help avoid possible water damage. Any voids noted in tile grout should also be properly corrected to help avoid water penetration and possible damage.

Our primary goal is to determine whether or not a component is in serviceable condition or is significantly deficient. Conditions related to appearance only, known as "cosmetic defects," are not within the scope of this inspection, which includes but is not limited to the following: commonly occurring surface cracks in synthetic sinks, countertops, tubs and showers; deterioration of finishes on faucets, spouts, shower heads, drains and metal trim; failed silver backing on mirrors; chipped tiles; and natural variation in stone surfaces.

BATHROOMS ACTION ITEMS:

1. The water shutoff valves under the sink in the upstairs bathroom were stuck and need to be repaired or replaced so that they can be turned off quickly for maintenance or in an emergency.
2. The water shutoff valves under the sink in the half bathroom leaked when they were tested, and need to be repaired.
3. The toilet in the half bathroom was loose and needs to be refastened to the floor to prevent damage to the sub floor.
4. The drain stopper for the sink in the downstairs hallway bathroom was inoperable, and needs to be repaired.
5. The water level in the toilet tank in the downstairs hallway bathroom was too high and should be adjusted.

Items Not Included: Spas, saunas, steam rooms, and associated water heating and filtering systems.

INTERIOR

Items Inspected: Walls, ceilings, floors, stairways, and railings. Countertops and a representative number of cabinets and interior doors, fireplace(s), and placement of the smoke detectors.

Component Description:

FLOOR COVERINGS • Hardwood • Wall to wall carpeting • Vinyl • Ceramic tile • Area rugs
WALLS & CEILINGS • Button Board & Plaster • Sheetrock

FLOOR COVERINGS & STAIRWAYS:

The visible floor coverings, and stairs, railings and handrail, were inspected for evidence of damage or other problems. They appeared to be functional and serviceable unless otherwise noted in the Action Items. We did not inspect under rugs or carpeting or for cosmetic damage, and we do not move furniture. No assessment of floor level was undertaken. Although it may have been acceptable at the time of construction, the height of the railings was shorter than the current standard of 42 inches. As an upgrade for safety, I recommend replacing or modifying the railing to meet current standards.

WALLS, CEILINGS & INTERIOR DOORS:

The ceiling and wall surfaces were inspected for evidence of damage or other problems. They appeared to be functional and serviceable unless otherwise noted in the Action Items. Some cosmetic cracks were noted, especially around the door and window openings, apparently due to seasonal shifting common in the Bay Area. Most houses in the Bay Area shift slightly each year due to changing moisture content of the soil resulting from the winter rains. This shifting is the cause of most of the cosmetic cracks noted in the stucco, sheetrock, and plaster around the door and window openings. Control of the roof runoff water can reduce the degree of this seasonal shifting and reduce the number of the cosmetic cracks noted. Since the house was occupied at the time of the inspection, substantial part of the floors and walls in the interior, including cupboards and closets and the garage could not be inspected, as visibility was obscured by furniture and storage. I recommend that at your request, I return and inspect these areas when they are made accessible. A representative sampling of interior doors were tested to assure they operated properly. They appeared to be functional and serviceable unless otherwise noted in the Action Items.

FIREPLACE:

The wood burning masonry fireplace was inspected for visible evidence of damage and/or other conditions that may need further evaluation or correction. While some typical (less than 1/64" wide) cracks on the refractory brick were noted, the fireplace appeared to be in serviceable condition. The damper operated normally.

SMOKE ALARMS:

The smoke alarms were installed in the proper locations, but were not tested. The client is strongly advised to check the installed smoke alarms for safety before occupying the house.

INTERIOR ACTION ITEMS:

1. Although not a requirement at the time of construction, the garage ceiling did not have fire barrier material installed. You may wish to consult with a qualified contractor to determine what upgrade options are available.
2. The interior doors to the garage did not appear to meet current fire safety requirements. A worthwhile safety upgrade would be to install fire rated doors and self-closing hardware (e.g., spring loaded hinges) to help maintain an effective fire barrier between the garage and the living space.
3. The strike plate for the upstairs hallway closet door needs to be adjusted so that the door will latch properly.
4. The strike plates at one of the interior doors to the garage and upstairs hallway bathroom doors were missing and should be replaced. CONTINUED ON PAGE 14.

Items Not Included: Window treatments, central vacuum systems and recreational facilities. Interiors of chimneys and flues, firescreens and doors, combustion devices and associated draft characteristics, and movement of any fireplace insert. Central fire alarm and fire sprinkler systems.

FOUNDATION & FRAMING

Items Inspected where visible: Foundation, floor structure, sub area drainage and moisture conditions. Wall, ceiling and roof structure. Presence of foundation to framing anchors. Any insulation present and/or visible.

Component Description:

FOUNDATION TYPE	<ul style="list-style-type: none"> • Concrete perimeter stem wall • Concrete slab-on-grade at the garage, laundry room and lower level living space
FOUNDATION ANCHORS	<ul style="list-style-type: none"> • Bolts and hold downs were installed at the perimeter foundation
FLOOR STRUCTURE	<ul style="list-style-type: none"> • Concrete piers • 4X wood posts • 4X wood girders • 2X wood floor joists • Wood board sub floor
WALL STRUCTURE	<ul style="list-style-type: none"> • 2X conventional wood platform framing
ROOF & CEILING	<ul style="list-style-type: none"> • 2X wood framing

FOUNDATION AND FRAMING:

The sub area was entered from the access located at the left and right exterior walls. The foundation was inspected by crawling around the perimeter and beneath the locations where plumbing is installed. The foundation and framing components of the structure were inspected for evidence of damage or other adverse conditions, and the sub area drainage and moisture conditions were evaluated. There were some small (about 1/8") near vertical cracks noted (typical in this area), but no visible evidence of unusual settlement or failure to the foundation. Concrete rat proofing has been installed throughout the sub area. This will reduce the amount of evaporation and condensation in the crawl space and will also stabilize the moisture content in the soil, but will not prevent moisture from entering the sub area. There was evidence of seasonal moisture (efflorescence on the foundation stem walls), but the crawl space was dry at the time of the inspection. This moisture should be controlled for long-term stability of the foundation. The crawl space should be monitored at the middle and end of each storm season, and especially after periods of heavy rain. The crawl space ventilation appeared adequate (given dry conditions observed). The slab portions of the foundation were inspected, where visible, at their exterior perimeter and throughout their interior (where not obscured). While some cracks were noted in the garage, there was no visible evidence of unusual settlement or failure to the slab-on-grade foundation.

ATTIC:

The attic was entered from the access located in the upstairs walk-in closet. The attic was inspected from the access area only due to a lack of practical access. Please note that the attic access opening was smaller than the standard minimum size of 22 x 30 inch. I recommend modification as needed to provide unobstructed access to the attic area. The visible framing components of the attic were inspected for evidence of visible damage, deterioration, or other adverse conditions. The accessible attic framing was tight, with no visible stress or current water stains. The attic space ventilation appeared adequate.

INSULATION:

Fiberglass batting insulation was used to a depth of about 6 to 8 inches in the attic. Insulation was not visible or determined at the exterior walls. Most of the underfloor area of the house was not insulated.

FOUNDATION AND FRAMING ACTION ITEMS:

1. Cripple walls (the wood-stud wall between the top of the foundation wall and the floor) were present between the mudsill and the floor framing system. The cripple walls didn't appear to be sufficiently braced and may present a potential weak link to lateral loads during an earthquake. Recommendations concerning this condition can be found in the Homeowner's Guide to Earthquake Safety, available at www.seismic.ca.gov. I recommend further evaluation by a qualified seismic retrofit specialist regarding currently specified and accepted seismic upgrades. CONTINUED ON PAGE 14.

Items Not Included: This report does not include engineering or architectural services, and offers no opinion as to the strength or adequacy of any structural system or component. Only areas clearly visible are included.

CARRY OVER PAGE I

CONTINUED FROM PAGE 5:

These windows need to be replaced if it is desired to restore their insulating properties. Please note that dual glazed windows have a vacuum seal between the two panes of glass. When this seal is broken, they may cloud or attract vapor between them. The only remedy is to replace both panes. It is difficult, and sometimes virtually impossible to locate all dual glazed windows in a building that have a broken seal. Therefore, while we are looking for broken seals, we can make no guarantee of finding or identifying any or all of them.

4. There were some weathered roof shingle visible. Most of the metal jack flashings to the plumbing vents, as well as electrical mast, were not adequately sealed from leakage to the attic area. The rubber boot at one of the plumbing vents was torn. The skylight above the hallway leading to the kitchen was cracked and there was condensation noted between the panes. The downspout leader at the left side of the house was missing its bottom elbow. Have a qualified and licensed roofing contractor reinspect the roof and perform routine maintenance and/or make recommendations for repairs. Please be aware that if the house is tented for fumigation, the roof may sustain damage. I recommend a re-inspection of the roof after tenting.

5. The chimney could be moved by pushing on it from the rooftop, although I could not definitively determine if it was broken or inadequately secured to the house structure. I recommend further evaluation by a qualified and licensed masonry contractor to determine what corrective work or improvements are needed in this area at this time. Additionally, the chimney was missing a spark arrestor and cap. A spark arrestor and cap should be installed to reduce the possibility of sparks from escaping the chimney and to prevent rain from entering the flue and causing premature deterioration of the flue, damper and firebox. Missing ash door should be replaced as well.

CONTINUED FROM PAGE 6:

I noted insufficient clearance between the wooden siding and the ground at the front exterior wall. Current building standards dictate that the siding should end at least 6" above the grade. I recommend maintaining this clearance to prevent insect infestation and the potential wood deterioration. The areas of close soil to wood contact, which cannot be regraded without modifying concrete flatwork, should be monitored during rainy periods and steps taken so that moisture to wood contact is minimized.

CONTINUED FROM PAGE 7:

7. Although common in older homes, the exposed light bulb fixtures located inside bedroom closets could be a fire hazard. I recommend replacement with globe type or flat fluorescent fixtures. Stored items should always be kept at least 18" away from light fixtures.

I recommend further evaluation and correction as needed for the safety of the items listed above, by a qualified and licensed electrical contractor.

CONTINUED FROM PAGE 12:

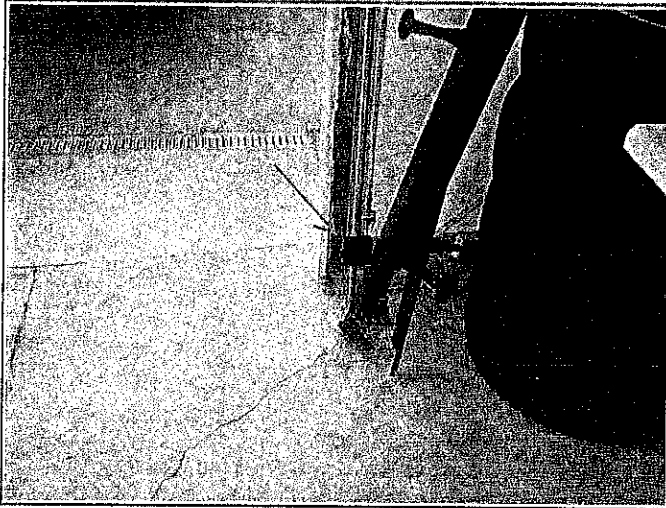
5. Both mirror sliding doors in the upstairs walk-in closet were off their tracks and should be properly installed.

CONTINUED FROM PAGE 13:

Improvements, such as strengthening the cripple walls against seismic forces with added shear panels on the interior side of the cripple walls, and installation of the shear transfer ties will, most likely, be recommended.

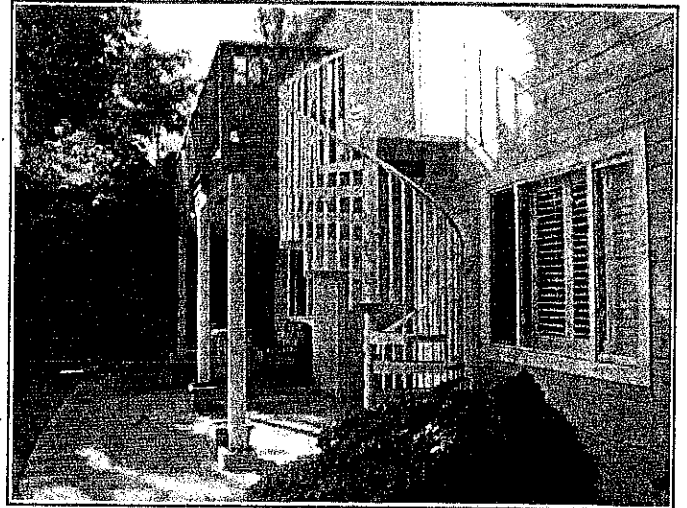
PHOTOS PAGE I

Photo 1



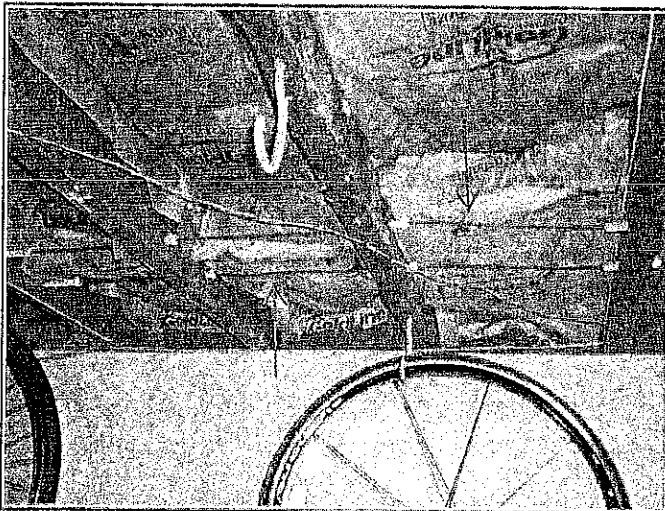
The garage door optical sensors were installed at an incorrect height.

Photo 2



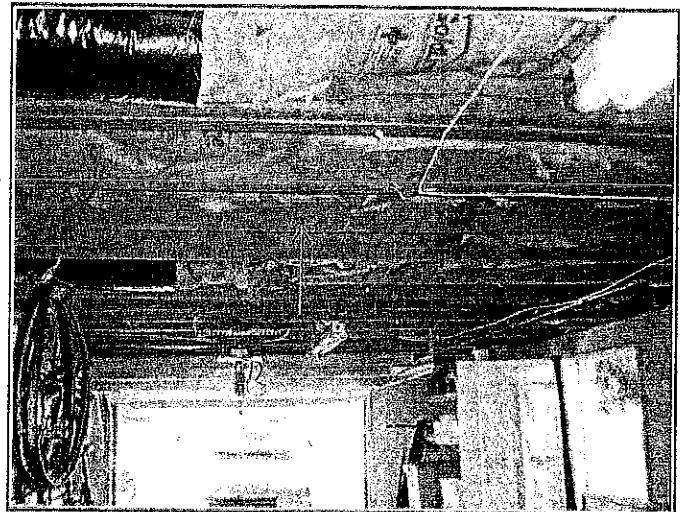
Rear deck and spiral stairway.

Photo 3



Outdated knob and tube wiring.

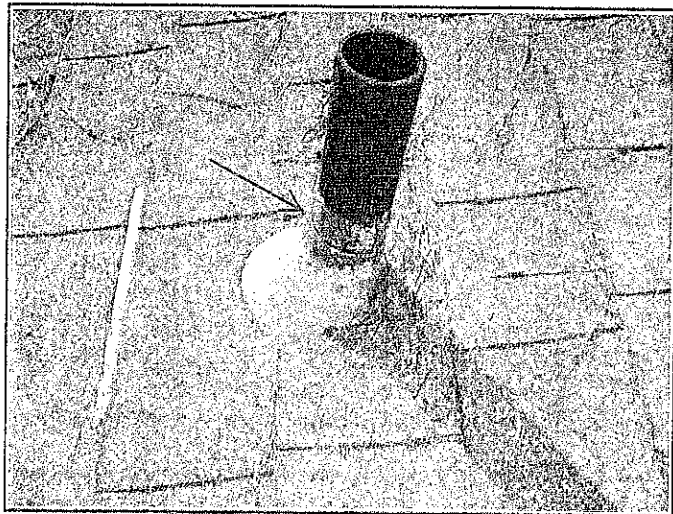
Photo 4



The garage ceiling did not have fire barrier material installed.

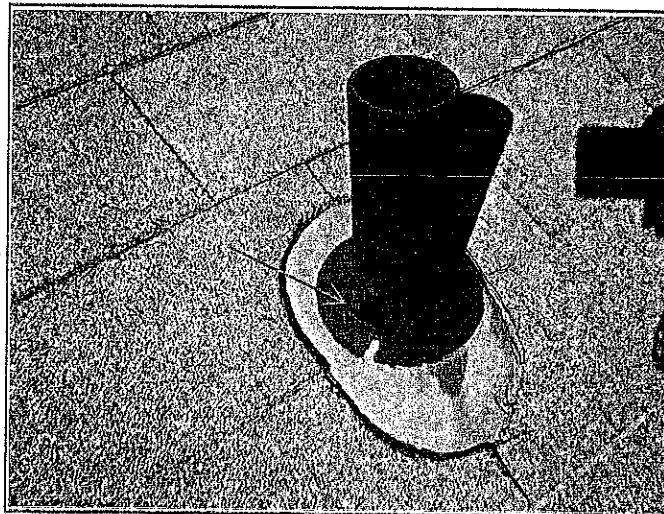
PHOTOS PAGE II

Photo 5



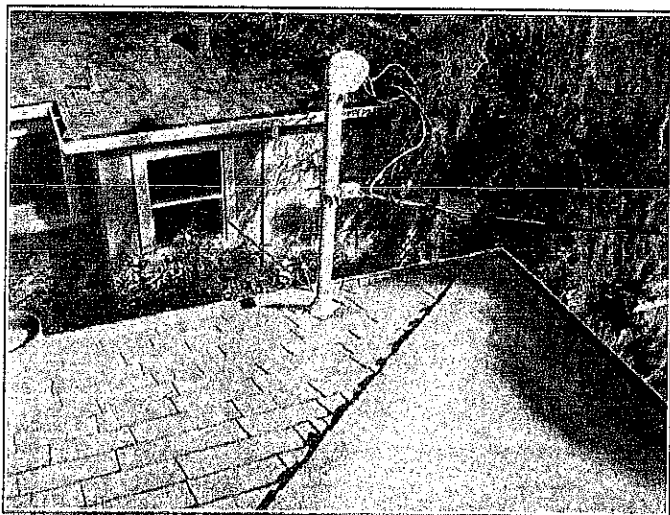
Unsealed plumbing vent.

Photo 6



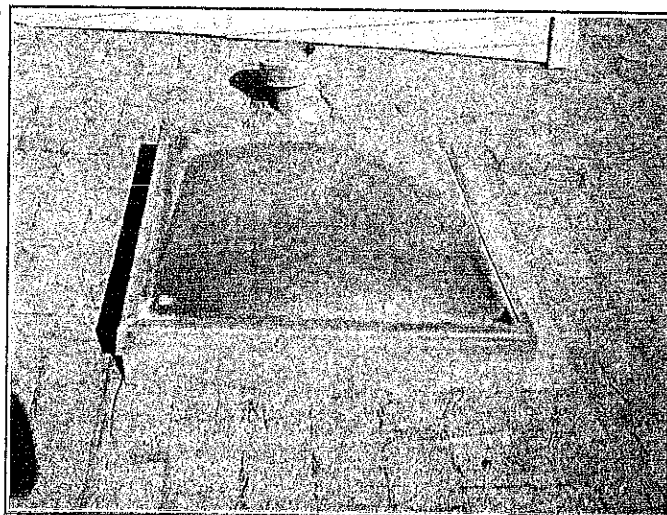
Damaged rubber boot.

Photo 7



Unsealed electrical mast.

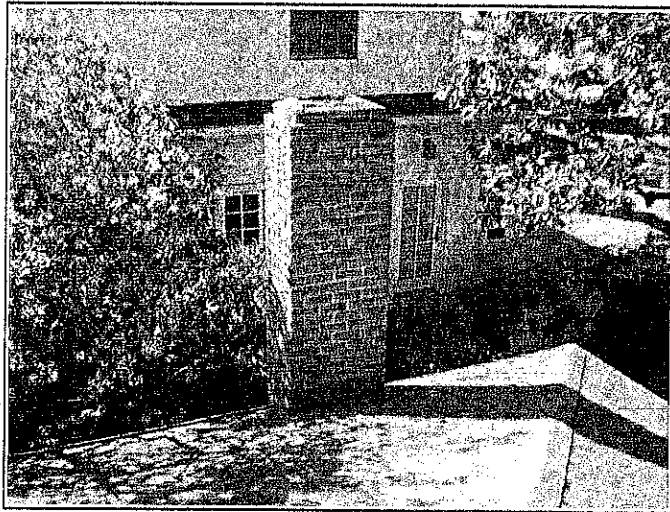
Photo 8



Cracked skylight and condensation between the panes.

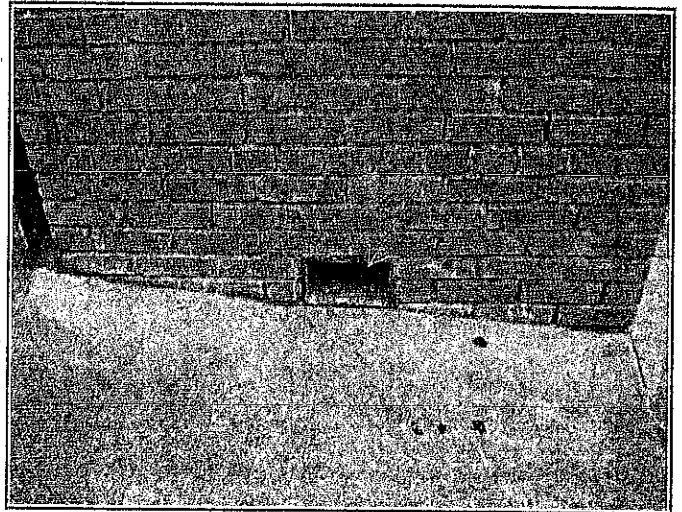
PHOTOS PAGE III

Photo 9



The chimney could be moved by pushing on it from the rooftop. Absent spark arrester cap.

Photo 10



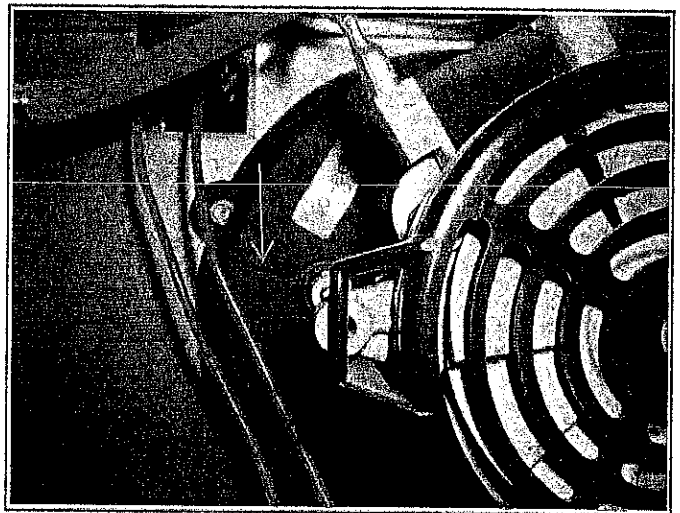
Absent ash door.

Photo 11



Water heater and furnace.

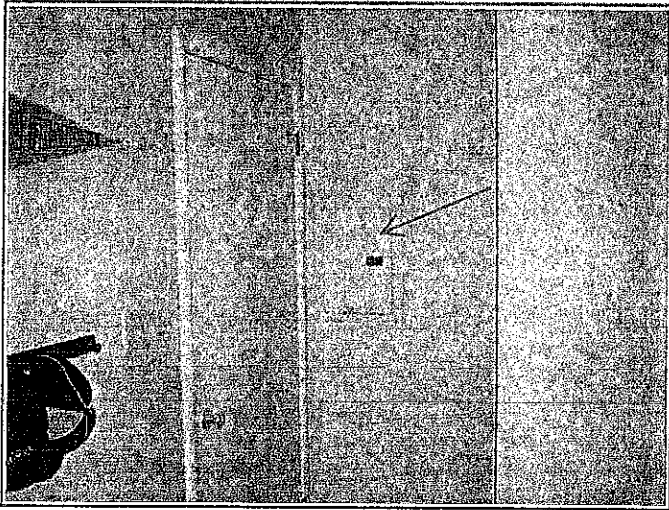
Photo 12



Cracked induced draft blower housing.

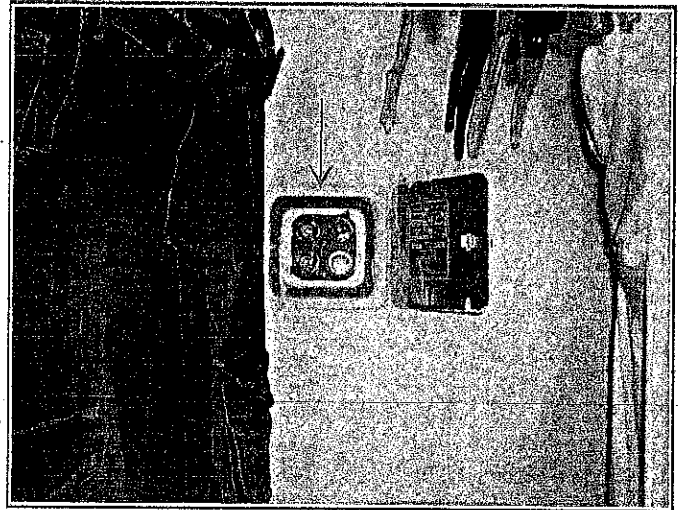
PHOTOS PAGE IV

Photo 13



Sub panel in the bedroom.

Photo 14



Outdated fused sub panel in the laundry room.

Photo 15



Unbraced cripple walls.

GENERAL COMMENTS

This inspection was performed in accordance with the Standards of Practice of the American Society of Home Inspectors (ASHI), a copy of which is included in the Appendix of this report, and also available at www.ashi.org. Please be sure to read Page 3 of this report and the Standards of Practice of ASHI, which delineate the areas and items that we inspect, and those which are excluded. It is not possible within the scope and time constraints of this inspection to enumerate and describe every item observed. An attempt has been made to describe as many conditions as possible, with the major items of concern given top priority.

Failures and leaks can sometimes develop between the time of the inspection and the close of escrow, which is the determining factor in why this report is not a guarantee or warranty, as the occupants of the house will continue to use the items inspected. The buyer is obligated to exercise some due diligence in performing his or her own inspection of the property before the close of escrow (check appliances and fixtures, floor and wall finishes, etc. during a walk through).

This report contains relevant information throughout all sections and paragraphs. It is designed to work as a unit, connecting all the information of all areas of the property. The information provided herein is considered of importance to the client's transaction. The client(s) MUST read the report in its entirety and SHOULD NOT rely only on specific individual phrases or words of the report. This report is narrative, thus, all lines and sentences contain pertinent information. Failing to read the entire report and acting on the recommendations contained in it does not mean that the information on the property was not provided or disclosed by the inspector. Where comments and/or recommendations are given, the client(s) are solely responsible for acting on the information provided by deciding to have the deficiencies corrected, retrofitted, or left in the condition reported. Although I may give recommendations for repairs, I cannot enforce or require that the repairs or work be performed, as this is the responsibility of the client(s).

This report should not be considered or used as a repair bidding document, and a contractor so using it, must do so at his own risk. We recommend that all conditions be verified in the field. Any item or condition indicated in this report as being in need of further evaluation, correction, repair, or replacement should be examined on site by contractors or other specialists who are licensed and experienced in the appropriate fields. I recommend a permit search to be performed on all houses I inspect where any remodeling has taken place to determine whether properly finalized building permits are on file for all additions or modifications.

Please read through this entire report, review the 15 photos, and call if you have any questions.

Sincerely,

Arthur Bagirov

Arthur Bagirov

California A General Engineering Contractor License # 673098

California B General Contractor License # 673098

California C36 Plumbing Contractor License # 673098

California C20 Warm-Air Heating, Ventilating and Air-Conditioning Contractor License # 673098

California HIC Home Improvement Certification Contractor License # 673098

ASHI Certified Inspector # 205556

The Standards of Practice and Code of Ethics of
THE AMERICAN SOCIETY OF HOME INSPECTORS®



www.ashi.org

TABLE OF CONTENTS

	Page
ASHI Standards of Practice	3
Section Description	
1. Introduction	3
2. Purpose and Scope	3
3. Structural System	3
4. Exterior	3
5. Roofing	4
6. Plumbing	4
7. Electrical	4
8. Heating	5
9. Air Conditioning	5
10. Interiors	5
11. Insulation and Ventilation	5
12. Fireplaces and Solid Fuel Burning Appliances	5
13. General Limitations and Exclusions	6
Glossary	7
Code of Ethics	8

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HOME INSPECTION

Home inspections were being performed in the mid 1950s, and by the early 1970s were considered by many consumers to be essential to the real estate transaction. The escalating demand was due to a growing desire by homebuyers to learn about the condition of a house prior to purchase. Meeting the expectations of consumers required a unique discipline, distinct from construction, engineering, architecture, or municipal building inspection. As such, home inspection requires its own set of professional guidelines and qualifications. The American Society of Home Inspectors (ASHI) formed in 1976 and established the ASHI Standards of Practice and Code of Ethics to help buyers and sellers make real estate transaction decisions based on accurate, objective information.

American Society of Home Inspectors

As the oldest, largest and highest profile organization of home inspectors in North America, ASHI takes pride in its position of leadership. Its Membership works to build public awareness of home inspection and to enhance the technical and ethical performance of home inspectors.

Standards of Practice

The ASHI Standards of Practice guide home inspectors in the performance of their inspections. Subject to regular review, the Standards of Practice reflect information gained through surveys of conditions in the field and of the consumers' interests and concerns. Vigilance has elevated ASHI's Standards of Practice so that today they are the most widely-accepted home inspection guidelines in use and are recognized by many government and professional groups as the definitive standard for professional performance.

Code of Ethics

ASHI's Code of Ethics stresses the home inspector's responsibility to report the results of the inspection in a strictly fair, impartial, and professional manner, avoiding conflicts of interest.

ASHI Membership

Selecting the right home inspector can be as important as finding the right home. ASHI Members have performed no fewer than 250 fee-paid inspections in accordance with the ASHI Standards of Practice. They have passed written examinations testing their knowledge of residential construction, defect recognition, inspection techniques, and report-writing, as well as ASHI's Standards of Practice and Code of Ethics. Membership in the American Society of Home Inspectors is well-earned and maintained only through meeting requirements for continuing education.

Find local ASHI Members by calling 1-800-743-2744 or visiting the ASHI Web site at www.ashi.org.

ASHI STANDARDS OF PRACTICE

1. INTRODUCTION

The American Society of Home Inspectors®, Inc. (ASHI®) is a not-for-profit professional society established in 1976. Membership in ASHI is voluntary and its members are private home *inspectors*. ASHI's objectives include promotion of excellence within the profession and continual improvement of its members' inspection services to the public.

2. PURPOSE AND SCOPE

2.1 The purpose of the Standards of Practice is to establish a minimum and uniform standard for home *inspectors* who subscribe to these Standards of Practice. Home inspections performed to these Standards of Practice are intended to provide the client with objective information regarding the condition of the *systems* and *components* of the home as *inspected* at the time of the home inspection. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the home inspection is provided for emphasis only.

2.2 *Inspectors* shall:

- A.** adhere to the Code of Ethics of the American Society of Home Inspectors.
- B.** *inspect readily accessible*, visually observable, *installed systems* and *components* listed in these Standards of Practice.
- C.** *report*:
 - 1. those *systems* and *components* *inspected* that, in the professional judgment of the *inspector*, are not functioning properly, significantly deficient, *unsafe*, or are near the end of their service lives.
 - 2. recommendations to correct, or monitor for future correction, the deficiencies *reported* in 2.2.C.1, or items needing *further evaluation*. (Per Exclusion 13.2.A.5 *inspectors* are NOT required to determine methods, materials, or costs of corrections.)
 - 3. reasoning or explanation as to the nature of the deficiencies *reported* in 2.2.C.1, that are not self-evident.
 - 4. *systems* and *components* designated for inspection in these Standards of Practice that were present at the time of the home inspection but were not *inspected* and the reason(s) they were not *inspected*.

2.3 These Standards of Practice are not intended to limit *inspectors* from:

- A.** including other inspection services or *systems* and *components* in addition to those required in Section 2.2.B.

- B.** designing or specifying repairs, provided the *inspector* is appropriately qualified and willing to do so.

- C.** excluding *systems* and *components* from the inspection if requested by the client.

3. STRUCTURAL COMPONENTS

3.1 The *inspector* shall:

A. *inspect*:

- 1. *structural components* including the foundation and framing.
- 2. by probing a *representative number of structural components* where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible or presumed to exist.

B. *describe*:

- 1. the methods used to *inspect under-floor crawl spaces* and attics.
- 2. the foundation.
- 3. the floor structure.
- 4. the wall structure.
- 5. the ceiling structure.
- 6. the roof structure.

3.2 The *inspector* is NOT required to:

- A.** provide any *engineering* or architectural services or analysis.
- B.** offer an opinion as to the adequacy of any *structural system* or *component*.

4. EXTERIOR

4.1 The *inspector* shall:

A. *inspect*:

- 1. *siding*, flashing and trim.
- 2. all exterior doors.
- 3. attached or adjacent decks, balconies, stoops, steps, porches, and their associated railings.
- 4. eaves, soffits, and fascias where accessible from the ground level.
- 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.
- 6. adjacent or entryway walkways, patios, and driveways.

B. *describe*:

- 1. *siding*.

EXTERIOR 4.2, Continued

- 4.2 The inspector is NOT required to inspect:**
- A. screening, shutters, awnings, and similar seasonal accessories.
 - B. fences.
 - C. geological and/or soil conditions.
 - D. recreational facilities.
 - E. outbuildings other than garages and carports.
 - F. seawalls, break-walls, and docks.
 - G. erosion control and earth stabilization measures.

5. ROOFING

- 5.1 The inspector shall:**
- A. *inspect*:
 - 1. roofing materials.
 - 2. roof drainage systems.
 - 3. flashing.
 - 4. skylights, chimneys, and roof penetrations.
 - B. *describe*:
 - 1. roofing materials.
 - 2. methods used to *inspect* the roofing.

- 5.2 The inspector is NOT required to inspect:**
- A. antennae.
 - B. interiors of flues or chimneys that are not *readily accessible*.
 - C. other *installed* accessories.

6. PLUMBING

- 6.1 The inspector shall:**
- A. *inspect*:
 - 1. interior water supply and distribution systems including all fixtures and faucets.
 - 2. drain, waste, and vent systems including all fixtures.
 - 3. water heating equipment and hot water supply system.
 - 4. vent systems, flues, and chimneys.
 - 5. fuel storage and fuel distribution systems.
 - 6. drainage sumps, sump pumps, and related piping.
 - B. *describe*:
 - 1. water supply, drain, waste, and vent piping materials.
 - 2. water heating equipment including energy source(s).
 - 3. location of main water and fuel shut-off valves.

- 6.2 The inspector is NOT required to:**
- A. *inspect*:
 - 1. clothes washing machine connections.
 - 2. interiors of flues or chimneys that are not *readily accessible*.
 - 3. wells, well pumps, or water storage related equipment.
 - 4. water conditioning systems.
 - 5. solar water heating systems.
 - 6. fire and lawn sprinkler systems.
 - 7. private waste disposal systems.
 - B. *determine*:
 - 1. whether water supply and waste disposal systems are public or private.
 - 2. water supply quantity or quality.
 - C. operate *automatic safety controls* or manual stop valves.

7. ELECTRICAL

- 7.1 The inspector shall:**
- A. *inspect*:
 - 1. service drop.
 - 2. service entrance conductors, cables, and raceways.
 - 3. service equipment and main disconnects.
 - 4. service grounding.
 - 5. interior components of service panels and sub panels.
 - 6. conductors.
 - 7. overcurrent protection devices.
 - 8. a *representative number* of installed lighting fixtures, switches, and receptacles.
 - 9. ground fault circuit interrupters.

- B. *describe*:
 - 1. amperage and voltage rating of the service.
 - 2. location of main disconnect(s) and sub panels.
 - 3. presence of solid conductor aluminum branch circuit wiring.
 - 4. presence or absence of smoke detectors.
 - 5. *wiring methods*.

- 7.2 The inspector is NOT required to:**

- A. *inspect*:
 - 1. remote control devices.
 - 2. alarm systems and components.
 - 3. low voltage wiring systems and components.
 - 4. ancillary wiring systems and components not a part of the primary electrical power distribution system.
- B. measure amperage, voltage, or impedance.

Continued

8. HEATING

8.1 The *inspector* shall:

- A. open *readily openable access panels*.
- B. *inspect*:
 - 1. *installed* heating equipment.
 - 2. vent *systems*, flues, and chimneys.
- C. *describe*:
 - 1. energy source(s).
 - 2. heating *systems*.

8.2 The *inspector* is NOT required to:

- A. *inspect*:
 - 1. interiors of flues or chimneys that are not *readily accessible*.
 - 2. heat exchangers.
 - 3. humidifiers or dehumidifiers.
 - 4. electronic air filters.
 - 5. solar space heating *systems*.
- B. determine heat supply adequacy or distribution balance.

9. AIR CONDITIONING

9.1 The *inspector* shall:

- A. open *readily openable access panels*.
- B. *inspect*:
 - 1. central and through-wall equipment.
 - 2. distribution *systems*.
- C. *describe*:
 - 1. energy source(s).
 - 2. cooling *systems*.

9.2 The *inspector* is NOT required to:

- A. *inspect* electronic air filters.
- B. determine cooling supply adequacy or distribution balance.
- C. *inspect* window air conditioning units.

10. INTERIORS

10.1 The *inspector* shall *inspect*:

- A. walls, ceilings, and floors.
- B. steps, stairways, and railings.
- C. countertops and a *representative number* of *installed* cabinets.
- D. a *representative number* of doors and windows.
- E. garage doors and garage door operators.

10.2 The *inspector* is NOT required to *inspect*:

- A. paint, wallpaper, and other finish treatments.
- B. carpeting.
- C. window treatments.
- D. central vacuum *systems*.
- E. *household appliances*.
- F. *recreational facilities*.

11. INSULATION & VENTILATION

11.1 The *inspector* shall:

- A. *inspect*:
 - 1. insulation and vapor retarders in unfinished spaces.
 - 2. ventilation of attics and foundation areas.
 - 3. mechanical ventilation *systems*.
- B. *describe*:
 - 1. insulation and vapor retarders in unfinished spaces.
 - 2. absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The *inspector* is NOT required to disturb insulation. See 13.2.A.11 and 13.2.A.12.

12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

12.1 The *inspector* shall:

- A. *inspect*:
 - 1. *system components*.
 - 2. chimney and vents.
- B. *describe*:
 - 1. fireplaces and *solid fuel burning appliances*.
 - 2. chimneys.

12.2 The *inspector* is NOT required to:

- A. *inspect*:
 - 1. interiors of flues or chimneys.
 - 2. firescreens and doors.
 - 3. seals and gaskets.
 - 4. automatic fuel feed devices.
 - 5. mantles and fireplace surrounds.
 - 6. combustion make-up air devices.
 - 7. heat distribution assists (gravity fed and fan assisted).
- B. ignite or extinguish fires.
- C. determine draft characteristics.
- D. move fireplace inserts and stoves or firebox contents.

Continued

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations:

- A. The *inspector* is NOT required to perform any action or make any determination not specifically stated in these Standards of Practice.
- B. Inspections performed in accordance with these Standards of Practice:
 - 1. are not *technically exhaustive*.
 - 2. are not required to identify concealed conditions, latent defects, or consequential damage(s).
- C. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

13.2 General exclusions:

A. *Inspectors* are NOT required to determine:

- 1. conditions of *systems* or *components* that are not *readily accessible*.
- 2. remaining life expectancy of any *system* or *component*.
- 3. strength, adequacy, effectiveness, or efficiency of any *system* or *component*.
- 4. the causes of any condition or deficiency.
- 5. methods, materials, or costs of corrections.
- 6. future conditions including but not limited to failure of *systems* and *components*.
- 7. the suitability of the property for any specialized use.
- 8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
- 9. market value of the property or its marketability.
- 10. the advisability of purchase of the property.
- 11. the presence of potentially hazardous plants or animals including, but not limited to, wood destroying organisms or diseases harmful to humans including molds or mold-like substances.
- 12. the presence of any environmental hazards including, but not limited to, toxins, carcinogens, noise, and contaminants in soil, water, and air.
- 13. the effectiveness of any *system installed* or method utilized to control or remove suspected hazardous substances.
- 14. operating costs of *systems* or *components*.
- 15. acoustical properties of any *system* or *component*.
- 16. soil conditions relating to geotechnical or hydrologic specialties.

B. *Inspectors* are NOT required to offer:

- 1. or perform any act or service contrary to law.
- 2. or perform *engineering services*.
- 3. or perform any trade or any professional service other than *home inspection*.
- 4. warranties or guarantees of any kind.

C. *Inspectors* are NOT required to operate:

- 1. any *system* or *component* that is *shut down* or otherwise inoperable.
- 2. any *system* or *component* that does not respond to *normal operating controls*.
- 3. shut-off valves or manual stop valves.

D. *Inspectors* are NOT required to enter:

- 1. any area that will, in the opinion of the *inspector*, likely be dangerous to the *inspector* or other persons or damage the property or its *systems* or *components*.
- 2. *under-floor crawl spaces* or attics that are not *readily accessible*.

E. *Inspectors* are NOT required to *inspect*:

- 1. underground items including but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
- 2. items that are not *installed*.
- 3. *installed decorative* items.
- 4. items in areas that are not entered in accordance with 13.2.D.
- 5. detached structures other than garages and carports.
- 6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

F. *Inspectors* are NOT required to:

- 1. perform any procedure or operation that will, in the opinion of the *inspector*, likely be dangerous to the *inspector* or other persons or damage the property or its *systems* or *components*.
- 2. describe or report on any *system* or *component* that is not included in these Standards and was not *inspected*.
- 3. move personal property, furniture, equipment, plants, soil, snow, ice, or debris.
- 4. *dismantle* any *system* or *component*, except as explicitly required by these Standards of Practice.

ASHI STANDARDS OF PRACTICE GLOSSARY OF ITALICIZED TERMS

Alarm Systems

Warning devices *installed* or free-standing including but not limited to smoke detectors, carbon monoxide detectors, flue gas, and other spillage detectors, and security equipment

Automatic Safety Controls

Devices designed and *installed* to protect *systems* and *components* from unsafe conditions

Component

A part of a *system*

Decorative

Ornamental; not required for the proper operation of the essential *systems* and *components* of a home

Describe

To identify (in writing) a *system* or *component* by its type or other distinguishing characteristics

Dismantle

To take apart or remove any *component*, device, or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal maintenance

Engineering

The application of scientific knowledge for the design, control, or use of building structures, equipment, or apparatus

Further Evaluation

Examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by the *home inspection*

Home Inspection

The process by which an *inspector* visually examines the *readily accessible systems* and *components* of a home and which *describes* those *systems* and *components* in accordance with these Standards of Practice

Household Appliances

Kitchen, laundry, and similar appliances, whether *installed* or free-standing

Inspect

To examine any *system* or *component* of a building in accordance with these Standards of Practice, using *normal operating controls* and opening *readily openable access panels*

Inspector

A person hired to examine any *system* or *component* of a building in accordance with these Standards of Practice

Installed

Attached such that removal requires tools

Normal Operating Controls

Devices such as thermostats, switches, or valves intended to be operated by the homeowner

Readily Accessible

Available for visual inspection without requiring moving of personal property, *dismantling*, destructive measures, or any action that will likely involve risk to persons or property

Readily Openable Access Panel

A panel provided for homeowner inspection and maintenance that is *readily accessible*, within normal reach, can be removed by one person, and is not sealed in place

Recreational Facilities

Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment, and associated accessories

Report

Communicate in writing

Representative Number

One *component* per room for multiple similar interior *components* such as windows, and electric receptacles; one *component* on each side of the building for multiple similar exterior *components*

Roof Drainage Systems

Components used to carry water off a roof and away from a building

Shut Down

A state in which a *system* or *component* cannot be operated by *normal operating controls*

Siding

Exterior wall covering and cladding; such as: aluminum, asphalt, brick, cement/asbestos, EIFS, stone, stucco, veneer, vinyl, wood, etc.

Solid Fuel Burning Appliances

A hearth and fire chamber or similar prepared place in which a fire may be built and that is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney, and related factory-made parts designed for unit assembly without requiring field construction

Structural Component

A *component* that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads)

System

A combination of interacting or interdependent *components*, assembled to carry out one or more functions.

Technically Exhaustive

An investigation that involves *dismantling*, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means

Under-floor Crawl Space

The area within the confines of the foundation and between the ground and the underside of the floor

Unsafe

A condition in a *readily accessible*, *installed system* or *component* that is judged to be a significant risk of bodily injury during normal, day-to-day use; the risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards

Wiring Methods

Identification of electrical conductors or wires by their general type, such as non-metallic sheathed cable, armored cable, or knob and tube, etc.



ASHI® CODE OF ETHICS

For the Home Inspection Profession

Integrity, honesty, and objectivity are fundamental principles embodied by this Code, which sets forth obligations of ethical conduct for the home inspection profession. The Membership of ASHI has adopted this Code to provide high ethical standards to safeguard the public and the profession.

Inspectors shall comply with this Code, shall avoid association with any enterprise whose practices violate this Code, and shall strive to uphold, maintain, and improve the integrity, reputation, and practice of the home inspection profession.

1. Inspectors shall avoid conflicts of interest or activities that compromise, or appear to compromise, professional independence, objectivity, or inspection integrity.

- A. Inspectors shall not inspect properties for compensation in which they have, or expect to have, a financial interest.
- B. Inspectors shall not inspect properties under contingent arrangements whereby any compensation or future referrals are dependent on reported findings or on the sale of a property.
- C. Inspectors shall not directly or indirectly compensate realty agents, or other parties having a financial interest in closing or settlement of real estate transactions, for the referral of inspections or for inclusion on a list of recommended inspectors, preferred providers, or similar arrangements.
- D. Inspectors shall not receive compensation for an inspection from more than one party unless agreed to by the client(s).
- E. Inspectors shall not accept compensation, directly or indirectly, for recommending contractors, services, or products to inspection clients or other parties having an interest in inspected properties.
- F. Inspectors shall not repair, replace, or upgrade, for compensation, systems or components covered by ASHI Standards of Practice, for one year after the inspection.

2. Inspectors shall act in good faith toward each client and other interested parties.

- A. Inspectors shall perform services and express opinions based on genuine conviction and only within their areas of education, training, or experience.
- B. Inspectors shall be objective in their reporting and not knowingly understate or overstate the significance of reported conditions.
- C. Inspectors shall not disclose inspection results or client information without client approval. Inspectors, at their discretion, may disclose observed immediate safety hazards to occupants exposed to such hazards, when feasible.

3. Inspectors shall avoid activities that may harm the public, discredit themselves, or reduce public confidence in the profession.

- A. Advertising, marketing, and promotion of inspectors' services or qualifications shall not be fraudulent, false, deceptive, or misleading.
- B. Inspectors shall report substantive and willful violations of this Code to the Society.