

ABLE EXTERMINATORS, INC.
P.O. BOX 5339
SAN JOSE, CALIFORNIA 95150
PHONE (408) 251-6500 - FAX# (408) 251-3652

INVOICE

03/18/09

Bill To	Invoice Number 146340
Debi Iturralde/Prudential Calif 298 S. Sunnyvale Ave. #102 Sunnyvale CA 94086	
Property Address	Escrow Number
278 MONROE DR. #23 MOUNTAIN VIEW	
Description	Inspection Number 138177
Termite Inspection and Report Fee	
Termite Control Work Completed	
Other: LIMITED	03/17/09 100.00
Total	\$ 100.00

Please return one copy of this invoice with payment.



PAID #462

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 278	Street MONROE DR. #23	City MOUNTAIN VIEW	Zip 94040	Date of Inspection 03/17/09	Number of Pages 5
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Registration # **PR0176** Report # **138177** Escrow #

Ordered by: Debi Iturralde/Prudential Cali 298 S. Sunnyvale Ave. #102 Sunnyvale CA 94086-0000	Property Owner and/or Party of Interest: Sally Fuller % Agent 00000-0000	Report Sent to: Old Republic Title 10020 N. DeAnza Blvd. #101 Cupertino CA 95014-0000
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COMPLETE REPORT
LIMITED REPORT
SUPPLEMENTAL REPORT
REINSPECTION REPORT

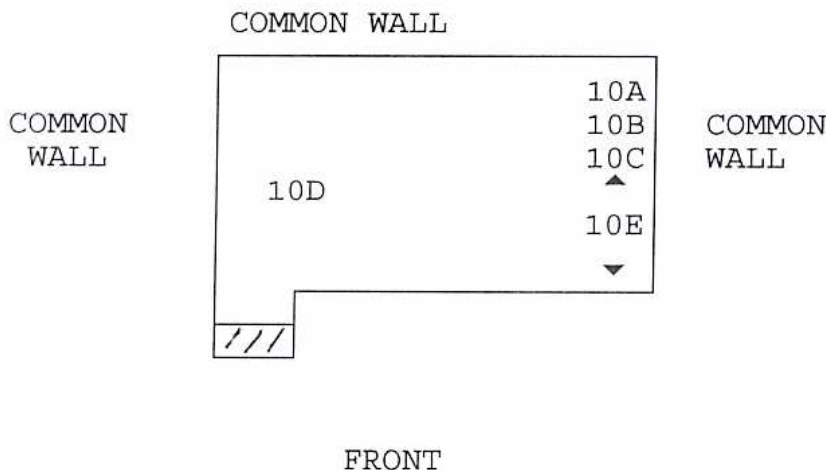
General Description: This is a limited inspection to a single family, two story townhouse.	Inspection Tags Posted: Under kitchen sink.
	Other Inspection Tags: None noted.

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 structures not on the diagram were not inspected.

Subterranean Termites
Drywood Termites
Fungus/Dryrot
Other Findings
Further Inspection

If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.

DIAGRAM NOT TO SCALE



Inspected by **Donald Petree**

State License No. **OPR4948**

Signature

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 1418 Howe Avenue, Suite 18, Sacramento, California 95825-3204.

NOTE: Questions or problems concerning the above report should be directed to the manager of this company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov. 43M-41 (Rev. 10/01)

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SCOPE OF INSPECTION. IMPORTANT INFORMATION

This is a report of an inspection for wood destroying pests and organisms of one unit of a common interest subdivision. This inspection was limited to the visible and accessible interior areas of the unit. We recommend further inspection of the remainder of the structure. This inspection and report does not reveal building code compliance or non-compliance. For information about code compliance, a company that makes structural home inspections should be engaged. We have not inspected areas under furnishings, appliances, storage or floor coverings nor did we inspect inside finished walls and ceilings. Inspection of these areas is not practical. If inspection of any of these areas is requested, we would perform that inspection for an additional charge. We did not inspect electrical, heating or mechanical systems, nor did we inspect the plumbing systems except as may be specifically noted below. Inspection of these systems is beyond the scope of this inspection report.

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. The common walls were not inspected. WE GUARANTEE TREATMENTS DONE BY THIS COMPANY FOR ONE YEAR FROM THE

DATE OF COMPLETION. WE GUARANTEE WATER DAMAGE REPAIRS FOR THIRTY (30) DAYS FROM THE DATE OF COMPLETION. FUMIGATIONS ARE GUARANTEED FOR THREE YEARS FROM THE DATE OF THE FUMIGATION. WE CANNOT GUARANTEE WORK DONE BY THE OWNERS OR THE OWNERS' AGENTS. WE MAKE NO GUARANTEE AGAINST FUTURE INFECTIONS, ADVERSE CONDITIONS OR CONDITIONS PRESENT BUT NOT EVIDENT AT THE TIME OF OUR INSPECTION.

"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.

NOTE: 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 the request. The reinspection is a visual inspection and if inspection of concealed areas is desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs.

NOTE: THIS COMPANY WILL REINSPECT WORK PERFORMED BY OTHERS FOR A REINSPECTION FEE OF \$100.00. OPEN WALL AND OPEN FLOOR INSPECTIONS ARE REQUIRED IF A CERTIFICATION OF THOSE AREAS IS DESIRED FROM THIS COMPANY.

NOTE: 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, WE WOULD ISSUE A SUPPLEMENTAL REPORT WITH FINDINGS, RECOMMENDATIONS AND ADDITIONAL COSTS FOR CORRECTIONS.

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

In slab floor type of construction, it is possible for subterranean termite infestations to be concealed and not evident at the time of our inspection.

(10) OTHER...INTERIOR

- 10A. FINDING: Water is leaking out around the glass tub enclosure in the upstairs hall bathroom.
RECOMMENDATION: The owners should secure the services of someone in this line of work to reseal this enclosure. Any guarantee desired should be secured from whoever does this work. SECTION II ITEM.
- 10B. FINDING: There is a plumbing leak at the faucet for the kitchen sink.
RECOMMENDATION: The owner should have a licensed plumber or someone in this line of work repair the leakage. Any guarantee desired should be secured from the party that actually performs the work. SECTION II ITEM.
- 10C. FINDING: Cracked tiles were noted on the kitchen countertop.
RECOMMENDATION: The owner is advised to contact the appropriate licensed trades to seal or replace the ceramic tile as needed and regrout. SECTION II ITEM.
- 10D. FINDING: Old water stains on ceiling of upstairs left bedroom.
RECOMMENDATION: Owner to have the Homeowners Association to check roof for leakage. SECTION II ITEM.
- 10E. FINDING: Infestation by drywood termites at wood ceiling members of the upstairs right bedroom, exterior trim and eave boards next to the bedroom.
RECOMMENDATION: Treat the infested areas with Cy-Kick (Cyfluthrin) or Tim-Bor (Disodium Octoborate Tetrahydrate), depending on conditions at the site. SECTION I ITEM.

NOTE: Since the above recommended treatment is to a localized area only, we limit our guarantee to the treated area only. This guarantee is for one year from the date of completion. Local treatment is not intended to be an entire structure treatment method. If infestations or wood destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated.

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NOTE: The bed in this bedroom must be removed for two days during the duration of the above treatment.

NOTE: 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, WE WOULD ISSUE A SUPPLEMENTAL REPORT WITH FINDINGS, RECOMMENDATIONS AND ADDITIONAL COSTS FOR CORRECTIONS.

NOTE: IF, DURING THE PERFORMANCE OF ANY TREATMENTS, REPAIRS, OR REINSPECTIONS BY THIS COMPANY, ANY DAMAGE, INFESTATIONS, INFECTIONS, PLUMBING LEAKS OR FAULTY FIXTURES ARE REVEALED THAT WERE NOT EVIDENT AT THE TIME OF OUR ORIGINAL INSPECTION OR EXTEND INTO CURRENTLY INACCESSIBLE AREAS, WE WOULD ISSUE A SUPPLEMENTAL REPORT WITH FINDINGS, RECOMMENDATIONS AND ADDITIONAL COSTS FOR CORRECTIONS.

NOTE: If a complete certification is desired from this company, all Section I items would have to be completed.

NOTE: This Wood Destroying Pests & Organisms Report DOES NOT INCLUDE MOLD or any mold like conditions. No reference will be made to mold or mold like condition. 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 would like your property to be inspected for mold or mold like conditions, please contact the appropriate mold professional.

NOTE: You must read and understand the scope of inspection and report. If you do not agree with and understand the scope of inspection, do not use this report for any purpose. Contact our office for further information.

NOTE: ABLE EXTERMINATORS, INC., assumes no liability for any conditions outlined in Unknown-Further Inspection items unless they are performed as outlined in the report.

NOTE: "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 these 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 degrees of exposure, so exposure should be minimized."

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"If, within 24 hours following application, you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center 1-800-876-4766 and your pest control company immediately."

"For further information, contact any of the following: Your Pest Control Company (408) 251-6500; for Health Questions-The County Health Department (408) 299-5822; for Application Information-The Santa Clara County Agricultural Commissioner (408) 918-4600 or the Alameda County Agricultural Commissioner (510) 670-5232 and for Regulatory Information-the Structural Pest Control Board (800) 737-8188 located at 2005 Evergreen Street, Suite 150, Sacramento, Ca 95815-3831".

ABLE EXTERMINATORS, INC.

P.O. BOX 5339 SAN JOSE, CA. 95150

WORK AUTHORIZATION CONTRACT

Phone 408 251-6500

Fax 251-3652

This is a contract between Able Exterminators, Inc. and Sally Fuller
 and incorporates Able's termite report # 138177 dated 03/17/09 for real property located at
278 MONROE DR. #23, MOUNTAIN VIEW

ITEMIZED COST BREAKDOWN (Refer to items on the report)

The cost of each item on this report is:

SECTION 1: 10E. 850.00*** TOTAL SECTION 1 ITEMS=\$ 850.00SECTION 2: 10A.By Owner 10B.By Owner 10C.By Owner 10D.By Owner

FURTHER INSPECTION: NONE.

We have not quoted, nor included, a price of "owner" items. Time and material prices are based on \$65.00 per man-hour portal to portal, and material at Able's cost plus 20 per cent. ITEMS ON THE REPORT MAY CONTAIN PROVISIONS FOR ADDITIONAL COSTS OVER AND ABOVE THE ORIGINAL ESTIMATE.

Please read the report carefully and completely.

CONDITIONS:

1. Time is of the essence in this contract. If Able's offer is not accepted within 45 days of the date of the report Able reserves the right to increase prices.
2. If further inspection is recommended, or if additional work is required by any Government agency, Able reserves the right to increase prices.
3. Notice to owner of Mechanic's Lien: Under the California Mechanics Lien Law, any structural pest control operator who contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your contractor in full if the subcontractor laborers or suppliers remain unpaid. To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice". General contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.
4. TERMS OF PAYMENT. Accounts are past due thirty days after date of completion. Interest, at the maximum legal rate, will be charged on all past due accounts. In the event that legal action is necessary to enforce the terms of this contract, attorney's fees and costs of suit may be awarded to the prevailing party.
5. We instruct _____ address _____ phone# _____, escrow # _____, escrow officer _____ to pay Able Exterminators, 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 Able Exterminators, Inc. in full.
6. We authorize Able Exterminators, Inc. to perform the following items:

for a contract price of _____.

NAME OF PERSON TO CONTACT FOR ACCESS: _____

HOME PHONE: _____ WORK PHONE: _____

IS UPGRADING OR CHOICE OF LINOLEUM OR TILE COLOR DESIRED? Yes ___ No ___

There will be additional charges for special material chosen. If no choice, neutral colors will be installed.

SIGNED: _____ DATE: _____