
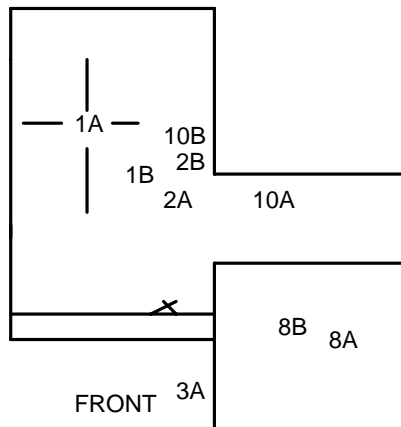


# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 434.	Street Holly Ave.	City So. San Francisco Ca.	Zip 94080.	Date of Inspection 11/25/2008.	Number of Pages Page 1 of 9
		On- Site Inspections, Inc. 461 Alta Vista Dr. South San Francisco, Ca. 94080. 650 520-6953. 650 952-5173.		A LICENSED PEST CONTROL OPERATOR IS AN EXPERT IN HIS/ HER FIELD. ANY QUESTIONS RELATIVE TO THIS REPORT SHOULD BE REFERRED TO HIM/ HER.	
		<b>Registration #</b> PR-5244.		<b>Report #</b> 0004457.	
Ordered By: Jim Murphy Prudential California Realty 180 El Camino Real San Bruno, CA.		Property Owner and/or Party of Interest: Brian Krol and Danielle Martinez C/O Prudential California Realty 180 El Camino Real San Bruno, CA.		Report sent to: Jim Murphy Prudential California Realty 180 El Camino Real San Bruno, CA.	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>					
General Description: One Story, Single Family Residence				Inspection Tag Posted: Garage.	
				Other Tags Posted: 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 other structures not on the diagram were not inspected.					
Subterranean Termites <input type="checkbox"/> Drywood Termites <input type="checkbox"/> Fungus / Dryrot <input checked="" type="checkbox"/> Other Findings <input type="checkbox"/> Further Inspection <input checked="" 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 items.					
Key: 1 = Substructure 2 = Stall Shower 3 = Foundation 4 = Porches/ Steps 5 = Ventilation 6 = Abutments 7= Attic 8 = Garage 9 = Decks/ Patios 10 = Interior 11 = Exterior					



**Note:** Diagram Not to Scale

**Inspected By:** Mark Steven Rush. **State License No.** OPR-10066. **Signature** 

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen St, 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)561-8708, (800) 737-8188 or [www.pestboard.ca.gov](http://www.pestboard.ca.gov). 43M-41 (REV. 10/01)

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### **IMPORTANT INFORMATION ABOUT STRUCTURAL PEST CONTROL INSPECTIONS, PLEASE READ CAREFULLY.**

Although the State of California regulates structural pest control firms, it does not require a Wood Destroying Pests and Organisms Inspection Report prior to the sale of property. However, prior to lending money on a property, a financial institution usually requires an inspection report to ensure that the building is structurally sound. This requirement protects its investment and provides the home buyer with an inexpensive safeguard against the cost of structural pest control repair and treatment. A buyer is advised to arrange for a structural pest control inspection regardless of the condition of the home at the time of sale. The cost of an inspection is minimal compared to the cost of repairing undetected pest damage that could cost thousands of dollars.

When a structural pest control company is hired, it is accountable to both the buyer and seller, regardless of who pays for the inspection. It is required to furnish the person who ordered the inspection with a copy of the report within ten working days. Under Section 1099 of the Civil Code, the seller usually delivers copies of the inspection reports to the buyer. Copies can also be obtained through escrow.

If there is any question about the report(s), the buyer should contact the company that made the inspection and/or performed the work. It is always advisable for buyers to order their own inspections.

The Structural Pest Control Act requires that all structural pest control companies in California use a standardized inspection report form. The inspection report should include any wood-destroying pests (such as termites or wood-boring beetles), fungus, and the resulting structural damage that is visible and accessible on the date of inspection. Conditions considered likely to lead to future wood-destroying pest infestations or infections such as excessive moisture, earth-to-wood contact, and faulty grade levels are also identified on the report. Recommendations are also made for treatment or repair.

A diagram on the inspection report must detail every part of the house checked for signs of infestation or infections. The report must also state which areas have been inspected and which areas have not been inspected because of inaccessibility. It is important to make sure the inspector understands what structures you want inspected and to be sure these areas were inspected. Outbuildings are generally not inspected unless requested. If you did not order the report, be sure to check if it is a limited or a complete report before accepting it. For real estate transfers, a complete structural pest inspection report is preferable.

Areas that cannot be inspected without opening the structure or removing the objects blocking the opening are considered inaccessible. Attics or subareas without adequate crawl space, slab foundations without openings to bathroom plumbing, floors covered by carpeting, wall interiors, and locked storage areas are the most common.

The pest control inspector must list all inaccessible areas and the specific reasons why they were not inspected. Careful attention should be paid to these areas, since there may be structural pest problems which cannot be detected without further inspection. The report will recommend whether or not further inspection is appropriate.

There is no law requiring that any recommendations listed on a report must be completed. However, many financial institutions require that both the inspection and all recommendations be completed prior to the close of escrow. The lender usually requires certification from a pest control company stating that the structure is free of infestation or infection. Some financial institutions may only be interested in determining whether recommendations for correcting active infestations and infections and the resulting damage (Section 1 items) have been completed. Lenders such as FHA and VA may require conditions that are present which could lead to an infestation or infection (Section 2 items) to be completed also.

A consumer may request a report from the pest control company which designates each item as either a Section 1, Section 2, or unknown for further inspection. Whether the buyer or seller pays for the work depends on the contract. The buyer should be aware of any recommendations which have not been completed before purchasing the home.

Structural pest control companies are required to complete a Notice of Work Completed and Not Completed when any work is done on a structure. Review all reports carefully for any indications that work has not been performed. The certification can be found on an inspection report, completion notice, or on the company's letterhead (see question eight for more certification information). The certification may include disclosures in situations where all of the recommended work has not been completed. The inspection report and the completion notice should be delivered to the person who ordered the report and to the property owner, or the agent, within ten working days.

Under the Structural Pest Control Act, there is a two-year statute of limitations on all inspection reports and completion notices. This means all complaints against licensees must be filed with the Board within two years after the date of inspection or completion of recommendations. Companies are not responsible for conditions which develop or become visible after the date of inspection. For that reason, it is advisable for a buyer to obtain an inspection report as close as possible to the close of escrow. If the seller orders the report, it is advisable to obtain it when the house is listed so that repairs may be completed before the start of escrow.

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A structural pest control company is required to certify its inspection and/or work if requested by the person ordering the report. They will certify that either: 1) the inspection disclosed no evidence of active infestation or infection by wood-destroying pests or organisms in the visible and accessible areas; 2) the inspection disclosed active infestation or infection in visible and accessible areas which have been corrected; or 3) the property is free of pest infestation or infection in the visible and accessible areas, except for specified areas indicated. In cases where a structure is fumigated, the fumigation company will issue a certification of fumigation within five days after completing the fumigation. Every completion report should be compared with a copy of the inspection report to determine if there are any conditions which have not been corrected or if secondary, substandard corrections have been performed.

Consumers are never required to do business with the pest control company they hire to inspect. However, if a bid or estimate is given for corrective measures by that original company and the owner hires another party to perform its corrective measures, that original company must return and reinspect the property before issuing a certification.

Pest control companies will not certify chemical treatments performed by other pest control companies. The pest control company can perform an inspection of items called on its original inspection report within four months of the inspection. The reinspection should be completed within ten working days after it has been ordered. If more than four months have elapsed since the original report date, a full inspection of the structure(s) inspected on the initial report must be performed, and an original inspection report must be issued.

The report and any contract entered into will state specifically when any guarantee for the work is made and the specific terms of that guarantee.

Every time a structural pest control company makes an inspection for wood-destroying pests or organisms, it must post a tag in the attic, subarea, garage or other area specified in the front cover of the report. The tag contains the firm's name and the date of the inspection. A similar tag must be posted next to the inspection tag when the company completes any work. In addition to the firm's name and the date of the completion, this tag must indicate any pesticides used.

The structural pest control company must also note on an inspection report the location of the inspection tag as well as the presence of any other inspection tag or completion tag that is less than two years old. These reports are maintained by the pest control company for three years. You can contact the Structural Pest Control Board for verification of a license and/or company registration and complaint history.

You may also get the information at the Board's Website at: [www.pestboard.ca.gov](http://www.pestboard.ca.gov)

If you are unhappy with the service you received, call the company and discuss your concerns. If the company does not resolve the problem to your satisfaction, you can contact the Structural Pest Control Board for additional information or assistance by telephoning:

(916) 561-8708 - in Sacramento

(800) 737-8188 Ext. 2 - outside Sacramento or by writing to: Structural Pest Control Board Complaint Unit 2005;

Evergreen St. Ste. 1500, Sacramento, CA 95815

The Board will first try to mediate your complaint. If this does not result in a satisfactory solution, the Board will make a determination on the responsibility of the company. The Board can compel the registered company or licensee to correct violations, but the Board does not have jurisdiction over monetary matters. If you seek a monetary settlement, you may want to consider taking legal action, since the Board cannot guarantee that you will receive any restitution.

The Board regulates all persons who perform structural pest control work by issuing licenses and bringing disciplinary action against licensees who fail to comply with the Structural Pest Control Act.

**"NOTICE" Owner/agent/tenant acknowledges and agrees that inspection of the premises will not include any type of inspection for the presence or non-presence of toxic molds and that this report will not include any findings or opinions regarding the presence or non-presence of toxic molds airborne or stationary in, upon, or about the premises. We recommend that you contact a contractor specifically licensed to engage in toxic molds related work. Furthermore, should our inspection of the premises cause a release of toxic molds, owner/agent/tenant shall be solely responsible for the clean up removal and disposal of the toxic molds and the cost thereof. Owner/agent/tenant hereby agrees to waive any and all claims against this company which are in any way related to the presence of toxic molds on the premises and further agrees to indemnify and hold this company harmless from any and all claims of any nature asserted by any third party, including this company's employees, which is in any way related to the presence of toxic molds on the premises.**

**"NOTICE: The exterior surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contact a roofing contractor who is licensed by the Contractor's State License Board."**

**"NOTICE: Reports on this structure prepared by various registered companies should list the same findings (i.e.**

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**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."**

**"NOTICE:** Under no circumstances should this wood destroying pest and organisms inspection report be construed as a guarantee and/or warranty of the structure(s). Inspection reports are intended to disclose infestations, infections and/or conducive conditions which are noted on the date of the inspection in the visible and accessible areas only as required by the Structural Pest Control Act. Any infestation, infections and/or conducive condition which are found after the date of inspection by any other person(s) will require an additional inspection report with findings, recommendations, and estimates.

**"NOTICE:** When structural repairs are performed, replacement material size may differ from original construction material. This company will attempt to match wood sizes. If special milling is required, it may be at additional cost to owner(s).

**"NOTICE:** Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These include, but are not limited to: inaccessible and/or insulated attics or portions thereof, attics with less than 18" clear crawl space, the interior of hollow walls; spaces between a floor or porch deck and the ceiling or soffit below, stall showers over finished ceilings; such structural segments as porte cocheres, enclosed bay windows, buttresses, and similar areas to which there is no access without defacing or tearing out lumber, masonry or finished work: built in cabinetry; floors beneath coverings; floors over concrete; areas behind stoves, refrigerators or beneath floor coverings; furnishings; areas where encumbrances and storage; conditions or locks make inspection impractical, portions of the subarea concealed or made inaccessible by ducting or insulation, areas concealed by heavy vegetation, second story eaves, windows. doors siding trim, decks, balconies and other components over 11' from the ground requiring a ladder or extension pole.

**"NOTICE:** Client/ Buyer/ Purchaser agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector. Differences of opinion, repair techniques or additional findings can affect the purchase or selling decision. Client/ Buyer/ Purchaser acknowledges that further investigation by another independent Branch III Pest Control operator may provide additional information. In the event Client becomes aware of a reportable condition which was not reported by Company, Client agrees to promptly notify Company and allow Company and/or Company's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, replacement or removal of investigative contingencies. On-Site Inspections, Inc. retains the right to correct or repair any condition or finding we may be responsible for. Client/ Buyer/ Purchaser agrees that any failure to so notify Company is a material breach and will relieve On-Site Inspections, Inc., its employees or officers from any liability or future responsibility. All parties are strongly advised to contact our Company during normal business hours (8am-5pm, Monday - Friday) with and questions or concerns they may have in relation to this report issued. 650 952-5173 or 650 520-6953.

**"NOTICE: During the course of opening walls or any previously concealed areas, should any further damage or infestation be found, a supplemental report will be issued. All findings, recommendations and cost estimates for repair would be listed on the supplemental inspection report. Any work completed in these areas would be at owners direction and at additional expense.**

**"NOTICE:** The charge for services 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 On- Site Inspections 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, On-Site Inspections 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."

**"NOTICE:** If it is required by the person ordering the report, a re-inspection of the structure(s) will be performed on any corrective work that we regularly in the business of performing. If certification is required, then any work performed by others must be certified by them. Such request must be made within four (4) months of the date of this inspection. The re-inspection fee is \$150.00 per re-inspection.

**"NOTICE;** Any statements made in the body of this inspection report pertaining to left, right, front or rear are referenced

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to standing in front of and facing the building from the front door.

**"NOTICE:** This is a separated report which defines as **Section 1** or **Section 2**, conditions evident on the date of inspection.

**Section 1** contains items where there is visible evidence of active infestation, infection or conditions that have resulted in or from infestation or infection.

**Section 2** items are conditions deemed likely to lead to infestation or infection, but where no visible evidence of such was found.

**Further Inspection** items are defined as recommendations to inspect areas which during the original inspection, did not allow the inspector to complete the inspection and cannot be defined as Section 1 or Section 2.

### **1-SUBSTRUCTURE**

**1A-** Concrete rat proofing has been installed throughout the subarea. Concrete rat proofing is a beneficial feature. The rat proofing helps to reduce the amount of evaporation and condensation in the crawlspace. Concrete rat proofing will not prevent moisture from entering the substructure.

**1B- FINDING:** Fungus infection and damage was noted to the floor framing members under the bathrooms  
**RECOMMENDATION:** Remove and replace all damaged material. See Items 2A and 2B for further information  
**SECTION I ITEM**  
**ESTIMATED COST:** 2A, 2B.

**1C- FINDING:** There are plumbing leaks in the water supply line under the front hall bathroom and the waster line under the rear hall bathroom.

**RECOMMENDATION:** The owner should have a licensed plumber or someone in this line of work, repair the leakage.

**SECTION II ITEM.**

**OTHER TRADES**

**NOTE:** Any guarantee desired should be secured from the party that actually performs the work.

### **2-STALL SHOWERS/ TUB ENCLOSURES**

**2A- FINDING:** The front hall bathroom shower was noted to be leaking at the shower pan as seen from the crawlspace. Damage extends into subfloor, door frame, under carpet and hardwood floor in hallway. Damage may extend into enclosed and inaccessible areas.

**RECOMMENDATION:** Break out and remove the entire existing stall shower, pan and tiled floor. Replace any fungus damaged wood members found. Install a new shower pan. Install new standard grade ceramic tile set unsuitable backing accepted by the Building Department. Install new door. Supply and install a new shower enclosure. Estimate does not include replacement and refinishing of hardwood floor, damage to carpeting reinstallation and re stretching of carpet.  
**SECTION I ITEM.**

**ESTIMATED COST:** \$ 7600

**NOTE:** Faucet valves and controls to be of standard grade.

**2B- FINDING:** Water has gotten under the floor covering adjacent to the bathtub in the rear hall bathroom. This has caused fungus and moisture damage to the bathroom subfloor extending under the bathtub.

**RECOMMENDATION:** Remove the tub surround, bathtub, and any damaged wood members. Install a new bathtub, new wood, ceramic tile set on suitable backing accepted by the Building Department. It will be the owner's responsibility to install a shower curtain or glass tub enclosure. If no enclosure is installed, it is possible for damage to reoccur quickly.

**SECTION I ITEM.**

**ESTIMATED COST:** \$ 6700.

### **3-FOUNDATION**

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**3A- FINDING:**There was a condition known as efflorescence on portions of the foundation walls. This is a salt deposit left when moisture in the foundation evaporates. It indicates that the foundation is experiencing wet and dry cycles.  
**RECOMMENDATION:** We recommend improvement of the exterior grading and drainage to help minimize these conditions.

SECTION II ITEM  
OTHER TRADES.

**3B- FINDING:** The soil in the attached planter at the front is above the foundation height creating a faulty grade condition.

**RECOMMENDATION:** Lowering the soil in the planter is advised, if practical.

SECTION II ITEM  
HOMEOWNER

**NOTE:** Planters require a 2" separation between the planter and the structure.

### **5-VENTILATION**

**5A- FINDING:** Broken or damaged attic and crawlspace vent screens noted at the left side.

**RECOMMENDATION :**Repair or replace vent screen to prevent animal, rodent or other pest entry into the attic and crawlspace.

SECTION II ITEM  
ESTIMATED COST: \$ 275

### **7-ATTICS**

**7A- Attic** was fully inspected from accessing the attic space. Inspection as permitted revealed no evidence of infection or infestation. Recommend periodic inspections.

### **8-GARAGE**

**8A- All** or part of the garage wall framing was enclosed and not available to inspect. No representations can be made.

**8B- FINDING:** Fungus damage was found to the base of the cabinets and shelving in the garage.

**RECOMMENDATION:** Remove and replace all damaged wood as necessary. The cause should be addressed by others.

SECTION I ITEM  
ESTIMATED COST: \$ 325.

### **9-DECKS AND PATIOS**

No decks were associated with this property.

### **10-INTERIOR**

**10A- FINDING:** The shelf on the bottom of the kitchen cabinet is fungus damaged.

**RECOMMENDATION:** Remove and replace the damaged shelf with new material.

SECTION I ITEM  
ESTIMATED COST: \$ 225.

**10B- FINDING:** The rear hall bathroom vanity cabinet is fungus damaged.

**RECOMMENDATION:** Remove cabinet and replace with new. Replace sink, faucet and drain with standard grade material.

SECTION I ITEM.  
ESTIMATED COST: \$ 625.

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### **11-EXTERIOR**

**11A-** FINDING: There were cracks/holes in the stucco siding at @. These conditions are conducive to moisture intrusion and damage.

RECOMMENDATION: We recommend owner or other trades to seal the cracks with appropriate sealant to prevent moisture penetration.

SECTION II ITEM

OTHER TRADES

**11B-** FINDING: Exterior stucco extends below exterior grade. This condition could conceal and contribute to termite infestation and/or fungus infection. No evidence of infestation or infection was found at this time.

RECOMMENDATION: Further inspection. If requested, after concealed areas have been exposed by others, we will return to inspect these areas.

UNKNOWN, FURTHER INSPECTION ITEM.

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On- Site Inspections, Inc.  
461 Alta Vista Dr. South San Francisco, Ca. 94080.  
Phone: 650 520-6953. Fax: 650 952-5173.  
Registration # PR-5244

### WORK AUTHORIZATION CONTRACT

**(This is a binding contract, please read carefully)**

Address of Property: 434 Holly Ave.  
City: So. San Francisco  
State/Zip: Ca 94080  
Date of inspection: 11/25/2008

#### Itemized Cost Breakdown (refer to items on report)

Item#	Section I	Item#	Section II	Item#	Further Inspection
1B	2A, 2B	1C	OTHER TRADES	11B	
2A	\$ 7600	3A	OTHER TRADES		
2B	6700	3B	HOMEOWNER		
8B	325	5A	\$225		
10A	225	11A	OTHER TRADES		
10B	625				

Total: \$ 15,475

Total: \$ 225

**On-Site Inspections, Inc.** is authorized to proceed with the work outlined below or as specified on this agreement.

#### TERMS OF PAYMENT

We authorize this company to perform repairs to items \_\_\_\_\_ for a contract price of \$ \_\_\_\_\_.  
upon completion of the repairs.

If billing is through escrow, all payments due upon close of escrow. We instruct Title Co.: \_\_\_\_\_

to pay the sum of \$ \_\_\_\_\_ upon close of escrow, if applicable. Close of escrow date: \_\_\_\_\_.

We understand that we are responsible for payment. No work will proceed until a signed copy of this agreement has been received.

- **NOTE:** All payments are due regardless of billing method, no later than 10 days from completion of work and upon notification.
- **NOTE:** A 10% down payment is required upon acceptance of this contract on all repair work excluding chemical treatments. Progress payments of 25% to be paid upon progression of repair work until all work is completed at which time the final balance is due. All repair work to be performed in a good workmanship manner and consistent with applicable state and/or local codes.
- **NOTE:** If chemical treatments are to be performed, the "Notice to Occupant" chemical information page must be signed and returned with this contract and becomes part of this agreement.
- **NOTE:** A valid Credit Card is required as a hold for all chemical treatments and fumigations. (Please provide number at bottom of page 2 of contract)
- **NOTE:** Late fees of 1.2% will accrue every thirty days at an annual rate of 18% of the balance due until paid.

#### "NOTICE TO OWNER"

Under the California Mechanics Lien Law, any structural pest control operator who contracts to do work for you, any contract, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for this work or supplies, has a right to enforce a claim against your property. This means that, after a court hearing, the court officer could sell your property, and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own 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.



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**WORK AUTHORIZATION CONTRACT  
OTHER CONDITIONS**

1. This offer is limited to (4 ) four months from the date of the report.
2. A minimum charge of \$150.00 will be charged for each reinspection, due at the time of the reinspection, when work is performed by others. When work is performed by others, a reinspection is required when walls and floors are open, if certification from this company is desired. Reinspection will be performed within four months of the date of the original inspection and may require as long as ten days to be made. This Company cannot reinspect and/or certify chemical applications performed by others unless subcontracted by Company.
3. 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 correction.
4. PRICES QUOTED WITH THIS REPORT REFLECT OUR COMPANY COMPLETING ALL ITEMS LISTED. IF ONLY SELECTED ITEMS ARE COMPLETED BY OUR COMPANY, THE PRICES MAY VARY. WE GUARANTEE CHEMICAL TREATMENTS AND FUMIGATIONS DONE BY THIS COMPANY, OR SUBCONTRACTED, FOR ONE YEAR FROM THE DATE OF COMPLETION. WE GUARANTEE WATER DAMAGE REPAIRS FOR THIRTY (30) DAYS FROM THE DATE OF COMPLETION. WE CANNOT GUARANTEE WORK DONE BY THE OWNERS OR THE OWNERS AGENT. WE MAKE NO GUARANTEE AGAINST FUTURE INFECTIONS, ADVERSE CONDITIONS OR CONDITIONS PRESENT BUT NOT EVIDENT AT THE TIME OF OUR INSPECTION.
5. We guarantee the work completed by this company, or subcontracted, for a period of ONE YEAR from the date of completion (unless otherwise stated in the body of this report), with the exception of plumbing, grouting, caulking, resetting of commodes, resetting of enclosures, or floor coverings, which are guaranteed for 30 days, as these are owner maintenance areas.
6. WE RECOMMEND ALL ITEMS IN OUR REPORT BE COMPLETED. We assume no responsibility for infestations, infections or damage resulting from items not completed by this company. If repair work is performed by others, all guarantees, warranties, and permits should be obtained from the parties performing the repairs. Should the further inspection items noted in this report not be performed, our company will assume no liability for any infestations or infection which may be concealed in these areas.
7. Our company does no texturing, painting, or wall papering. However, we will cover exterior wood work with one (1) coat of white primer.
8. If a complete certification is desired from this company, all Section I items would have to be completed. It should be noted that this company does not do inspections on foundations as it is beyond the scope of our license.
9. If a wood destroying pest or organism has caused damage directly resulted from the condition at the foundation then our report will indicate this otherwise it is recommended for further information regarding the foundation interested parties should contact appropriate trades.
10. If damage is found to extend into any inaccessible areas, a supplemental report will be issued listing additional findings, recommendations, and bids.
11. If a building permit is required by law, this company will obtain permits. The price for these permits is not included with our bid. Should the local building department require additional changes or repairs not outlined in this report, additional funds may be required. If a building permit is obtained, it will be the homeowner's responsibility to schedule the Final Inspection with the local building department.
12. We will use due caution and diligence in our operations when performing repair work and care will always be taken to minimize any damage, but assume no responsibility for matching existing paint colors and styles, or for incidental damage to roof coverings, TV antennae, solar panels, rain gutters, plant life, paint or wall covering. There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this authorization contract. These health issues include but are not limited to the possible release of mold spores during the course of repairs. We are not qualified to and do not render any opinion concerning such health issues or any special precautions. Any questions concerning health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a Certified Industrial Hygentist before any repairs are undertaken. By executing this work authorization contract, customer acknowledges that he or she has been advised of the foregoing and has the opportunity to consult with a qualified professional.
13. We also assume no responsibility for pets harmed by repairs performed, by chemicals used or unintentionally released by our workers.
14. This report is limited to the visually accessible areas of the structure inspected. Please refer to the report for areas not inspected and further information.

NAME OF PERSON TO CONTACT FOR ACCESS: \_\_\_\_\_ (please print) TEL.# \_\_\_\_\_

Signed \_\_\_\_\_ Date: \_\_\_\_\_

Owner or Authorized Agent \_\_\_\_\_ Date: \_\_\_\_\_

Credit Card # \_\_\_\_\_ Exp. date: \_\_\_\_\_ CRV#: \_\_\_\_\_

Name on Card: \_\_\_\_\_ Zip Code of Billing address \_\_\_\_\_

It is assumed that if an agent orders work on behalf of the owner, that they were notified prior by said agent, that is payment is not made by the agent or escrow company it will be the responsibility of the Owner to produce payment based on the terms outlined above.