

INVOICE

J & M TERMITE CONTROL, INC.

159 N. Whisman, Mountain View, CA 94043

Tel: (650) 969-5556 (650) 967-6324 Fax

DATE	REPORT #	ESCROW #	PROPERTY LOCATION
07/15/2010	5737		1426 Todd Street, Mountain View CA 94040

TO: Andrea and Nik Morokutti
1426 Todd Street
Mountain View, CA 94040

07/14/2010	Inspection	\$220.00
07/15/2010	Payment	-\$220.00
Balance Due:		\$0.00

RETAIN THIS COPY FOR YOUR RECORDS

NOTE: If there is NO CLOSING DATE, inspection and completed work fees are BILLED TO OWNER or to party on whose behalf inspection/work was ordered. PAYMENT IS REQUIRED WITHIN 30 DAYS OF INSPECTION/WORK.

THANK YOU FOR YOUR BUSINESS

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 1426	STREET, CITY, STATE, ZIP Todd Street, Mountain View CA 94040	Date of Inspection 7/14/2010	No. of Pages 5
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Firm Registration No. PR 5223	Report No. 5737	Escrow No.
Ordered By: Alain Pinel 167 S. San Antonio Road #1 Los Altos, CA 94022 Attn: Bea Sines 650-941-1111 650-941-1411	Property Owner/Party of Interest Andrea and Nik Morokutti 1426 Todd Street Mountain View, CA 94040	Report Sent To: Alain Pinel 167 S. San Antonio Road #1 Los Altos, CA 94022 Attn: Bea Sines 650-941-1111 650-941-1411

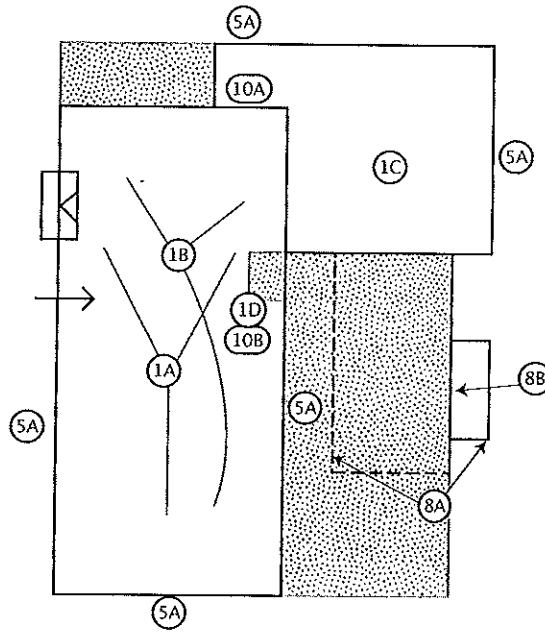
COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

General Description: One story residence - stucco exterior - composition shingle roof.	Inspection Tag Posted: Sub-area Other Tags Posted: None
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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
 Drywood Termites
 Fungus/Dryrot
 Other Findings
 Further Inspection

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.



FRONT

Inspected by Robert Shippley State License No. OPR4857 Signature

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California 95815.
NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control board at (916) 561-8708, or (800) 737-8188 or www.pestboard.ca.gov.

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REPORT NO.

THIS INSPECTION IS LIMITED TO ACCESSIBLE AREAS ONLY AND DOES NOT INCLUDE INACCESSIBLE AREAS SUCH AS INTERIOR OF HOLLOW WALLS, ROOF SOFFITS, AREAS BENEATH FLOOR COVERINGS, AREAS BENEATH OR BEHIND APPLIANCES, FURNITURE OR PERSONAL BELONGINGS, ETC. FURNITURE AND OTHER PERSONAL BELONGINGS (IF PRESENT) NORMALLY WILL NOT BE MOVED FOR INSPECTION PURPOSES. ALSO, NO PROBING OF FINISHED MATERIALS WILL BE DONE AS DEFACING MAY RESULT. THE EXTERIOR SURFACE OF THE ROOF WILL NOT BE INSPECTED. IF YOU WANT THE WATER TIGHTNESS OF THE ROOF DETERMINED, YOU SHOULD CONTACT A ROOFING CONTRACTOR WHO IS LICENSED BY THE CONTRACTORS STATE LICENSE BOARD.

IF ADDITIONAL DAMAGE OR INFESTATIONS ARE FOUND DURING THE COURSE OF ANY WORK RECOMMENDED IN THIS REPORT, A SUPPLEMENTAL REPORT AND/OR ADDITIONAL ESTIMATE WILL BE PROVIDED. NO ADDITIONAL WORK WILL BE COMMENCED WITHOUT AUTHORIZATION. IF REQUESTED, 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. J & M TERMITE CONTROL, INC. TO BE CONSULTED BEFORE REPAIRS ARE DONE. J & M TERMITE CONTROL, INC. ASSUMES NO RESPONSIBILITY FOR WORK PERFORMED BY OTHERS.

A SEPARATED REPORT HAS BEEN REQUESTED 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, INFECTIONS OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION. SECTION II ITEMS ARE CONDITIONS USUALLY DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND. FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREA(S) WHICH DURING THE ORIGINAL INSPECTION DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE HIS INSPECTION AND CANNOT BE DEFINED AS SECTION I OR SECTION II. NOTE: DUE TO CHANGES IN THE STRUCTURAL PEST CONTROL ACT EFFECTIVE JULY 1989 WATER DAMAGE AND/OR LEAKAGE MAY NOT BE CLASSIFIED UNDER SECTION I UNLESS THERE IS VISIBLE EVIDENCE OF AN INFESTATION OF A WOOD-DESTROYING INSECT OR ORGANISM. PLEASE READ THIS REPORT VERY CAREFULLY AS THERE MAY BE DAMAGE OR LEAKS WHICH ARE NOT THE SELLER'S RESPONSIBILITY UNDER THE PEST CONTROL AGREEMENT OF YOUR REAL ESTATE SALES CONTRACT.

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.

THIS STRUCTURE WAS OCCUPIED AND FULLY FURNISHED AT THE TIME OF THIS INSPECTION SOMEWHAT LIMITING OUR INSPECTION AS PERSONAL ITEMS ARE NOT DISTURBED.

SPECIAL NOTE REGARDING MOLD & NON-WOOD-DESTROYING FUNGI: This Wood-Destroying Pests and Organisms Inspection Report DOES NOT INCLUDE MOLD or any mold like conditions. This property was NOT Inspected for the presence or absence of health related mold or fungi. Mold is not a Wood-Destroying Organism and is outside the scope of this report as defined by the Structural Pest Control Act. By California law we are neither qualified, authorized, nor licensed to inspect for health related molds or fungi. If you desire information about or inspection for presence or absence of health related molds or mold like conditions, you should contact an industrial hygienist or other appropriate professional for further inspection or consultation.

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SUBSTRUCTURE:

- ITEM 1A Builders scrap and/or other cellulose debris and evidence of sub-termite activity were found beneath the structure.
RECOMMEND: Remove and dispose of all such debris and treat soil adjacent to foundations and around piers throughout beneath the structure and in other areas with a soil termiticide for sub-termite control. Chemical to be used is I MaxxPro (active ingredient: Imidacloprid). Please see attached pesticide information sheet.
 ***** This is a Section 1 Item *****
- ITEM 1B Much of the substructure framing is inaccessible for inspection as insulation has been installed under the building. No indications of adverse conditions were noted, however, we assume no responsibility for inaccessible areas.
 ***** Information Item *****
- ITEM 1C Portion of the sub-area is inaccessible for thorough inspection as it appears to be wood floor over slab construction. No indications of adverse conditions were found, however, we assume no responsibility for inaccessible areas.
 ***** Information Item *****
- ITEM 1D Evidence of past termite/water damage, repairs and/or chemical treatment was noted beneath the structure. While we found no reason to suspect concealed damage we will not be responsible for work performed by others nor for possible concealed damage.
 ***** Information Item *****

VENTILATION:

- ITEM 5A Vents covered not allowing air circulation.
RECOMMEND: Remove vent covers and dispose of same.
 ***** This is a Section 2 Item *****

ATTIC SPACES:

- ITEM 7A The attic area was inspected as possible from the access area only. We did not crawl the attic due to deep insulation. While no evidence was noted to indicate the likelihood of adverse conditions we will not be responsible for inaccessible areas.
 ***** Information Item *****

GARAGES:

- ITEM 8A Fungus damage was found to wooden members of roof overhang.
RECOMMEND: Cut back roof covering as necessary to expose full extent of damage - cut out and replace damaged wooden members as necessary ready for paint.
NOTE: Owners to engage a roofer to repair or replace roof covering as necessary after these structural repairs are completed separate from this contract and at additional cost.
NOTE: WE ASSUME NO RESPONSIBILITY FOR POSSIBLE CONCEALED DAMAGE WHICH MAY BE DISCLOSED DURING THE COURSE OF THIS REPAIR AND WHICH MAY NECESSITATE MORE REPAIRS AT ADDITIONAL COST. NO ADDITIONAL WORK WILL BE COMMENCED WITHOUT AUTHORIZATION.
 ***** This is a Section 1 Item *****
- ITEM 8B Interior of garage was inspected as possible, however, we consider this garage approximately 45% inaccessible due to storage of personal items. While no outward evidence of adverse conditions was found we assume no responsibility for inaccessible areas.
 ***** Information Item *****

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OTHER INTERIOR:

- ITEM 10A Wear and tear and/or mechanical damage was found to floor covering in laundry room, however, no evidence of active fungus and/or structural damage was found. No recommendation is made at this time, however, interested parties are advised to repair floor coverings to their satisfaction.
***** Information Item *****
- ITEM 10B Hall bath floor stained adjacent tub as a result of spillage. No evidence of fungus activity or structural damage was found at this time.
RECOMMEND: Owners are advised to repair floor coverings to their satisfaction and to use caution to keep water off finish floors in the future.
***** This is a Section 2 Item *****

SECTION II THE FOLLOWING ARE CONDITIONS USUALLY DEEMED LIKELY TO LEAD TO INFESTATIONS OR INFECTIONS BUT WHERE NONE ARE EVIDENT AT THIS TIME ITEM(S) #5A AND 10B.

IF CERTIFICATION IS REQUESTED REPAIRS MUST BE AUTHORIZED AND PERFORMED WITHIN (120) DAYS OF THIS INSPECTION AND THE FOLLOWING ITEM(S) MUST BE COMPLETED Item(s) #1A AND 8A.

FURTHER INSPECTION(S): NONE.

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***** CHEMICAL NOTICE *****

State Law requires that you be given the following information:

CAUTION-PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Companies are registered and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the State finds that, based on existing scientific evidence, there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.

If within 24 hours following application you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center (800-876-4766) and your pest operator immediately. (This statement shall be modified to include any other symptoms of overexposure which are not typical of influenza.)

For further information, contact any of the following:

J & M Termite Control, Inc (650) 969-5556
 San Mateo County Health Department (650) 363-4305
 Santa Clara County Health Department (408) 918-3400
 San Mateo County Agriculture Commissioner (650) 363-4700
 Santa Clara County Agriculture Commissioner (408) 918-4600
 San Mateo Poison Control Center (800) 876-4766
 Santa Clara Poison Control Center (800) 876-4766
 Structural Pest Control
 1422 Howe Ave., Ste.3, Sacramento, CA 95825 (916) 561-8700

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 our Work Authorization Contract and prior to scheduling work from this report.

J & M TERMITE CONTROL, INC.

159 N. Whisman, Mountain View, CA 94043
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WORK AUTHORIZATION CONTRACT

Address of Property: 1426 Todd Street, Mountain View CA 94040
Inspection Date: 7/14/2010
Report #: 5737
Title Co. & Escrow #: Escrow #

SECTION 1	SECTION 2	FURTHER INSPECTION
1A \$ 1005.00	5A No Bid	
8A \$ 580.00	10B Owners	

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: _____
Total - All Sections: _____

Proposed Cost Fur.Insp.: _____

NOTICE TO OWNERS:

Under 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 the 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, laborer, or supplier remains unpaid. To preserve their right to file a claim or lien against your property, certain claimants such as contractors or material suppliers are required to provide you with a document entitled "Preliminary 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.

I have read this work authorization contract and WDO inspection report it refers to.
SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED.

APPROVED AND READ BY: _____ DATE _____

ACCEPTED FOR: _____ DATE _____

Please print your name _____

J & M TERMITE CONTROL, INC.

Also, please CIRCLE the Item(s) you are authorizing.

WORK AUTHORIZATION CONTRACT

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**** CUSTOMER NOTICE****

NOTE A:

Any additional work required by the local building inspector will be at extra cost. This estimate does not include possible concealed damage which may be disclosed during the repairs. If additional damage is found owner/agent will be notified. No additional work will be commenced without authorization. You are responsible for payment upon completion of work listed above unless other arrangements have been made in advance with J & M Termite Control, Inc. Operator agrees to use reasonable care in the performance of his work, but assumes no responsibility for damage to any hidden heating pipes, wiring or other facilities or appurtenances, or to any shrubs, plants or other life. Unless otherwise stated all work guaranteed for one (1) year, -toilet seals, caulking and grouting (30) days. Only the work specified in this agreement is being done at this time. No painting or wallpaper repair is to be done unless specified in body of this agreement.

NOTE B:

All terms of agreement between the parties are contained in this agreement and no other terms or statements shall be binding upon the parties. In case of non-payment by owner, reasonable attorney's fees and costs of collection shall be paid by owner whether suit be filed or not. I have read the terms of this agreement and having accepted a copy, hereby agree to all terms thereof.

SECTION I

Work recommended to repair damage caused by existing infestations or infections of wood-destroying pests or organisms and all work recommended to correct conditions that caused such infestation or infections.

SECTION II

Work recommended to correct conditions usually deemed likely to lead to infestation and/or infection by wood-destroying pests or organisms; however, no evidence of such noted at this time.

FURTHER INSPECTION items are defined as recommendations to inspect areas which during the original inspection did not allow the inspector access to complete his/her inspections and cannot be defined as Section 1 / Section 2.

MOLD DISCLAIMER

There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this Work 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 Hygienist before any such repairs are undertaken.

BY EXECUTING THIS WORK AUTHORIZATION CONTRACT, CUSTOMER ACKNOWLEDGES THAT HE OR SHE HAS BEEN ADVISED OF THE FOREGOING AND HAS HAD THE OPPORTUNITY TO CONSULT WITH A QUALIFIED PROFESSIONAL.