

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 817	Street VIA GAVIOTA	City APTOS	Zip 95003	Date of Inspection 4/16/2008	Number of Pages 5
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Lawrence Termite Company
P.O.Box 66657
Scotts Valley CA 95066
 Tel 831-438-2609 Fax 831-335-3669 Alt 831-247-5868
 lawrenceinspection@comcast.net

Report #: 208051
 Registration #: PR 2266
 Escrow #:

Ordered by: DAN JENSEN	Property Owner and/or Party of Interest: JENSEN TRUST 817 VIA GAVIOTA Aptos CA 95003	Report sent to: DAN JENSEN
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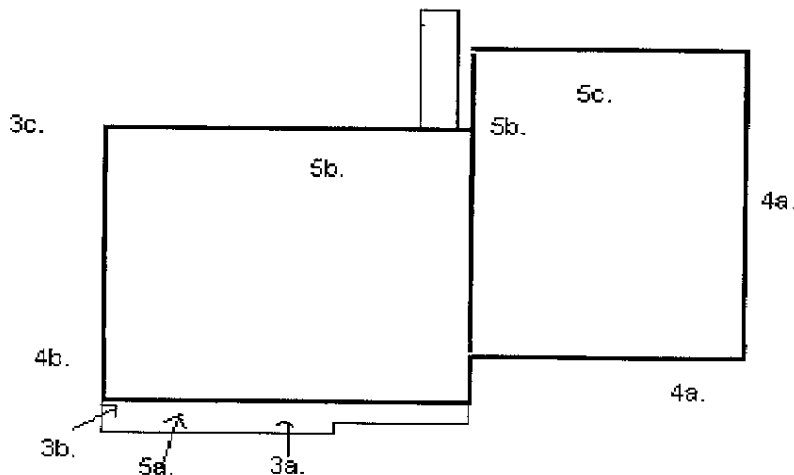
COMPLETE REPORT LIMITED REPORT SUPPLEMENTAL REPORT REINSPECTION REPORT

GENERAL DESCRIPTION: 2 STORY/SINGLE FAMILY RESIDENCE/CONCRETE SLAB FLOOR/RAISED FOUNDATION/STUCCO AND WOOD SIDING/WOOD SHAKE ROOF COVER/FURNISHED AND OCCUPIED/WEATHER DRY	Inspection Tag Posted: ATTIC
	Other Tags Posted: NONE FOUND

An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites Drywood Termites Fungus / Dryrot Other Findings Further Inspection
 If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.

Diagram Not To Scale



Front

Inspected By: LAWRENCE KEEFAUVER State License No. OPR 8976

Signature: _____

L. Keefauver

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.

Lawrence Termite Company

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WHAT IS A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT? READ THIS DOCUMENT. IT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT.

A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying pests and organisms in visible and accessible areas and contains recommendations for correcting any infestations or infections found. The contents of Wood Destroying Pest & Organism Inspection Reports are governed by the Structural Pest Control Act and regulations.

Some structures do not comply with building code requirements or may have structural, plumbing, electrical, mechanical, heating, air conditioning or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information on such defects, if any, as they are not within the scope of the licenses of either this company, or it's employees.

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of inspection. Some areas of the structure are not accessible to inspection, such as the interior of hollow walls, spaces between floors, areas concealed by carpeting, appliances, furniture or cabinets. Infestations or infections may be active in these areas without visible and accessible evidence. If you desire information about areas that were not inspected, a further inspection may be performed at an additional cost. Carpets, furniture or appliances are not moved and windows are not opened during a routine inspection.

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

This company does not certify or guarantee against any leakage, such as (but not limited to) plumbing, appliances, walls, doors, windows, any type of seepage, roof or deck coverings. This company renders no guarantee, whatsoever, against any infection, infestation or any other adverse condition which may exist in such areas or may become visibly evident in such area after this date. Upon request, further inspection of these areas would be performed at an additional charge.

In the event damage or infestation described herein is later found to extend further than anticipated, our bid will not include such repairs. **OWNER SHOULD BE AWARE OF THIS CLOSED BID WHEN CONTRACTING WITH OTHERS OR UNDERTAKING THE WORK HIMSELF/HERSELF.**

If requested by the person ordering this report, a re-inspection of the structure will be performed. Such requests must be within four (4) months of the date of this inspection. Every re-inspection fee amount shall not exceed the original inspection fee.

Wall paper, stain, or interior painting are excluded from our contract. New wood exposed to the weather will be prime painted, only upon request at an additional expense.

All pesticides and fungicides must be applied by a state certified applicator (sec. 8555 Business and Professions Code Division 3) and in accordance with the manufacturer's label requirements.

"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 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.

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A separate report has been requested. Yes No

SECTION I items contain items in which there was evidence of active infestation or infection or conditions that have resulted in or from infestations 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 any areas which during the original inspection did not allow the inspector access to complete his/her inspection and cannot be defined as section I or section II.

RE-INSPECTIONS

Open wall, open floor inspections are required if a certification is desired from this company. This may include but is not limited to interior, exterior, and decks. If repairs have been completed prior to and open wall, open floor inspection a certification will NOT be issued. It is recommended that all Section I and II repair items be performed by a California State Licensed Contractor and in accordance with current building codes and ordinances.

SUB-CONTRACTORS

The charge for service that this company sub-contracts to another person or entity that may include the companies charge for arranging and administering such service that are in addition to the direct costs associated with paying the sub-contractor.

SUB-CONTRACTOR

Mission City Fumigation Inc.
1608 Copenhagen Drive
Solvang, Ca.93463
(805) 688-4898

1. WOOD DESTROYING PESTS OR ORGANISMS TO BE CONTROLLED:

- DRYWOOD TERMITES
- SUBTERRANEAN TERMITES
- WOOD BORING BEETLES
- FUNGUS
- DAMPWOOD TERMITES
- CARPENTER ANTS

2. PESTICIDES/ FUNGICIDES TO BE USED:

- VIKANE Active ingredient: SULFURYL FLUORIDE
- CHLOROPICRIN Active ingredient: CHLOROPICRIN
- TALSTAR Active ingredient: BIFENTHRIN
- TIMBOR Active ingredient: DISODIUM OCTABORATE TETRAHYDRATE

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 Food and Agriculture and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends on the degree of exposure, so exposure should be minimized.

If within 24 hours following the application, you experience symptoms similar to common seasonal illness comparable to the flu, (headache, nausea, vomiting, cramps, weakness, blurred vision, pin point pupils, tightness in the chest, labored breathing, sweating, watering of eyes, excessive salivation of the mouth, muscle spasms, and coma) contact your physician or poison control center and your pest company immediately.

FOR FURTHER INFORMATION CONTACT ANY OF THE FOLLOWING;

LAWRENCE TERMITE COMPANY -----(831) 438-2609
POISON CONTROL CENTER----- (800) 662-9886

HEALTH QUESTIONS:
SANTA CRUZ HEALTH DEPARTMENT----- (831) 454-2022

DEPARTMENT OF AGRICULTURE----- (831) 763-8000

REGULATORY INFORMATION
STRUCTURAL PEST CONTROL BOARD
1418 HOWE AVENUE

Lawrence Termite Company

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Be aware, that excessive moisture, flying termites, wood destroying beetles and ants can enter a structure at any time. Finished surfaces such as exterior/interior wood components (i.e. siding, trims, roof eaves, decks, floors etc.) were not probed as that may deface these areas and may devalue the structure(s). Lawrence Termite Co. will return to the property for an additional fee to probe any areas of concern upon written request.

This inspection and report is not to be construed as a warranty or guarantee against infestation, infection, or damage resulting therefrom.

All chemical applications and fumigations are guaranteed for one year from the date of completion.

Information contained in this report was provided by the person that ordered the report. Some of the information may be incomplete. Lawrence Termite Co. has no way of determining the escrow closing dates for any transaction even if some information was given, as escrow closing dates may close early or may be extended. Little history if any was provided for the building(s) inspected. Lawrence Termite Company may issue a supplemental or corrected report at any time before or after the close of escrow without penalty or additional costs that may incur to any party to a transaction in reference to the property inspected.

Do NOT purchase any property based on this inspection only. Lawrence Termite Company recommends that you obtain other additional reports including but not limited to "Home Inspection reports, Pest reports, Wood Destroying Pests and Organism reports pertaining to the property before you purchase property and before the close of any escrow.

1. SUBTERRAEAN TERMITES

There was no outward evidence of active infestations of subterranean termites in the visible and accessible areas at this inspection date.

2. DRYWOOD TERMITES

There was no outward evidence of active infestations of DRYWOOD TERMITES in the visible and accessible areas at this inspection date.

3. FUNGUS/DRYROT

3A. FINDING

Fungus dryrot damage was found on the plywood soffit on the bottom of the front balcony.

RECOMMENDATION

Remove the damaged plywood and replace with new materials. If damage is found to extend into the wood framing a supplemental report will be issued.

SECTION I ITEM

3B. FINDING

Fungus dryrot, earth to wood contact was found to portions of the exterior wood siding at the front of the garage.

RECOMMENDATION

Remove the damaged wood siding as needed and replace with new materials. Lower the soil in this area to eliminate the earth to wood contact. If damage or infestation of wood destroying pests or organisms are found to extend into the enclosed areas a supplemental report will be issued.

SECTION I ITEM

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3C. FINDING

Fungus dryrot damage was found to the left side attached gate framing.

RECOMMENDATION

Remove the damaged wood members as needed and replace with new materials.

SECTION I ITEM

4. OTHER FINDINGS**4A. FINDING**

Portions of the exterior stucco walls extend past the foundation into the soil. This can be an entry point for termite infestations and wicking of moisture into the wall and or floor framing.

RECOMMENDATION

The owner should engage the services of a contractor to cut off the bottom of the stucco walls as needed and install proper weep screeds.

SECTION II ITEM

4B. FINDING

Vines were noted growing on the building.

RECOMMENDATION

Trim back all vegetation from the building as needed.

SECTION II ITEM

5. FURTHER INSPECTION**5A. FINDING**

The front balcony has an elastomeric coating installed over the walking surface. Water stains and damage was found on the bottom of the balcony.

RECOMMENDATION

The owner should engage the services of a contractor to inspect and make any repairs for this area.

FURTHER INSPECTION ITEM

5B. FINDING

The subarea was inaccessible for inspection due to a blocked access.

RECOMMENDATION

Inspect the subarea after the access is made available.

FURTHER INSPECTION ITEM

5C. FINDING

The upper level stall shower was inspected but not flood tested. There were no water stains on the finished ceiling below this area at this inspection date.

RECOMMENDATION

Lawrence Termite Co. will return to the property to flood test the stall shower if requested in writing.

FURTHER INSPECTION ITEM

Lawrence Termite Company

P.O.Box 66657

Scotts Valley CA 95066

Tel 831-438-2609 Fax 831-335-3669 Alt 831-247-6868

lawrenceinspection@comcast.net

AGREEMENT

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

Address of Property: 817 VIA GAVIOTA
 City: APTOS
 State/Zip: CA 95003

The inspection report of the company dated, 4/16/08 is incorporated herein by reference as though fully set forth.

The company is authorized to proceed with the work outlined in the items circled below from the Termite Inspection Report for the property inspected, for a total sum of \$ _____ . This total amount is due and payable within Ten (10) days from completion repair work and/or chemical application.

THE COMPANY AGREES

To guarantee all repair completed by this company for one year from date of completion except for caulking, grouting or plumbing, which is guaranteed for a period of Ninety (90) days. We assume no responsibility for work performed by others, to be bound to perform this work for the price quoted in our cost breakdown for a period not to exceed 30 days, to use reasonable care in the performance of our work but to assume no responsibility for damage to any hidden pipes, wiring, or other facilities or to any shrubs, plants or roof.

THE OWNER OR OWNER'S AGENT AGREES

To pay for services rendered in any additional services requested upon completion of work to pay a service charge of one and one-half percent (1 1/2%) interest per month, or portion of any month, annual interest rate of eighteen percent (18%) on accounts exceeding the ten (10) day full payment schedule. The Owner grants to The Company a security interest in the property to secure payment sum for work and inspection fee completed. In case of non-payment by The Owner, reasonable attorney fees and costs of collection shall be paid by owner, whether suit be filed or not.

ALL PARTIES AGREE

If any additional work is deemed necessary by the local building inspector, said work will not be performed without additional authorization from owner or owner's agent. This contract price does not include the charge of any Inspection Report fees. Circle the items you wish performed by The Company, below and enter total amount above:

NOTICE TO OWNER

Under the California Mechanics Lien Law any structural pest control 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.

ITEMS

- 3a. repair approximate-----\$ 800.00
- 3b. repair approximate-----\$ 200.00
- 3c. repair approximate-----\$ 500.00

SECTION II ITEMS

- 4a. others
- 4b. others
- FURTHER INSPECTION ITEMS
- 5a. others
- 5b. further inspection
- fc. further inspection

Property Owner: _____

Date: _____

Inspected By: _____

Date: _____

Owner's Agent: _____

Date: _____