

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No 335 Street PIKE ROAD City BEN LOMOND Zip 95005 Date of Inspection 6/10/2006 Number of Pages 5

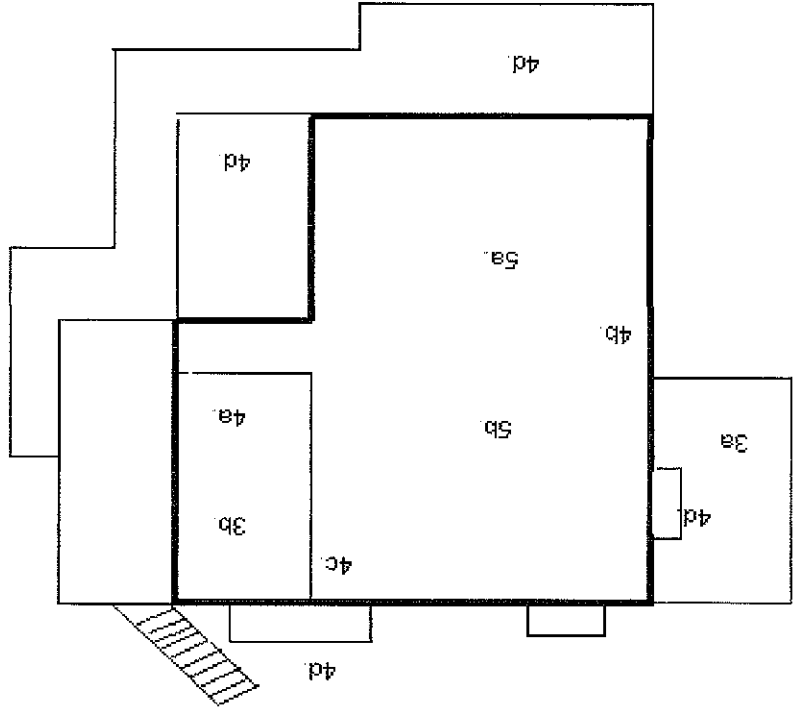
Lawrence Termite Company
 P.O. Box 66657
 Scotts Valley CA 95066
 Tel 831-438-2609 Fax 831-440-1112 Alt 831-247-5868
 Report #: 206191
 Registration #: PR 2266
 Escrow #: NO INFO

Ordered by: LILY KUKOWSKI
 AMERICAN DREAM REALTY
 1041 41ST AVENUE
 SANTA CRUZ, CA 95062
 Property Owner and/or Party of Interest: DOBBINS
 335 PIKE ROAD
 Ben Lomond CA 95005
 Report sent to: LILY ZUKOWSKI

COMPLETE REPORT LIMITED REPORT SUPPLEMENTAL REPORT REINSPECTION REPORT
 GENERAL DESCRIPTION: 3 STORY/SINGLE FAMILY RESIDENCE/RAISED CONCRETE FOUNDATION/PART CONCRETE SLAB FLOOR/COMP ROOF COVER/FURNISHED AND OCCUPIED
 Inspection Tag Posted: SUBAREA
 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 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



From

Inspected By: LAWRENCE KEEFAUVER State License No OPR 8976 Signature: *[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 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.pesbboard.ca.gov
 43M-41 (Rev 10/01)

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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 its 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 UNDER TAKING 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 (see 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
 DAMPWOOD TERMITES
 CARPENTER ANTS

- 2 PESTICIDES/FUNGICIDES TO BE USED:

- Active ingredient; SULFURYL FLUORIDE
 VIKANE
 CHLOROPICRIN
 TALSTAR
 IMBOR
Active ingredient; BIFENTHRIN
 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, 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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1. SUBTERRANEAN TERMITES
There was no outward evidence of subterranean termites in the visible and accessible areas at this inspection date.
2. DRYWOOD TERMITES
There was no outward evidence of drywood termites in the visible and accessible areas of the building at this inspection date.

3. FUNGUS/DRYROT
3A. FINDING
Fungus dryrot damage was found to portions of the wood deck planks and joists on the side upper deck.
RECOMMENDATION
Remove the damaged wood members as needed and replace with new materials.
SECTION I ITEM
- 3B. FINDING
Cellulose debris was found on the soil in the subarea. The debris is fungus infected.
RECOMMENDATION
Remove and dispose of the cellulose debris from the subarea soil.
SECTION I ITEM

4. OTHER FINDINGS
4A. FINDING
Earth to wood contact was found to wood form boards in the subarea.
RECOMMENDATION
Remove and dispose of the wood form boards from this area.
SECTION II ITEM
- 4B. FINDING
Cracked tile was found in the bottom of the lower stall shower.
RECOMMENDATION
The owner should engage the services of a tile contractor to repair this area.
SECTION II ITEM

- 4C. FINDING
Evidence of carpenter ants were found in the upper closet area.
RECOMMENDATION
The owner should engage the services of EDWARDS PEST CO. for this item.
SECTION I ITEM
- 4D. FINDING
There was no venting for the overhangs and deck overhangs.
RECOMMENDATION
Install proper ventilation in these areas as needed.
SECTION II ITEM

5. FURTHER INSPECTION
5A. FINDING
Most of the interior of the garage was inaccessible for inspection due to items throughout.
RECOMMENDATION
Further inspect the interior of the garage after all of the items have been removed.
FURTHER INSPECTION ITEM

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5B. FINDING
Portions of the building are constructed on a concrete slab floor with various types of floor covers over the concrete. This type of construction can conceal termite infestations and cracks in the concrete that may allow moisture intrusion into the interior.
RECOMMENDATION
Further inspect these areas if the floor covers are removed.
FURTHER INSPECTION ITEM

Lawrence Termite Company

P.O. Box 66657

Scotts Valley CA 95066

Tel 831-438-2609 Fax 831-440-1112 Alt 831-247-5868

lawrenceinspection@comcast.net

AGREEMENT

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

Address of Property: 335 PIKE ROAD

City: BEN LOMOND

State/Zip: CA 95005

The inspection report of the company dated, 6/10/06 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 should be estimated by others \$ 150.00
- 3b. approximate others
- 4c. others
- SECTION II ITEMS
- 4a. approximate \$ 95.00
- 4b. others
- 4d. others
- FURTHER INSPECTION
- 5a. bid on request
- 5b. further inspection

Owner's Agent: _____

Date: _____

Property Owner: _____

Date: _____

Inspected By: _____

Date: _____