

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

This is an inspection report only -- not a Notice of Completion
ADDRESS OF PROPERTY INSPECTED

BUILDING NO. 469	STREET, CITY, STATE, ZIP GREEN VIEW DRIVE, WALNUT CREEK, CA, 94596	COUNTY CODE 07	DATE OF INSPECTION 10/01/02	NUMBER OF PAGES 4
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KEN MOORE TERMITE CONTROL
P.O. Box 680
Concord, CA 94522
(925) 676-2244 (925) 757-5050 (925) 676-1078 FAX



Affix stamp here on Board copy only
A LICENSED PEST CONTROL OPERATOR IS AN EXPERT IN HIS/HER FIELD. ANY QUESTIONS RELATIVE TO THIS REPORT SHOULD BE REFERRED TO HIM/HER.

REGISTRATION # PR 1466	REPORT # 35200	STAMP #	ESCROW #
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ORDERED BY: SECURITY PACIFIC 1555 RIVIERA AVENUE, #E WALNUT CREEK CA 94596
NANCY SCHUBB

REPORT SENT TO: MR. & MRS. CARSTENS C/O SECURITY PACIFIC

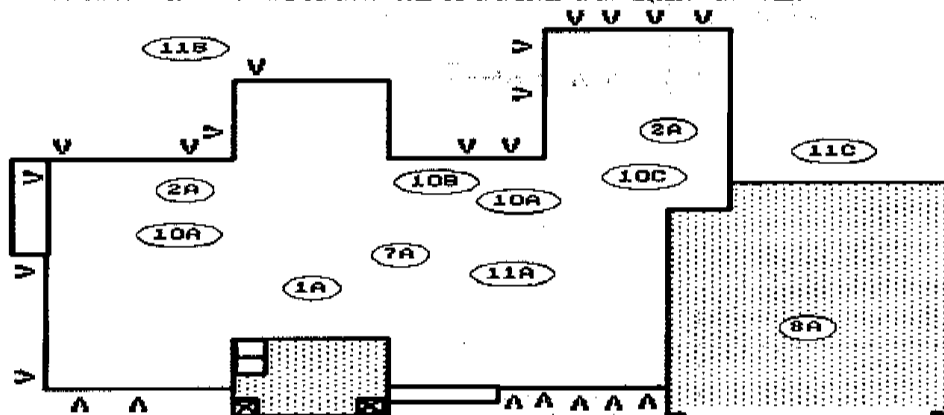
PROPERTY OWNER: MR. & MRS. CARSTENS C/O SECURITY PACIFIC

PARTY IN INTEREST:

ORIGINAL REPORT <input checked="" type="checkbox"/>	LIMITED REPORT <input checked="" type="checkbox"/>	SUPPLEMENTAL REPORT <input type="checkbox"/>	REINSPECTION REPORT <input type="checkbox"/>	*Original Stamp #	Date
GENERAL DESCRIPTION: <u>ONE STORY FRAME DWELLING</u>					
INSPECTION TAG POSTED: <u>GARAGE</u>					
OTHER INSPECTION TAGS: <u>TERMINIX</u>					
1. SUBSTRUCTURE AREA	SEE BELOW	See 1A			
2. STALL SHOWER	SEE BELOW	See 2A			
3. FOUNDATIONS	CONCRETE				
4. PORCHES -- STEPS	CONCRETE				
5. VENTILATION	APPEARS ADEQUATE				
6. ABUTMENTS	NONE				
7. ATTIC SPACES	NOT INSPECTED/SEE BELOW	See 7A	X	X	
8. GARAGES	SEE BELOW	See 8A	X	X	
9. DECKS -- PATIOS	EXCLUDED/SEE HEADING		X	X	
10. OTHER -- INTERIOR	SEE BELOW	See 10A-10C	X	X	
11. OTHER -- EXTERIOR	SEE BELOW	See 11A-11C			X

DIAGRAM AND EXPLANATION OF FINDINGS (This report is limited to structure or structures shown on diagram)

PORCHES, STEPS, DECKS AND OTHER STRUCTURES NOT ON THE DIAGRAM WERE NOT INSPECTED.
ANY STRUCTURES NOT ON THE DIAGRAM WOULD BE INSPECTED UPON REQUEST FOR A FEE.



-DIAGRAM NOT TO SCALE-

Inspected by STEVE DIAL License No. #5638 Signature [Signature]

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.
You are entitled to obtain copies of all reports and completion notices on this property filed with the Board during the preceding two years upon payment of a \$2.00 search fee to: The Structural Pest Control Board, 1418 Howe Ave., Ste. 18, Sacramento, California 95825-3204.

469	GREEN VIEW DRIVE, WALNUT CREEK, CA, 94596	10/01/02	35200
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

This is a separated report which is defined as Section I/Section II conditions evident on the date of the inspection. Section I contains items where there is evidence of active infestation, infection or conditions that have resulted in or from infestation. 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.

Structural Pest Control Inspectors are not experts on asbestos, lead based paint, or non-wood destroying mold, and we do not inspect for these materials or conditions in the building. If a material we suspect contains asbestos and/or lead based paint impedes our inspection, we will note this in our report and recommend that you obtain an examination by a qualified professional, however, you should not assume that the building inspected by us contains no asbestos and/or lead based paint other than what we might note in our report. We will not report the presence of materials which might contain asbestos and/or lead based paint if they do not interfere with our inspection, nor will we identify non-wood destroying mold. A qualified professional should be contacted if you wish an evaluation of this property for asbestos and/or lead based paint containing materials and any potential hazards, or if information is desired regarding non-wood destroying mold.

This inspection as requested by, MR. & MRS. CARSTENS C/O AGENT, is of the accessible areas of the building or buildings shown on the diagram. It should be recognized that except as may be noted herein, floors under carpeting and throw rugs and appliances are considered inaccessible. Furniture, storage, appliances or personal effects are not removed for inspection. If further inspection of any area is desired by the interested parties, it will be performed upon written authorization.

A.) Contractor warrants all services and goods supplied hereunder for a period of one (1) year from the date of completion, except that of plumbing, glass sealing, floor coverings, and any other work undertaken to control moisture, and items or services which must be performed periodically shall be guaranteed for thirty (30) days only. Contractor makes no guarantee against further or concealed infestation even though they may be present, though concealed, at the time of inspection. Contractor does not guarantee any work done by other contractors. Contractor guarantees that it will provide, without further cost to customer, such additional services or chemicals as are necessary to maintain the effectiveness of the work specifically performed for a period of one (1) year except as stated above.

ANY PAINTING WILL BE OF ONE COAT OF PRIMER UNLESS OTHERWISE AGREED TO IN WRITING. SHOULD THIS REPORT CALL FOR WORK WHICH INVOLVES THE MATCHING OF PAINT COLOR, FLOOR COVERINGS, CERAMIC TILES OR SIMILAR INTERIOR OR EXTERIOR MATERIALS, WE WILL TRY TO MATCH PRE-EXISTING MATERIALS AS PRACTICAL WITHIN THE AREA.

B.) Unless otherwise agreed and set forth in writing, the materials, workmanship and equipment used will be those chosen by the contractor and will conform to the local building codes and local practice.

C.) Contractor shall be held harmless by Customer and his successors in interest for any damage which may occur to plant life, trees, vines, television antennas, pets, tile and other roofing materials, ceramic tiles, appliances, heating ducts, and/or plumbing leaks or changes beyond the control of the contractor which may occur during the performance of the work called for herein.

"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".

3rd PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

469	GREEN VIEW DRIVE, WALNUT CREEK, CA, 94596	10/01/02	35200
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This property was not inspected for the presence or absence of health related molds or fungi. By California law we are neither qualified, authorized nor licensed to inspect for health related molds 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. If you wish your property to be inspected for mold or mold like conditions, please contact the appropriate mold professional.

There may be health related issues associated with the findings reflected in this report. We are not qualified to and do not render an opinion concerning any such health issues. The inspection reflected by this report was limited to the visible and accessible areas only. Questions concerning health related issues which may be associated with the findings or recommendations in this report, the presence of mold, the release of mold spores or any concerns regarding indoor air quality should be directed to a Certified Industrial Hygienist.

THIS IS TO BE CONSIDERED A LIMITED INSPECTION, LIMITED TO THE DWELLING ONLY AS OWNER HAS REQUESTED ATTACHED DECKS TO BE EXCLUDED FROM THIS INSPECTION REPORT. A FURTHER INSPECTION TO THE DECKS ARE RECOMMENDED AND WOULD BE PERFORMED IF REQUESTED AT ADDITIONAL CHARGES.

SUBSTRUCTURE AREAS:

Item 1A: Scattered cellulose debris was noted throughout the substructure. At the time of this inspection we noted no wood destroying pest within the debris. Other firms apparently Terminix have this structure under the SENTRICOM SYSTEM as there are baiting stations around the perimeter. All information regarding the service contract or service intravels of this style of baiting system would need to come from that pest control firm under contract.

RECOMMENDATION: Remove and dispose of all debris of a size large enough to be raked.

***** This is a Section 2 Item *****

STALL SHOWER :

Item 2A: The master bathroom and guest bathroom shower stalls were both inspected and water tested. We noted no leaks directly affecting any wood members. There is the need of minor touch up grouting or caulking which should be done as part of normal property maintenance.

***** Information Item *****

ATTIC SPACES :

Item 7A: This is to be considered a limited inspection as attic area was not inspected. This inspector could not be certain that an attic inspection would not cause damage to finished ceilings. A further inspection of this area would be performed upon request and upon written release of any liability of possible damage that could occur to finished ceilings during the course of this inspection.

***** Unknown Further Inspection Recommended *****

GARAGES :

Item 8A: Interior of the garage was inaccessible due to excessive storage. A further inspection is recommended and would be made after all storage has been removed away from interior walls.

***** Unknown Further Inspection Recommended *****

OTHER - INTERIORS :

Item 10A: Hall bathroom vinyl was swollen. Underlayment appears to be somewhat soft adjacent to the plumbing end of the tub/shower. Tub/shower was water tested, there are stains below the plumbing area. However no active leaks affecting wood members. Vinyl flooring also appears to be slightly soft adjacent to the front of the guest bathroom shower stall. True conditions below the vinyl in these two locations could not be determined without defacement of vinyl floor covering. A further inspection below the vinyl is recommended and would be made upon request at additional charges.

***** Unknown Further Inspection Recommended *****

4th PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

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OTHER - INTERIORS :

Item 10B: There are some stains below the kitchen area. Hardwood flooring in front of the dishwasher is starting to split slightly. However we noted no infestation on accessible wood members. All information regarding the condition of the appliances would need to come from proper trades. Appliances are not tested, areas below the appliances are inaccessible. We would if requested perform a further inspection after it has been removed.
 ***** Unknown Further Inspection Recommended *****

Item 10C: Vinyl flooring behind the washer area in the utility room is loose. However underlayment below that area does appear firm. We noted no signs of infestation in the subfloor below. We would however if requested perform additional inspections after the appliances have been removed.
 ***** Unknown Further Inspection Recommended *****

OTHER - EXTERIORS :

Item 11A: Unless otherwise indicated in this report, 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 licensing board.
 ***** Information Item *****

Item 11B: Along the left and rear of the dwelling ivy is growing next to and on to the structure. It is recommended that during the course of landscape maintenance that ivy be kept cut well back from the dwelling and void space maintained away from same.
 ***** This is a Section 2 Item *****

Item 11C: A pet access door has been installed in the rear garage door. Door surface is beginning to separate. Owner is advised to keep this opening sealed and maintained as part of maintenance. Estimate for a new door would be submitted if requested.
 ***** Information Item *****

GENERAL INFORMATION

General information at items 2A,11A,11B.

The exterior portion of this inspection is limited to areas 10 feet or less from ground level. Further inspection of areas above this limitation would be performed upon request for a fee.

If requested within four months from the date of this inspection a reinspection would be performed for a fee not to exceed the original inspection fee.

Refer to work authorization contract for cost of corrective repairs and/or those items recommending a further inspection.

C E R T I F I C A T I O N

This is to certify that the property described herein was inspected on 10/01/2002, in accordance with the Structural Pest Control Act, Rules and Regulations, adopted pursuant thereto, and that no evidence of active infection or infestation was found. Certification applies to accessible areas only. Further inspections were not performed.

SD/ds

KEN MOORE TERMITE CONTROL

P.O. Box 680
Concord, CA 94522
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WORK AUTHORIZATION CONTRACT

Address of Property: **469 GREEN VIEW DRIVE WALNUT CREEK, CA. 94596**
Inspection Date: **10/01/2002**
Termite Report #: **35200**
State Stamp #:
Title Co. & Escrow #:

SECTION 1	SECTION 2	UNKNOWN	FURTHER	INSP.
	1A: \$ 180.00	7A: \$ 100.00		
	11B: OWNR MAINT	8A: \$ 100.00		
		10A: \$ 100.00		
		10B: \$ 100.00		
		10C: \$ 100.00		

We Authorize the Following
Section 1 Items to be Performed.

We Authorize the Following
Section 2 Items to be Performed.

We Authorize the Following
Items for Unknown Further Inspection.

Proposed Cost Section 1:	\$ 0.00
Proposed Cost Section 2:	\$ 180.00
Proposed Cost Unknown F.I.:	\$ 500.00
Inspection Fee:	
Total:	\$ 680.00

CUSTOMER INFORMATION

KEN MOORE TERMITE CONTROL, hereafter referred to as Contractor, will furnish the services, including labor, equipment, and materials to perform the work as recommended in Contractor's Structural Pest Control Report as referenced above for the price stated. This proposal automatically expires thirty (30) days from the inspection date. Should all recommendations for repair as estimated not be performed by this firm, there could be an increase in cost per item, as our estimates are based on the entire job. If an escrow has not been established prior to commencement of work, we require a 10% deposit. NOTICE TO CUSTOMER: The terms of this agreement will govern the Structural Pest Control work to be done on the property you are selling/purchasing. By signing below you are instructing:

ESCROW HOLDER _____ ADDRESS: _____
ESCROW OFFICER _____ ESCROW #: _____

to pay the contract price to Contractor when the Notice of Completion is filed.
PRICE: Customer will pay Contractor upon issuance of a completion notice. If payment is to be made from escrow (according to the terms of this Authorization), such payment will come to Contractor within thirty (30) days of supplying Notice of Completion to the customer. If payment is not made from escrow within the thirty (30) days, Customer shall pay Contractor immediately.
MINIMUM CHARGE FOR REPAIRS PER TRIP WILL BE \$180.00. Should customer or any one authorized by Customer cancel this Agreement after the Agreement is signed and viewed by all parties, Customer shall be liable for all monies actually expended by Contractor in performance and for Contractor's lost profits.

NOTICE TO PROPERTY OWNERS :
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". 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. This section constitutes pre-lien notice under Mechanics Lien Law, Civil Code Section 3097. (California Civil Code Section 3110 et seq.)

DEFAULT: Should Customer fail to pay the price to Contractor within the time provided, Customer shall pay a service charge of one and one-half percent (1 1/2%) of the amount due per month or any portion thereof for each month until the same is paid in full, or a charge of \$5.00 per month, whichever is greater. If an action is brought for the collection of a delinquency, Customer agrees to pay all court costs plus a reasonable attorney's fee as set forth by the court for such an action, or any other costs accrued relative to satisfying this debt.

*SUBJECT TO AN ADDITIONAL PRICE QUOTATION **SECONDARY RECOMMENDATION ONLY ***FURTHER INSPECTION RECOMMENDED

I Have Read This Contract And The Termite Report It Refers To.
SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED.
I have read and understand the terms of this work authorization contract and hereby agree to all terms thereof.

APPROVED AND READ BY: _____ DATE _____
ACCEPTED FOR: _____ DATE _____
KEN MOORE TERMITE CONTROL