

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 5806	STREET, CITY, STATE, ZIP COLDWATER DR, CASTRO VALLEY CA 94552	Date of Inspection 1/11/2010	No. of Pages 6
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OMEGA TERMITE CONTROL, Inc.

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Firm Registration No. PR 1058	Report No. 73043	Escrow No.
Ordered By: RE REALTY EXPERTS 41051 MISSION BLVD FREMONT, CA 94551 Attn: SUZANNE & MARYANN 226-2432 EMAIL SUZANNE	Property Owner/Party of Interest MARK & ABHI CORL ** *, **	Report Sent To: RE REALTY EXPERTS 41051 MISSION BLVD FREMONT, CA 94551 Attn: SUZANNE & MARYANN 226-2432 EMAIL SUZANNE

COMPLETE REPORT LIMITED REPORT SUPPLEMENTAL REPORT REINSPECTION REPORT

General Description: TWO STORY SINGLE FAMILY DWELLING WITH WOOD AND STUCCO EXTERIOR.	Inspection Tag Posted: GARAGE
	Other Inspection Tags:

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.

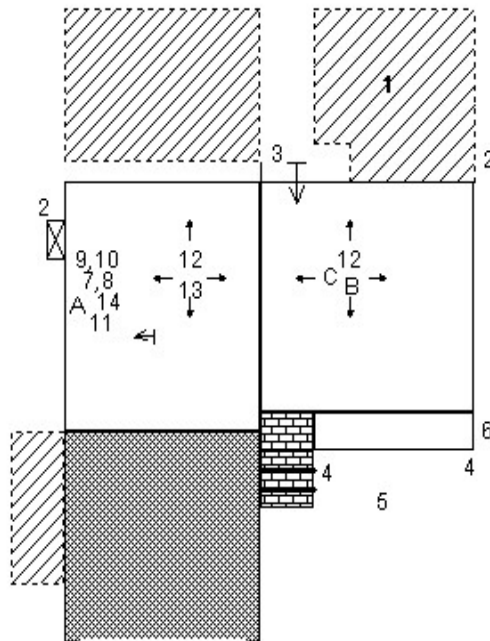


DIAGRAM IS NOT TO SCALE. FINDINGS ARE IN APPROXIMATE LOCATIONS.

Inspected by RONALD L. COSTELLO JR. License No. FR15868 Signature *Ronald L. Costello Jr.*

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 95815-3831.

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. 43M-41 (Rev. 10/01)

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THE FOLLOWING IS AN EXPLANATION OF A SEPARATED REPORT - SECTION 1 & 2

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 visible evidence of active infestation, infection or conditions that have resulted in or from infestation 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 area(s) which during the original inspection did not allow the inspector access to complete the inspection and cannot be defined as Section I/Section II.

AREAS NOT INSPECTED *SPECIAL NOTE TO ALL PARTIES REGARDING THIS PROPERTY*

The following areas were not inspected, as indicated on Section #1990, paragraph (j) of the Structural Pest Control Act and Rules and portions thereof 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 and finished work, built-in cabinet work floor beneath covering, areas where storage conditions or locks makes inspection impractical.

RE-INSPECTION 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 re-inspection. The re-inspection must be done within ten (10) working days of request. The re-inspection 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.

SUPPLEMENTAL REPORT In the event damage, infection, or infestation is found to extend further than outlined in any item listed in our inspection report, we will issue a supplemental report covering additional findings and job costs.

SPARK ARRESTORS If required by local building code, it will be the owners responsibility to see that spark arrestors are properly installed.

SWIMMING POOLS/SPAS If there is a swimming pool and or spa on the property, the building department may require that an anti-entrapment device be installed. This installation will be the responsibility of the homeowner.

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 CONTRACTORS STATE LICENSE BOARD.

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THIS PROPERTY WAS NOT INSPECTED FOR THE PRESENCE OF 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. IF YOU DESIRE INFORMATION ABOUT THE PRESENCE OF HEALTH RELATED MOLDS, YOU SHOULD CONTACT AN INDUSTRIAL HYGIENIST.

LEAD-BASED PAINT

WARNING: Repairs by this company to residences built before 1978 may disturb materials containing lead-based paint and may release debris or dust contaminating lead. Lead is a chemical known to the State of California to cause cancer and birth defects or other reproductive harm. (This notice is provided in compliance with California's Proposition 65). For further information, contact your health care provider or an industrial hygienist. A licensed pest control inspector is not an expert in lead, lead-based paint, or exposure to lead. This report is not intended to identify the presence or absence of lead or lead-based paint in the building inspected. Whether lead-based paint is present can be determined only by a certified lead inspector. For a list of certified lead inspectors, call the California Dept. of Health Services' Lead-Related Construction Information Line at 800-597-5323.

ASBESTOS-*** IMPORTANT NOTE FOR ALL PARTIES REGARDING THIS PROPERTY***

Notice to customers and buyers having repairs done - Some residential structures are constructed with material that may contain material manufactured with asbestos. Our company is not qualified or certified to identify these materials. If the owner or interested parties are aware of, interested in, or concerned about this condition. they should contact the appropriate agencies that are qualified or certified in this field.

*NOTICE: The Structural Pest Control Board encourages competitive business practices among registered companies. 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. Therefore, you may wish to seek a second opinion since there may be alternative methods of correcting the findings listed on this report that may be costly.

Findings and Recommendations:

ITEM 1 FINDING The area beneath the wood deck is inaccessible to inspection because of the lack of physical clearance. As a result, no representations can be made concerning the condition of the framing in this area. Some earth-to-wood contacts were noted around the perimeter of the deck.

RECOMMENDATION In order to comply with the Structural Pest Control Act, we recommend to eliminate the earth-to-wood contacts. We will quote the cost of this recommendation if requested by the interested parties. Also, we will perform further inspection by removing portions of the decking if requested by the interested parties. This will be done at an additional charge.

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

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Findings and Recommendations:

ITEM 2 FINDING The roof framing is fungus damaged at the area(s) indicated on the diagram.

RECOMMENDATION Remove the damaged wood members and replace with new material as necessary. Our job quotation for this item does not include patching the disturbed areas of the roof covering. A LICENSED ROOFING CONTRACTOR SHOULD BE CONTACTED TO FACILITATE ANY NEEDED REPAIR TO THE ROOF COVERING. Omega will paint to match as closely as possible. NOTE: We will install felt paper over any area where the roof sheathing is repaired. This will be done as a courtesy only. We do not guarantee these areas against leakage.

***** This is a Section 1 Item *****

ITEM 3 FINDING There are holes in the exterior stucco at the area(s) indicated on the diagram.

RECOMMENDATION Patch the holes to eliminate the excessive moisture condition. No painting is included in this job quotation.

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

ITEM 4 FINDING Fungus damage was noted to the wood column trim and facing.

RECOMMENDATION Remove the damaged wood members and replace with new material as necessary. Paint to match as closely as possible.

***** This is a Section 1 Item *****

ITEM 5 FINDING The sprinkler system may spray water on the exterior wood members contributing to the damage noted above.

RECOMMENDATION The owner should contact an appropriate trades person for evaluation and necessary repairs.

***** This is a Section 1 Item *****

ITEM 6 FINDING Fungus damage was noted to the end of the wood roof beam.

RECOMMENDATION Cut back and repair this beam. Paint to match as closely as possible.

***** This is a Section 1 Item *****

ITEM 7 FINDING The grout is beginning to fail in the upstairs hall bathroom ceramic tile shower walls.

RECOMMENDATION The owner should keep these walls well sealed and maintained as a matter of general home maintenance.

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

ITEM 8 FINDING The hall bathroom floor sealant is beginning to fail adjacent to the tub. No damage was detected to the underlayment.

RECOMMENDATION The owner should keep this floor covering properly sealed.

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

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Findings and Recommendations:

- ITEM 9 FINDING The sealant in the shower walls is beginning to deteriorate. The upstairs stall shower was inspected but not water tested because it is constructed over a finished ceiling. We could not find any water stains beneath the shower to warrant further inspection at this time. We can make no representations concerning the conditions of the internal framing.
- RECOMMENDATION The owner should keep these walls well sealed and maintained to help prevent further deterioration.
***** This is a Section 2 Item *****
- ITEM 10 FINDING The master bathroom floor sealant is beginning to fail adjacent to the shower. No damage was detected to the underlayment.
- RECOMMENDATION The owner should keep this floor covering properly sealed.
***** This is a Section 2 Item *****
- ITEM 11 FINDING The grout is beginning to fail in the master bathroom ceramic tile shower walls.
- RECOMMENDATION The owner should keep these walls well sealed and maintained as a matter of general home maintenance.
***** This is a Section 2 Item *****
- ITEM 12 FINDING There is fungus infected cellulose debris in the sub area.
- RECOMMENDATION Remove and dispose of cellulose debris.
***** This is a Section 1 Item *****
- ITEM 13 FINDING The sub-area earth was damp at the time of this inspection. We can make no specific representations as to the source or cause of this excessive moisture condition.
- RECOMMENDATION If the interested parties desire additional information on this item, a proper contractor should be consulted.
***** This is a Section 2 Item *****
- ITEM 14 FINDING The stall shower drain is leaking into the sub-area.
- RECOMMENDATION The owner should contact a plumbing contractor to inspect the area and make necessary repairs.
***** This is a Section 2 Item *****

A: Upstairs shower and/or tub was inspected, but the plumbing was not tested because of the finished ceiling below. No water stains were evident to warrant further inspection at this time. We do not guarantee the inaccessible plumbing against leakage.

B There is a possibility that additional concealed damage will be found during the course of the repairs outlined in this report. If additional damage is found, a supplemental report will be issued covering additional findings and job costs.

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C: Evidence of past subterranean termite activity was noted at this property. No current activity was detected to warrant any chemical treating in our opinion. We will not be responsible for any infestation which becomes apparent after this inspection has been performed.

PLEASE SEE OUR WORK AUTHORIZATION FOR PRICE QUOTATIONS
RLC/kgg