

WOOD DESTROYING PESTS AND ORGANISM INSPECTION REPORT

Building No. 675	Street Sharon Park Drive #219	City Menlo Park	ZIP 94025	Date of Inspection 1/31/2008	Number of Pages Page 1 of 4
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510 Madera Ave
San Jose, CA 95112
(408) 993-1900 • Fax (408) 993-1944
Registration # PR1452

HomeGuard Rpt #: **120700**

Ordered By: Michael Hahn 675 Sharon Park Drive #219 Menlo Park, CA 94025	Property Owner/Party in Interest Michael Hahn 675 Sharon Park Drive #219 Menlo Park, CA 94025	Report Sent to: _____ Escrow#: _____
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COMPLETE REPORT <input type="checkbox"/>	LIMITED REPORT <input checked="" type="checkbox"/>	SUPPLEMENTAL REPORT <input type="checkbox"/>	REINSPECTION REPORT <input type="checkbox"/>
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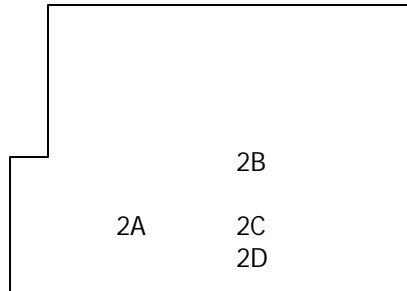
General Description: One story, wood framed condominium. Limited to the interior only.	Inspection Tag Posted Kitchen sink Other Tags Posted None Noted
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An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites <input type="checkbox"/>	Drywood Termites <input type="checkbox"/>	Fungus / DryRot <input type="checkbox"/>	Other Findings <input checked="" type="checkbox"/>	Further Inspection <input type="checkbox"/>
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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.

Key to Items on diagram: [1] Section 1 Items [2] Section 2 Items [3] Unknown Further Inspection Items



FRONT
Diagram Not To Scale

Inspected by: **Wallace D Cosare**

License#: **FR34210**

Signature: _____

You are entitled to obtain copies of all reports and completion notices on this property filed with the board during the preceeding 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)561-8700, (800) 737-8188 or www.pestboard.ca.gov.

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AREAS NOT INSPECTED PLEASE READ

This was an inspection of a furnished condominium/townhouse unit; therefore, it is limited to only these areas of the condominium/townhouse unit. Some of the interior areas are inaccessible for inspection. These areas include inside finished walls and ceilings, areas under floor coverings, and areas concealed by furnishings and appliances. We did not inspect any of the common areas of the condominium/townhouse project. Our inspection does not include any inspection of the electrical, heating, or mechanical systems of the structure. Our inspection will not detect building code violations. If any information is desired about any of these areas, a company who makes home inspections should be engaged. The plumbing was inspected, but only the leaks outlined in our report were found at this time. We assume no responsibility for leaks that occur after the date of this inspection. 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 reflected in this report, the presence of mold, the release of mold spores or concerning indoor air quality should be directed to a Certified Industrial Hygienist. It has been requested that this report be limited to the interior only. It is recommended that the entire structure be inspected. HomeGuard Incorporated will, upon request, inspect the entire structure at an additional expense. This structure has carpet installed. Although no adverse conditions were evident, we assume no responsibility for the floor covering under the carpet unless we remove the carpet. We did not water test nor inspect upstairs plumbing concealed by finished ceilings. The inaccessible areas listed above which were not inspected will be inspected upon the owner's request and may be conditional to additional inspection fees.

"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."

NOTE: Work performed by others will be reinspected for a fee of \$125.00 for each trip out to the property. Open wall and open floor inspections are desirable if certification is required.

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 differ from company to company. You have the right to seek a second opinion from another company.

NOTE: WE GUARANTEE ALL REPAIRS DONE BY THIS COMPANY FOR ONE YEAR FROM THE DATE OF COMPLETION. WITH THE EXCEPTION OF PLUMBING, GROUTING, CAULKING AND RE-SETTING OF TOILETS WHICH ARE GUARANTEED FOR 30 DAYS FROM THE DATE OF COMPLETION. WE CANNOT GUARANTEE WORK DONE BY THE OWNER OR OWNER'S AGENT. WE MAKE NO GUARANTEE AGAINST FUTURE INFECTIONS, ADVERSE CONDITIONS, OR CONDITIONS PRESENT BUT NOT EVIDENT AT THE TIME OF OUR INSPECTION.

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NOTE: THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION I AND SECTION II CONDITIONS EVIDENT ON THE DATE OF INSPECTION. SECTION I CONTAINS ITEMS WHERE THERE IS 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 HIS INSPECTION AND CANNOT BE DEFINED AS SECTION I OR SECTION II.

Section 2 Items

NOTE: There is evidence of repairs by others to the interior. Any guarantees for these repairs must be obtained from the persons or firms performing the repairs. This note is for general information only.

2A. FINDING: Water stains were noted beneath the kitchen sink. No evidence of any wood decay was noted at this time.

RECOMMENDATION: Seal the area between the sink and counter top to prevent future moisture intrusion.
***** (SECTION 2 ITEM) *****

2B. FINDING: The toilet in the hall bathroom is loose or improperly mounted.

RECOMMENDATION: Reinstall the toilet correctly using a new no-seep toilet seal. If, upon removing the toilet, a cracked toilet or improper hercules ring is revealed, there would be additional charges for a new toilet or repairs to the hercules ring.
***** (SECTION 2 ITEM) *****

2C. FINDING: There is evidence of water leakage around the master bathroom glass stall shower enclosure.

RECOMMENDATION: Reseal this enclosure in the most practical way. With this type of enclosure, we cannot guarantee to completely stop the leakage, only to control it. It will be the owners responsibility to maintain this enclosure in a waterproof condition.
***** (SECTION 2 ITEM) *****

2D. FINDING: There is a plumbing leak at the master bathroom sink drain.

RECOMMENDATION: Reseal or repair this leak in the most practical way.
***** (SECTION 2 ITEM) *****

NOTE: CERTIFICATION REGARDING TERMITES, FUNGUS, AND DRY-ROT:

This is to certify that the above property was inspected on 1/31/08 in accordance with The Structural Pest Control Act and rules and regulations adopted pursuant thereto, and that no evidence of active infestation or infection was found to the visible and accessible areas.

NOTE: Thank you for using HomeGuard Incorporated. If you have any questions regarding this report, please call and ask for Wallace Cosare. Please bear in mind that the inspectors have full schedules during the day and can only be reached by phone early in the morning and late

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in the afternoon. The inspector will make every effort to make contact with you when he is available.

If you require further assistance or wish to schedule work as recommended in this report, please feel free to contact our office. We are here to assist you!



510 Madera Ave
 San Jose, CA 95112
 (408) 993-1900
 Fax (408) 280-2763

Initials _____

AGREEMENT

675 Sharon Park Drive #219, Menlo Park

HomeGuard Incorporated is authorized to proceed with the work outlined in items _____ of their termite report no. 120700 for the property located at 675 Sharon Park Drive #219, Menlo Park for a total sum of \$ _____. This amount will be due and payable upon completion of work. It is understood that the contract price does not include the charge of the structural pest control inspection report or re-inspection fees.

HOMEGUARD EXTERMINATORS, INC. AGREES:

1. To guarantee all repairs completed by this company for one year from the date of completion except for plumbing, grouting, caulking, and resetting of toilets, which will be guaranteed for 30 days.
2. To be bound to perform this work for the price quoted in our cost breakdown for a period not to exceed 30 days.
3. 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, plant life, rain gutters, roofs; nor for damage or dirtying of stucco, plaster, paint, wall paper or other "finish-work" adjacent to areas where work is performed.
4. To replace damaged wood members with material which resembles, as closely as possible, the existing wood members with standard grade, readily available wood members.

OWNER OR OWNER'S AGENT AGREES:

1. To pay for services rendered upon completion of work. This contract may canceled at any time by the customer. In the event of such action, customer agrees to pay HomeGuard Incorporated in full for any work already performed and the cost of materials and permits, plus 15% of the total contract price to cover job set up and administration expenses. In the case of non-payment by owner, reasonable attorney fees and costs of collection shall be paid by the owner whether suit be filed or not.
2. To pay for service charge of 1.5 percent per month or portion of any month beyond 30 days after completion.
3. Owner grants HomeGuard Incorporated, a security interest in the above described real property to secure payment of the sum for work and inspection fee completed.
4. If additional damage is discovered by HomeGuard Incorporated, during the performance of work, company agrees to notify owner or agent of the amount of the damage and the cost of additional work to be done. This work will not be performed unless owner agrees.
5. If any additional work, plans or engineering is deemed necessary by the local building inspector, said work will not be performed without additional authorization from owner or owner's agent.

Circle the items you wish to be performed by HomeGuard Incorporated below and enter the total amount above. The minimum service charge for any work is \$150.00. The cost of each item in this report is:

Section 2

<u>2A</u>	<u>\$150</u>	<u>2B</u>	<u>\$150</u>	<u>2C</u>	<u>\$150</u>	<u>2D</u>	<u>\$395</u>	Total	\$845
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IS UPGRADING OR CHOICE OF LINOLEUM OR TILE DESIRED? Yes___ No___

If there is no choice, neutral colors will be installed, there may be additional charges for special materials chosen



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The charge for service that this company subcontracts to another registered company may include the company's charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept HomeGuard Incorporated's bid or you may contract directly with another registered company licensed to perform the work.

If you choose to contract directly with another registered company, HomeGuard Incorporated will not in any way be responsible for any act or omission in the performance of work that you directly contract with another to perform.

NOTICE TO OWNER

Under the California Mechanics Lien law, any structural pest control operator who 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 work or supplies, has the 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 contractor in full if the subcontractor, laborers or suppliers remain unpaid. To preserve their right to file a claim of lien against your property, certain claimants such as subcontractors and material suppliers are required to provide you with a document intitled "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 lein against your property if they are not paid. You can protect yourself from such claim by requiring your contractor to supply you with a payment and performance bond prior to commencing any work of improvement and/or requiring your contractor to provide you with an unconditional lien release signed by each material supplier, subcontractor, and laborer involved in that project phase before making payment on the completed phase of the project.

OWNER OR OWNERS AGENT **DATE** **BY:** _____, **HomeGuard Incorporated**

X _____ **ESCROW OFFICER:** _____

Print Name _____ **ESCROW PHONE NO:** _____

X _____ **ESCROW CO/NO:** _____

Print Name _____

Name of person providing access _____ Phone Number _____

THIS AGREEMENT IS 2 PAGES
PLEASE BE SURE TO SIGN AND SEND BOTH PAGES



510 Madera Ave
San Jose, CA 95112
(408) 993-1900
Fax (408) 993-1944

Invoice

Invoice Date **2/1/2008**
Invoice No. **SJ218939T**

Bill To: Michael Hahn 675 Sharon Park Drive #219 Menlo Park, CA 94025	
Property Information: Address: 675 Sharon Park Drive #219 Menlo Park CA, 94025 Report No. 120700TPRW Escrow#:	
Billing Information:	
Inspection 1/31/2008 Limited	\$140.00
Notice of Completion:	\$0.00
Other:	\$0.00
Total Due:	\$140.00

PAID
DO NOT REMIT

DUE UPON RECEIPT
PLEASE REMIT