

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 161,167	STREET, CITY, STATE, ZIP & 173 I STREET, FREMONT CA 94536	Date of Inspection 9/1/2009	No. of Pages 11
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OMEGA TERMITE CONTROL, Inc.

807 75th Avenue, Oakland, CA 94621
 Ph: (510) 562-1333 or (510) 487-2552
 (510) 568-2902 Fax

Firm Registration No. PR 1058	Report No. 72392	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 SONI LEIGHTON *** *,** EMAIL SONI	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: 3 UNIT ONE STORY BUILDING WITH WOOD AND SUTCCO EXTERIOR AND ONE STORY SINGLE FAMILY DWELLING WITH WOOD EXTERIOR.	Inspection Tag Posted: SUBSTRUCTURE
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.

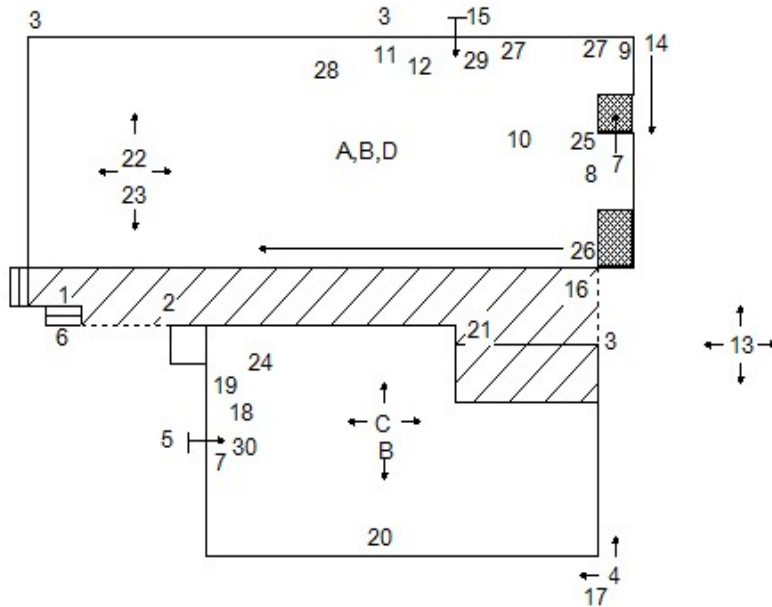


DIAGRAM IS NOT TO SCALE .FINDINGS ARE IN APPROXIMATE LOCATIONS

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 then 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 door threshold and/or casings at the area indicated on the diagram is fungus damaged.

RECOMMENDATION Remove the damaged wood members and replace with new material as necessary. Re-seal this area on a one time basis.

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

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Findings and Recommendations:

ITEM 2 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 *****

ITEM 3 FINDING Plant growth is abutting the structure at the area(s) indicated on the diagram.

RECOMMENDATION The owner should keep all plants trimmed away from the structure to help prevent moisture accumulation and increase air circulation.

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

ITEM 4 FINDING A heavy growth of bushes prevented inspection at the area indicated on the diagram.

RECOMMENDATION We will return to the property and inspect this area, if requested, after the bushes have been trimmed back. This will be done at an additional charge of \$85.00.

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

ITEM 5 FINDING The substructure access door is in earth contact.

RECOMMENDATION Lower the dirt to eliminate the earth-wood contact.

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

ITEM 6 FINDING Fungus damage, earth contact and drywood termites were noted to the wood deck steps and rails.

RECOMMENDATION Remove the damaged wood members and replace with new material as necessary.

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

ITEM 7 FINDING There are dry-wood termite pellets in the window sill, above the door and the substructure at the areas indicated on the diagram.

RECOMMENDATION Remove and/or cover all accessible termite pellets to aid in future inspections.

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

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Findings and Recommendations:

ITEM 8 FINDING Evidence of a dry-wood termite infestation was found in the area indicated on the diagram.

RECOMMENDATION Fumigate the structure with Vikane Gas containing Sulfuryl fluoride for the control of these termites. It will be necessary for the property to be vacant for approximately 2 nights in order to undertake this recommendation. Omega Termite Control and the fumigator cannot be held responsible for any damage to the roof covering or plant life around the structure during the course of the work. All reasonable care will be taken to avoid damage of any type. The owner must trim back any bushes which abut the structure and remove all television antennas prior to the fumigation. NOTE AS THIS IS A MULTIPLE DWELLING ALL UNITS WILL NEED TO BE VACATED, AND THE PROPERTY PREPARED BEFORE THE BUILDING CAN BE FUMIGATED. OUR PRICE IS FOR THE ENTIRE STRUCTURE. AFTER THE FUMIGATION IS COMPLETE AND THE PROPERTY IS POSTED SAFE FOR RE-OCCUPANCY, IT IS THE OWNERS RESPONSIBILITY TO TURN THE GAS BACK ON AND RELIGHT THE PILOTS.

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

ITEM 9 FINDING Drywood termite damage was noted to the interior window framing and moulding.

RECOMMENDATION Remove the damaged wood members and replace with new material as necessary.

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

ITEM 10 FINDING A water stain was noted to the ceiling at the area indicated on the diagram. This condition can possibly be attributed to past or present roof leakage.

RECOMMENDATION The owner should engage the services of a licensed roofing contractor to inspect the condition of the roof covering, gutters and downspouts and make necessary repairs.

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

ITEM 11 FINDING The stall shower was water tested in accordance with the Structural Pest Control Act and no leakage could be found.

RECOMMENDATION The owner should keep this shower well grouted, sealed and maintained as general home maintenance.

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

ITEM 12 FINDING Fungus damage was noted to the framing beneath the ceramic tile bathroom floor. This the bathroom in unit #161.

RECOMMENDATION Remove the toilet and the tile floor, make the necessary framing repairs, install new appropriate backing and new ceramic tile to eliminate the excessive moisture condition.

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

This item requires a building permit in our opinion.

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Findings and Recommendations:

ITEM 13 FINDING There is a possibility that fungus and/or subterranean termite damage exists behind the stucco.

RECOMMENDATION Install test holes through the exterior stucco at various areas around the structure and inspect the condition of the internal framing. A supplemental report will then be issued covering additional findings and job costs, if any. Our charge for this item will be \$285.00. Patching the holes made in the stucco is included in this quotation. The patched stucco will not be an exact match of the existing texture. We will match the existing as closely as practicable. Painting the stucco is not included.

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

ITEM 14 FINDING Drywood termite damage was noted to the exterior window framing.

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 15 FINDING The sub-area access door and/or framing is fungus damaged.

RECOMMENDATION Remove the damaged wood and replace with new material as necessary.

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

ITEM 16 FINDING The wood siding at the area(s) indicated on the diagram is fungus and or subterranean termite damaged.

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 17 FINDING The embedded fence is attached to the structure at the area indicated on the diagram creating an earth-wood contact.

RECOMMENDATION Install metal flashing between the fence and the structure to eliminate this condition.

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

ITEM 18 FINDING The sheet-rock at the area indicated on the diagram is moisture damaged.

RECOMMENDATION Repair the sheet-rock as needed. No painting is included.

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

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Findings and Recommendations:

ITEM 19 FINDING The sub-floor beneath the stall shower pan is fungus damaged.

RECOMMENDATION Remove the shower pan and walls, replace the damaged wood with new material, re-install the pan, install new appropriate backing and new cultured marble to eliminate this excessive moisture condition. Install a new safety tempered enclosure. While due caution will be exercised we cannot guarantee that some of the ceramic tile on the adjacent floor will not be damaged. Omega Termite Control will not be responsible for any broken or damaged floor tiles. Should any tiles be broken or damaged we will quote the cost of replacement.

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

This item requires a building permit in our opinion.

ITEM 20 FINDING The window(s) indicated on the diagram are fungus damaged.

RECOMMENDATION One of the sashes has leaded stained glass. Our bid does not include reinstalling this particular glass. Omega will have clear glass installed.

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

ITEM 21 FINDING The wood siding at the area(s) indicated on the diagram is subterranean termite damaged.

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 22 FINDING There is fungus infected cellulose debris in the sub area. Subterranean termite damage was noted to some of this debris.

RECOMMENDATION Remove and dispose of cellulose debris.

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

ITEM 23 FINDING Evidence of a subterranean termite infestation was found beneath the structure of units #161 and #167.

RECOMMENDATION Treat the sub-area earth with Termidor Termiticide per label instructions for the control of these termites.

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

ITEM 24 FINDING There is storage in the basement which is in earth contact.

RECOMMENDATION The owner should remove this storage.

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

ITEM 25 FINDING Subterranean termite migration tubes were found at the areas indicated on the diagram.

RECOMMENDATION Knock down all visible tubes to comply with the Structural Pest Control Act.

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

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Findings and Recommendations:

ITEM 26 FINDING Fungus damage was found to the substructure framing at the area(s) indicated on the diagram.

RECOMMENDATION Remove the damaged wood members and replace with new material as necessary. The decking will need to be removed from this area as this damage is adjacent and below the decking. Our bid does not include replacing any decking.

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

This item requires a building permit in our opinion.

ITEM 27 FINDING Fungus damage was found to the substructure framing at the area(s) indicated on the diagram.

RECOMMENDATION Remove the damaged wood members and replace with new material as necessary.

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

ITEM 28 FINDING The sewer line is leaking.

RECOMMENDATION The owner should contact a proper contractor to inspect the area and make necessary repairs.

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

ITEM 29 FINDING Cracks were noted to the concrete foundation. We can make no specific representations concerning the exact source or cause of this 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 30 FINDING The tub drain assembly unit #173 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: This structure was recently painted. We note this for general information only.

B: Insulation has been installed beneath the sub-floor. As a result, much of the framing is inaccessible to inspection and no representations are made concerning its condition. We found no outward evidence of any adverse conditions to warrant further inspection at this time.

C: The sub-area has been retrofitted making much of the framing inaccessible to inspection. No representations are made concerning the condition of these wood members.

D: 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.

PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

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PLEASE SEE OUR WORK AUTHORIZATION FOR PRICE QUOTATIONS
RLC/kgg

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OCCUPANTS CHEMICAL NOTICE

OMEGA TERMITE CONTROL will use pesticide chemical(s) specified below for the control of wood destroying pests or organisms in locations identified in the Structural Pest Control report as indicated above.

(1) The pest(s) to be controlled:

- X SUBTERRANEAN TERMITES
___ FUNGUS or DRY ROT
___ BEETLES
X DRY-WOOD TERMITES
___ OTHER

(2) The pesticide(s) proposed to be used and the active ingredient(s).

- ___ A. CY-KICK: Active ingredients: Cyfluthrin
___ B. COPPER NAPHTHENATE: Active ingredients: Copper Naphthenate
X C. TERMIDOR: Active ingredients: Fipronil
X D. VIKANE GAS: Active ingredients: Sulfuryl Fluoride
___ E. PREMISE 75: Active ingredients: Imidacloprid
___ F. DEMON TC: Active Ingredients: Cypermethrin
___ G. TIMBOR: Active Ingredients: Disodium Octaborate Tetrahydrate
___ H. OTHER:

(3) "State Law requires that you be given the following information: CAUTION-PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Operators are licensed 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 upon the degree of exposure, so exposure should be minimized.

"If within 24 hours following application you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center and your pest operator immediately. (This statement shall be modified to include any other symptoms of over exposure which are not typical of influenza.)"

For further information, contact any of the following:

- FOR PESTICIDE MEDICAL EMERGENCIES (PCOC MEDNET HOTLINE) (800) 655-7262
For pesticide questions(PCOC MEDNET).....(408) 733-4380
OMEGA Termite Control.....(800) 257-3636
Alameda County (environmental) Health Department (510) 567-6700
Alameda County Agriculture Commissioner (510) 268-7343
Poison Control Center (800) 523-2222
Structural Pest Control Board..... (800) 737-8188

Persons with respiratory or allergic conditions, or others who may be concerned about their health relative to this chemical treatment, should contact their physician concerning occupancy during and after chemical treatment prior to signing this NOTICE.

NO CHEMICAL APPLICATION WILL BE PERFORMED UNTIL SUCH TIME THAT THIS NOTICE IS RETURNED. HAVING READ THE INSTRUCTIONS, I, THE UNDERSIGNED, WILL ACCEPT RESPONSIBILITY FOR ALL THE AFOREMENTIONED.

OWNER/OCCUPANT DATE

OWNER/OCCUPANT DATE

OCCUPANTS FUMIGATION NOTICE AND PESTICIDE DISCLOSURE

JOB ADDRESS: 161,167 & 173 I STREET **CITY:** FREMONT

[] Single Family Dwelling [X] Multi Family Dwelling [] Other _____

Owner/Agent SONI LEIGHTON, ** *, ** *

Tel. No. _____ Emergency No. EMAIL SONI

Occupant TENANT OCCUPIED, 161,167 & 173 I STREET, FREMONT CA 94536

Tel. No. _____ Emergency No. _____

Prime Contractor OMEGA TERMITE CONTROL, Inc. Emergency No. Ph: (510) 562-1333

Fumigation Contractor BEST CARE FUMIGATION Emergency No. 510-557-0660

Target Pests(s) [X] Drywood Termites [] Beetles [] Others(s) _____

Fumigants Proposed to be used: [] Methyl Bromide [X] Vikane (tm) (Active Ingredient = Sulfuryl Fluoride)

[] Other(s) _____

CHLOROPICRIN WILL BE USED AS WARNING AGENT WITH EITHER FUMIGANT

Dates of fumigation: _____ Date changes/Alternate date: _____

Job Number: 72392 Initials: _____

IMPORTANT - READ CAREFULLY

THIS BUILDING WILL BE FUMIGATED WITH LETHAL GASES ON THE DATES(S) INDICATED ABOVE. ALL PERSONS AND ANIMALS MUST VACATE THE PREMISES ON OR BEFORE ARRIVAL OF THE FUMIGATION CREW.

UNDER NO CIRCUMSTANCES CAN ANYONE ENTER THE BUILDING UNTIL THE FUMIGATION COMPANY'S NOTICE IS POSTED GIVING THE TIME AND DATE FOR SAFE RE-ENTRY.

"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 Pesticide Regulation 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 upon the degree of exposure, so exposure should be minimized.

If within 24 hours you experience symptoms of dizziness, headache, nausea, reduced awareness, slowed movement, garbled speech or difficulty in breathing, leave the structure immediately and seek medical attention by contacting your physician or Poison Control Center (1-800-222-1222) and notify your pest control company. The warning agent, chloropicrin, can cause symptoms of tearing, respiratory distress and vomiting. Entry into the space during fumigation can be fatal.

For further information, contact any of the following: For your Health Questions - the County Health Department (phone see below); for Application Information the County Agricultural Commissioner (phone see below); for poison center (phone see below); and for Regulatory Information - the Structural Pest Control Board, 800/737-8188, 2005 Evergreen Street, Suite 1500, Sacramento, CA 95815-3831.

FOR HEALTH QUESTIONS:

COUNTY HEALTH DEPARTMENT	COUNTY AGRICULTURAL COMMISSIONER	POISON CONTROL CENTER	STRUCTURAL PEST CONTROL BOARD
PHONE #	PHONE #	PHONE #	PHONE #

(For any other questions or issues please contact either the Prime or Fumigation Contractor listed above.)

I hereby acknowledge receipt of a copy of this document as well as a list that includes the instructions for the necessary preparations for the fumigation, procedures for leaving the structure, and the following documents.

NOTICE TO OWNER

[] Owner/Agent (signature) _____ Date _____

[] Occupant(s) (signature) _____

We suggest that you notify nearby neighbors of the date of fumigation and to keep pets away during the fumigation. Close off any open access to the subarea to prevent pets from entering.

Close off any open access to the subarea to prevent pets from entering.