

CITY OF SACRAMENTO

Permit No: 9803433

1231 I Street, Sacramento, CA 95814

Insp Area: 2

Site Address: 577 SWANSTON DR SAC
Parcel No: 0120161035

Sub-Type: RES
Housing (Y/N): N

CONTRACTOR
JEFFERY VON ROTZ

OWNER
LEE NOVELLA J
577 SWANSTON DR
SACRAMENTO CA 95818

ARCHITECT

Phone:

Phone:

Phone:

Nature of Work: DRYROT AND STUCCO REPAIR ON THE FRONT PORCH AND WINDOWS

CONSTRUCTION LENDING AGENCY : I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).

Lender's Name Lender's Address

LICENSED CONTRACTORS DECLARATION: I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

License Class B License Number 736290 Date 4/27/98 Contractor Signature [Signature]

OWNER-BUILDER DECLARATION: I hereby affirm under penalty of perjury that I am exempt from the contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code; any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 8 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00);

I, as a owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professional Code: The Contractors Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).

I am exempt under Sec. B & PC for this reason:

Date Owner Signature

IN ISSUING THIS BUILDING PERMIT, the applicant represents, and the city relies on the representation of the applicant, that the applicant verified all measurements and locations shown on the application or accompanying drawings and that the improvement to be constructed does not violate any law or private agreement relating to permissible or prohibited locations for such improvements. This building permit does not authorize any illegal location of any improvement or the violation of any private agreement relating to location of improvements.

Date 4/28/98 Applicant/Agent Signature [Signature]

WORKER'S COMPENSATION DECLARATION: I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation as provided for by Section 3700 of the Labor Code, for the performance of work for which the permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier NO employees Policy Number

(This section need not be completed if the permit is for \$100 or less) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date 4/27/98 Applicant Signature [Signature]

WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000) IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST AND ATTORNEY'S FEE.

THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK IS NOT COMMENCED WITHIN 180 DAYS.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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

BUILDING NO. 577	STREET SWANSTON DRIVE	CITY SACRAMENTO	ZIP 95811	COUNTY CODE 34	DATE OF INSPECTION 04/14/98	NUMBER OF PAGES 3
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JR TERMITE & PEST CONTROL
2295 Evergreen Street
Sacramento, CA 95815
(916) 923-2193 (916) 923-2198 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 # PR2836	REPORT # 954853	STAMP # 1222257V	ESCRON #
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ORDERED BY: NOVELLA LEE 577 SWANSTON DRIVE SACRAMENTO CA 95818

REPORT SENT TO:

PROPERTY OWNER: NOVELLA LEE 577 SWANSTON DRIVE SACRAMENTO CA 95818

PARTY IN INTEREST:

ORIGINAL REPORT LIMITED REPORT SUPPLEMENTAL REPORT * REINSPECTION REPORT *

GENERAL DESCRIPTION: <u>WOOD FRAME GARAGE</u>	Original Stamp #	Date
INSPECTION TAG POSTED: <u>GARAGE</u>		
OTHER INSPECTION TAGS: <u>JR TERMITE & PEST CONTROL INC. 10/28/97</u>		

1. SUBSTRUCTURE AREA	CONCRETE SLAB																		
2. STALL SHOWER	NONE																		
3. FOUNDATIONS	CONCRETE																		
4. PORCHES -- STEPS	NONE																		
5. VENTILATION	NONE																		
6. ABUTMENTS	NONE																		
7. ATTIC SPACES	NONE																		
8. GARAGES	SEE #8	See 8A, 8B	X	X	X														
9. DECKS -- PATIOS	NONE																		
10. OTHER -- INTERIOR	NOT INSPECTED- NOT INCLUDED					X													
11. OTHER -- EXTERIOR	NOT INSPECTED-NOT INCLUDED					X													

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

8A

8A

DIAGRAM NOT TO SCALE

Inspected by TERRY HARMON License No. RA12746 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) 283-2533, or (800) 731-8198. 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, 1422 Howe Ave., Ste. 3 Sacramento, California 95825-3280.

2nd PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

577	SWANSTON DRIVE	SACRAMENTO
BLDG. NO.	STREET	CITY
1222257V	04/14/1998	954853
STAMP NO.	DATE OF INSPECTION	CO. REPORT NO.

A. Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These include but are not limited to: inaccessible and/or insulated attics or portions thereof, attics with less than 18" clear crawl space, the interior of hollow walls; spaces between a floor or porch deck and the ceiling below area where there is no access without defacing or tearing out lumber, masonry or finished work; areas behind stoves, refrigerators or beneath floor coverings, furnishings; areas where encumbrances and storage, conditions or locks make inspection impractical, portions of the sub-area concealed or made inaccessible by ducting or insulation, area beneath wood floors over concrete, and areas concealed by heavy vegetation. Areas or timbers around eaves were visually inspected from ground level only. Although we make visual examinations, we do not deface or probe window/door frames or decorative trims. Unless otherwise specified in this report, we do not inspect fences, sheds, dog houses, detached patios, detached wood decks, wood retaining walls or wood walkways. We assume no responsibility for work done by anyone else, for damage to structure or contents during our inspection, or for infestation, infection, adverse conditions or damage undetected due to accessibility or non-disclosure by owner/agent/tenant.

B. Slab floor construction has become more prevalent in recent years. Floor covering may conceal cracks in the slab that will allow infestation to enter. Infestations in the walls may be concealed by plaster so that a diligent inspection may not disclose the true condition. These areas are not practical to inspect because of health hazards, damage to the structure; or inconvenience. They were not inspected unless described in this report. We recommend further inspection if there is any question about the above noted areas. Ref: Structural Pest Control Act, Article 6, Section 8516(b), paragraph 1990(i). Amended effective March 1, 1974. Inspection is limited to disclosure of wood destroying pests or organisms as set forth in the Structural Pest Control Act, Article 6, Section 8516(b), Paragraph 1990-1991.

C. A re-inspection will be performed, if requested within four (4) months from date of original inspection, on any corrective work that we are regularly in the business of performing. If CERTIFICATION is required then any work performed by others must be CERTIFIED by them. There is a re-inspection fee.

D. This company is not responsible for work completed by others, recommended or not including by Owner. Contractor bills should be submitted to Escrow as certification of work completed by others.

E. This report includes findings related to the presence/non-presence of wood destroying organisms and/or visible signs of leaks in the accessible portions of the roof. The inspector did not go onto the roof surface due to possible physical damage to the roof, or personal injury. No opinion is rendered nor guarantee implied concerning the water-tight integrity of the roof or the condition of the roof and roofing materials. If interested parties desire further information on the condition of the roof, we recommend that they engage the services of a licensed roofing contractor.

F. Second story stall showers are inspected but not water tested unless there is evidence of leaks in ceiling below. Ref: Structural Pest Control Rules and Regulations, Sec. 8516G. Sunken or below grade showers or tubs are not water tested due to their construction.

G. During the course of/or after opening walls or any previously concealed areas, should any further damage or infestation be found, a supplementary report will be issued. Any work completed in these areas would be at Owner's direction and additional expense.

H. During the process of treatment or replacement it may be necessary to drill holes through ceramic tiles or other floor coverings; These holes will then be sealed with concrete. We will exercise due care but assume no responsibility for cracks, chipping or other damage to floor coverings. We do not re-lay carpeting.

I. We assume no responsibility for damage to any Plumbing, Gas or Electrical lines, etc., in the process of pressure treatment of concrete slabs or replacement of concrete or structural timbers.

J. When a fumigation is recommended we will exercise all due care but assume no responsibility for damage to Shrubbery, Trees, Plants, TV Antennas or Roofs. A FUMIGATION NOTICE will be left with, or mailed to, the Owner of this property, or his designated Agent. Occupant must comply with instructions contained in Fumigation Notice. During fumigation and aeration, the possibility of burglary exists as it does any time you leave your home. Therefore, we recommend that you take any steps that you feel necessary to prevent any damage to your property. We also recommend that you contact your insurance agent and verify that you have insurance coverage to protect against any loss, damage or vandalism to your property. The company does not provide any onsite security except as required by state or local ordinance and does not assume any responsibility for care and custody of the property in case of vandalism, breaking or entering.

K. Your termite report and clearance will cover EXISTING infestation or infection which is outlined in this report. If Owner of property desires coverage of any new infestation it would be advisable to obtain a Control Service Policy which would cover any new infestation for the coming year.

L. If you should have any questions regarding this report, please call or come by our office any weekday between 8:00 a.m. and 5:00 p.m. We also provide information about additional services for the control of Household Pests such as Ants and Fleas, etc.

M. I agree to pay reasonable attorney's fees if suit is required by this COMPANY to enforce any terms of this contract together with the costs of such action, whether or not suit proceeds to judgement.

N. The total amount of this contract is due and payable upon completion of work unless otherwise specified. A finance charge computed at a Monthly rate of 1.5% of the unpaid balance (annual percentage rate of 18%) will be added to all accounts past due.

O. If this report is used for escrow purposes then it is agreed that this inspection report and Completion, if any, is part of the ESCROW TRANSACTION. However, if you received written or verbal instructions from any interested parties involved in this escrow (agents, principals, etc.) to not pay our invoice at close of escrow, you are instructed by us not to use these documents to satisfy any conditions or terms of your escrow for purposes of closing the escrow. Further, you are instructed to return all of our documents and the most current mailing address you have on file for the property owner.

P. Owner/agent/tenant acknowledges and agrees that inspection of the premises will not include any type of inspection for the presence or non-presence of asbestos and that this report will not include any findings or opinions regarding the presence or non-presence of asbestos in, upon or about the premises, we recommend that you contact a contractor specifically licensed to engage in asbestos related work. Further, should we discover the presence of asbestos during our inspection of the premises we should our inspection of the premises cause a release of asbestos dust or particles, owner/agent/tenant shall be solely responsible for the cleanup, removal and disposal of the asbestos and the cost thereof. Owner/agent/tenant hereby agrees to waive any and all claims against this Company which are in any way related to the presence of asbestos on the premises and further agrees to indemnify and hold this company harmless from any and all claims of any nature asserted by any third party, including this Company's employees, which is in any way related to the presence of asbestos on the premises.

DELS
450-5716

3rd PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

577	SWANSTON DRIVE	SACRAMENTO
BLDG. NO.	STREET	CITY
1222257V	04/14/1998	954853
STAMP NO.	DATE OF INSPECTION	CO. REPORT NO.

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 CONTRACTOR'S STATE LICENSE BOARD.

At the time of this inspection, a normal water test of visible plumbing was performed in accordance with current Structural Pest Control Board Rules and Regulations and in accordance with the Structural Pest Control Board Act, and no visible leaks were detected unless mentioned above in this report. JR Termite & Pest Control does not guarantee any water leaks that are in hollow walls, or other non visible area/areas not visible at the time of this inspection. This inspection does not cover leaks that happen after the date of this inspection of the property. However, if JR Termite & Pest Control does make any repairs to plumbing which are mentioned on this report, we will guarantee all plumbing repairs for a period of 15 days after the date of the first initial repair. All plumbing repairs done by JR Termite & Pest Control will be done in a professional manner, however, if the owner of interested parties desire a longer warranty, we recommend that they employ other qualified trades to make all repairs to plumbing.

"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.

THIS IS A LIMITED INSPECTION TO THE WOOD FRAME GARAGE ONLY.

GARAGE:

Item 8A: FINDING: DRY ROT DAMAGE WAS FOUND TO EXTEND INTO THE WALL FRAMING AND STUCCO SHEATHING AT THE REAR OF THE GARAGE.

*CORNERS
POST
REPLACE
RESEAL
REPAIR
@ \$500*

RECOMMENDATION: REMOVE THE STUCCO FOR FURTHER INSPECTION. A SUPPLEMENTAL REPORT WILL BE FILED WITH FINDINGS AND RECOMMENDATIONS.

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

Item 8B: FINDING: THE ROOF COVERING APPEARS TO BE LEAKING INTO THE WALLS.

RECOMMENDATION: RECOMMEND A QUALIFIED ROOFER BE EMPLOYED TO INSPECT ROOF AND REPAIR AND/OR REPLACE AS NECESSARY.

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

*PERMIT
FRONT DOOR 200
SCREEN SECURITY 100
PERMIT FIRE 1000
ROOF 400
~~SCREEN 500~~ SCREEN
2000
WINDOW 1000
WINDOW 1000
DRIVE 1000
@ \$1K*

4th PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

577	SWANSTON DRIVE	SACRAMENTO
BLDG. NO.	STREET	CITY
1222256V	04/14/1998	954851
STAMP NO.	DATE OF INSPECTION	CO. REPORT NO.

OTHER - EXTERIORS:

Item 11C: FINDING: DRY ROT AND SUBTERRANEAN TERMITE DAMAGE WAS FOUND IN THE EAVE GIRDER AT THE FRONT PORCH.

ASPECT SEE

RECOMMENDATION: REMOVE THE DAMAGED WOOD MEMBERS AND REPLACE WITH NEW MATERIAL.

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

Item 11D: FINDING: DRY ROT DAMAGE WAS FOUND TO EXTEND INTO THE WALL FRAMING, STUDS AND STUCCO SHEATHING BEHIND THE STUCCO AND BRICK VENEER AT THE FRONT PORCH.

BRICK SEE

RECOMMENDATION: REMOVE THE STUCCO AND BRICK VENEER FOR FURTHER INSPECTION. ISSUE A SUPPLEMENTAL REPORT ON FINDINGS AND RECOMMENDATIONS IF ANY.

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

Item 11E: FINDING: DRY ROT DAMAGE WAS FOUND TO EXTEND INTO THE WALL FRAMING AT THE RIGHT FRONT WINDOW AREA.

1000⁰⁰

RECOMMENDATION: REMOVE THE STUCCO AND THE BRICK VENEER FOR FURTHER INSPECTION. A SUPPLEMENTAL REPORT WILL BE ISSUED ON FINDINGS AND RECOMMENDATIONS IF ANY.

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

Item 11F: FINDING: THERE IS A VOID AT THE BRICK VENEER AT THE LEFT FRONT CORNER.

1000⁰⁰

RECOMMENDATION: REMOVE THE BRICK VENEER FOR FURTHER INSPECTION. DRY ROT DAMAGE WAS ALSO FOUND IN WINDOW SILL. REMOVE THE SILL FOR FURTHER INSPECTION. A SUPPLEMENTAL REPORT WILL BE ISSUED ON FINDINGS AND RECOMMENDATIONS IF ANY.

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

Item 11G: FINDING: EVIDENCE OF A ROOF LEAK WAS FOUND AT THE FRONT PORCH.

X

RECOMMENDATION: RECOMMEND A QUALIFIED ROOFER BE EMPLOYED TO INSPECT ROOF AND REPAIR AND/OR REPLACE AS NECESSARY.

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

NOTE: PLEASE SEE ENCLOSED AUTHORIZATION FORM FOR COST TO COMPLETE ABOVE WORK: CHEMICAL TREATMENT FOR THE CONTROL OF SUBTERRANEAN TERMITES.

*BRICK VENEER REPAIR SHEET/W.P.
1000⁰⁰*

JR TERMITE & PEST CONTROL
2295 Evergreen Street
Sacramento, CA 95815
(916) 923-2193 (916) 923-2198 FAX



WORK AUTHORIZATION CONTRACT

Address of Property: 577 SWANSTON DRIVE SACRAMENTO, CA. 95818
Inspection Date: 04/14/1998
Termite Report #: 954851
State Stamp #: 1222256V
Title Co. & Escrow #:

ITEM BREAKDOWN

11A: \$ 950.00

We Authorize the Following Items to be Performed.

11A

Proposed Cost: \$ 950.00
Inspection Fee: _____
Total: \$ 950.00

**MINIMUM JOB IS \$200.00 CUSTOMER INFORMATION
NO PAINTING IS INCLUDED IN THIS BID.**

The total amount of this contract is due and payable upon completion of the work listed above unless otherwise specified. Only the work specified in the contract is being done at this time due to owners wishes. ANY WORK PERFORMED AGAINST AN EXISTING TITLE ESCROW WILL BE THE FINANCIAL RESPONSIBILITY OF THE PARTY ORDERING THE INSPECTION REPORT, IN THE EVENT OF A CANCELLED TITLE ESCROW.

Work completed (LABOR) by operator shall be guaranteed for a period of one year from completion. Toilet plumbing (parts supplied by this firm), showers, floors or any measures for the control of moisture are guaranteed for (30) days only. Chemical treats are guaranteed for one year. Only the areas treated are guaranteed.

Customer agrees to hold company harmless for any damage which may occur to plant life, wiring, trees, vines, pets, tile roofs, plumbing leaks, or changes beyond control of the company which may occur during the performance of this work.

In case of non-payment by owner, reasonable attorney's fees and costs of collection shall be paid by the owner, whether suit be filled or not. A SERVICE CHARGE OF 1-1/2 PERCENT, PER MONTH WILL BE CHARGED ON ALL BALANCES OVER (30) DAYS. THE 1-1/2 PERCENT, PER MONTH, EQUALS 18 PERCENT PER ANNUM ON THE UNPAID BALANCES.

Any additional damage found while work is being performed will be supplemented by a report as to additional findings and costs.

All repairs performed by others must be re-inspected by OUR COMPANY before a CERTIFICATION will be issued. We do not guarantee work completed by others. Any repairs completed by others must be guaranteed in writing and submitted to OUR COMPANY before a CERTIFICATION will be issued. This firm does not make statements concerning workmanship. Workmanship is only determinable by those paying for or receiving those services.

If at the time of repairs to decks, the damage is found to be more extensive, a Supplemental report will be given along with a bid for any other corrections that maybe necessary.

A re-inspection of specific items on the report or of any other conditions pertaining to this structure can be done at an ADDITIONAL COST PER TRIP. The re-inspection must be done within (4) months of the original inspection.

Our inspectors are not equipped with 40 ft. ladders therefore all two story building will not be inspected at the eaves unless requested.

NOTICE TO PROPERTY OWNERS : (Section 7018 of the California Contractors License Law, Business & Professional Code Div. 3, Chap. 9) Provides under the Mechanic's Lien Law any contractor, subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for his 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 the court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if the subcontractor, laborer, or supplier remains unpaid.
** NOTE **: Inspection fee is billed separately above any work costs.

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 thereon.

APPROVED AND READ BY: _____ DATE _____ ACCEPTED FOR: JR TERMITE & PEST CONTROL DATE _____

5th PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

577	SWANSTON DRIVE	SACRAMENTO
BLDG. NO.	STREET	CITY
1222256V	04/14/1998	954851
STAMP NO.	DATE OF INSPECTION	CO. REPORT NO.

OCCUPANTS CHEMICAL NOTICE

JR TERMITE & PEST 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:

- SUBTERRANEAN TERMITES FUNGUS or DRY ROT
- BEEILES DRY-WOOD TERMITES OTHER

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

- A. DURSBAN TC: Active ingredients: Chlorpyrifos (0,0-diethyl 0-(3,5,6-trichloro-2-pyridinyl) phosphorothioate) 42.8%.
- B. COPPER NAPHTHENATE: Active ingredients: Copper Naphthenate 20%; Inert ingredients 80%.
- C. DEMON TC: Active ingredient: Cypermethrin
- D. TIM-BOR: Active ingredient: Disodium Octaborate Tetrahydrate...98%
- E. PREMISE: Active ingredient: Imidacloprid (6-Chloro-3-pyridinyl) N-nitro-2-imidazolidinimine. 75%

(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:

- JR Termite & Pest Control Inc..... (916) 923-2193
- Sacramento County Health Department (916) 366-2171
- Sacramento County Agriculture Commissioner (916) 366-2003
- Poison Control Center (916) 734-3692
- Structural Pest Control
1430 Howe Avenue, Sacramento, CA 95825 (916) 924-2291

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 _____

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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ADDRESS OF PROPERTY INSPECTED

BUILDING NO. 577	STREET SWANSTON DRIVE	CITY SACRAMENTO	ZIP 95818	COUNTY CODE 34	DATE OF INSPECTION 04/14/98	NUMBER OF PAGES 4
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JR TERMITE & PEST CONTROL
2295 Evergreen Street
Sacramento, CA 95815
(916) 923-2193 (916) 923-2198 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 # PR2836	REPORT # 954851	STAMP # 1222256V	ESCROW #
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ORDERED BY: NOVELLA LEE 577 SWANSTON DRIVE SACRAMENTO CA 95818

REPORT SENT TO:

PROPERTY OWNER: NOVELLA LEE 577 SWANSTON DRIVE SACRAMENTO CA 95818

PARTY IN INTEREST:

ORIGINAL REPORT LIMITED REPORT SUPPLEMENTAL REPORT * REINSPECTION REPORT *
*Original Stamp # _____ Date _____

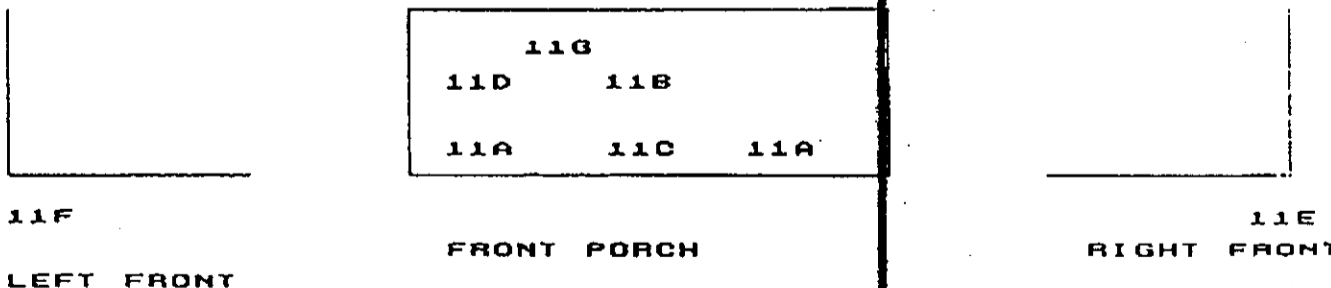
GENERAL DESCRIPTION: THIS PROPERTY CONSISTS OF A ONE STORY SINGLE FAMILY RESIDENCE WITH WOOD FRAME CONSTRUCTION

INSPECTION TAG POSTED: GARAGE
OTHER INSPECTION TAGS: JR TERMITE & PEST CONTROL INC. 10/28/97

NO	DESCRIPTION	FOUND	REMARKS	DATE
1	SUBSTRUCTURE AREA	NOT INSPECTED-NOT INCLUDED		
2	STALL SHOWER	NONE		
3	FOUNDATIONS	CONCRETE		
4	PORCHES -- STEPS	CONCRETE		
5	VENTILATION	NOT INSPECTED-NOT INCLUDED		
6	ABUTMENTS	NONE		
7	ATTIC SPACES	NOT INSPECTED- NOT INCLUDED		
8	GARAGES	NONE ATTACHED		
9	DECKS -- PATIOS	CONCRETE		
10	OTHER -- INTERIOR	NOT INSPECTED- NOT INCLUDED		
11	OTHER -- EXTERIOR	SEE #11	See 11A-11G	

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

DIAGRAM NOT TO SCALE- FINDINGS APPROXIMATE



Inspected by TERRY HARMON

License No. RA12746

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) 263-2533, or (800) 337-8188. 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, 1422 Howe Ave., Ste. 3, Sacramento, California 95825-3280

2nd PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

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A. Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These include but are not limited to: inaccessible and/or insulated attics or portions thereof, attics with less than 18" clear crawl space, the interior of hollow walls; spaces between a floor or porch deck and the ceiling below area where there is no access without defacing or tearing out lumber, masonry or finished work; areas behind stoves, refrigerators or beneath floor coverings; furnishings; areas where encumbrances and storage, conditions or locks make inspection impractical, portions of the subarea concealed or made inaccessible by ducting or insulation, area beneath wood floors over concrete, and areas concealed by heavy vegetation. Areas or timbers around eaves were visually inspected from ground level only. Although we make visual examinations, we do not deface or probe window/door frames or decorative trims. Unless otherwise specified in this report, we do not inspect fences, sheds, dog houses, detached patios, detached wood decks, wood retaining walls or wood walkways. We assume no responsibility for work done by anyone else, for damage to structure or contents during our inspection, or for infestation, infection, adverse conditions or damage undetected due to accessibility or non-disclosure by owner/agent/tenant.

B. Slab floor construction has become more prevalent in recent years. Floor covering may conceal cracks in the slab that will allow infestation to enter. Infestations in the walls may be concealed by plaster so that a diligent inspection may not disclose the true condition. These areas are not practical to inspect because of health hazards, damage to the structure; or inconvenience. They were not inspected unless described in this report. We recommend further inspection if there is any question about the above noted areas. Ref: Structural Pest Control Act, Article 6, Section 8516(b), paragraph 1990(i). Amended effective March 1, 1974. Inspection is limited to disclosure of wood destroying pests or organisms as set forth in the Structural Pest Control Act, Article 6, Section 8516(b), Paragraph 1990-1991.

C. A re-inspection will be performed, if requested within four (4) months from date of original inspection, on any corrective work that we are regularly in the business of performing. If CERTIFICATION is required then any work performed by others must be CERTIFIED by them. There is a re-inspection fee.

D. This company is not responsible for work completed by others, recommended or not including by Owner. Contractor bills should be submitted to Escrow as certification of work completed by others.

E. This report includes findings related to the presence/non-presence of wood destroying organisms and/or visible signs of leaks in the accessible portions of the roof. The inspector did not go onto the roof surface due to possible physical damage to the roof, or personal injury. No opinion is rendered nor guarantee implied concerning the water-tight integrity of the roof or the condition of the roof and roofing materials. If interested parties desire further information on the condition of the roof, we recommend that they engage the services of a licensed roofing contractor.

F. Second story stall showers are inspected but not water tested unless there is evidence of leaks in ceiling below. Ref: Structural Pest Control Rules and Regulations, Sec. 8516G. Sunken or below grade showers or tubs are not water tested due to their construction.

G. During the course of/or after opening walls or any previously concealed areas, should any further damage or infestation be found, a supplementary report will be issued. Any work completed in these areas would be at Owner's direction and additional expense.

H. During the process of treatment or replacement it may be necessary to drill holes through ceramic tiles or other floor coverings; These holes will then be sealed with concrete. We will exercise due care but assume no responsibility for cracks, chipping or other damage to floor coverings. We do not re-lay carpeting.

I. We assume no responsibility for damage to any Plumbing, Gas or Electrical Lines, etc., in the process of pressure treatment of concrete slabs or replacement of concrete or structural timbers.

J. When a fumigation is recommended we will exercise all due care but assume no responsibility for damage to Shrubbery, Trees, Plants, TV Antennas or Roofs. A FUMIGATION NOTICE will be left with, or mailed to the Owner of this property, or his designated Agent. Occupant must comply with instructions contained in Fumigation Notice. During fumigation and aeration, the possibility of burglary exists as it does any time you leave your home. Therefore, we recommend that you take any steps that you feel necessary to prevent any damage to your property. We also recommend that you contact your insurance agent and verify that you have insurance coverage to protect against any loss, damage or vandalism to your property. The company does not provide any onsite security except as required by state or local ordinance and does not assume any responsibility for care and custody of the property in case of vandalism, breaking or entering.

K. Your termite report and clearance will cover EXISTING infestation or infection which is outlined in this report. If Owner of property desires coverage of any new infestation it would be advisable to obtain a Control Service Policy which would cover any new infestation for the coming year.

L. If you should have any questions regarding this report, please call or come by our office any weekday between 8:00 a.m. and 5:00 p.m. We also provide information about additional services for the control of Household Pests such as Ants and Fleas, etc.

M. I agree to pay reasonable attorney's fees if suit is required by this COMPANY to enforce any terms of this contract, together with the costs of such action, whether or not suit proceeds to judgement.

N. The total amount of this contract is due and payable upon completion of work unless otherwise specified. A finance charge computed at a Monthly rate of 1.5% of the unpaid balance (annual percentage rate of 18%) will be added to all accounts past due.

O. If this report is used for escrow purposes then it is agreed that this inspection report and Completion, if any, is part of the ESCROW TRANSACTION. However, if you received written or verbal instructions from any interested parties involved in this escrow (agents, principals, etc.) to not pay our invoice at close of escrow, you are instructed by us not to use these documents to satisfy any conditions or terms of your escrow for purposes of closing the escrow. Further, you are instructed to return all of our documents and the most current mailing address you have on file for the property owner.

P. Owner/agent/tenant acknowledges and agrees that inspection of the premises will not include any type of inspection for the presence or non-presence of asbestos and that this report will not include any findings or opinions regarding the presence or non-presence of asbestos in, upon or about the premises, we recommend that you contact a contractor specifically licensed to engage in asbestos related work. Further, should we discover the presence of asbestos during our inspection of the premises or should our inspection of the premises cause a release of asbestos dust or particles, owner/agent/tenant shall be solely responsible for the cleanup, removal and disposal of the asbestos and the cost thereof. Owner/agent/tenant hereby agrees to waive any and all claims against this Company which are in any way related to the presence of asbestos on the premises and further agrees to indemnify and hold this company harmless from any and all claims of any nature asserted by any third party, including this company's employees, which is in any way related to the presence of asbestos on the premises.

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PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

577	SWANSTON DRIVE	SACRAMENTO
BLDG. NO.	STREET	CITY
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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 CONTRACTOR'S STATE LICENSE BOARD.

At the time of this inspection, a normal water test of visible plumbing was performed in accordance with current Structural Pest Control Board Rules and Regulations and in accordance with the Structural Pest Control Board Act, and no visible leaks were detected unless mentioned above in this report. JR Termite & Pest Control does not guarantee any water leaks that are in hollow walls, or other non visible area/areas not visible at the time of this inspection. This inspection does not cover leaks that happen after the date of this inspection of the property. However, if JR Termite & Pest Control does make any repairs to plumbing which are mentioned on this report, we will guarantee all plumbing repairs for a period of 15 days after the date of the first initial repair. All plumbing repairs done by JR Termite & Pest Control will be done in a professional manner, however, if the owner of interested parties desire a longer warranty, we recommend that they employ other qualified trades to make all repairs to plumbing.

"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.

IF A SEPARATED REPORT HAS BEEN REQUESTED, IT IS DEFINED AS SECTION 1 & SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

SECTION 1: CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION.

SECTION 2: SECTION 2 ITEMS AREA CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION, BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

FURTHER INSPECTION: FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREAS WHICH DURING THE ORIGINAL INSPECTION, DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CANNOT BE DEFINED AS SECTION 1 OR SECTION 2.

THIS IS A LIMITED INSPECTION TO THE EXTERIOR ONLY.

OTHER - EXTERIORS:

Item 11A: FINDING: EVIDENCE OF SUBTERRANEAN TERMITES WERE FOUND ENTERING THE STRUCTURE BETWEEN THE BRICK VENEER AT FRONT PORCH.

RECOMMENDATION: CHEMICALLY TREAT THE ENTIRE SUBAREA. DRILL HOLES THROUGH THE CONCRETE ALONG THE WALLS OF THE FRONT AND REAR PORCHES. INJECT CHEMICAL TOXICANT DEMON T.C. FOR THE CONTROL OF SUBTERRANEAN TERMITES AND SEAL ALL HOLES.

NOTE: GUARANTEE FOR ONE (1) YEAR TO IMMEDIATE AREAS ONLY.

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

Item 11B: FINDING: DRY ROT WAS FOUND IN THE ROOF SHEATHING, ROOF SHINGLES, RAFTER TAILS, BLOCKING AND EAVE GIRDERS AT THE FRONT PORCH.

RECOMMENDATION: CUT OUT DRY ROT AND REPLACE WITH NEW MATERIAL.

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