

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO 365	STREET, CITY, STATE, ZIP 61st Street, Oakland CA 94618	Date of Inspection 1/2/2008	No. of Pages 9
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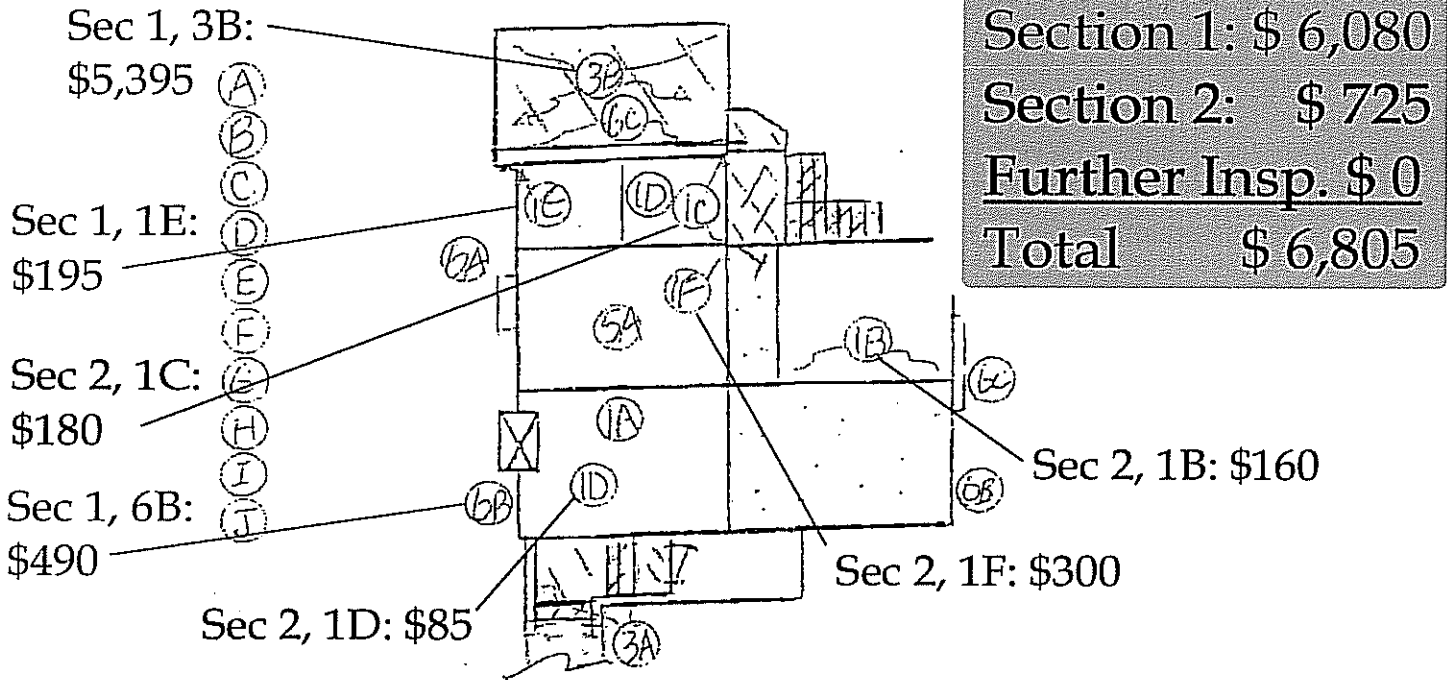


Structural Renewal, Inc.

5300 HUNTINGTON AVENUE • RICHMOND, CALIF. 94804 • (510) 524-3112 • FAX: (510) 524-3767

Firm Registration No. PR 0195	Report No. 10219	Escrow No.
Ordered By: Lawton Associates 3160 College Avenue 201 Berkeley, CA 94705 Attn: Ron Kriss	Property Owner/Party of Interest Jenny Andrews 365 61st Street Oakland, CA 94618	Report Sent To:

COMPLETE REPORT <input checked="" type="checkbox"/>	LIMITED REPORT <input type="checkbox"/>	SUPPLEMENTAL REPORT <input type="checkbox"/>	REINSPECTION REPORT <input type="checkbox"/>
General Description: 2 Story Single Family Residence	Inspection Tag Posted: Basement	Other Inspection Tags: SRI 8/19/04	
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 <input type="checkbox"/> Drywood Termites <input type="checkbox"/> Fungus/Dryrot <input checked="" type="checkbox"/> Other Findings <input type="checkbox"/> Further Inspection <input type="checkbox"/>			
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.			



Inspected by Kent Stonebraker License No. OPR5580 Signature Kent Stonebraker

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, 1418 Howe Ave., Ste. 1B, 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) 561-8708, or (800) 737-8188 or www.pestboard.ca.gov.

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"ANYONE READING THIS REPORT MUST READ THE FOLLOWING"

THE FIRST FEW PAGES OF THIS DOCUMENT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT.

What is a Wood Destroying Pest & Organism Inspection Report?

A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of Wood Destroying Insects or Organisms in **visible and accessible areas on the date of the inspection** and contains our recommendations for correction of any infestations, infections, or conditions found that could possibly lead to infestations or infections. The contents of the Wood Destroying Pest & Organism Inspection Report are governed by the Structural Pest Control Act and Its Rules and Regulations.

Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating, air conditioning, mold, asbestos or other defects that do not pertain to Wood Destroying Organisms; A Wood Destroying Pest and Organism Inspection Report does not contain information about any such defects as they are not within the scope of the license of the inspector or the company issuing this report.

*****IMPORTANT-----PLEASE READ CAREFULLY*****

AREAS NOT INSPECTED

This is a report of an inspection for wood destroying pest and organisms at **accessible and visible parts** only of the building shown on the diagram. We did not inspect areas immediately under or behind finished walls, appliances, carpeting, insulation or personal stored property/articles. We did not open cabinet drawers, cabinet doors, or move personal articles inside closets. **We did not inspect inside finished walls or ceilings.** Our inspectors do not carry ladders. We **did not** inspect any part of the exterior that requires the use of a ladder, including but not limited to the exterior siding, windows, sills or any other part of the exterior unless noted. **It is possible for wood destroying pests and organisms, including infestations and infections to be concealed and not evident at the time of our inspection.** Inspection of the areas mentioned above is impracticable during an original inspection, however could be inspected for an additional cost upon request.

Our inspection does not include inspection of the electrical, heating, mechanical or plumbing systems unless noted. We did not inspect the roof covering. If any information is desired about any areas not inspected by this firm, a company that makes home and roof inspections should be engaged.

NOTE: REINSPECTION:

A reinspection of the structure (s) described herein will be performed by Structural Renewal, Inc. and an estimate given, if so requested by persons ordering the original report. This company will reinspect repairs done by others within (4) months of the original inspection. A charge can be no greater than the original inspection fee for each reinspection. The reinspection is a visual inspection of accessible areas/surfaces and if inspection of concealed areas is desired, inspection of work in progress (open walls) will be necessary. Any guarantees of work/repairs performed by others must be received from parties performing work/repairs. Structural Renewal, Inc. will reinspect only for the presence or nonpresence of active infestation, infection or conditions deemed likely to lead to such. We will not pass repairs performed, but not finalized by the Local Building Authority. **SHOULD ANY PERSONS OR FIRMS UNDERTAKE REPAIRS OUTLINED IN THIS REPORT, THEY SHALL BE RESPONSIBLE FOR ASSESSING SCOPE OF WORK AND BID TO PERFORM PROPER REPAIRS.** Structural Renewal, Inc. will not be responsible for any damage more extensive than outlined.

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NOTE: ONLY A LICENSED STRUCTURAL PEST CONTROL FIRM MAY APPLY ANY CHEMICAL FOR TREATMENT OF ANY WOOD DESTROYING ORGANISMS, INCLUDING FUNGICIDES. FOR EXEMPTIONS, SEE SECTION 8555 AND 8556 OF THE BUSINESS AND PROFESSIONS CODE. IF A CONTRACTOR TREATS FOR ACTIVE INFESTATIONS OR INFECTIONS - THE CONTRACTOR IS TREATING ILLEGALLY AND WITHOUT PROPER LICENSE.

WARNING:

OWNER MUST BE AWARE OF THE ABOVE IF OBTAINING COMPETITIVE ESTIMATES. ALSO, NO GUARANTEES OR WARRANTIES SHALL BE GIVEN OR IMPLIED BY STRUCTURAL RENEWAL, INC., REGARDING THE WORKMANSHIP OR QUALITY OF MATERIALS IF REPAIR WORK IS PERFORMED BY OTHERS, EVEN IF WORK IS ACCEPTABLE AND FOUND TO BE FREE OF INFESTATION AND INFECTION BY THIS FIRM.

GUARANTEE: All work performed by Structural Renewal Inc. is guaranteed for a period of one (1) year from the date of completion. **(EXCEPTIONS) Plumbing, caulking and linoleum work is guaranteed for thirty (30) days only.** The report in regard to findings, shall be valid for one (1) year. There are no guarantees given for caulking, sealing, roofing, plumbing and other such mechanical failures. Outlined repair work will not be accepted after six (6) months without a new inspection report being issued.

NOTE: Areas of new exterior wood replacement and/or stucco repair shall be prime painted one coat only unless specifically mentioned elsewhere in this report. It shall become the owner's responsibility to keep these areas finish painted during the course of property maintenance; if owner does not finish paint, guarantees or warranties of the wood members will be void. All pesticides and fungicides shall be applied by a state certified/licensed applicator and in accordance with the chemical manufacturer's label requirements/instructions.

NOTE: This inspection and report does not include any inspection for the presence of asbestos. The owner or contractor must determine whether asbestos is present prior to the commencement of any work. Employees/occupants must be protected from asbestos fiber release. Any work in progress by Structural Renewal, Inc. will be halted if it is believed that asbestos is observed in such areas. Structural Renewal, Inc. would then resume work only after the area has been certified as safe, by an asbestos abatement contractor. Owner to contract asbestos contractor. Structural Renewal, Inc. shall be held harmless from all claims of any nature pertaining to asbestos by owner/agent/tenant or third party.

"NOTICE: Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary from company to company. You have a right to seek a second opinion from another company."

NOTE: THIS IS A SEPARATED REPORT WHICH DEFINES AS SECTION 1 OR SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

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

SECTION 2 ITEMS ARE 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.

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Subarea-Ventilation:

ITEM 1A There are indications that the subsoil gets quite damp during the very inclement weather season. The severity of dampness is unknown. There appears to have been some drainage work done by other contractor to rear of structure.

RECOMMENDATION: Owner to keep the front portion of the subsoil under periodic observation, especially during the inclement weather season. Should condition persist or worsen, it may be necessary to engage the services of a drainage expert for appraisal.

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

ITEM 1B Some earth to wood contacts noted all along this section of the foundation wall.

\$160 **RECOMMENDATION:** Clear away soil here to provide for adequate clearance and redistribute within this substructure area.

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

ITEM 1C There is form material embedded to the base of the foundation wall.

\$180 **RECOMMENDATION:** Remove as much of the form boards as practical and chemically treat locally any portions that cannot be removed with **TIM-BOR**.

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

ITEM 1D There is cellulose debris (pieces of wood, paper products) found on the subsoil.

\$85 **RECOMMENDATION:** Remove all cellulose debris of a size that can be raked, (one inch by one inch), or larger, as it can be an attraction to termites.

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

ITEM 1E Subterranean termite damage was found to the corner cripple framing.

\$195 **RECOMMENDATION:** Replace with new 4x4 corner cripple and sister with adjacent 2x4 cripple. **NOTE:** No present activity found that would justify additional chemical treatments for termite control, in my opinion. Periodic inspections, of course, are suggested in the future.

See item #C under General Information at end of report.

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

ITEM 1F Soil has sloughed and is in close contact to basement door jamb.

\$300 **RECOMMENDATION:** Clear soil, provide for adequate clearance and apply a local concrete rat proofing for retainment.

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

Porches-Steps-Decks-Patios:

ITEM 3A Step detail to the front porch was inaccessible for inspection due to no access and construction detail. Visual inspection did not seem to indicate any signs of a present ongoing problem that would warrant further inspection/alterations. There is some debris build ups between the spaces of the deck boards.

RECOMMENDATION: Owner to keep the spaces of the deck boards cleared of debris build ups and periodically sealed with deck type preservatives to prolong serviceable life. Failure to do so may result in some repair/replacement sooner than anticipated.

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

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3. Porches-Steps-Decks-Patios:

- ITEM 3B** Fungus decay was noted to several of the deck boards and is without of any access door. Soil was excavated at the time of this inspection to gain accessibility at the rear wall, it has revealed fungus growth and decay to the rim joist and ends of decking adjacent to the fascia board beneath the lattice detail. There is also fungus growth and scattered decay to the blocking.
\$5,395 **RECOMMENDATION:** Cut and make a perimeter access door and secure with deck screws. Owner to remove vegetation at the lattice detail that would allow for repair to the lower lattice, removal of the fascia board, replacing damaged rim joists and full pieces of decking. Also, repair other scattered decayed decking as required and replace blocking. **NOTE:** Owner will find it necessary to keep the spaces of the deck board cleared of debris build ups and periodically sealed to prolong serviceable life. Owner should anticipate periodic repair with this type of detail. **NOTE:** Structural Renewal, Inc. will assume no liability as to the livelihood of the vegetation. Any replanting, maintenance, etc., would be owners responsibility. All due care would be taken that would be considered practical. **NOTE:** Local building authorities may require upgrading specifications other than outlined and would be subject to additional cost incurred by owner.
 ***** This is a Section 1 Item *****

Interior-Bathrooms-Attic:

- ITEM 5A** Interior ceiling at lower level was noted to have some flaking of paint and to have an obvious prior patch. It is evident that the upper level bathroom has been remodeled by others in the not too distant past and would appear to be in a sound and serviceable condition.
RECOMMENDATION: Owner to engage the services of a painting contractor for refinishing ceiling, sealing with stain block primer and finish paint to prevent any future confusion. **NOTE:** Although it is my opinion, conditions to the ceiling appear to be have since been corrected by others during the course of remodeling, should parties of interest wish further representation to the ceiling area by making openings, a bid would be submitted upon request only.
 ***** This is a Section 2 Item *****

Exterior-Abutments:

- ITEM 6A** There is some obvious deterioration to the gutter suggesting failure.
RECOMMENDATION: Owner to engage the services of a gutter firm for appraisal and repair.
 ***** This is a Section 2 Item *****
- ITEM 6B** Fungus decay was found to these windows at main level where indicated on diagram at the east wall (upper bottom left and the west wall at lower right and left bottoms).
\$490 **RECOMMENDATION:** Replacement is not warranted at this time, in my opinion. I recommend to gouge out the decay as well as practical, chemically treat with **TIM-BOR** per label instructions and fill with an epoxy wood filler. Sand and primer paint one coat only. Owner to maintain and keep sealed hereafter.
 ***** This is a Section 1 Item *****
- ITEM 6C** The exterior wood shingles were noted to be loose, curled and disrupted at the upper rear overhang and lower right overhang.
RECOMMENDATION: Owner to engage the services of a shingling contractor for appraisal and repair.
 ***** This is a Section 2 Item *****

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6. Exterior-Abutments:

As per Title 16, Section 1991 (Report Requirements Under Section 8516 (b) 10) Subsection (c) We are required to state which items may require a building permit.

I BELIEVE THE FOLLOWING ITEM(S) REQUIRE A CITY BUILDING PERMIT: #3B

These items shall be performed as outlined only for this cost. Any upgrades, code compliance or additional work required by the local building department, other than outlined, shall incur additional labor, materials and permit fees.

If individual items are ordered separately, the cost for such items may increase.

****THERE IS A JOB MINIMUM OF \$450.00 TO ORDER WORK****

GENERAL INFORMATION AND MAINTENANCE ITEMS

A. Portions of the subarea framing are inaccessible for inspection due to placement of plywood shear panels. No representations can be given here, unless panels are removed however, I noted no indications to suggest an obvious ongoing problem at visually accessible areas that would justify such measures, in my opinion.

B. Portions of the substructure framing members were inaccessible for inspection due to the presence of insulation between the floor joist bays. No representations can be given to these areas unless insulation is removed, other than, the accessible surface areas that were observed did not seem to indicate any signs of an ongoing problem that would justify such measures at this time. This is not to be misconstrued as a guarantee against hidden damage where it may exist, but is to be recognized as a mere statement of finding.

C. There is evidence to suggest a prior subterranean termite infestation, however, due to the absence of any activity, I would find any chemical treatments at this time to be a misuse of monies and chemicals. Although I am not recommending treatment at this time, this is not to be construed as a warranty against future infestations, but is to be recognized as a mere statement of finding only. Periodic inspections are recommended in the future, and next inspection should be within a 2-3 year period. Fee for this would be negotiable and must be requested.

D. There are rodent droppings on the basement floor and subsoil, however, it should be clear that this is not a structural pest control concern. Any further representations regarding this condition should be addressed by a general pest operator.

E. The main level shower facility was tapped and water tested and no leaks were noted at this time. Owner will find it necessary to minimize against oversplash at the shower curtain and keep the adjacent floor cover well caulked where it abuts the shower pan/floor.

F. The upper level mosaic shower facility is situated over a finished ceiling and as previously mentioned has been remodeled in the past by others. Walls were tap tested and appear to be in a sound and serviceable condition. Periodic maintenance is suggested when it becomes more apparent in the future.

G. The masonry top with glass fill at kitchen was sound and serviceable and no plumbing leaks were noted.

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H. There is no attic space due to construction detail. No representations can be given here, unless openings are made. The accessible finished ceilings below did not indicate any signs of leaks, infections or infestations that would justify further inspection/alterations, in my opinion.

I. The exterior of the roof, gutters and down spouts were not inspected. If you want the water tightness of the roof determined, you should contact a roofing contractor who is licensed by the State Contractors Licensing Board.

J. Other window areas, which were not recommended for repair/replacement, were noted to have some weathering to softness, however, were still considered sound and serviceable. Length of serviceability will depend upon the degree of owner maintenance applied by keeping window sills, sashes and trim surrounds periodically scraped, puttied, caulked, sealed and painted.

K. Exterior shingles did display some weathering, however, were found to be in a serviceable condition, other than outlined in this report. Owner will find it necessary to keep the exterior shingles periodically well sealed to prolong serviceabilities. If this is beyond the scope of owner maintenance, engage the services of a painting contractor for appraisal.

COST OF THIS INSPECTION: \$ 260.00 PAID

NOTE: A BUILDING PERMIT IS REQUIRED FOR MANY SECTION 1 AND SOME SECTION 2 ITEMS PLEASE REFER ITEMS IN REPORT OR CONTACT US TO GUIDE YOU IF YOU ARE HAVING SOMEONE ELSE PERFORM THE WORK.

*PERMIT FEES INCLUDE RELATED COSTS AND SMOKE ALARMS IF REQUIRED.

SECTION 2 ITEMS ARE NOT REQUIRE FOR CERTIFICATION.

IF YOU WISH STRUCTURAL RENEWAL, INC. TO PERFORM THE ABOVE WORK, PLEASE SIGN ONE COPY OF THE ATTACHED WORK AUTHORIZATION AGREEMENT, (PESTICIDE NOTICE IF APPLICABLE), FORWARD, AND WE SHALL CONTACT YOU WITH A COMMENCEMENT DATE.

PLEASE REFER TO THE WORK AUTHORIZATION AGREEMENT REGARDING PROGRESS AND FINAL PAYMENT.

THANK YOU FOR THE OPPORTUNITY TO BE OF SERVICE TO YOU!

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RULING NO.

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*** OCCUPANTS CHEMICAL NOTICE ***

*** THIS MUST BE READ, SIGNED and RETURNED PRIOR TO ANY TREATMENT ***

*** See bottom of page two. ***

Structural Renewal, Inc. 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 BEETLES
 FUNGUS or DRY ROT DRY-WOOD TERMITES OTHER

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

- A. TIM-BOR or BORA CARE: Active ingredients: Disodium Octaborate Tetrahydrate...98.0%
 Inert ingredients...2.0%
- B. PREMISE 75, I MAXXPRO or AGGRESZOR: Active ingredients: Imidacloprid
 1-[(6-Chloro-3-pyridinyl)methyl]-N-nitro-2-imidazolidinimine...75.0%
 Inert ingredients...25.0%
- C. VIKANE or ZYTHOR: Active ingredient: Sulfuryl Flouride...99.8%
 Inert Ingredients...0.2% (Warning Agent: Chloropicrin)
- D. COPPER GREEN: Active ingredient: Copper Naphthenate...9.08%
 Inert ingredients...90.92%
- E. TERMIDOR: Active ingredient: Fipronil...9.1%
 Other Ingredients...90.9%
- F. OTHER: _____

(3) "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".

Physical contact with TIM BOR, BORA CARE, PREMISE 75 and I MAXXPRO may cause itchy eyes and irritated skin.

OTHER CHEMICALS: (Not including TIM-BOR, BORA CARE, PREMISE 75, I MAXXPRO)

"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 control company immediately".

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For further information, contact any of the following:

Structural Renewal Inc. (510) 524-3112

For Health Questions:

Alameda Health Department/E.P.A. -unincorporated areas. (510) 567-6700

(Other cities, call your local fire department)

Contra Costa County Health Department (925) 313-6710

Poison Control Center (800) 876-4766

For Application Information:

Alameda County Agriculture Commissioner (510) 670-5232

Contra Costa County Agriculture Commissioner (925) 646-5250

For Regulatory Information:

Structural Pest Control Board
1418 Howe Avenue, Suite 18,
Sacramento, CA 95825-3204. (800) 737-8188
www.pestboard.ca.gov

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 ON PAGE 1 AND 2 OF THIS NOTICE.

OWNER/OCCUPANT	DATE
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OWNER/OCCUPANT	DATE
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This notice was delivered by: First class mail ___ Fax ___ Personal delivery ___ E-Mail

NOTE: If you hire a General Contractor, please be aware of the following. General Contractors can only apply **Fungicides** to end cuts. They are not allowed to apply chemicals to walls, floors or other members, nor apply chemicals for insects as per California Business and Professions code 8556 (a). General Contractors **must** also **notify** the consumer regarding **such** use and application, prior to the application. General Contractors are **not licensed** or trained to apply chemicals. **NEVER** allow a handyman apply chemicals.



Structural Renewal, Inc.

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WORK AUTHORIZATION CONTRACT

Address of Property: 365 61st Street, Oakland CA 94618
Inspection Date: 1/2/2008
Report #: 10219
Title Co. & Escrow #: Escrow #

SECTION 1

1E \$ 195.00
3B \$ 5395.00
6B \$ 490.00

SECTION 2

1A OWNER
1B \$ 160.00
1C \$ 180.00
1D \$ 85.00
1F \$ 300.00
3A OWNER
5A OTHR/TRADE
6A OTHR/TRADE
6C OTHR/TRADE

FURTHER INSPECTION

We Authorized the Following Section 1 Items to be Performed.

1E, 3B, 6B

We Authorized the Following Section 2 Items to be Performed.

1B, 1C, 1D, 1F

We Authorized the Following Items for Further Inspection.

Proposed Cost Section 1: \$6,080.00

Proposed Cost Section 2: \$725.00

Proposed Cost Fur.Insp.: \$0.00

Permit \$595.00

Total - All Sections: \$7,400.00

MOLD DISCLAIMER

There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this Work Authorization Contract. These health issues include but are not limited to the possible release of mold spores during the course of repairs. By California and Federal Law, we are neither qualified nor licensed to inspect or address health related molds or fungi and do not render any opinion concerning such health issues or any special precautions. Any questions concerning health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a Certified Industrial Hygienist before any such repairs are undertaken.

BY EXECUTING THIS WORK AUTHORIZATION CONTRACT, CUSTOMER ACKNOWLEDGES THAT HE OR SHE HAS BEEN ADVISED OF THE FOREGOING AND HAS HAD THE OPPORTUNITY TO CONSULT WITH A QUALIFIED PROFESSIONAL.

I have read this work authorization contract and WDO inspection report it refers to. SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED FOR WORK TO BE SCHEDULED. I have read and understand the terms of this work authorization contract and hereby agree to all terms thereof.

APPROVED AND READ BY:

DATE

ACCEPTED FOR:

DATE

STRUCTURAL RENEWAL, INC.



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WORK AUTHORIZATION CONTRACT

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CUSTOMER INFORMATION

READ ENTIRE REPORT AND CONTRACT BEFORE SIGNING. THE REPORT IS A PART OF THIS CONTRACT AND CONTAINS INFORMATION REGARDING RESPONSIBILITIES OF HOMEOWNER AND STRUCTURAL RENEWAL INC. THE REPORT ALSO CONTAINS WARRANTY AND GUARANTEE INFORMATION.

PRIOR ARRANGEMENTS MUST BE AGREED UPON BY STRUCTURAL RENEWAL, INC. BEFORE ANY WORK CAN BE STARTED. THIS WORK WILL REQUIRE PROGRESS PAYMENTS. The total amount of this contract is **DUE AND PAYABLE UPON COMPLETION** of the work. ANY WORK PERFORMED AGAINST AN EXISTING TITLE IN ESCROW WILL BE THE FINANCIAL RESPONSIBILITY OF THE PARTY ORDERING THE WORK, IN THE EVENT OF A CANCELLED ESCROW. In case of non-payment by owner, reasonable attorney's fees and costs of collection shall be paid by the owner, whether suit be filed 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 OF THE UNPAID BALANCES.

NOTE: ANY ADDITIONAL WORK, OTHER THAN OUTLINED IN THE REPORT, THAT MAY BE REQUIRED BY THE LOCAL BUILDING AUTHORITY, WILL NOT BE PERFORMED UNDER THIS AGREEMENT, A SEPARATE COST WILL BE GIVEN. Any additional damage found while work is being performed will be supplemented by a report or a change order as to additional findings and costs.

ALL PRICES QUOTED ARE SUBJECT TO REVIEW WITHIN THIRTY DAYS (30) OF REPORT, AFTER WHICH TIME THE TERMS HEREOF WILL NOT BE BINDING UPON STRUCTURAL RENEWAL, INC. IF A TYPOGRAPHICAL OR NUMERICAL ERROR IS FOUND IN THE REPORT, BID OR CONTRACT STRUCTURAL RENEWAL INC. RESERVES THE RIGHT TO PROPERLY ADJUST THE ERROR. IF FOR ANY REASON THE REPORT OR WORK AUTHORIZATION AGREEMENT DOES NOT MEET WITH YOUR COMPLETE SATISFACTION OR CONFORM TO KNOWN DATA, PLEASE DO NOT SIGN.

PRICES ESTIMATED ARE SUBJECT TO CHANGE IF ALL ITEMS ARE NOT ORDERED. OUR MINIMUM CHARGE IS \$500.00 FOR ANY SINGLE ITEM. CONTRACT SUBJECT TO CHANGE REGARDING CURRENT MATERIAL PRICES WHICH CAN CHANGE DAILY.

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 contractor, laborer, or supplier remains unpaid.

Payments to be 1/3 upon commencement, 1/3 upon request, and balance upon completion, unless otherwise noted and agreed upon.

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 the WDO inspection report it refers to and hereby agree to all terms thereof.

APPROVED AND READ BY: _____ Owner _____ Home # _____ Cell # _____ Work # _____
DATE

ACCEPTED FOR STRUCTURAL RENEWAL, INC. _____ DATE _____ BILLING INFORMATION