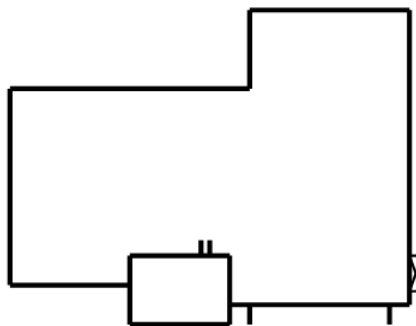


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building Address: 2705 Monterey Blvd., Oakland, CA 94602		Date of Inspection 06/01/2016	Number of Pages 4
Via Diamond Termite PO BOX 15754 Anaheim CA 92803 Phone: (562) 229-0701 Fax: (562) 392-4629		Report # W11750	
		Lic. Registration # PR 6447	
		Escrow #	
Ordered by: Maxim Properties Lauren Jantz 2015 Manhattan Beach Blvd. 100 Redondo Beach, CA 90278	Property Owner and/or Party of Interest: Maxim Properties Lauren Jantz 2015 Manhattan Beach Blvd. 100 Redondo Beach, CA 90278	Report Sent to: Maxim Properties Lauren Jantz 2015 Manhattan Beach Blvd. 100 Redondo Beach, CA 90278	
COMPLETE REPORT <input type="checkbox"/> LIMITED REPORT <input checked="" type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: This is a two story single family residence that was unoccupied at the time of inspection with frame and stucco, wood siding, a one car attached garage and composition shingles.		Inspection Tag Posted: Water Heater Closet	
An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.		Other Tags Posted: None	
		Subterranean Termites <input type="checkbox"/> Drywood Termites <input type="checkbox"/> Fungus / Dryrot <input type="checkbox"/> Other Findings <input type="checkbox"/> Further Inspection <input type="checkbox"/>	
If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for the details on checked items.			

This property has been certified as CLEAR of any evidence of active infestation or infection of wood destroying organisms in the visible and accessible areas. PLEASE NOTE: There is a fee assessed to all CLEARANCE reports. Please find an invoice for said report attached hereto.



This Diagram is not to scale

Inspected by: Jaime A Escobar State License No. OPR 12280 Signature *Jaime A Escobar*

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, Ste. 1500, Sacramento, California 95815.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with the services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov

SECOND PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 2705 Monterey Blvd., Oakland, CA 94602

06/01/2016

W11750

Date

Report #

What is a Wood Destroying Pest and Organism Inspection Report?

The following explains the scope and limitations of a structural pest control inspection and a Wood Destroying Pest & Organism Inspection Report.

A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of wood destroying insects or organisms in visible and accessible areas on the date of inspection and contains our recommendations for correcting any infestations, infections, or conditions found. 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 and air conditioning, or other defects that do not pertain to this report. This report does not address any such defects as they are not within the scope of the license of the inspector or the company issuing this report.

The following areas are considered inaccessible for purposes of inspection or are not included in a normal inspection report and therefore are excluded in this report: the interior of hollow walls; spaces between an upstairs floor and the ceiling below or a porch deck and soffit below; stall showers over finished ceilings; such structural segments as areas enclosed by bay windows, buttresses, built in cabinet work, areas under floor covering; any areas requiring the removal of storage, furnishings or appliances; any areas to which there is no access without defacing or removing lumber, masonry or finished workmanship.

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; areas where there is no access without defacing or tearing out lumber, masonry or finished work; make inspection impractical; and areas or timbers around eaves that would require use of an extension ladder.

Certain areas may be inaccessible for inspection due to construction or storage. We recommend further inspection of areas where inspection was impractical. Re: Structural Pest Control Act, Article 6, section 8516 (b), paragraph 1990 (l). Amended effective March 1, 1974. Stall shower, if any, are water tested in compliance with Section 1991 (12) of the Structural Pest Control Act. The absence or presence of leaks through sub-floor, adjacent floors or walls will be reported. This is a report of the condition of the stall shower at the time of inspection only, and should not be confused as a guarantee. Although we make a visual examination, we do not deface or probe into window or door frames, decorative trim, roof members, etc., in search of wood destroying pests or organisms.

"This company will reinspect repairs done by others within four months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each reinspection. The reinspection must be done within ten (10) working days of request. The reinspection is a visual inspection and if inspection of concealed areas is desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs."

NOTE: We do not inspect or certify plumbing, plumbing fixtures, etc.

NOTE: "The exterior surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contract a roofing contractor who is licensed by the Contractor's State License Board."

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

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

"NOTICE: 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."

This Wood Destroying Pest & Organisms Report DOES NOT INCLUDE MOLD or any mold like conditions. No reference will be made to mold or mold-like conditions. Mold is not a Wood Destroying Organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold like conditions, please contact the appropriate mold professional.

"Local treatment is not intended to be an entire structure treatment method. If infestations or wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated."

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 or Section II.

THIRD PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 2705 Monterey Blvd., Oakland, CA 94602

06/01/2016

W11750

Date

Report #

FINDINGS AND RECOMMENDATIONS

- NOTE: This is a limited inspection report. This limited report does not include the subarea or stall shower. Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.
- NOTE: Subarea is inaccessible due to subaccess has been sealed off. This is preventing inspection of the entire subarea. Further inspection is recommended. Agent/Owner to make area accessible for inspection if required. Contact Via Diamond Termite for further inspection and a Supplemental Report if area is made accessible.
- NOTE: Stall shower was not inspected to subaccess is sealed off. This is preventing inspection of stall shower subarea. Further inspection is recommended. Agent/Owner to make area accessible for inspection if required. Contact Via Diamond Termite for further inspection and a Supplemental Report if area is made accessible.
- NOTE: This is to certify that the above property is free of active infestation or infection in all visible and accessible areas only. This clearance does not include the subarea or the stall shower.
FINDINGS: CLEAR \$95.00 CLEARANCE FEE
- NOTE: Partially inaccessible areas noted at garage were not inspected due to limited access due to 100% drywall. These areas are not included in the report or guarantee.

- Substructure:** Inaccessible, Subaccess sealed off
- Stall Shower:** Not Inspected, No access to subarea at time of inspection
- Foundations:** Concrete Above Grade
- Porches - Steps:** Concrete
- Ventilation:** Adequate
- Abutments:** None
- Attic Spaces:** Accessible
- Garages:** Inspected, Partially inspected due to 100% drywall
- Decks - Patios:** None
- Other Interior:** Inspected
- Other Exterior:** Inspected
-

FOURTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 2705 Monterey Blvd., Oakland, CA 94602

06/01/2016

W11750

Date

Report #

In accordance with the laws and regulation of the State of California, we are required to provide you with the following information prior to application of pesticides to your property.

"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 following application you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center (800) 876-4766 and your pest control company immediately." Effects of over exposure to these materials can include tremors and tonic and colonic convulsions.

For further information, contact any of the following:

Via Diamond Termite (562) 229-0701

Poison Control Center (800) 876-4766

(Health Questions) County Health Dept.

Orange County (714) 834-7700

Los Angeles County (213) 250-8055

San Bernardino County (909) 387-6280

Riverside County (909) 358-5000

(Application Info.) County Agriculture Commission

Orange County (714) 447-7100

Los Angeles County (626) 575-5465

San Bernardino County (909) 387-2115

Riverside County (951) 955-3000

Structural Pest Control Board (Regulatory Info.) (916) 561-8704
2005 Evergreen St. Suite 1500, Sacramento, Ca. 95825

CONDITIONAL WARRANTY: Via Diamond Termite will issue a one (1) warranty on all first time work performed by this company. The one (1) year warranty is valid from the date of completion. Fumigations are warranted for two (2) years from the date of completion. ATTENTION: The warranty is valid on the treated or fumigated areas only. This company is not responsible for any future infestation, dry rot or adverse conditions beyond the time of inspection. If fumigation is performed, Via Diamond Termite is not liable for any damage to shrubs, vines, trees, etc. or any damage to roofs or roof members at the time of Fumigation. In the event that a re-treatment, re-fumigation or any other repair work is to be performed to honor a warranty issued by Via Diamond Termite; the home-owner is responsible to make the property available for any work to be performed. Via Diamond Termite will not be liable for any cost of vacating or preparing the residence for re-treatment; and / or repairs. NOTE: A new and/or extension of warranty is never given for re-treatments done under original warranty.

NOTICE TO OWNER

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her 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 a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid.

To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice." Prime contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

NOTE: If the Home Owner fails to pay billing in full, Via Diamond Termite will have the right to be paid back for all its costs and expenses to the extent not prohibited by applicable law. Those expenses include, for example (but not limited to), reasonable attorney's fees. If for any reason this account is to be turned over to our collection agency, You will be responsible for all cost of collecting.

Via Diamond Termite
PO BOX 15754
Anaheim CA 92803
Phone: (562) 229-0701 Fax: (562) 392-4629

INVOICE	
14034	
PAGE	1 of 1
JOB NUMBER	W11750

Bill To: Attn: Lauren Jantz
 Maxim Properties
 2015 Manhattan Beach Blvd., 100
 Redondo Beach, CA 90278

Remit To: Via Diamond Termite
 PO BOX 15754
 Anaheim, CA 92803

REFERENCE NO. W11750	SERVICE ADDRESS 2705 Monterey Blvd. Oakland, CA 94602
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ITEM	DATE	QTY	DESCRIPTION	AMOUNT	TAX AMT	TOTAL
1	06/01/2016		Termite Inspection Fee is for property 2705 Monterey Blvd, Oakland California. Inspected on 6/1/16.	\$95.00		\$95.00

PLEASE INCLUDE THE INVOICE NUMBER IN ALL CORRESPONDENCE Balances that remain unpaid for 30 days may be subject to 1 1/2 % per month interest and/or lien fees.	GRAND TOTAL \$95.00
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