

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

This is an inspection report only -- not a Notice of Completion

ADDRESS OF PROPERTY INSPECTED

BUILDING NO 110	STREET POPLAR	CITY SAN BRUNO	ZIP 94066	COUNTY CODE 41	DATE OF INSPECTION 05/07/2003	NUMBER OF PAGES 6
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COOK & ASSOCIATES

P. O. BOX 92
BRISBANE, CA 94005
Ph (415) 468-1212 * Fax (415) 468-5250

Affix stamp here to Board copy only

A LICENSED PEST CONTROL OPERATOR IS AN EXPERT IN HIS FIELD. ANY QUESTIONS RELATIVE TO THIS REPORT SHOULD BE REFERRED TO HIM/HER

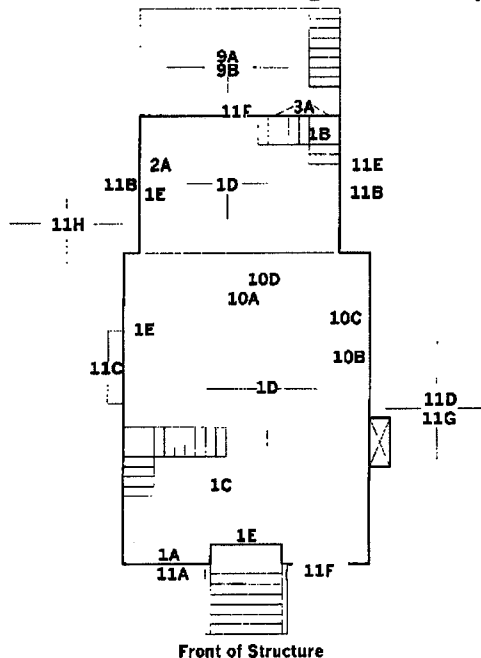
REGISTRATION # PR 3219	REPORTS # 2320219	STAMP # N/A	ESCROW #
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ORDERED BY: MARY & RUSS BECKWITH @ PANDA REALTY, 113 E. CAMINO REAL, STE. 201
MILLBRAE, CA 94030 * Ph# 650-344-7787 * FAX 650-692-1802
 REPORT SENT TO: KARL & JANET ORTIS C/O MARY & RUSS BECKWITH @ PANDA REALTY
 PROPERTY OWNER: KARL R. & JANET M. ORTIS
 PARTY IN INTEREST: _____

ORIGINAL REPORT <input checked="" type="checkbox"/>	LIMITED REPORT <input type="checkbox"/>	SUPPLEMENTAL REPORT <input type="checkbox"/>	* REINSPECTION REPORT <input type="checkbox"/>	* Original Stamp # _____	Date / / _____
GENERAL DESCRIPTION: <u>Single family residence.</u>					
INSPECTION TAG POSTED: <u>Subarea.</u>					
OTHER INSPECTION TAGS: <u>JK CONTROL 11/04/1998 Completion Subarea</u>					
1. SUBSTRUCTURE AREA	Full Basement, Garage, See Below.	X	X	X	
2. STALL SHOWER	None, See Below.				X
3. FOUNDATION	Concrete, See Below.				X
4. PORCHES - STEPS	Multiple materials.				
5. VENTILATION	None.				
6. ABUTMENTS	None.				
7. ATTIC SPACES	Insulated, Limited Access.	X			
8. GARAGES	Beneath.				
9. DECKS - PATIOS	Attached, See Below.			X	X
10. OTHER - INTERIOR	See Below.	X		X	X
11. OTHER - EXTERIOR	See Below.	X		X	X

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

NOTE: Diagram is not to scale and findings are in approximate locations.



Inspected By ROBERT J. BOYNTON License No. FR 26983 Signature Robert J. Boynton

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 (800) 737-8188.
 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, 1418 Howe Ave., STE 18, Sacramento, California 95825-3280.

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

110 POPLAR * SAN BRUNO, CA 94066

BLDG. NO.	STREET	CITY
N/A	05/07/2003	2320219
STAMP NO.	DATE OF INSPECTION	CO. REPORT NO. (IF ANY)

READ THE FOLLOWING REPORT CAREFULLY. IT CONTAINS IMPORTANT INFORMATION ABOUT THE SCOPE AND LIMITATIONS OF A WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THIS FIRM AND THE INSPECTOR FOR CLARIFICATION.

THIS IS A REPORT OF AN INSPECTION FOR WOOD DESTROYING PESTS AND ORGANISMS TO AN OCCUPIED, FURNISHED STRUCTURE. THIS INSPECTION IS ONLY TO THE VISIBLE AND ACCESSIBLE AREAS OF THE STRUCTURE. WE HAVE NOT INSPECTED AREAS UNDER FURNISHINGS, APPLIANCES, STORAGES OR FLOOR COVERINGS. WE DID NOT INSPECT INSIDE SEALED WALLS OR CEILINGS. IF INSPECTION OF ANY OF THESE OR OTHER INACCESSIBLE AREAS IS REQUESTED, WE WOULD PERFORM A SUPPLEMENTAL INSPECTION FOR AN ADDITIONAL CHARGE WHEN ACCESS IS MADE AVAILABLE.

WE DID NOT INSPECT THE ELECTRICAL, PLUMBING, HEATING OR MECHANICAL SYSTEMS. THIS INSPECTION WILL NOT REVEAL THE PRESENCE OR ABSENCE OF ASBESTOS, LEAD, MOLDS OR ANY OTHER ENVIRONMENTAL SUBSTANCES. MOLDS, SOMETIMES CALLED MILDEW, ARE NOT WOOD-DESTROYING ORGANISMS. BRANCH 3 LICENSEES DO NOT HAVE A DUTY UNDER THE STRUCTURAL PEST CONTROL ACT AND RELATED REGULATIONS TO CLASSIFY MOLDS AS HARMFUL TO HUMAN HEALTH OR NOT HARMFUL TO HUMAN HEALTH. FOR TESTING AND INFORMATION ABOUT THESE CONCERNS, A COMPANY THAT SPECIALIZES IN THESE INSPECTIONS SHOULD BE ENGAGED.

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.

THIS COMPANY WILL REINSPECT WORK PERFORMED BY OTHERS FOR A REINSPECTION FEE NOT TO EXCEED THE ORIGINAL INSPECTION FEE. OPEN WALL AND OPEN FLOOR INSPECTIONS ARE REQUIRED IF A CERTIFICATION IS DESIRED FROM THIS COMPANY. REINSPECTION WILL BE PERFORMED WITHIN FOUR MONTHS OF THE DATE OF THE ORIGINAL INSPECTION AND MAY REQUIRE AS LONG AS TEN DAYS TO BE MADE AND MULTIPLE INSPECTIONS MAY BE NECESSARY FOR CERTIFICATION. IF, DURING THE PERFORMANCE OF REPAIRS OR REINSPECTIONS BY THIS COMPANY, ANY ADDITIONAL DAMAGE, INFESTATIONS OR INFECTIONS ARE REVEALED THAT WERE NOT EVIDENT AT THE TIME OF OUR ORIGINAL INSPECTION, WE WOULD ISSUE A SUPPLEMENTAL REPORT WITH FINDINGS, RECOMMENDATIONS AND ADDITIONAL COSTS FOR CORRECTIONS.

WE GUARANTEE WORK PERFORMED BY THIS COMPANY FOR ONE YEAR FROM THE DATE OF COMPLETION. WE DO NOT GUARANTEE WORK DONE BY OTHERS. WE MAKE NO GUARANTEE AGAINST FUTURE INFESTATIONS, INFECTIONS, ADVERSE CONDITIONS OR CONDITIONS PRESENT BUT NOT EVIDENT AT THE TIME OF OUR INSPECTION.

WORK RECOMMENDED IS SUBJECT TO LOCAL BUILDING DEPARTMENT APPROVAL. IF INSPECTORS OR ANY GOVERNMENT AGENCIES REQUIRE ADDITIONAL WORK WHICH IS NOT OUTLINED IN THIS REPORT, A CHANGE WORK ORDER WILL BE ISSUED. THE CHANGE ORDER WILL INCLUDE THE CITY REQUIREMENTS AND ANY ADDITIONAL COST ESTIMATES TO PERFORM THE WORK.

"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 LESS COSTLY."

THIS IS SEPARATED REPORT WHICH IS DEFINED AS SECTION I/SECTION II CONDITIONS EVIDENT ON THE DATE OF INSPECTION. SECTION I CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION. SECTION II ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND. FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREA(S) WHICH DURING THE ORIGINAL INSPECTION DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CANNOT BE DEFINED AS SECTION I OR SECTION II.

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

110 POPLAR * SAN BRUNO, CA 94066

BLDG. NO.	STREET	CITY
N/A	05/07/2003	2320219
STAMP NO.	DATE OF INSPECTION	CO. REPORT NO. (IF ANY)

1. SUBSTRUCTURE AREA

ITEM 1A

EVIDENCE OF SUBTERRANEAN TERMITE INFESTATION NOTED IN THE FRONT OF THE BASEMENT.

RECOMMENDATION: TRENCH ALONG THE EXTERIOR OF THE STRUCTURE IN THE AREA INDICATED. CHEMICALLY TREAT THE SOIL WITH REGISTERED TERMITICIDE IN ACCORDANCE WITH MANUFACTURERS' LABEL. CHEMICAL: DRAGNET. PLEASE REFER TO PESTICIDE DISCLOSURE.

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

ITEM 1B

EVIDENCE OF WOOD BORING BEETLES IN THE SUBSTRUCTURE AS INDICATED. EVIDENCE APPEARS TO BE LIMITED TO A CONFINED AREA.

RECOMMENDATION: OUR PRIMARY RECOMMENDATION IS TO FUMIGATE THE STRUCTURE. AT THE REQUEST OF THE OWNER, WE OFFER A SECONDARY SUBSTANDARD RECOMMENDATION OF LOCALLY TREATING THE AREA OF INFESTATION WITH REGISTERED CHEMICAL, TIMBOR - (A/I) DISODIUM OCTABORATE TETRAHYDRATE IN ACCORDANCE WITH MANUFACTURER'S LABEL. NOTE: NO GUARANTEE IS GIVEN WITH SECONDARY RECOMMENDATIONS. PERIODIC INSPECTION IS ADVISED.

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

ITEM 1C

NOTED EVIDENCE OF PAST INFESTATION BY SUBTERRANEAN TERMITES AS INDICATED ON THE DIAGRAM.

RECOMMENDATION: KNOCK DOWN ANY AND ALL REMAINING EVIDENCE AND MAKE PERIODIC INSPECTIONS TO DETERMINE ACTIVITY.

***** Information Item *****

ITEM 1D

WATER STAINS WERE NOTED ON SUBSTRUCTURE FRAMING AND WALLS IN NUMEROUS AREAS. NO CURRENT MOISTURE, INFECTION OR INFESTATION WAS NOTED AT THE TIME OF INSPECTION.

RECOMMENDATION: PERIODIC INSPECTION ADVISED. THE OWNER SHOULD CONTACT OTHER TRADES TO INSPECT AND MAKE ANY NEEDED CORRECTION.

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

ITEM 1E

FRAMING IS INACCESSIBLE AND NOT INSPECTED IN THE GARAGE BEHIND INSULATION, COVERED WALLS AND/OR STORAGES. CONDITIONS IN THE CONCEALED AREAS ARE NOT REPRESENTED IN THIS REPORT.

RECOMMENDATION: WHEN THE STORAGES, COVERINGS OR INSULATION ARE REMOVED, INSPECTION FOR WOOD DESTROYING ORGANISMS IS ADVISED.

***** Information Item *****

2. STALL SHOWER AREA

ITEM 2A

WE MADE A STANDARD WATER TEST OF THE STALL SHOWER. NO LEAKAGE WAS NOTED AT THIS TIME. THIS IS A NEWER PREFABRICATED BASE.

RECOMMENDATION: OWNER IS RESPONSIBLE TO MAINTAIN THE SHOWER AND ENCLOSURE IN A WATER TIGHT CONDITION.

***** Information Item *****

3. FOUNDATION AREA

ITEM 3A

THE TOP OF THE ADJACENT PAVING IS EVEN WITH OR HIGHER THAN THE TOP OF THE FOUNDATION. THIS CONDITION IS CONDUCTIVE TO INFESTATIONS AND INFECTIONS. NO INFESTATION, INFECTION OR MOISTURE CONDITION NOTED AT THIS TIME.

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

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RECOMMENDATION: WE ADVISE THE OWNER TO LOWER THE CONCRETE PAVING OR ELEVATE THE FOUNDATION TO CORRECT THE FAULTY GRADE.

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

9. DECKS AND PATIOS AREA

ITEM 9A

FUNGUS DAMAGE NOTED IN DECKING, BEAMS AND JOISTS.

RECOMMENDATION: REMOVE AND REPLACE ONLY DAMAGED MATERIAL WITH NEW. OWNER TO STAIN OR TREAT FOR PRESERVING THE WOOD.

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

ITEM 9B

EVIDENCE OF WOOD BORING BEETLES AND FUNGUS INFECTIONS IN DECK.

RECOMMENDATION: BRUSH AND CHEMICALLY TREAT THE DECK WITH REGISTERED CHEMICAL, TIMBOR - (A/I) DISODIUM OCTABORATE TETRAHYDRATE IN ACCORDANCE WITH MANUFACTURER'S LABEL.

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

10. INTERIOR AREA

ITEM 10A

THE UPSTAIRS BATHROOM FLOOR COVERING IS LIFTING/SWOLLEN/OR DISCOLORED WITH EVIDENCE OF FUNGUS INFECTION NOTED.

RECOMMENDATION: REMOVE THE COMMODE. REMOVE FLOOR COVERING AND DAMAGED UNDERLAYMENT. REMOVE ANY FUNGUS DAMAGED SUB FLOOR AND REPLACE WITH NEW. INSTALL NEW UNDERLAYMENT AND STANDARD GRADE FLOOR COVERING OF A NEUTRAL COLOR OVER THE ENTIRE BATHROOM FLOOR AREA. RESET COMMODE ON NEW WAX SEAL.

NOTE: IF DAMAGE EXTENDS TO INACCESSIBLE FRAMING BENEATH THE FLOOR OR IN WALLS, A SUPPLEMENTAL REPORT WILL BE ISSUED WITH ADDITIONAL COST ESTIMATE FOR CORRECTION.

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

ITEM 10B

WATER STAINS WERE NOTED ON THE CEILING AND/OR WALL IN THE MASTER BEDROOM CLOSET.

RECOMMENDATION: THE OWNER IS TO EMPLOY A LICENSED ROOFING CONTRACTOR TO INSPECT THE ROOF COVERING AND CORRECT AS NEEDED.

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

ITEM 10C

STAINS ON THE WALL BENEATH THE WINDOW ARE EVIDENCE OF LEAKAGE IN THE MASTER BEDROOM. FRAMING IS INACCESSIBLE BEHIND WALL COVERINGS.

RECOMMENDATION: OWNER TO CONTACT OTHER TRADESPERSON TO CHECK FOR LEAKS AND MAKE CORRECTIONS. INSPECTION OF WALL FRAMING WOULD BE DONE WHEN ACCESS IS MADE, UPON REQUEST.

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

ITEM 10D

MOISTURE HAS PENETRATED AND DELAMINATED THE FORMICA COUNTER TOP IN THE UPSTAIRS BATHROOM.

RECOMMENDATION: CONTACT OTHER TRADESPERSON TO MAKE DESIRED CORRECTIONS.

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

11. EXTERIOR AREA

ITEM 11A

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

110 POPLAR * SAN BRUNO, CA 94068

BLDG. NO.	STREET	CITY
N/A	05/07/2003	2320219
STAMP NO.	DATE OF INSPECTION	CO. REPORT NO. (IF ANY)

SUBTERRANEAN TERMITE DAMAGE NOTED IN THE WINDOW AND TRIM AT THE BASEMENT LEVEL AS INDICATED ON THE DIAGRAM.

RECOMMENDATION: REMOVE THE DAMAGED WINDOW AND TRIM AND INSTALL A STANDARD GRADE METAL WINDOW ASSEMBLY AND NEW TRIM. OWNER TO PAINT. DAMAGE WHICH EXTENDS TO INACCESSIBLE AREAS WOULD BE REPAIRED AT THE OWNER'S EXPENSE.

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

ITEM 11B

THERE ARE GAPS AND CRACKED HARD SHINGLES A NUMBER OF AREAS AT THE REAR AND SIDES OF THE STRUCTURE.

RECOMMENDATION: INTERESTED PARTIES SHOULD CONTACT OTHERS TO SEAL GAPS AND REPAIR THE SIDING AS NEEDED.

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

ITEM 11C

FUNGUS INFECTION AND/OR DAMAGE NOTED IN FRAMING UNDER THE OVERHANG AS INDICATED ON THE DIAGRAM.

RECOMMENDATION: CHISEL OUT DAMAGE AND TREAT WITH APPROVED FUNGICIDE, TIMBOR (A/I) DISODIUM OCTABORATE TETRAHYDRATE IN ACCORDANCE WITH MANUFACTURER'S LABEL.

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

ITEM 11D

THERE ARE NUMEROUS AREAS WHERE THERE IS LOOSE TRIM, SIDING WINDOW STOPS AND SILLS WHERE MOISTURE CAN PENETRATE.

RECOMMENDATION: CONTACT OTHERS TO REPAIR, SECURE AND SEAL THESE AREAS AGAINST MOISTURE PENETRATION.

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

ITEM 11E

FUNGUS DAMAGE NOTED IN WOODEN WINDOW SASHES AT THE LAUNDRY ROOM.

RECOMMENDATION: OWNER TO CONTACT A SPECIALTY CONTRACTOR TO REMOVE FUNGUS DAMAGED SASHES AND REPLACE WITH NEW. NOTE: NO BID IS SUBMITTED FOR THIS ITEM.

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

ITEM 11F

FUNGUS DAMAGE NOTED IN THE DOOR JAMBS ON GRADE AT THE FRONT AND REAR OF THE STRUCTURE.

RECOMMENDATION: CUT THE BASE OF THE JAMBS AND FILL THE VOID WITH CONCRETE.

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

ITEM 11G

THE EXTERIOR PAINT IS MISSING IN AREAS. THIS CONDITION MAY LEAD TO INFESTATION.

RECOMMENDATION: OWNER MAINTAIN EXTERIOR PAINT AS A PART OF REGULAR MAINTENANCE. SEAL AROUND ALL OPENINGS.

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

ITEM 11H

THERE HAS BEEN WORK PERFORMED BY OTHERS IN THE EAVES. MOST EAVES ARE INACCESSIBLE AND NOT INSPECTED DUE TO EXCESSIVE HEIGHT. CONDITIONS IN THESE AREAS ARE NOT REPRESENTED IN THIS REPORT.

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

110 POPLAR * SAN BRUNO, CA 94066

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RECOMMENDATION: WHEN SCAFFOLD IS INSTALLED, INSPECTION OF THE EAVES IS ADVISED.

***** Information Item *****

CALIFORNIA 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 RISKS ARE OUTWEIGHED BY THE BENEFITS. THE DEGREE OF RISK DEPENDS UPON THE DEGREE OF EXPOSURE, SO EXPOSURE SHOULD BE MINIMIZED.

IF WITHIN TWENTY-FOUR HOURS FOLLOWING APPLICATION YOU EXPERIENCE SYMPTOMS SIMILAR TO COMMON SEASONAL ILLNESS COMPARABLE TO THE FLU, CONTACT YOU PHYSICIAN OR POISON CONTROL CENTER AT: 800-876-4766 AND YOUR PEST CONTROL OPERATOR IMMEDIATELY. FOR ADDITIONAL INFORMATION CONTACT THE COUNTY HEALTH SERVICES DEPARTMENT; COUNTY AGRICULTURAL DEPARTMENT AND THE STRUCTURAL PEST CONTROL BOARD, 1422 HOWE AVE., SACRAMENTO, CA. 95825-3280.

IF WE HAVE RECOMMENDED THE USE OF A FUNGICIDE WE WILL USE ONE OF THE FOLLOWING:

- * COPPER NAPHTHENATE - (A/I) COPPER NAPHTHENATE
- * TIM-BOR - (A/I) DISODIUM OCTABORATE TETRAHYDRATE

IF WE HAVE RECOMMENDED THE TREATMENT OF SUBTERRANEAN TERMITES WE WILL USE:

- * DRAGNET FT - (A/I) PERMETHRIN

IF WE HAVE RECOMMENDED LOCAL TREATMENT OF WOOD BORING BEETLES AND DRYWOOD TERMITES WE WILL USE:

- * TIM-BOR INSECTICIDE - (A/I) DISODIUM OCTABORATE TETRAHYDRATE

FOR FURTHER INFORMATION CONTACT ANY OF THE FOLLOWING:

COUNTY	HEALTH SRVCS. DEPT.	AGRICULTURAL DEPARTMENT	POISON CONTROL
SAN FRANCISCO -	(415) 554-2500	(415) 469-6301	(800) 876-4766
SAN MATEO -	(650) 593-3890	(650) 363-4700	(800) 876-4766
SANTA CLARA -	(408) 423-0700	(408) 299-2171	(800) 876-4766
CONTRA COSTA -	(925) 313-6710	(925) 646-5250	(800) 876-4766
ALAMEDA -	(510) 267-8000	(510) 670-5232	(800) 876-4766

Work Authorization

Prepared by

COOK & ASSOCIATES

ADDRESS OF PROPERTY INSPECTED

BUILDING NO.	STREET	CITY	ZIP	COUNTY CODE	DATE OF INSPECTION
110	POPLAR	SAN BRUNO	94066	41	05/07/2003

Section: 1

1A =	700.00
1B =	450.00
9A =	3750.00
9B =	600.00
10A =	755.00
11A =	845.00
11C =	250.00
11F =	160.00

Section Total \$ 7510.00

Comments:

BIDS FOR CHEMICAL TREATMENT FOR WOOD BORING BEETLES ARE SECONDARY RECOMMENDATIONS TO FUMIGATION OF THE STURCTURE AND REQUIRE OWNER AUTHORIZATION. NO BID WAS SUBMITTED FOR ITEM 11E.

Total (items quoted only): **\$7510.00** The stamp number on the report is: **N/A**

1. If further inspection is recommended, if additional work is required by any government agency, or if additional damage is discovered while performing the repairs, this company reserves the right to increase prices.
2. In the event that legal action is necessary to enforce the terms of this contract, reasonable attorney's fees may be awarded to the prevailing party.
3. This company will use due caution and diligence in their operations but assume no responsibility for matching existing colors and styles, or for incidental damage to roof coverings, T.V. antennae, solar panels, rain gutters, plant life, or paint.
4. This report is limited to the accessible areas shown on the diagram. Please refer to the report for the areas not inspected.
5. If this contract is to be paid out of escrow impond the buyers and sellers agree to provide this company with all escrow billing information required to collect the amount due. The persons signing this contract are responsible for payment, and if the escrow does not close within 30 days after the date of completion of the work agree to pay in full the amount specified in this work authorization agreement.
6. If this agreement includes a charge for opening an area for further inspection, it is for opening the area only and does not include making additional repairs, if needed, nor does it include replacing removed or damaged floor coverings, wall coverings, or painted exposed surfaces unless specifically stated.

Mechanic's Lien:

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

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

This company is authorized to perform items: _____ Costs of work: _____

OWNER or OWNER's AGENT:	DATE:
X _____	_____
X _____	_____

COOK & ASSOCIATES
BY: _____
ESCROW CO: _____
ESCROW NO: _____

INVOICE

COOK & ASSOCIATES
 P. O. BOX 92
 BRISBANE, CA 94005
 Ph (415) 468-1212 * Fax (415) 468-5250

Invoice Number: 2320219

Invoice Date: 05/07/2003

Bill To:	
KARL & JANET ORTIS C/O MARY & RUSS BECKWITH @ PANDA REALTY	
Address of Inspection:	
110 POPLAR * SAN BRUNO, CA 94066	
Invoice Description:	Escrow Number:
	Escrow Officer:
	Date of Inspection: 05/07/2003
	Termite Inspection Report Fee:\$ 250.00 (Termite work not included.)
	(CK# 2396) Payments: \$ 250.00 Date: 05/06/2003
TOTAL DUE: \$ 0.00	

TERMS: Payment is due upon receipt of invoice or at the close of escrow.

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

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