

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

| | | | | | |
|-----------------------|----------------------------------------|-------------------|--------------|----------------------------------|----------------------|
| Building No. 20488 | Street Stevens Creek Blvd. #1708 | City Cupertino | ZIP 95014 | Date of Inspection 06/08/2018 | Number of Pages 4 |
|-----------------------|----------------------------------------|-------------------|--------------|----------------------------------|----------------------|

| | | |
|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
|  | Remnant Termite Control Co. 499 Salmar Ave #F Campbell CA 95008 (408) 374-7100 (408) 828-7307 remnanttermitecontrol@gmail.com Fax (408) 374-7101 | Report # : 19631 Registration # : PR3771 Escrow # : <input type="checkbox"/> CORRECTED REPORT |
|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|

| | | |
|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Ordered by: Miri Bialik Intero Real Estate Services 10275 N. De Anza Blvd. Cupertino CA 95014 (408) 315-6555 | Property Owner and/or Party of Interest: Miri Bialik - Agent Intero Real Estate Services 20488 Stevens Creek Blvd. #1708 Cupertino CA 95014 | Report sent to: Miri Bialik Intero Real Estate Services 10275 N. De Anza Blvd. Cupertino CA 95014 (408) 315-6555 |
|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|

| | | | |
|------------------------------------------|----------------------------------------------------|----------------------------------------------|----------------------------------------------|
| COMPLETE REPORT <input type="checkbox"/> | LIMITED REPORT <input checked="" type="checkbox"/> | SUPPLEMENTAL REPORT <input type="checkbox"/> | REINSPECTION REPORT <input type="checkbox"/> |
|------------------------------------------|----------------------------------------------------|----------------------------------------------|----------------------------------------------|

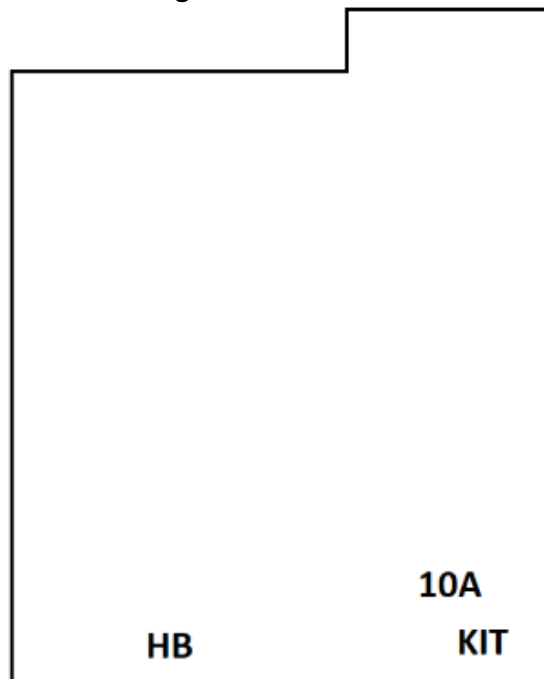
| | |
|---------------------------------------------------------------|---------------------------------------------------------|
| GENERAL DESCRIPTION: 7TH FLOOR, CONDO UNIT, INTERIOR ONLY. | Inspection Tag Posted: Kitchen Other Tags Posted: |
|---------------------------------------------------------------|---------------------------------------------------------|

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.

| | | | | |
|------------------------------------------------|-------------------------------------------|------------------------------------------|----------------------------------------------------|---------------------------------------------|
| Subterranean Termites <input type="checkbox"/> | Drywood Termites <input type="checkbox"/> | Fungus / Dryrot <input type="checkbox"/> | Other Findings <input checked="" 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 details on checked items.

Diagram Not To Scale



| | | | | | |
|---------------|----------------|-------------------|----------|------------|---------------------------------------------------------------------------------------|
| Inspected By: | Herbert Y. Kim | State License No. | OPR10256 | Signature: |  |
|---------------|----------------|-------------------|----------|------------|---------------------------------------------------------------------------------------|

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California, 95815-3831.

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

REMNANT TERMITE CONTROL CO.

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| | | | | |
|-------------------------------|---------------------------|------------|-------|-------|
| 20488 | Stevens Creek Blvd. #1708 | Cupertino | CA | 95014 |
| Address of Property Inspected | | City | State | ZIP |
| 06/08/2018 | 19631 | | | |
| Date of Inspection | Corresponding Report No. | Escrow No. | | |

WHAT IS A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT? READ THIS DOCUMENT. IT 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 evidence of wood destroying pests and organisms in visible and accessible areas and contains recommendations for correcting any infestations or infections found. The contents of Wood Destroying Pest & Organism Inspection Reports are governed by the Structural Pest Control Act and regulations.

Some structures do not comply with building code requirements or may have structural, plumbing, electrical, mechanical, heating, air conditioning or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information on such defects, if any, as they are not within the scope of the licenses of either this company, or it's employees.

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of inspection. Some areas of the structure are not accessible to inspection, such as the interior of hollow walls, spaces between floors, areas concealed by carpeting, appliances, furniture or cabinets. Infestations or infections may be active in these areas without visible and accessible evidence. If you desire information about areas that were not inspected, a further inspection may be performed at an additional cost. Carpets, furniture or appliances are not moved and windows are not opened during a routine inspection.

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

This company does not certify or guarantee against any leakage, such as (but not limited to) plumbing, appliances, walls, doors, windows, any type of seepage, roof or deck coverings. This company renders no guarantee, whatsoever, against any infection, infestation or any other adverse condition which may exist in such areas or may become visibly evident in such area after this date. Upon request, further inspection of these areas would be performed at an additional charge.

In the event damage or infestation described herein is later found to extend further than anticipated, our bid will not include such repairs. OWNER SHOULD BE AWARE OF THIS CLOSED BID WHEN CONTRACTING WITH OTHERS OR UNDERTAKING THE WORK HIMSELF/HERSELF.

If requested by the person ordering this report, a re-inspection of the structure will be performed. Such requests must be within four (4) months of the date of this inspection. Every re-inspection fee amount shall not exceed the original inspection fee.

Wall paper, stain, or interior painting are excluded from our contract. New wood exposed to the weather will be prime painted, only upon request at an additional expense.

All pesticides and fungicides must be applied by a state certified applicator (sec. 8555 Business and Professions Code Division 3) and in accordance with the manufacturer's label requirements.

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.

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.

REMNANT TERMITE CONTROL CO.

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AREAS NOT INSPECTED PLEASE READ

This was an inspection of a furnished condominium/ townhouse unit; therefore, it is limited to only these areas of the condominium/ townhouse unit. Some of the interior areas are inaccessible for inspection. These areas include inside finished walls and ceilings, areas under floor coverings, and areas concealed by furnishings and appliances. We did not inspect any of the common areas of the condominium/ townhouse project. Our inspection does not include any inspection of the electrical, heating, or mechanical systems of the structure. Our inspection will not detect building code violations. If any information is desired about any of these areas, a company who makes home inspections should be engaged. The plumbing was inspected, but only the leaks outlined in our report, if any, were found at this time. We assume no responsibility for leaks that occur after the date of this inspection.

NOTE; WORK PERFORMED BY OTHERS WILL BE REINSPECTED BY THIS COMPANY FOR THE REINSPECTION FEE OF \$100.00. OPEN WALL AND OPEN FLOOR INSPECTIONS ARE REQUIRED IF A CERTIFICATION IS DESIRED FROM THIS COMPANY. REINSPECTION MUST BE PERFORMED WITHIN FOUR MONTHS OF THE ORIGINAL INSPECTION DATE; SCHEDULING FOR REINSPECTION MAY REQUIRE AS LONG AS TEN DAYS TO BE MADE.

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 differ from company to company. You have the right to seek a second opinion from another company.

WE GUARANTEE CHEMICAL TREATMENTS FOR TWO (2) YEARS AND FUMIGATIONS DONE BY THIS COMPANY FOR THREE (3) YEARS FROM THE DATE OF COMPLETION. WE GUARANTEE WATER DAMAGE REPAIRS FOR THIRTY (30) DAYS FROM THE DATE OF COMPLETION. WE CANNOT GUARANTEE WORK DONE BY THE OWNER OR OWNERS AGENT. WE MAKE NO GUARANTEE AGAINST FUTURE INFECTIONS, ADVERSE CONDITIONS, OR CONDITIONS PRESENT BUT NOT EVIDENT AT THE TIME OF OUR INSPECTION.

THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION I AND SECTION II CONDITIONS EVIDENT ON THE DATE OF INSPECTION. SECTION I CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION OR 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 HIS INSPECTION AND CANNOT BE DEFINED AS SECTION I OR SECTION II.

10. OTHER - INTERIOR

10A - Section II

FINDING: Some of the grout is loose or missing around the ceramic tile on the kitchen countertop.

RECOMMENDATION: RegROUT this area in the most practical way.

Remnant Termite Control Co. does no texturing, painting, or wall papering. However, we will cover exterior wood work with one (1) coat of white primer weather permitting.

If damage is found to extend into any inaccessible areas, a supplemental report will be issued listing additional findings, recommendations, and bids.

Should the further inspection items noted in this report not be performed, Remnant Termite Control Co will assume no liability for any infestations or infection which may be concealed in these areas.

Remnant Termite Control Co. assumes no liability for, nor do we guarantee, work done by others. All guarantees, warranties, and permits should be obtained from the parties performing the repairs.

REMNANT TERMITE CONTROL CO.

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| | | | | |
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If any of the wood repairs outlined in the above report are done by others, an open inspection must be performed by this company if the appropriate certification is desired.

CERTIFICATION REGARDING TERMITES, FUNGUS AND DRY-ROT:

This is to certify that the above property was inspected on 06/08/18 in accordance with The Structural Pest Control Act and rules and regulations adopted pursuant thereto, and that no evidence of active infestation or infection was found to the visible and accessible areas.

Thank you for using Remnant Termite Control Co. If you have any questions regarding this report, please call and ask for Herbert Kim. Please bear in mind that the inspectors have full schedules during the day and can only be reached by phone early in the morning and late in the afternoon. The inspector will make every effort to make contact with you when he is available.



Remnant Termite Control Co.

499 Salmar Ave #F
Campbell CA 95008
(408) 374-7100 (408) 828-7307
remnanttermitecontrol@gmail.com
Fax (408) 374-7101

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WORK AUTHORIZATION

Report #: 19631

No work will be performed until a signed copy of this agreement has been received.

Address of Property : 20488 Stevens Creek Blvd. #1708

City: Cupertino

State/ZIP: CA 95014

The inspection report of the company dated, 06/08/2018 is incorporated herein by reference as though fully set forth.

The company is authorized to proceed with the work outlined in the items circled below from the Termite Inspection Report for the property inspected, for a total sum of \$ _____. This total amount is due and payable within 30 days from completion repair work and/or chemical application.

THE COMPANY AGREES

To guarantee all repair completed by this company for one year from date of completion except for caulking, grouting, or plumbing, which is guaranteed for a period of **ninety (90) days**. We assume no responsibility for work performed by others, to be bound to perform this work for the price quoted in our cost breakdown for a period not to exceed 30 days, to use reasonable care in the performance of our work but to assume no responsibility for damage to any hidden pipes, wiring, or other facilities or to any shrubs, plants, or roof.

THE OWNER OR OWNER'S AGENT AGREES

To pay for services rendered in any additional services requested upon completion of work to pay a service charge of one and one-half percent (1 1/2%) interest per month, or portion of any month, annual interest rate of eighteen percent (18%) on accounts exceeding the ten (10) day full payment schedule. The Owner grants to The Company a security interest in the property to secure payment sum for work and inspection fee completed. In case of non-payment by The owner, reasonable attorney fees and costs of collection shall be paid by owner, whether suit be filed or not.

ALL PARTIES AGREE

If any additional work is deemed necessary by the local building inspector, said work will not be performed without additional authorization from owner or owner's agent. This contract price does not include the charge of any Inspection Report fees. Circle the items you wish performed by The Company, below and enter total amount above:

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.

ITEMS

| Prefix | Section I | Section II | Further Inspection | Other |
|---------------------|-----------|------------|--------------------|-------|
| 10A | 0.00 | owner | 0.00 | 0.00 |
| Total: | 0.00 | 0.00 | 0.00 | 0.00 |
| Grand Total: | 0.00 | | | |

Property Owner:

Date:

Inspected By:

Date:

Owner's Agent:

Date:



INVOICE / STATEMENT

Remnant Termite Control Co.
499 Salmar Ave #F
Campbell CA 95008
(408) 374-7100 (408) 828-7307
remnanttermitecontrol@gmail.com
Fax (408) 374-7101

Date: 06/08/2018
Report Number: 19631
Invoice Number: 19631-1
Escrow Number:

Property 20488 Stevens Creek Blvd. #1708
Inspected: Cupertino, CA 95014

Bill To: Miri Bialik - Agent
Intero Real Estate Services
20488 Stevens Creek Blvd. #1708
Cupertino, CA 95014

| | |
|--------------------------|---------------|
| Inspection Amount: \$ | 120.00 |
| Contract: \$ | 0.00 |
| Labor/Materials: \$ | 0.00 |
| Escrow (\$50): \$ | 0.00 |
| Invoice Total: \$ | 120.00 |
| Payments: \$ | 120.00 |
| Total Due: \$ | 0.00 |

Description of Service
Inspection fee.

RETAIN THIS COPY FOR YOUR RECORDS
THANK YOU FOR YOUR BUSINESS

CUT HERE

CUT HERE

CUT HERE



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Inspection fee.

RETURN THIS COPY WITH REMITTANCE
THANK YOU FOR YOUR BUSINESS