

ABLE EXTERMINATORS, INC.
P.O. BOX 5339
SAN JOSE, CALIFORNIA 95150
PHONE (408) 251-6500 - FAX# (408) 251-3652

INVOICE

01/13/14

Bill To

Invoice Number 168613

Stephanie Errintos
Stephanie@silviera.com

Michael Silviera

Property Address

Escrow Number

115 MULLER PL.
SAN JOSE

Description

Inspection Number 157177

Termite Inspection and Report Fee

Termite Control Work Completed

Other: LIMITED

01/13/14

125.00

Total

\$

125.00

Please return one copy of this invoice with payment.



PAID

CK. NO. 1581

DATE 1-13-14

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 115	Street MULLER PL.	City SAN JOSE	Zip 95126	Date of Inspection 01/13/14	Number of Pages 4
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Registration # **PR0176** Report # **157177** Escrow #

Ordered by: Jim Galli/ Coldwell Banker Jgalli@cbtnorcal.com 00000-0000	Property Owner and/or Party of Interest: Stephanie Errintos Stephanie@silviera.com Michael Silviera	Report Sent to: -
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COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

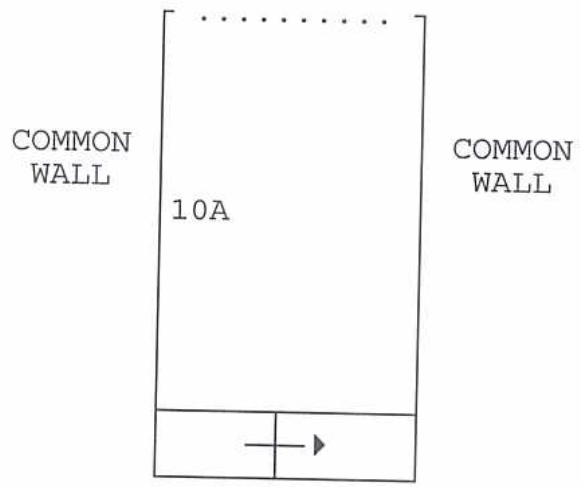
General Description: This is a limited inspection to the interior of a three story condominium.	Inspection Tags Posted: Garage.
	Other Inspection Tags: None noted.

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 structures not on the diagram were not inspected.

Subterranean Termites
Drywood Termites
Fungus/Dryrot
Other Findings
Further Inspection

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



FRONT

Inspected by **Mario Rodriguez** State License No. **OPR8571** Signature *Mario Rodriguez*

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.
 NOTE: Questions or problems concerning the above report should be directed to the manager of this 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. 43M-41 (Rev. 10/01)

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SCOPE OF INSPECTION. IMPORTANT INFORMATION

This is a report of an inspection for wood destroying pests and organisms of one unit of a common interest subdivision. This inspection was limited to the visible and accessible interior areas of the unit. We recommend further inspection for the remainder of the structure. This inspection report does not reveal building code compliance or non-compliance. For information about code compliance, a company that makes structural home inspections should be engaged. We have not inspected areas under furnishings, appliances, storage or floor coverings nor did we inspect inside finished walls or ceilings. Inspection of these areas is not practical. If inspection of any of these areas is requested, we would perform that inspection for an additional charge. We did not inspect electrical, heating or mechanical systems, nor did we inspect the plumbing systems except as may be specifically noted below. Inspection of these systems is beyond the scope of this inspection report. **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 CONTRACTORS' STATE LICENSE BOARD.**

The common walls were not inspected.

WE GUARANTEE TREATMENTS DONE BY THIS COMPANY FOR ONE YEAR FROM THE DATE OF COMPLETION. WE GUARANTEE WATER DAMAGE REPAIRS FOR THIRTY (30) DAYS FROM THE DATE OF COMPLETION. **FUMIGATIONS ARE GUARANTEED FOR THREE (3) YEARS FROM THE DATE OF THE FUMIGATION.** WE CANNOT GUARANTEE WORK DONE BY THE OWNERS OR THE OWNERS' AGENTS. WE MAKE NO GUARANTEE AGAINST FUTURE INFECTIONS, ADVERSE CONDITIONS OR CONDITIONS PRESENT BUT NOT EVIDENT AT THE TIME OF OUR INSPECTION.

"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 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 the 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: THIS COMPANY WILL REINSPECT WORK PERFORMED BY OTHERS FOR A REINSPECTION FEE OF \$125.00. OPEN WALL AND OPEN FLOOR INSPECTIONS ARE REQUIRED IF A CERTIFICATION OF THOSE AREAS IS DESIRED FROM THIS COMPANY.

NOTE: IF, DURING THE PERFORMANCE OF ANY REPAIRS, OR REINSPECTIONS, BY THIS COMPANY, ANY 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.

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NOTE: THIS IS A 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.

(10) OTHER...INTERIOR

10A. FINDING: There are water stains on the counter below the wishwasher air gap.

RECOMMENDATION: The owner to maintain those areas sealed and in a water tight condition. SECTION II ITEM.

NOTE: Our inspection was confined to the interior only at the request of the ordering agent. Neither the exterior, nor any parts of the structure that are normally known as the common areas, were inspected. Further inspection is recommended and if further inspection is desired, such would be performed at additional costs and a supplemental report would be issued with findings and further recommendations, if any.

NOTE: IF, DURING THE PERFORMANCE OF ANY TREATMENTS, REPAIRS, OR REINSPECTIONS BY THIS COMPANY, ANY DAMAGE, INFESTATIONS, INFECTIONS, PLUMBING LEAKS OR FAULTY FIXTURES ARE REVEALED THAT WERE NOT EVIDENT AT THE TIME OF OUR ORIGINAL INSPECTION OR EXTEND INTO CURRENTLY INACCESSIBLE AREAS, WE WOULD ISSUE A SUPPLEMENTAL REPORT WITH FINDINGS, RECOMMENDATIONS AND ADDITIONAL COSTS FOR CORRECTIONS.

NOTE: This Wood Destroying Pests & Organisms Report DOES NOT INCLUDE MOLD or any mold like conditions. No reference will be made to mold or mold like condition. 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 would like your property to be inspected for mold or mold like conditions, please contact the appropriate mold professional.

NOTE: You must read and understand the scope of inspection and report. If you do not agree with and understand the scope of inspection, do not use this report for any purpose. Contact our office for further information.

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NOTE: ABLE EXTERMINATORS, INC., assumes no liability for any conditions outlined in Unknown-Further Inspection items unless they are performed as outlined in the report.

CERTIFICATION REGARDING TERMITES, FUNGUS AND DRY-ROT: This is to certify that the above property was inspected on 01/13/2014 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 in the visible and accessible areas

ABLE EXTERMINATORS, INC.

P.O. BOX 5339 SAN JOSE, CA. 95150

Phone 1.408.251.6500

WORK AUTHORIZATION CONTRACT

Email ablexterm@aol.com

Fax 1.408.251.3652

This is a contract between Able Exterminators, Inc. and Stephanie Errintos
 and incorporates Able's termite report # 157177 dated 01/13/14 for real property located at
115 MULLER PL., SAN JOSE

ITEMIZED COST BREAKDOWN (Refer to items on the report)

The cost of each item on this report is:

SECTION 1: NONE.

SECTION 2: 10A. By Owner

FURTHER INSPECTION: NONE.

We have not quoted, nor included, a price of "owner" items. Time and material prices are based on \$65.00 per man-hour portal to portal, and material at Able's cost plus 20 per cent. ITEMS ON THE REPORT MAY CONTAIN PROVISIONS FOR ADDITIONAL COSTS OVER AND ABOVE THE ORIGINAL ESTIMATE.
 Please read the report carefully and completely.

CONDITIONS:

1. Time is of the essence in this contract. If Able's offer is not accepted within 45 days of the date of the report Able reserves the right to increase prices.
2. If further inspection is recommended, or if additional work is required by any Government agency, Able reserves the right to increase prices.
3. 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.
4. TERMS OF PAYMENT. Accounts are past due thirty days after date of completion. Interest, at the maximum legal rate, will be charged on all past due accounts. In the event that legal action is necessary to enforce the terms of this contract, collection fees, attorney's fees and costs of suit will be awarded to the prevailing party.
5. SEND BILL TO: Name: _____ Address: _____
 Phone: _____ Email: _____ Company: _____
 Escrow number: _____ Estimated COE: _____
6. We understand that all invoices are due and payable immediately upon issue, regardless of delays in escrow.
6. We authorize Able Exterminators, Inc. to perform the following items:

for a contract price of _____.

NAME OF PERSON TO CONTACT FOR ACCESS: _____

HOME PHONE: _____ WORK PHONE: _____

IS UPGRADING OR CHOICE OF LINOLEUM OR TILE COLOR DESIRED? Yes ___ No ___

There will be additional charges for special material chosen. If no choice, neutral colors will be installed.

The undersigned assumes financial responsibility for the amount of all invoices associated with this account.

SIGNED: _____ DATE: _____

PRINT NAME: _____