

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 168614

Stephanie Errintos
Stephanie@silviera.com

Michael Silviera

Property Address

Escrow Number

115 MULLER PLACE
SAN JOSE

Description

Inspection Number 157178

Termite Inspection and Report Fee

Termite Control Work Completed

Other: LIMITED

01/13/14

0.00

Total

\$

0.00

Please return one copy of this invoice with payment.



WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
115	MULLER PLACE	SAN JOSE	95126	01/13/14	3

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Registration # PR0176	Report # 157178	Escrow #
Ordered by: Jim Galli/ Coldwell Banker Jgalli@cbnorcal.com 00000-0000	Property Owner and/or Party of Interest: Stephanie Errintos Stephanie@silviera.com Michael Silviera	Report Sent to: -

COMPLETE REPORT
LIMITED REPORT
SUPPLEMENTAL REPORT
REINSPECTION REPORT

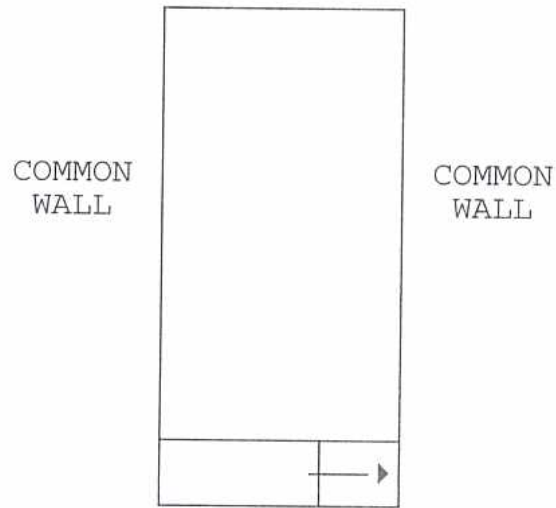
General Description: This is a limited inspection to the exterior of a three story condominium.	Inspection Tags Posted: Under the landing.
	Other Inspection Tags: None noted.

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

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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.

NOTE: No infestations or infections were found at the time of our inspection.

NOTE: This inspection is limited to the accessible exterior areas of the above addressed structure only, at the request of the ordering agent. As this is a common interest subdivision, the limitation is to unit #115 only and does not include adjacent units. Further inspection is recommended and would be performed upon request at additional cost.

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.

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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

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 # 157178 dated 01/13/14 for real property located at
115 MULLER PLACE, SAN JOSE

ITEMIZED COST BREAKDOWN (Refer to items on the report)

The cost of each item on this report is:

TOTAL FOR ALL ITEMS=\$ 0.00

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.

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: _____