

# **PRIOR REPORTS**



THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF Oakland, COUNTY OF Alameda, STATE OF CALIFORNIA, DESCRIBED AS 1096 Amity

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH SECTION 1102 OF THE CIVIL CODE AS OF (date) Feb 3 03. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

I. COORDINATION WITH OTHER DISCLOSURE FORMS

This Real Estate Transfer Disclosure Statement is made pursuant to Section 1102 of the Civil Code. Other statutes require disclosures, depending upon the details of the particular real estate transaction (for example: special study zone and purchase-money liens on residential property).

Substituted Disclosures: The following disclosures have or will be made in connection with this real estate transfer, and are intended to satisfy the disclosure obligations on this form, where the disclosure is the same: 3 NUMBER OF PAGES

- Inspection reports completed pursuant to the contract of sale or receipt for deposit.
Additional inspection reports or disclosures: NAME DATE

II. SELLER'S INFORMATION

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

Seller  is  is not occupying the property.

A. The subject property has the items checked below (read across)

- Range, Dishwasher, Washer/Dryer Hookups, Burglar Alarms, T.V. Antenna, Central Heating, Wall/Window Air Conditioning, Septic Tank, Patio/Decking, Sauna, Hot Tub, Locking Safety Cover\*, Security Gate(s), Garage: Attached, Pool/Spa Heater: Gas, Water Heater: Gas, Water Supply: City, Gas Supply: Utility, Window Screens, Oven, Trash Compactor, Smoke Detector(s), Satellite Dish, Central Air Conditioning, Sprinklers, Sump Pump, Built-In Barbecue, Pool, Child Resistant Barrier\*, Automatic Garage Door Opener(s)\*, Not Attached, Solar, Water Heater Anchored, Braced, or Strapped\*, Well, Bottled, Window Security Bars, Quick Release Mechanism on Bedroom Windows\*, Microwave, Garbage Disposal, Rain Gutters, Fire Alarm, Intercom, Evaporator Cooler(s), Public Sewer System, Water Softener, Gazebo, Spa, Locking Safety Cover\*, Number Remote Controls, Carport, Electric, Private Utility or Other

Exhaust Fan(s) in 2 baths, kitchen, 220 Volt Wiring in laundry, Fireplace(s) in LR
Gas Starter, Roof(s): Type: tile, Age: 9 yrs (approx.)
Other:

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition?  Yes  No. If yes, then describe. (Attach additional sheets if necessary):

(\*see footnote on page 2)

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TDS-11 REVISED 10/01 (PAGE 1 OF 3) Print Date BDC Jan 02

Buyer and Seller acknowledge receipt of a copy of this page.

Buyer's Initials JS, RTD
Seller's Initials PSM, An

Reviewed by [Signature]
Broker or Designee [Signature] Date 3-2-03



Property Address: 1096 Camino

Date: 2/13/03

B. Are you (Seller) aware of any significant defects/malfunctions in any of the following?  Yes  No. If yes, check appropriate space(s) below.

- Interior Walls
  - Ceilings
  - Floors
  - Exterior Walls
  - Insulation
  - Roof(s)
  - Windows
  - Doors
  - Foundation
  - Slab(s)
  - Driveways
  - Sidewalks
  - Walls/Fences
  - Electrical Systems
  - Plumbing/Sewers/Septics
  - Other Structural Components
- (Describe: LR WINDOW PANE HAS FALLEN)

If any of the above is checked, explain. (Attach additional sheets if necessary): \_\_\_\_\_

\*This garage door opener or child resistant pool barrier may not be in compliance with the safety standards relating to automatic reversing devices as set forth in Chapter 12.5 (commencing with Section 19890) of Part 3 of Division 13 of, or with the pool safety standards of Article 2.5 (commencing with Section 115920) of Chapter 5 of Part 10 of Division 104 of, the Health and Safety Code. The water heater may not be anchored, braced, or strapped in accordance with Section 19211 of the Health and Safety Code. Window security bars may not have quick release mechanisms in compliance with the 1995 Edition of the California Building Standards Code.

- C. Are you (Seller) aware of any of the following:
1. Substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and contaminated soil or water on the subject property ...  Yes  No
  2. Features of the property shared in common with adjoining landowners, such as walls, fences, and driveways, whose use or responsibility for maintenance may have an effect on the subject property ...  Yes  No
  3. Any encroachments, easements or similar matters that may affect your interest in the subject property ...  Yes  No
  4. Room additions, structural modifications, or other alterations or repairs made without necessary permits ...  Yes  No
  5. Room additions, structural modifications, or other alterations or repairs not in compliance with building codes ...  Yes  No
  6. Fill (compacted or otherwise) on the property or any portion thereof ...  Yes  No
  7. Any settling from any cause, or slippage, sliding, or other soil problems LEANING FENCE ...  Yes  No
  8. Flooding, drainage or grading problems ...  Yes  No
  9. Major damage to the property or any of the structures from fire, earthquake, floods, or landslides ...  Yes  No
  10. Any zoning violations, nonconforming uses, violations of "setback" requirements ...  Yes  No
  11. Neighborhood noise problems or other nuisances ...  Yes  No
  12. CC&R's or other deed restrictions or obligations ...  Yes  No
  13. Homeowners' Association which has any authority over the subject property ...  Yes  No
  14. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) ...  Yes  No
  15. Any notices of abatement or citations against the property ...  Yes  No
  16. Any lawsuits by or against the seller threatening to or affecting this real property, including any lawsuits alleging a defect or deficiency in this real property or "common areas" (facilities such as pools, tennis courts, walkways, or other areas, co-owned in undivided interest with others). ...  Yes  No

If the answer to any of these is yes, explain. (Attach additional sheets if necessary): FENCES ON BOTH SIDES OF PROPERTY

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller [Signature] Date 2/13/03

Seller Patricia S. Moore Date 2/13/03

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Buyer and Seller acknowledge receipt of a copy of this page.

Buyer's Initials (RTJ) (JTO)  
Seller's Initials (PSM) (J)

Reviewed by [Signature] Date 2-21-03  
Broker or Designee



III. AGENT'S INSPECTION DISCLOSURE  
(To be completed only if the Seller is represented by an agent in this transaction.)

THE UNDERSIGNED, BASED ON THE ABOVE INQUIRY OF THE SELLER(S) AS TO THE CONDITION OF THE PROPERTY AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY IN CONJUNCTION WITH THAT INQUIRY, STATES THE FOLLOWING:

- Agent notes no items for disclosure.
- Agent notes the following items:

*Pressure washer, water hoses, hoses, etc. Shows water damage to ceiling, including painting bedroom, bathroom, kitchen.*

Agent (Broker Representing Seller) He Grube Co By Casey Jones Date 7/05/03  
(Please Print) (Associate License or Broker Signature)

IV. AGENT'S INSPECTION DISCLOSURE  
(To be completed only if the agent who has obtained the offer is other than the agent above.)

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

- Agent notes no items for disclosure.
- Agent notes the following items:

*See attached 1 page addendum*

Agent (Broker Obtaining the Offer) Grube By Helen Berk Date 3/15/03  
(Please Print) (Associate License or Broker Signature)

V. BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

VI. I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Seller: He Grube Co Date 3/26/03 Buyer: Rummond Date 3/15/03  
 Sold: Patricia Moore Date 3/26/03 Buyer: Jennifer Date 3/15/03

Agent (Broker Representing Seller) Grube By He Grube Co Date 3/18/03  
(Associate License or Broker Signature)

Agent (Broker Obtaining the Offer) Grube By Helen Berk Date 3/15/03  
(Associate License or Broker Signature)

SECTION 1102.3 OF THE CIVIL CODE PROVIDES A BUYER WITH THE RIGHT TO RESCIND A PURCHASE CONTRACT FOR AT LEAST THREE DAYS AFTER THE DELIVERY OF THIS DISCLOSURE IF DELIVERY OCCURS AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED PERIOD.

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

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Reviewed by \_\_\_\_\_ Date \_\_\_\_\_  
Broker or Designee



**SELLER'S SUPPLEMENT TO  
REAL ESTATE TRANSFER DISCLOSURE STATEMENT**

Property Address 1096 AMITO DRIVE OAKLAND 94705

Seller(s) Name STEPHEN MOORE

As of: (Date) 3-12-03

This form supplements the Real Estate Transfer Disclosure Statement requirements of Civil Code § 1102 and is designed to give the Buyer(s) additional information regarding the subject property. The following representations are made by the Seller(s) and are NOT representations by Agent(s).

**RECEIVED AND READ**  
NUMBER OF PAGES 4

- |  | Yes                                 | No                                  | Don't Know                          |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| 1. Any non-tempered glass on shower and/or sliding doors? .....  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 2. Any spark arrestors which have been installed? .....  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 3. Any animals kept on the property? .....   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 4. Any stains, odor or damage caused by animals kept on the property? .....  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 5. Any pools or spas requiring fencing? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 6. Any abandoned tanks or systems (i.e., fuel oil, gas, oil, septic, leach fields)? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 7. Any presently connected tanks, septic systems or leach lines? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 8. Any quality problems with the home's water supply (i.e., sediment, discoloration, odor or pressure)? .....                                    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 9. Any leaks or water intrusion (past or present) in the roof(s), chimney(s), around skylight(s) and windows or elsewhere from any source? ..... | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

Location(s): \_\_\_\_\_  
Describe/Date Specific Corrective Repairs: \_\_\_\_\_

- |   |                                     |                                     |                          |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 10. Regarding driveway or private access:   |                                     |                                     |                          |
| (a) Any shared or common driveway or road? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Any written or oral agreement to maintain driveway or road? .....                             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Any forthcoming assessments? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Any easements not of public record? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Are you aware of any of the following in the neighborhood at any time?                        |                                     |                                     |                          |
| (a) Flooding or drainage problems .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Settling, slippage, landslides or other soil problems. <u>SEWER ON N. SIDE LEANS S.</u> ..... | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| (c) Recurrent or unusual odor problems. ....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Contaminated soil or ground water. ....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Any criminal activity on the subject property or in the immediate neighborhood? .....         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Describe: \_\_\_\_\_

- |   |                          |                                     |                          |
|---|--------------------------|-------------------------------------|--------------------------|
| 12. Proximity to any of the following:  |                          |                                     |                          |
| (a) Pending real estate development in the area (such as condominiums, planned units development, subdivisions or property for commercial, industrial, sport, educational or religious use) ..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Proposed or approved changes in public or private facilities .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13. Any current violations of the Covenants, Conditions and Restrictions (CC&Rs)? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 14. Any deaths on the property in the last three years? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 15. Any bonds and/or assessment obligations which are currently due that are not a part of the property tax bill? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Any disease which affects trees or plants on the property or within two hundred feet of property? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Any restrictions on the use of the premises other than those disclosed in writing? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 18. Any boundary disputes, or third party claims affecting the property (rights of other people to interfere with the use of the property in any way)? .....                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Any problems with retaining walls (such as leaning, bulging or cracking)? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Seller's Initials SM Buyer's Initials RTJ

3-21-03

# The GRUBB Co.

1960 Mountain Boulevard, Oakland, CA 94611  
3070 Claremont Avenue, Berkeley, CA 94705

## SELLER'S SUPPLEMENT TO REAL ESTATE TRANSFER DISCLOSURE STATEMENT

Property Address 1096 Armita Dr. MONDA

- |   | Yes                                 | No                                  | Don't Know                          |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 20. Any problems with existing underground sprinkler systems? <u>One sprinkler head maybe bad...</u>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 21. Any sump pump, underground drains, French drains, dry wells or surface disposal systems in the crawl space/sub area or elsewhere on the property? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (a) If yes, please describe and give location .....   |                                     |                                     |                                     |
| (b) Was sump pump installed with permit? .....  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 22. Any damp soil and/or standing water in the sub area (under any building)? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 23. Any standing, collecting or ponding water on the property at any time? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If so, where? .....   |                                     |                                     |                                     |
| 24. Any repairs, replacements or ongoing maintenance to any of the following items: interior walls, ceilings, floors, exterior walls, insulation, roof(s), windows, doors, foundation, slab(s), driveways, sidewalks, walls/fences, electrical systems, plumbing/sewers/septics or other structural components? ..... | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If yes, for each repair, replacement or ongoing maintenance, explain: .....   |                                     |                                     |                                     |
| 25. Any concealed hardwood floors? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If yes, which rooms? .....  |                                     |                                     |                                     |
| What is the condition of the floors? .....  |                                     |                                     |                                     |
| 26. Any insulation? .....   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 27. Any vapor or moisture barrier(s) (i.e., plastic covering) in the sub area or any other location? .....  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 28. Is water directed away from structure? (i.e., drainage system, splash blocks, or other method) .....  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| If yes, please describe .....   |                                     |                                     |                                     |
| 29. Any multiple dwelling units included in this sale? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If yes, number of units _____ Number of legal units _____   |                                     |                                     |                                     |
| 30. Is a current 3R report available? .....   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 31. Any Homeowner's insurance claims in the last 5 years? <u>See agents deed</u>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 32. Any water-related insurance claims in the last 5 years? .....   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |

### REPORTS, INSPECTIONS or ESTIMATES

1. Check applicable boxes, if any, of the following reports, inspections or repair estimates were made for you, previous owner(s) or prospective Buyer(s).

- |  |   |   |                                       |  |
|--|---|---|---------------------------------------|--|
| <input checked="" type="checkbox"/> Pest Control | <input type="checkbox"/> Structural/Engineering | <input type="checkbox"/> House Inspection         | <input type="checkbox"/> Roof         | <input type="checkbox"/> Pool/Spa              |
| <input type="checkbox"/> Well                    | <input type="checkbox"/> Septic                 | <input type="checkbox"/> Plumbing                 | <input type="checkbox"/> Heating      | <input type="checkbox"/> Air Conditioning      |
| <input type="checkbox"/> Survey                  | <input type="checkbox"/> Soils/Drainage         | <input type="checkbox"/> Geologic                 | <input type="checkbox"/> Energy Audit | <input type="checkbox"/> Environmental Hazards |
| <input type="checkbox"/> Plans                   | <input type="checkbox"/> Building Permits       | <input type="checkbox"/> Berkeley Reco Compliance |                                       |  |

Please describe all checked boxes by type and approximate date(s) and indicate if copies are available.

Type of Report	Inspector	Date	Available
<u>TERMINATE REPORT</u>	<u>R. J. CLARKE</u>	<u>2-17-03</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No

Seller's Initials MS (PLM) Buyer's Initials (RSJ) (JO)

3-21-03

SELLER'S SUPPLEMENT TO  
REAL ESTATE TRANSFER DISCLOSURE STATEMENT

Property Address 1096 ANATO DR.

2. Are you aware of any reports or inspections that pertain to any neighborhood properties or conditions which may materially affect the value or desirability of the subject property?.....  Yes  No  
If yes, explain: \_\_\_\_\_

(NOTE: IT IS RECOMMENDED THAT BUYER OBTAIN A COPY OF ALL EXISTING REPORTS, INSPECTIONS OR REPAIR ESTIMATES.)

OWNERSHIP

- |  | Yes                      | No                                  | Don't Know               |
|--|--------------------------|-------------------------------------|--------------------------|
| 1. Are you (Seller) a licensed real estate salesperson/broker?.....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is the sale of this property subject to court confirmation (i.e., probate sale)?.....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Are you involved in any pending or contemplated bankruptcy procedures?.....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Are there any loans secured by the property where Notice(s) of Default have been or may be recorded?.....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Do you anticipate any liens or judgments against any title holder of the property including but not limited to Internal Revenue Service tax liens, etc.?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Any unrecorded Easements, Liens or Deeds of Trust?.....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

IF THE ANSWER TO ANY OF THE ABOVE QUESTIONS IS YES, EXPLAIN:  
(attach additional sheets if necessary) \_\_\_\_\_

• Have all persons on title signed the listing agreement? .....  Yes  No

SUPPLEMENTAL INFORMATION: In addition to the disclosure statements made herein, the following facts are known or suspected, which may materially affect the value or desirability of the subject property, now or in the future, including ongoing maintenance and repairs as well as any defects in the home that required significant repairs:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I ACKNOWLEDGE RECEIPT OF A COPY OF "THE HOMEOWNER'S GUIDE TO EARTHQUAKE SAFETY" *incl mold.*

BUYER(S) HAS READ AND UNDERSTANDS ALL THREE PAGES OF THIS SELLER'S SUPPLEMENT TO THE REAL ESTATE TRANSFER DISCLOSURE STATEMENT AND AGENT'S DISCLOSURE REGARDING ENVIRONMENTAL HAZARDS.

Seller's Initials (M) (SAM) / Buyer's Initials (RTD) (JC)

*3-21-03*

**SELLER'S SUPPLEMENT TO  
 REAL ESTATE TRANSFER DISCLOSURE STATEMENT**

Property Address 1096 AMITO DRIVE

RESIDENTIAL SEISMIC SAFETY (GOVERNMENT CODE SECTION 8897 et seq.)

This Earthquake Disclosure is per "California Association of Realtors Environmental Hazards: A Guide for Homeowners, Buyers, Landlords and Tenants" 1997 Edition.

Answer these questions to the best of your knowledge. If you do not have actual knowledge as to whether the weakness exists or not, answer "Don't Know". If your home does not have the feature, answer "Doesn't Apply." The page numbers in the right-hand column indicate where in the Homeowner's Guide to Earthquake Safety you can find information on each of these features. This earthquake disclosure is made in addition to the standard real estate transfer disclosure statement also required by law.

	Yes	No	Doesn't Apply	Don't Know	
1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3
2. Is the house anchored or bolted to the foundation?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4
3. If the house has cripple walls:					
a. Are the exterior cripple walls braced?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5
b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6
4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7
5. If the house is built on a hillside:					
a. Are the exterior tall foundation walls braced?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8
b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8
6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9
7. If the house has a living area over the garage, was the wall around the garage door opening either built to resist earthquakes or has it been strengthened?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10
8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17
9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or land sliding)?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17

If any of the questions are answered "No", the house is likely to have an earthquake weakness. Questions answered "Don't Know" may indicate a need for further evaluation. If you have corrected one or more of these weaknesses, describe the work below or on a separate page.

SELLER CERTIFIES THAT THE INFORMATION HEREIN IS TRUE AND CORRECT TO THE BEST OF THE SELLER'S KNOWLEDGE. AS SELLER OF THE PROPERTY DESCRIBED HEREIN, I HAVE ANSWERED THE QUESTIONS ABOVE TO THE BEST OF MY KNOWLEDGE IN AN EFFORT TO DISCLOSE FULLY ANY POTENTIAL EARTHQUAKE WEAKNESSES IT MAY HAVE.

AS MO 2/13/03  
 Seller Date

Patricia Moore 2/13/03  
 Seller Date

I ACKNOWLEDGE RECEIPT OF THIS FORM, COMPLETED AND SIGNED BY SELLER. I UNDERSTAND THAT IF THE SELLER HAS ANSWERED "NO" TO ONE OR MORE QUESTIONS, OR IF SELLER HAS INDICATED A LACK OF KNOWLEDGE, THERE MAY BE ONE OR MORE EARTHQUAKE WEAKNESSES IN THIS HOUSE.

Thom Ch... 3/4/03  
 Buyer Date

John... 3/4/03  
 Buyer Date

3-21-03



March 14, 2003

<sup>Amended</sup>  
Seller's Agents Transfer Disclosure Statement on 1976 ~~1976~~ Oakland California 94705 (Berkeley mailing)  
Agent is not a licensed contractor and has no special expertise in evaluating a property's physical condition. Buyers are urged to obtain all professional inspections they deem appropriate and to consult / inspect all appropriate city or government agencies or departments or files, including specific property files to ascertain whether permits were obtained for any remodeling or retrofitting. Buyers should check if all permits were finalized and certificate of occupancy issued as this is relatively new construction. Precise property lines and the precise location of improvements and possible encroachments cannot be determined without a survey. Square footage is often quoted from the public tax records but is not verified by agents making or obtaining actual measurements and may not be accurate. Grubb Company makes no representations as to the accuracy of property lines, square footage or the possibility of encroachments. Trees, particularly large ones, can require ongoing care and maintenance and can create hazards during stormy conditions or high winds. School districts and particular schools are often overcrowded, and boundary lines and methods of assigning students change. Buyers should verify all information regarding schools directly with the appropriate school districts.

Buyer is advised to: 1) personally conduct a thorough visual inspection of all accessible areas of property 2) have the property inspected by a competent, professional home inspector. If further investigations are recommended by the home inspector, or it is otherwise deemed necessary, contact qualified experts to conduct such additional inspections as may be appropriate. If further inspections are recommended by these experts as a result of their investigations, Buyer is strongly advised to have these further inspections performed.

Buyer is also advised to retain other qualified experts to further inspect the property, including, but not limited to the soil, structure, foundation, roof, drainage, heating, plumbing, electrical, sewer or septic systems, pool and other conditions.

*This property shows significant wear on the hardwood floors throughout and*

*there is some buckling of the carpet at the base of the stairs. The entrance mat is badly worn also. There is some staining of the marble in the master bath at the base of the toilet*

*The openings on the deck railings are wide and could be dangerous for a child who might get caught or slip through*

RECEIVED AND READ  
NUMBER OF PAGES 1

NAME \_\_\_\_\_ DATE \_\_\_\_\_

NAME \_\_\_\_\_ DATE \_\_\_\_\_

By Sellers Agent Carolyn Jones -Grubb Co. Date 3/31/03

Seller Al Moore Seller Patricia Moore Date 3/28/03

Buyer Arnold Ch... Buyer Jeany D... Date 3/15/03

Buyers Agent Helen Bart of Grubb Date 3/14/03

*[Signature]*  
3-21-03

March 14, 2003

*Amended*

Selling Agents Transfer Disclosure Statement on 1090 ~~3000~~ Oakland California 94705 (Berkeley mailing)  
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*this property shows significant wear on the hardwood floors throughout and*

*there is some buckling of the carpet at the base of the stairs. The exterior paint is rather worn also. There is some staining of the marble in the master bath at the base of the toilet*

*The openings on the deck railings are wide and could be dangerous for a child who might get caught or slip through*

*your name*

*u u*

By Sellers Agent \_\_\_\_\_ -Grubb Co. \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Seller \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyers Agent Allen Fort of Grubb \_\_\_\_\_ Date 3/14/03

MAR-30-2003 16:22 FROM-

THE GRUBBS COMPANY #E10652D114

T-557 P.004/004 F-665

Mar 20 03 10:37a

R J CLARK & COMPANY

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

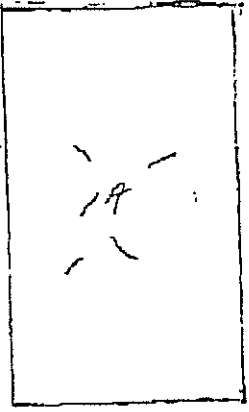
This is an inspection report only - not a Notice of Completion  
ADDRESS OF PROPERTY INSPECTED

**185 PAGE**

PROPERTY NO. 1096	STREET AMITO AVENUE	CITY BERKELEY	ZIP 94706	DATE OF INSPECTION 3/12/03	NUMBER OF PAGES 3
<b>R. J. CLARK AND COMPANY</b> TECHNICAL AND STRUCTURAL 2101 12TH STREET, SUITE A OAKLAND, CA 94612 PHONE (510) 981-1486 FAX (510) 981-1486			All: Check items on sheet (see key) A LICENSED PEST CONTROL OPERATOR IS AN EXPERT IN WOODEN BUILDINGS ANY COMMENTS RELATIVE TO THIS REPORT SHOULD BE REFERRED TO NUMBER:		
PROPERTY NO. PR-2762	PROPERTY NO. 5974	PROPERTY NO. 5974	PROPERTY NO. 5974	PROPERTY NO. 5974	PROPERTY NO. 5974
PREPARED BY HELENE DARRIN, THE GRUBBS COMPANY, 1960 MOUNTAIN BLVD, OAKLAND, CA 94612	REPORT SENT TO ABDUL AND ELOD AND YENIFER OWYSE, FAX (510) 981-1486				
PROPERTY OWNER STACEY & PATRICIA MOORE, ABOVE ADDRESS	PARTY IN INTEREST				
GENERAL DESCRIPTION TWO STORY SINGLE FAMILY RESIDENCE SPACIOUS AND GOOD EXTERIOR	<input type="checkbox"/> ORIGINAL REPORT <input type="checkbox"/> LATEST REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REVISION REPORT				
REVISIONS THIS REPORT OTHER REVISION TAGS	SUBAREA R.J. CLARK & CO. 2/17/03				
1. RESTRUCTURE AREA 2. INSTALL ROOFING 3. ROOFING 4. ROOFING - OTHER 5. VENTILATION 6. DAMPNESS 7. ATTIC BRACKS 8. GARAGES 9. EGRESS - PATIOS 10. OTHER - INTERIOR 11. OTHER - EXTERIOR	REFER TO 1 NA NA NA NA NA NA NA NA NA NA				
DIAGRAM AND EXPLANATION OF PICTURES (This report is voided if attached or photocopied without the diagram)					

RECEIVED AND READ  
NUMBER OF PAGES 3

NAME	DATE
NAME	DATE



The undersigned has read, reviewed & received a copy of this document:

Date 3/30/03 Signature [Signature]

Date 3/30/03 Signature [Signature]

Prepared by RONALD J. CLARK License No. 0891-8892

You are entitled to obtain a copy of all reports and completion notices on this property filed with the Board during the preceding five years upon payment of a \$2.00 search fee to the Structural Pest Control Board, 1422 Hegen Ave., Box 2, Sacramento, California 95834-4100.

**R. J. CLARK AND COMPANY**  
TERMITE AND STRUCTURAL  
3940 High Street, Suite A  
Oakland, CA 94619  
PHONE (510) 482-6045  
FAX (510) 482-6047

**2ND PAGE OF THE STANDARD INSPECTION REPORT FOR THE PROPERTY**

LOCATED AT: 1096 AMITO CITY: BERKELEY  
Report: #5974  
Date: 3/12/03

THIS INSPECTION AND REPORT, UNLESS OTHERWISE STATED, ARE OF THE ACCESSIBLE AND VISIBLE PORTIONS OF THE STRUCTURE. INACCESSIBLE AREAS SUCH AS, THE INTERIOR OF HOLLOW WALLS, SPACES BETWEEN FLOORS AND CEILINGS BELOW, AS WELL AS FLOORS AND WALLS THAT ARE HIDDEN BY FLOOR COVERINGS, WALLS HANGINGS, FURNITURE, CABINETS AND/OR PERSONAL POSSESSIONS ARE NOT INCLUDED IN THIS REPORT. OUR INSPECTION IS LIMITED TO THE CONDITIONS WHICH ARE VISIBLE AND ACCESSIBLE AT THE TIME OF THE INSPECTION. NO GUARANTEES ARE IMPLIED OR EXPRESSED FOR CONDITIONS WHICH MAY BECOME APPARENT AFTER THE DATE OF THIS INSPECTION.

**\*NOTICE:** IF ANYONE OTHER THAN R. J. CLARK AND COMPANY PERFORMS THE REPAIRS AS OUTLINED IN THIS REPORT, A REINSPECTION OF THE REPAIRS WILL BE PERFORMED BY THIS COMPANY IF REQUESTED BY THE SAME PERSON ORDERING THE ORIGINAL REPORT WITHIN FOUR MONTHS OF THE ORIGINAL REPORT. THE COST OF THE REINSPECTION WILL NOT EXCEED THE COST OF THE ORIGINAL INSPECTION. IT SHOULD BE UNDERSTOOD THAT IN SOME CASES DAMAGE MAY EXTEND BEYOND REPAIRS OUTLINED IN THE REPORT. IF R.J. CLARK AND COMPANY PERFORMS REPAIRS, WE WILL ASSUME RESPONSIBILITY FOR SUCH ADDITIONAL REPAIRS. IF REPAIRS ARE TO BE PERFORMED BY OTHERS, THEY MUST ASSUME LIABILITY FOR SUCH ADDITIONAL WORK. THIS DOES NOT APPLY TO FURTHER INSPECTIONS RECOMMENDED. THIS COMPANY WILL REINSPECT BUT NOT APPROVE WORK PERFORMED BY OTHERS THAT HAS NOT BEEN FINALED BY THE LOCAL BUILDING DEPARTMENT. ALTHOUGH THIS COMPANY WILL REINSPECT WORK PERFORMED BY OTHERS, WE OFFER NO GUARANTEES FOR THE QUALITY OF WORKMANSHIP OR MATERIALS USED BY OTHERS.

IF R.J. CLARK AND COMPANY IS NOT AUTHORIZED TO PERFORM WORK AS OUTLINED IN THIS REPORT WITHIN FOUR MONTHS OF THE DATE OF THE INSPECTION, A NEW INSPECTION AND REPORT WILL BE REQUIRED. ALL WORK PERFORMED BY THIS COMPANY WILL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF COMPLETION WITH THE EXCEPTION OF PLUMBING REPAIRS AND CAULKING, GROUTING OR SEALING WHICH WILL BE GUARANTEED FOR THIRTY DAYS.

**\*NOTICE:** ONLY A LICENSED PEST CONTROL FIRM MAY APPLY CHEMICALS FOR THE TREATMENT OF ANY WOOD DESTROYING ORGANISMS, INCLUDING FUNGICIDES(S.A. BILL NO. 1127. FOR EXCEPTIONS SEE SEC. 8555 & 8556 B&P CODE).

THIS WOOD DESTROYING PEST AND ORGANISM REPORT IS IN COMPLIANCE WITH THE STRUCTURAL PEST CONTROL ACT REPORT REQUIREMENTS (TITLE 16, CHAPTER 19, SEC. 1990, 1191 AND 1992). THIS INSPECTION AND REPORT IS LIMITED TO THE ABSENCE AND PRESENCE OF WOOD DESTROYING PESTS AND ORGANISMS OR CONDITIONS CONDUCIVE TO, AND TO MAKE RECOMMENDATIONS FOR CORRECTIONS WITH AN ITEMIZED PRICE QUOTE FOR REPAIRS ATTACHED.

**"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."

**R. J. CLARK AND COMPANY**  
TERMITE AND STRUCTURAL  
3940 High Street, Suite A  
Oakland, CA 94619  
PHONE (510) 482-6045  
FAX (510) 482-6047

**3RD PAGE OF THE STANDARD INSPECTION REPORT FOR THE PROPERTY**

LOCATED AT: 1096 AMITO CITY: BERKELEY  
Report: #5974  
Date: 3/12/03

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

**THIS IS A LIMITED REPORT. THIS REPORT IS LIMITED TO THE SUBSTRUCTURE FOR THE SOLE PURPOSES OF DETERMINING WHETHER THE STRUCTURE HAS SUBTERRANEAN TERMITES. THIS INSPECTION IS AT THE REQUEST OF HELENE BARKIN OF THE GRUBB COMPANY.**

**#1 SUBSTRUCTURE**

**INFORMATION**

1A FINDING: I examined the accessible areas of the substructure for the purposes of identifying subterranean termites. I inspected all accessible areas and could detect no signs of an infestation to warrant treatment by our company at this time. I would suggest parties of interest have periodic inspections.


This is a wood destroying pest and organism report and pertains to conditions relating to such. I render no opinions pertaining to the electrical, plumbing, mechanical components and/or the roof covering of the structure. Information pertaining to the conditions of these items should be obtained from an appropriate licensed contractor or physical inspector.

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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

## ADDRESS OF PROPERTY INSPECTED

1ST PAGE

REGISTRATION NO. 1096	STREET AMITO AVENUE	CITY BERKELEY	ZIP 94705	COUNTY CODE 01	DATE OF INSPECTION 2/17/03	NUMBER OF PAGES 8
 <b>R. J. CLARK AND COMPANY</b> TERMITE AND STRUCTURAL 3740 High Street, Suite A Oakland, CA 94619 PHONE (510) 482-6945 FAX (510) 482-6917			Affix stamp here on Board copy only A LICENSED PEST CONTROL OPERATOR IS AN EXPERT IN HIS/HER FIELD. ANY QUESTIONS RELATIVE TO THIS REPORT SHOULD BE REFERRED TO HIM/HER.			
REGISTRATION # PR-2762	REPORT # 5950	STAMP #	RECORD #			

ORDERED BY: CAROLYN JONES, THE GRUBB COMPANY, 1960 MOUNTAIN BLVD., OAKLAND CA 94611

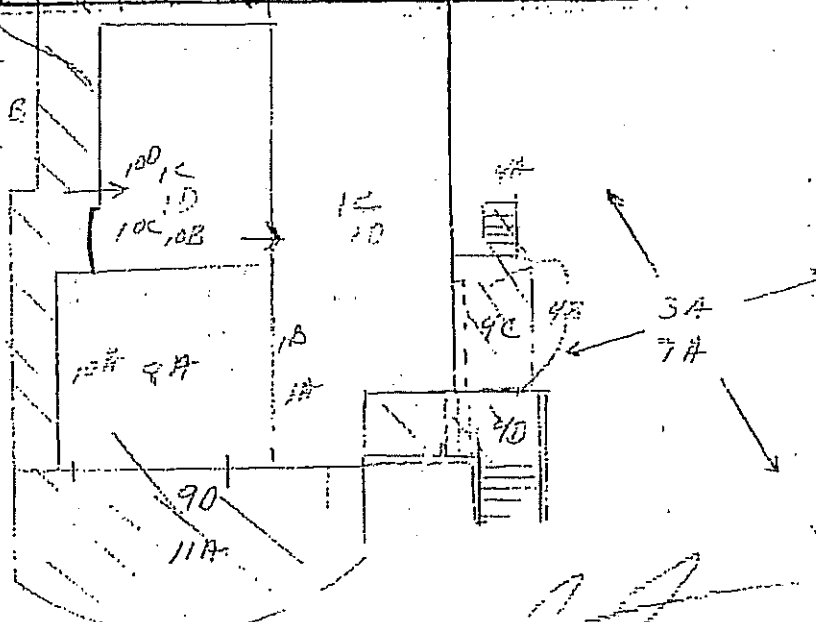
REPORT SENT TO: ABOVE AND BELOW

PROPERTY OWNER: MR & MRS MOORE, ABOVE ADDRESS

PARTY IN INTEREST:

ORIGINAL REPORT <input type="checkbox"/>	LIMITED REPORT <input type="checkbox"/>	SUPPLEMENTAL REPORT <input type="checkbox"/>	REINSPECTION REPORT <input type="checkbox"/>	Original Stamp #	Date
GENERAL DESCRIPTION: <u>TWO STORY SINGLE FAMILY RESIDENCE STUCCO AND WOOD EXTERIOR</u>				INSPECTION TAGS - ROOMS - ALL ROOMS - WALLS - ALL WALLS - CEILING - ALL CEILING - FLOORING - ALL FLOORING - EXTERIOR - ALL EXTERIOR - FOUNDATION - ALL FOUNDATION - ATTIC - ALL ATTIC - GARAGES - ALL GARAGES - DECKS - ALL DECKS - OTHER - ALL OTHER	
INSPECTION TAG POSTED: <u>SUBAREA</u>					
OTHER INSPECTION TAGS: <u>NONE NOTED</u>					
1. SUBSTRUCTURE AREA	REFER TO 1				
2. STALL SHOWER	REFER TO 2				
3. FOUNDATIONS	REFER TO 3				
4. PORCHES - STEPS	REFER TO 4				
5. VENTILATION	APPEARS ADEQUATE				
6. ABUTMENTS	STUCCO				
7. ATTIC SPACES	REFER TO 5				
8. GARAGES	REFER TO 8				
9. DECKS - PATIOS	REFER TO 9				
10. OTHER - INTERIOR	REFER TO 10				
11. OTHER - EXTERIOR	REFER TO 11				

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



RECEIVED AND READ

NUMBER OF PAGES 9

NAME Rumell DATE 3/4/03

NAME Ron Jones DATE 3/4/03

RECEIVED AND READ

NUMBER OF PAGES 9

NAME \_\_\_\_\_ DATE \_\_\_\_\_

NAME \_\_\_\_\_ DATE \_\_\_\_\_

Inspected by RONALD J. CLARK License No. OPR-8822 Signature 


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, 1422 Howe Ave., Ste. 3, Sacramento, California 95835-3289.

**WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT**

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

**ADDRESS OF PROPERTY INSPECTED**

1ST PAGE

BUILDING NO. 1096	STREET AMITO AVENUE	CITY BERKELEY	ZIP 94705	COUNTY CODE 01	DATE OF INSPECTION 2/17/03	NUMBER OF PAGES 8
 <p><b>R. J. CLARK AND COMPANY</b> TERMITE AND STRUCTURAL 3548 High Street, Suite A Oakland, CA 94619 PHONE (510) 462-6945 FAX (510) 462-6947</p>			<p>After stated here on Board copy only A LICENSED PEST CONTROL OPERATOR IS AN EXPERT IN HIS/HER FIELD. ANY QUESTIONS RELATIVE TO THIS REPORT SHOULD BE REFERRED TO HIM/HER.</p>			
REGISTRATION # PR-2762	REPORT # 5950	STAMP #	CACROW #			

ORDERED BY: CAROLYN JONES, THE GRUBB COMPANY, 1960 MOUNTAIN BLVD., OAKLAND CA 94611

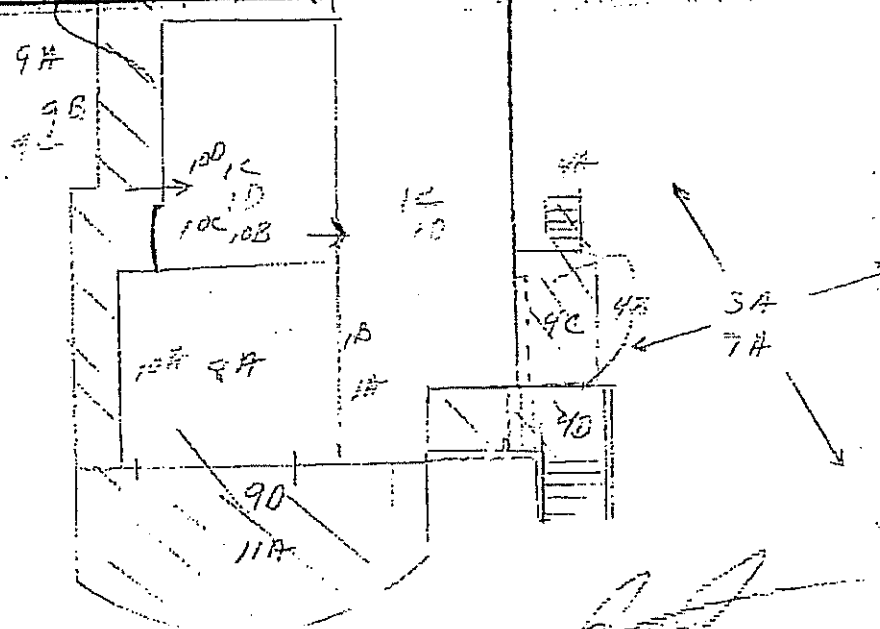
REPORT SENT TO: ABOVE AND BELOW

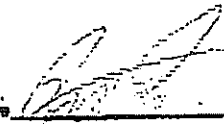
PROPERTY OWNER: MR. & MRS. MOORE, ABOVE ADDRESS

PARTY IN INTEREST: \_\_\_\_\_

ORIGINAL REPORT <input type="checkbox"/>	LIMITED REPORT <input type="checkbox"/>	SUPPLEMENTAL REPORT <input type="checkbox"/>	REINSPECTION REPORT <input type="checkbox"/>	Original Stamp #	Date
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INSPECTION TAG POSTED: <u>SUBAREA</u>					
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7. ATTIC SPACES	REFER TO 5				
8. GARAGES	REFER TO 8				
9. DECKS - PATIOS	REFER TO 9				
10. OTHER - INTERIOR	REFER TO 10				
11. OTHER - EXTERIOR	REFER TO 11				

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



Inspected by RONALD J. CLARK License No. OPR-8822 Signature 

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**R. J. CLARK AND COMPANY**

TERMITE AND STRUCTURAL

3940 High Street, Suite A

Oakland, CA 94619

PHONE (510) 482-6045

FAX (510) 482-6047

**2ND PAGE OF THE STANDARD INSPECTION REPORT FOR THE PROPERTY**LOCATED AT: 1096 AMITO AVENUE CITY: OAKLAND

Report: #5950

Date: 2/17/03

THIS INSPECTION AND REPORT, UNLESS OTHERWISE STATED, ARE OF THE ACCESSIBLE AND VISIBLE PORTIONS OF THE STRUCTURE. INACCESSIBLE AREAS SUCH AS, THE INTERIOR OF HOLLOW WALLS, SPACES BETWEEN FLOORS AND CEILINGS BELOW, AS WELL AS FLOORS AND WALLS THAT ARE HIDDEN BY FLOOR COVERINGS, WALLS HANGINGS, FURNITURE, CABINETS AND/OR PERSONAL POSSESSIONS ARE NOT INCLUDED IN THIS REPORT. OUR INSPECTION IS LIMITED TO THE CONDITIONS WHICH ARE VISIBLE AND ACCESSIBLE AT THE TIME OF THE INSPECTION. NO GUARANTEES ARE IMPLIED OR EXPRESSED FOR CONDITIONS WHICH MAY BECOME APPARENT AFTER THE DATE OF THIS INSPECTION.

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**R. J. CLARK AND COMPANY**  
TERMITE AND STRUCTURAL  
3940 High Street, Suite A  
Oakland, CA 94619  
PHONE (510) 482-6045  
FAX (510) 482-6047

**3RD PAGE OF THE STANDARD INSPECTION REPORT FOR THE PROPERTY**

LOCATED AT: 1096 AMITO AVENUE CITY: BERKELEY  
Report: #5950  
Date: 2/17/03

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

**#1 SUBSTRUCTURE**

**SECTION I**

1A FINDING: I noted a fungus infected form board to be left in place in the substructure as indicated by 1a on the diagram.

RECOMMENDATION: Remove as much of this form board as practical and treat the remainder with Tim-bor

**SECTION II**

1B FINDING: I noted earth to wood contacts to the partition wall framing as indicated by 1b on the diagram.

RECOMMENDATION: Grade soil at this area to eliminate earth to wood contact conditions.

**SECTION I**

1C FINDING: Fungus infected cellulose debris was noted dispersed throughout the subarea.

RECOMMENDATION: Remove and dispose of all debris of large enough size to be raked.

**INFORMATION**

1D FINDING: I noted the substructure to be insulated. This insulation limited my survey of the floor joist and subflooring therefore, no representations are made concerning the framing behind insulation, however, no outward adverse conditions were noted to justify further inspection at this time.

RECOMMENDATION: Parties of interest should have periodic inspections and if parties of interest should desire further representations concerning the framing I would return to the property after insulation has been removed, inspect the framing and issue a report detailing additional costs and findings.

**#2 STALL SHOWERS**

**SECTION II**

2A FINDING: The stall shower at the master bathroom was water tested and inspected. No leakage was noted at the time of this inspection to warrant repairs by our company, however, I did note missing sealant and grout.

RECOMMENDATION: Owner or parties of interest should reseal and regrout this shower and keep it maintained at all times to help prevent future intrusion and decay from occurring.

**R. J. CLARK AND COMPANY**  
TERMITE AND STRUCTURAL  
3940 High Street, Suite A  
Oakland, CA 94619  
PHONE (510) 482-6045  
FAX (510) 482-6047

**4TH PAGE OF THE STANDARD INSPECTION REPORT FOR THE PROPERTY**

LOCATED AT: 1096 AMITO AVENUE CITY: BERKELEY  
Report: #5950  
Date: 2/17/03

**#3 FOUNDATIONS**

**INFORMATION**

3A FINDING: The foundation for the structure was noted to be concrete and above grade. I inspected accessible mudsills and framing and could detect no outward adverse conditions to warrant repairs at this time. I offer no further opinions or representations concerning the integrity of the foundation.

RECOMMENDATION: Should parties of interest desire further information pertaining to the integrity of the foundation, you're advised to consult the appropriate professional.

**#4 PORCHES-STEPS**

**SECTION I**

4A FINDING: The base of the stairs as indicated by 4a on the diagram was noted to be in earth contact with decay present.

RECOMMENDATION: Cut off the base of the steps and install an elevated concrete bottom step at this area to eliminate this condition.

**SECTION I**

4B FINDING: The nine support posts below the deck system were noted to be in earth/wood contact and decayed.

RECOMMENDATION: Cut off the base of the posts and install elevated concrete piers below this porch to eliminate this condition.

**SECTION I**

4C FINDING: I noted fungus growth below the side deck system as indicated by 4c on the diagram.

RECOMMENDATION: Wire brush infected area and chemically treat with Tim-bor. Upon completion of this repair parties of interest should keep this area sealed and maintained at all times to help prevent future intrusion and decay from occurring.

**SECTION III**

4D FINDING: The area below the front porch was noted to be inaccessible to inspection due to lack of visible access opening. As a result, this area was not inspected nor any opinions rendered pertaining the same.

RECOMMENDATION: Return to the property, install suitable access to this area, inspect the area and issue a report detailing additional costs and findings if any.

**#7 ATTIC SPACES**

**INFORMATION**

7A FINDING: The attic of the structure was not inspected due to the weight of the inspector which could cause damage at the interior ceilings and could be hazardous to the inspector.

RECOMMENDATION: Upon request, for an additional fee and with release of liability, I would return to the property to inspect the attic. Following the inspection, a supplemental report would be issued outlining additional findings and costs if any.

**R. J. CLARK AND COMPANY**

**R. J. CLARK AND COMPANY**

TERMITE AND STRUCTURAL

3940 High Street, Suite A

Oakland, CA 94619

PHONE (510) 482-6045

FAX (510) 482-6047

**5TH PAGE OF THE STANDARD INSPECTION REPORT FOR THE PROPERTY**

LOCATED AT: 1096 AMITO AVENUE CITY: BERKELEY  
Report: #5950  
Date: 2/17/03

**#8 GARAGES****SECTION III**

8A FINDING: I noted heavy storage in the garage. As a result, the interior of the garage was not inspected nor any opinions rendered pertaining the same.

RECOMMENDATION: I would return to the property after storage has been removed, inspect the interior of the garage and issue a report detailing additional costs and findings if any.

**#9 DECKS-PATIOS****SECTION I**

9A FINDING: The lower rear deck system was noted to be in direct earth contact with a wood retaining wall. This wood retaining wall was noted to be in earth contact and decayed.

RECOMMENDATION: Owner should engage the services of an engineer to examine this area and make recommendations for repairs. I would then review said recommendations and render a price quotation for replacement of the retaining wall.

**SECTION I**

9B FINDING: The support posts for the deck system were noted to be in earth/wood contact with decay present at the base.

RECOMMENDATION: Grade soil and vegetation to eliminate earth/wood contacts, wire brush affected area and chemically treat with Tim-bor.

**SECTION I**

9C FINDING: I noted moss and deterioration growing at the lower deck system as indicated by 9c on the diagram.

RECOMMENDATION: Owner should have this area cleaned and sealed to help prevent future intrusion and decay from occurring.

**SECTION III**

9D FINDING: I noted water stains to the stucco soffit below the front deck system. I offer no opinions or representations concerning the framing between the deck and the soffit system.

RECOMMENDATION: I would return to the property, remove sections of the stucco, inspect the condition of the framing and issue a report detailing additional costs and findings. It is to be noted that our price quotation is for further inspection *only*. This does *not* include any repairs or patching of the stucco.

**#10 OTHER-INTERIOR****SECTION II**

10A FINDING: I noted water stains to the ceiling in the living room. This could be attributed to a past or present roof leakage.

RECOMMENDATION: Owner should engage the services of a licensed roofing contractor to examine the water stain as well as roof covering and make repairs as necessary.

**R. J. CLARK AND COMPANY**  
TERMITE AND STRUCTURAL  
3940 High Street, Suite A  
Oakland, CA 94619  
PHONE (510) 482-6045  
FAX (510) 482-6047

**6TH PAGE OF THE STANDARD INSPECTION REPORT FOR THE PROPERTY**

LOCATED AT: 1096 AMITO AVENUE CITY: BERKELEY  
Report: #5950  
Date: 2/17/03

**#10 OTHER-INTERIOR (CONT'D)**

**SECTION II**

10B FINDING: I noted mold and mildew growing around the windows and doors in the living spaces. This condition is beyond the scope of this inspection. I offer no further opinions or representations concerning this mold and mildew.

RECOMMENDATION: Should parties of interest desire further information pertaining the mold and mildew, you're advised to consult the appropriate professional.

**SECTION I**

10C FINDING: The downstairs bathroom floor covering has failed with decay present.

RECOMMENDATION: Remove the commode, strip the existing floor covering completely and make necessary framing repairs. Install new subflooring, new underlayment and new flat lay linoleum, color and style of owner's choice. Reset the commode on a new wax seal

*\*Note: R.J. Clark and Company allows \$17.50 per square yard for linoleum. Should linoleum selected exceed this allowance, this would be considered an upgrade and any additional cost would be the responsibility of the person selecting the linoleum.*

**SECTION II**

10D FINDING: The pre-fabricated tub/shower at the downstairs bathroom was inspected. I noted that the soap dish area has been duct-taped over. It appears that there's a hole in the fiberglass tub. No fungus damage was noted to warrant repairs by our company at this time.

RECOMMENDATION: Owner should have this area repaired and monitored and I would also suggest periodic inspections.

**#11 OTHER-EXTERIOR**

*The exterior surface of the roof was not inspected at the time of this inspection. I recommend that the owner contact a roofing contractor who is licensed by the Contractor's State License Board for any evaluations of the roof covering.*

**SECTION II**

11A FINDING: The large gluelam roof beams are showing signs of wear and deterioration. No fungus damage was noted at this area to warrant repairs by our company at this time.

RECOMMENDATION: Owner should have this area sealed and kept maintained to help prevent future intrusion and decay from occurring.

**R. J. CLARK AND COMPANY**  
TERMITE AND STRUCTURAL  
3940 High Street, Suite A  
Oakland, CA 94619  
PHONE (510) 482-6045  
FAX (510) 482-6047

7TH PAGE OF THE STANDARD INSPECTION REPORT FOR THE PROPERTY

LOCATED AT: 1096 AMITO AVENUE CITY: BERKELEY  
Report: #5950  
Date: 2/17/03

CONDITIONS NOTED/MAINTENANCE NOTATIONS

1. I noted evidence of moisture intrusion in the substructure. I offer no opinions or representations pertaining drainage of the structure. Should parties of interest desire information pertaining drainage, you're advised to consult the appropriate professional
2. I noted what I believe to be rodent droppings in the substructure. I would suggest parties of interest engage the services of a pest control operator to examine this area and make recommendations for eradication.
3. The exterior stucco and wood surfaces of the structure are showing signs of wear and deterioration especially the exposed roof rafters. I would suggest that exterior surfaces be kept sealed, painted and maintained paying particular attention to the exposed roof rafters.

This is a wood destroying pest and organism report and pertains to conditions relating to such. I render no opinions pertaining to the electrical, plumbing, mechanical components and/or the roof covering of the structure. Information pertaining to the conditions of these items should be obtained from an appropriate licensed contractor or physical inspector.

**R. J. CLARK AND COMPANY**

TERMITE AND STRUCTURAL

3940 High Street, Suite A

Oakland, CA 94619

PHONE (510) 482-6045

FAX (510) 482-6047

8TH PAGE OF THE STANDARD INSPECTION REPORT FOR THE PROPERTY

LOCATED AT: 1096 AMITO AVENUECITY: BERKELEYReport: #5950Date: 2/17/03

THANK YOU FOR SELECTING R.J. CLARK AND COMPANY TO PERFORM YOUR CHEMICAL APPLICATION REQUIREMENT.

**"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 FOOD AND AGRICULTURE AND 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. DEGREE OF RISK DEPENDS ON THE EXPOSURE, SO EXPOSURE SHOULD BE MINIMIZED."

"IF WITHIN 24 HOURS FOLLOWING APPLICATION YOU EXPERIENCE SYMPTOMS SIMILAR TO THE COMMON SEASONAL ILLNESS COMPARABLE TO THE FLU, CONTACT YOUR PHYSICIAN OR POISON CONTROL CENTER OR YOUR PEST CONTROL COMPANY IMMEDIATELY."

"FOR FURTHER INFORMATION, CONTACT ANY OF THE FOLLOWING:

YOUR PEST CONTROL OPERATOR

(510) 278-2468

POISON CONTROL CENTER

(800) 523-2222

COUNTY HEALTH DEPT. (HEALTH QUESTIONS)

(510) 522-0889

COUNTY AGRICULTURAL COMMISSIONER (APPLICATION INFORMATION)

(510) 670-5232

STRUCTURAL PEST CONTROL BOARD (REGULATORY INFORMATION)

(916) 322-5032

TREATMENT FOR THE CONTROL OF SUBTERRANEAN TERMITES WILL BE PERFORMED USING ONE OF THE FOLLOWING TERMITICIDES:

PREMISE 75:

EPA REGISTRATION NUMBER: 3125-455

ACTIVE INGREDIENT: IMIDACLOPRID, I

DEMON:

EPA REGISTRATION NUMBER: 10182-107

ACTIVE INGREDIENT: CYPERMETHRIN

TREATMENT FOR CONTROL OF FUNGUS WILL BE PERFORMED USING FUNGICIDE:

COPPER NAPHTHENATE

ERA REGISTRATION NUMBER: 9639-2

ACTIVE INGREDIENT: COPPER NAPHTHENATE

TIM-BOR

EPA REGISTRATION NUMBER: 1624-39

ACTIVE INGREDIENT: DISODIUM OCTABORATE  
TETRAHYDRATE

TREATMENT FOR CONTROL OF WOOD BORING BEETLES WILL BE PERFORMED USING:

DURSBAN LO:

EPA REGISTRATION NUMBER: 464-571

ACTIVE INGREDIENT: CHLOROPYRIFOS

TIM-BOR

EPA REGISTRATION NUMBER: 1624-39

ACTIVE INGREDIENT: DISODIUM OCTABORATE  
TETRAHYDRATE

\*NOTE: ALL CHEMICAL TREATMENTS PERFORMED BY R.J. CLARK AND COMPANY WILL BE PERFORMED IN STRICT ACCORDANCE WITH LABEL INSTRUCTIONS.

*\*This notice must be signed and returned before chemical application can be performed.  
Having read the above, I, the undersigned, accept responsibility for the aforementioned.*

### R. J. CLARK AND COMPANY

TERMITE AND STRUCTURAL

3940 High Street, Suite A

Oakland, CA 94619

PHONE (510) 482-6045

FAX (510) 482-6047

## CONTRACT/WORK AUTHORIZATION

FOR THE PROPERTY

LOCATED AT: 1096 AMITO AVENUE

CITY: BERKELEY

Report: #5950

Date: 2/17/03

ITEMIZED COST OF REPAIRS AS OUTLINED IN OUR REPORT				INFORMATION
SECTION I ITEMS	SECTION II ITEMS	SECTION III ITEMS		
1A \$ 200.00	1B \$150.00	4D \$175.00		1D
1C \$ 150.00	2A OWNER	8A \$ 75.00		3A
4A \$ 525.00	10A ROOFER	9D \$200.00		7A
4B \$1,800.00	10B CONTRACTOR			
4C \$ 450.00	10D OWNER			
9A OWNER	11A OWNER			
9B \$ 300.00				
9C \$ 420.00				
10C \$ 925.00				
SECTION I ITEMS: \$4,770.00	SECTION II ITEMS: \$150.00	SECTION III ITEMS: \$250.00	TOTAL COST: <u>\$5,170.00</u>	

#### TERMS OF CONTRACT

All price quotations are subject to our acceptance within (30) days. R.J. CLARK AND COMPANY reserves the right to adjust the cost should only partial items be authorized. If additional work other than that which is outlined in our report is required by City or local Building Departments, it will not be performed under this contract. An additional price quotation would be rendered for any required changes. The Building Department may require installation of smoke detectors or spark arresters. By signing this contract, R. J. CLARK AND COMPANY is guaranteed that smoke detectors and spark arresters will be installed by Buyer or Seller/Owner before completion of our work.

Payment is to be made in full to R.J. CLARK AND COMPANY upon demand and issuance of a Standard Notice of Work Completed and Not Completed. A service charge of 1 1/2% interest per month will be imposed on all over-due accounts. \*Note: R.J. CLARK AND COMPANY reserves the right to request progress payments either from an escrow company or the individual(s) responsible for payment under this contract. If such payments are requested, they shall be disbursed as follows: 1/3 of the contract price is to be paid upon commencement of work, 1/3 of the contract price to be paid at the half-way point of completion (to be determined by R.J. CLARK AND COMPANY) and the final 1/3 will be due and payable upon completion of work and issuance of the Standard Notice of Work Completed and Not Completed. Should legal action be necessary to collect this sum, or any other portion thereof, R. J. CLARK AND COMPANY shall be entitled to reasonable attorney's fees and cost of litigation.

Although all reasonable care will be taken, in some cases landscaping may become damaged during the course of repair. In areas where work is to be performed, the owners should remove or trim vegetation to provide adequate access. R.J. CLARK AND COMPANY cannot be held responsible for replacement cost for any possible damage.

If for any reason this contract is terminated, person(s) authorizing the contract will be responsible for building permits purchased and/or any other expenses incurred by R.J. CLARK AND COMPANY prior to the date of cancellation.

#### MECHANIC LIEN LAW

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 THAT 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.

SIGNATURE/OWNER _____	TELEPHONE _____	DATE _____
SIGNATURE/BUYER _____	TELEPHONE _____	DATE _____
BUYER'S AGENT _____	SELLER'S AGENT _____	
TITLE COMPANY _____	ESCROW OFFICER _____	ESCROW NO. _____
SCHEDULED CLOSE OF ESCROW DATE _____	ACCESS INFORMATION _____	
IF FUNDS ARE NOT BEING DISBURSED FROM AN ESCROW ACCOUNT, PLEASE INDICATE WHOM WE ARE TO BILL:		
SELLER _____	BUYER _____	OTHER _____

# The GRUBB Co.

1960 Mountain Boulevard, Oakland, CA 94611  
3070 Claremont Avenue, Berkeley, CA 94705

**HOLD HARMLESS AGREEMENT  
PEST CONTROL**

Dated: 3/18/03 for property located at 1096 Jh...ro, by  
and between Ernest, as Buyer(s)  
and Moore, as Seller(s).

The undersigned buyers have agreed to assume full responsibility for Structural Pest Control Work (AKA: Termite Clearance) after close of escrow. Further, buyer acknowledges that they are aware that if the completion of the work is delayed, more damage could occur and therefore costs for repairs and clearance could exceed the quote by Ernest dated 3/17/03 in the amount of \$1701.00 for section I and in the amount of        for Section II. If buyers choose to have work completed by a general contractor other than a Structural Pest Control Company, further damage may be discovered and a general contractor most likely will not assume responsibility for additional work which may be covered by the Structural Pest Control Company making the original report, had they been contracted to complete the work.

The GRUBB Co. in no way recommends that a buyer accept responsibility for or close escrow when a Pest Control report contains a recommendation for a further inspection under Section III that has not been fully investigated.

Further, in order to obtain a notice of work completed / Pest Control Certification ("clearance"), a pest control company will have to be employed to inspect and "clear" the property and will charge an inspection fee of approximately \$150-\$225 and will note in said written "clearance" that work was done by "others" and they "do not guarantee said work". Also, there is no guarantee that they will "clear" the work. There is always the chance that the work done by "others" was not performed correctly (in accordance with pest control standards).

For these reasons, The GRUBB Co. recommends that any pest control repairs be completed by a reputable pest control company. Buyer acknowledges the risks of having work done by "others" and holds the sellers, The GRUBB Co. and the selling broker (if applicable) harmless and relieves them of any liability relating to the completion of pest control work.

The undersigned has read and approved and received a copy hereof, and has read received and approved a copy of Structural Pest Control Report noted above:

Ernest 3/23/03  
Seller Date

James Onish 3/30/03  
Buyer Date

Pat S. Moore 3/23/03  
Seller Date

Russell Onish 3/30/03  
Buyer Date

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NUMBER OF PAGES 1

HOLD HARMLESS - PEST CONTROL  
Revised 08/02

NAME \_\_\_\_\_ DATE \_\_\_\_\_  
NAME \_\_\_\_\_ DATE \_\_\_\_\_







# RAT PAIKOL

**Rodent Proofers**

1536 Manning Ln.  
Alamo, CA 94507  
888-551-5513

## PROPOSAL

All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the below specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control, remodeling or natural disaster.

Proposal submitted to <u>Steve Moore</u>	Phone <u>510-540-7145</u>	Date <u>3/20/03</u>
Street <u>1096 Amite Dr</u>	Job Name	
City, State <u>Berkeley, CA</u>	Job Location	
Zip	Salesman <u>Garland</u>	

We hereby submit specification and estimates for

- inspect structure of house for all possible rodent access and activity.  
 - seal all rodent access around perimeter of house  
 - set and monitor traps as needed.  
 \* Two year warranty against all rodents entering structure of house (walls, attic, basement, etc.)

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NUMBER OF PAGES 1

- non-toxic repellent
- animal odor neutralizer
- all work is subject to the attached warranty
- other (specify)

NAME \_\_\_\_\_ DATE \_\_\_\_\_

NAME \_\_\_\_\_ DATE \_\_\_\_\_

WE PROPOSE hereby to furnish material and labor in accordance with the above specifications, for the sum of

Payment to be made as follows due at proofing completion \$ 500.00 (dollars)

Authorized Signature \_\_\_\_\_

Please note: This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days

ACCEPTANCE OF PROPOSAL — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Date of acceptance \_\_\_\_\_

Signature \_\_\_\_\_



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# ChoicePoint G.L.U.E. Personal Property Report

**C.L.U.E. Reference #: 03464134938514**  
 For questions about your C.L.U.E. Personal Property Report please email [consumer.help@choicetrust.com](mailto:consumer.help@choicetrust.com) and include your C.L.U.E. reference number.

Account: 501735  
CHOICETRUST

Date of Order: 03 / 05 / 2003

Date of Receipt: 03 / 05 / 2003

Recap: RISK - 0 CLAIM(S) REPORTED

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SUBJECT - 0 CLAIM(S) REPORTED

NUMBER OF PAGES

### SEARCH REQUEST

*Travis A. ...* 3/5/03 What's this?  
 NAME DATE  
*Steve M. Moore* 3/5/03  
 NAME DATE  
 SSN: 538-54-9880

Subject Name: MOORE, STEVE M

DOB: 05 / 23 / 55

Telephone: (510) 540-7145

Risk Address: 1096 AMITO DR , BERKELEY, CA 94705-1541

### REPORTED CLAIM HISTORY FOR RISK

What's this?

The 5-year loss history below is associated with the subject and risk address information listed in the Search Request section of this report. Additional loss history information may be available if additional search information is provided.

No risk insurance claims found

### REPORTED CLAIM HISTORY FOR SUBJECT

What's this?

The reported 5-year loss history below is associated with the subject, either at the risk address or at other developed addresses.

No subject insurance claims found

### INQUIRY HISTORY

What's this?

No inquiries found

Prepared by: COMPREHENSIVE LOSS UNDERWRITING EXCHANGE  
ChoicePoint Inc., Atlanta, GA.

For additional information contact: ChoicePoint Insurance Consumer Center  
P.O. Box 105108  
Atlanta, Georgia 30348-5108  
866-718-7684

\*C.L.U.E.\* is a registered trademark of ChoicePoint Asset Company

**RECEIVED AND READ**

NAME \_\_\_\_\_ DATE \_\_\_\_\_  
 NAME \_\_\_\_\_ DATE \_\_\_\_\_



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<b>C.L.U.E.® Personal Property Report</b>		<b>C.L.U.E. Reference #: 03464134938514</b> For questions about your C.L.U.E. Personal Property Report please email <a href="mailto:consumer_help@choicetrust.com">consumer_help@choicetrust.com</a> and include your C.L.U.E. reference number.	
<b>Account: 501735</b> CHOICETRUST		<b>Date of Order: 03 / 05 / 2003</b>	
<b>Recap: RISK - 0 CLAIM(S) REPORTED</b> <b>SUBJECT - 0 CLAIM(S) REPORTED</b>		<b>Date of Receipt: 03 / 05 / 2003</b>	
<b>SEARCH REQUEST</b>		<a href="#">What's this?</a>	
<b>Subject Name: MOORE, STEVE M</b>			
<b>DOB: 05 / 23 / 55</b>		<b>SSN: 558-94-9880</b>	
<b>Telephone: (510) 540-7145</b>			
<b>Risk Address: 1096 AMITO DR , BERKELEY, CA 94705-1541</b>			
<b>REPORTED CLAIM HISTORY FOR RISK</b>		<a href="#">What's this?</a>	
The 5-year loss history below is associated with the subject and risk address information listed in the Search Request section of this report. Additional loss history information may be available if additional search information is provided.			
<b>No risk insurance claims found</b>			
<b>REPORTED CLAIM HISTORY FOR SUBJECT</b>		<a href="#">What's this?</a>	
The reported 5-year loss history below is associated with the subject, either at the risk address or at other developed addresses.			
<b>No subject insurance claims found</b>			
<b>INQUIRY HISTORY</b>		<a href="#">What's this?</a>	
<b>No inquiries found</b>			

Prepared by: <b>COMPREHENSIVE LOSS UNDERWRITING EXCHANGE</b> ChoicePoint Inc., Atlanta, GA.
For additional information contact: <b>ChoicePoint Insurance Consumer Center</b> P.O. Box 105108 Atlanta, Georgia 30348-5108 866-718-7684
"C.L.U.E." is a registered trademark of ChoicePoint Asset Company



# Building Inspection Report

## 1096 Amito Drive, Oakland

---

**Inspection Date:**  
March 10, 2003

**Prepared For:**  
Russell & Jennifer Onish

**Prepared By:**  
HomeWise Inspections, Inc.  
2128 Funston Pl.  
Oakland, CA 94602

(510) 482-8443  
(510) 530-7482 Fax

**Report Number:**  
3291

**Inspector:**  
David Venable  
Member: American Society of Home Inspectors®

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35

NAME

DATE

NAME

DATE

**FOR OTHER THAN THE ABOVE-NAMED:**

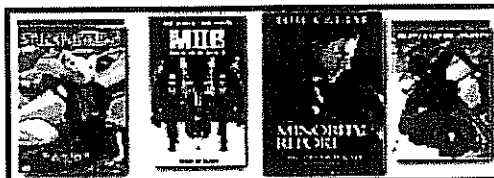
*If you are not named above and wish to use this report, we strongly urge that you retain HomeWise Inspections, Inc. or other qualified inspection firm for an on-site review of this building and report. This report is based on information obtained at the site. With time, conditions change and the information may no longer be accurate. We will return and review the building and report with any interested party for an additional fee. This offer is good for 6 months from the date of inspection, after which a complete re-inspection should be performed.*

Russell Onish 3/12/03

Jennifer Onish 3/12/03



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- Bulk [Empty]
- Trash [Empty]

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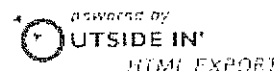
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# Building Inspection Report

## 1096 Amito Drive, Oakland

Inspection Date:

March 10, 2003

Prepared For:

Russell & Jennifer Onish

Prepared By:

HomeWise Inspections, Inc.

2128 Funston Pl.

Oakland, CA 94602

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NUMBER OF PAGES 36

NAME \_\_\_\_\_ DATE \_\_\_\_\_

NAME \_\_\_\_\_ DATE \_\_\_\_\_

(510) 482-8443

(510) 530-7482 Fax

**Report Number:**

3291

**Inspector:**

David Venable

Member: American Society of Home Inspectors®

*FOR OTHER THAN THE ABOVE-NAMED:*

*If you are not named above and wish to use this report, we strongly urge that you retain HomeWise Inspections, Inc. or other qualified inspection firm for an on-site review of this building and report. This report is based on information obtained at the site. With time, conditions change and the information may no longer be accurate. We will return and review the building and report with any interested party for an additional fee. This offer is good for 6 months from the date of inspection, after which a complete re-inspection should be performed.*

© 2003 HomeWise Inspections, Inc.

# Table Of Contents

## Report Overview

### THE HOUSE IN PERSPECTIVE

This building is a single-family residence. This is a two-story structure. The sky was cloudy at the time of our inspection.

This report describes the building as viewed from the street.

The building interior was furnished. Areas obscured by furnishings were not accessible to inspection. These areas should be examined after the furnishings have been removed.

We were informed the house was built in 1993.

### CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

- denotes an unservicable condition of a major system or component, that, in our opinion indicates a compromise to its ability to perform its intended function. We recommend that immediate action be taken to correct the condition. A qualified contractor or specialist should be consulted for specific recommendations and/or corrective work and to determine if additional conditions exist within the system or component requiring correction.
- denotes an observation or recommendation that is considered an immediate safety concern or potential hazard to life or property. We recommend these concerns be addressed immediately by a qualified contractor or specialist.
- denotes a minor repair or improvement that should be anticipated over the short term. This type of condition is normally addressed by homeowner maintenance but may require the service of a handyman or contractor.
- denotes an area where further investigation and/or monitoring is needed. Repairs may be necessary. During the inspection, there was insufficient information. Recommendations cannot be determined until further investigation or observations are made.

### primary RECOMMENDATIONS



The following is a list of the recommendations we believe to be the most important. Those recommendations should not be considered the only significant items. You should establish your own priorities after thoroughly studying this report, reviewing all the recommendations in the report, and consulting experts or specialists as desired.

### **Exterior Walls**

- There are gaps in the siding at the lower rear. We recommend all openings in the building exterior be repaired.
- The stucco siding is damaged at the right rear and left rear corners. We recommend the damaged siding be repaired.
- There is wood-soil contact at the right. We recommend the wood soil contact be eliminated.
- The exterior paint is peeling in several places. We recommend these areas be painted as needed by a painting contractor.

### **Right Front Porch**

- The steps are not even. We recommend the inconsistent steps be modified or rebuilt for safe usage.
- The top wood step is loose and we recommend it be secured.

### **Front, Left & Rear Balconies**

- There are several raised nails. We recommend the nails be set flush for a safer walking surface.

### **Left Rear of Garage Step**

- The step is too large and we recommend another step or deck be installed.

### **Lower Left & Rear Deck**

- There is wood-soil contact at the support posts and stairway under this deck. We recommend the wood soil contact be eliminated and the wood examined by a qualified pest firm.
- There are several raised nails. We recommend the nails be set flush for a safer walking surface.

### **Right Deck**

- There is wood-soil contact at the support posts and stairway under this deck. We recommend the wood soil contact be eliminated and the wood examined by a qualified pest firm.
- There are several raised nails. We recommend the nails be set flush for a safer walking surface.

### Handrails & Guardrails

- The left balcony guardrails are loose. The openings in the guardrails are too large. There are several horizontally installed railings that can be easily climbed. We recommend proper railings be installed as needed for safety.

### Walkways

- We observed settling at the patio. We recommend the patio be removed, the soil below filled and compacted, and a new patio be installed by a qualified contractor.

### Fencing

- The fencing at the left is leaning and may fall unless reinforced. We recommend the left fencing be reinforced or replaced.

### House Roof

- We observed staining in the living room indicating possible leakage. We recommend this roof be examined by a qualified roofing contractor and repaired as needed.
- There are several broken tiles. We recommend all broken tiles be replaced.
- An edge tile is loose at the right of the solarium. We recommend all loose tiles be properly secured to the roof framing.

### Roof Flashings

- The mastic is worn in several areas and especially at the rear. We recommend new mastic be applied as needed.
- The bottom edge of the roof-felt is exposed at the solarium. We recommend proper metal flashings be installed.

### Crawl Space / Subfloor Area

- The electrical outlets in the right front subfloor area are not GFCI-protected. We recommend GFCI protection be provided.
- Several wooden form boards are in the soil at the right front. We recommend the forming lumber be removed.

### Substructure Framing

- The subarea framing is damaged at the left rear corner from moisture related activity. We recommend the damaged wood be replaced. We recommend examination by a qualified pest firm.
- The sill has been "shimmed" in several places on the center foundation wall running from front to rear. We recommend this connection be reinforced where

- needed by a qualified contractor.
- There is direct contact between wood framing and the soil. We recommend all wood-soil contact be eliminated.
- Several of the anchor bolt nuts are not fully threaded onto the bolts. We recommend repair as needed or the installation of additional bolts where needed.

#### **Fixtures**

- Several exterior fixtures are rusty and we recommend they be painted or replaced.

#### **Receptacles**

- Several outlets are loose and we recommend they be secured.

#### **GFCI's**

- We recommend adding Ground-Fault-Circuit-Interrupter protection as necessary to meet modern safety standards.

#### **Exterior Electrical**

- The exterior outlet at the left front balcony is not GFCI-protected. We recommend GFCI protection be provided.

#### **Water Supply Plumbing**

- We measured the water pressure at 120 pounds (PSI). We recommend a water pressure regulator be installed.

#### **Gas**

- We recommend the plants be cleared away from the gas shutoff valve to allow for convenient access.

#### **Water Heater**

- We measured water temperature at 130°. We recommend the water heater controls be reset to the normal range.
- The water piping above the water heater is not bonded. We recommend proper bonding clamps and wiring be installed.
- The seismic restraint is outdated by modern standards and we recommend adequate restraints be installed.

#### **Furnace**

- The thermostat is manually operated. We recommend a new thermostat be installed.



- The sink faucet is loose and we recommend it be repaired.
- We recommend additional GFCI devices be added to provide GFCI protection for all countertop outlets.
- The counter space by the refrigerator is not provided with receptacles. We recommend GFCI protected outlets be added.

### Garage

- We did not locate any GFCI protected receptacles in the garage. We recommend upgrading for greater electrical safety.

## THE SCOPE OF THE INSPECTION

This report is a general overview of the structural components and major systems. It is not intended to be technically exhaustive in any one field. If further information is desired, specialists in the relevant fields should be retained to perform additional inspections.

A determination as to the presence of animal pests, rodents, termites, decay or other wood destroying organisms is beyond the scope of this inspection. A qualified pest control firm should be contacted with any questions concerning the presence or treatment of these organisms. We are not qualified in these fields. Periodic examinations should be made by a licensed pest control firm as part of routine property maintenance.

We may make recommendations or suggestions in this report that differ from requirements by the local building department. For determinations as to what is permitted in this jurisdiction, the local building department should be consulted.

This report includes only those areas that are visually accessible and not areas that are made inaccessible by walls, concrete, earth, or any other obstacle to physical access or visual inspection, such as furniture or stored items. Defects in mechanical equipment not disclosed by our functional operation or visual inspection are not included. Items or conditions not mentioned in this report are not within the scope of this inspection. An examination of every window, door, light switch, outlet, water valve, etc., was not made. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a homebuyer in a better position to make a buying decision. Not all defects will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

# Exterior Components

## description of exterior

**Siding:** •Stucco

**Soffit / Facia:** •Wood •Open rafters

**Window/Door Frames and Trim:** •Wood  
•Metal

**Right Front Porch:** •Stone tile over concrete  
over wood framing •Wood

**Front, Left and Rear Balcony:** •Wood

**Left Rear of Garage Step:** •Concrete

**Lower Left and Rear Decks:** •Wood

**Right Deck:** •Wood

**Lot Slope:** •Moderate slope •Site slopes down to  
left & front

**Walkways:** •Concrete •Pavers

**Patio:** •Concrete

**Retaining Walls:** •Wood •Concrete •Concrete  
block

**Driveway:** •Concrete

**Fencing:** •Wood •Wire

## exterior recommendations / observations

### Exterior Walls

- We observed normal stucco cracking in several places. Periodic repair of stucco cracking should be expected as part of routine maintenance.

*Stucco consists of a cement and sand plaster, held in place with wire mesh and installed over a water resistant membrane. New stucco is typically pigmented rather than painted, and the surface may show absorption of moisture from rains. Stucco cracking is common and may be caused by movement in the wall framing, foundation settling, seismic activity, or stucco shrinkage. Minor cracks usually do not need repair and are normally filled when the stucco is painted. Cracks large enough to allow water entry should be caulked or patched. In relatively new construction, the bottom of the stucco typically has a metal edge called a "drip screed". The soil surface should be maintained below this edge to prevent moisture and termite entry behind the stucco. In older buildings, the bottom of the stucco often extends below soil level and may conceal moisture or termite entry. These areas should be inspected regularly by a pest control firm.*

- There are gaps in the siding at the lower rear. We recommend all openings in the building exterior be repaired to prevent rain water and/or animal entry.
- The stucco siding is damaged at the right rear and left rear corners. We recommend the damaged siding be repaired.
- There is wood-soil contact at the right. We recommend the wood soil contact be eliminated.

*Adequate clearance between soil and wood (typically 6 inches in new construction) should be maintained to prevent moisture or insect damage. It is important to avoid raising the soil level too close to the siding when gardening adjacent to the structure. Areas of potential wood-soil contact should be checked periodically as part of routine maintenance.*

- The exterior paint is peeling in several places especially at the wood trim and the rafter tails. We recommend these areas be scraped, sanded, caulked, primed and painted as needed by a qualified painting contractor.
- There are gaps at the trim and siding connections around the doors and windows in several places. We recommend the exterior siding and trim be examined and caulked or repaired as necessary to prevent rainwater entry.

### **Exterior Eaves**

- Several beams and rafters extend past the roof edge. The exposed wood is especially vulnerable to the weather and potential damage.

*Rafters, ridge beams, trellises, and decorative beams which are exposed to the weather need to be kept well painted to prevent moisture entry and decay. The upper surfaces are not normally visible and are often unpainted. The ends of exposed beams may need to be covered with sheet metal caps in some locations.*

### **Right Front Porch**

- The steps are not even. We recommend the inconsistent steps be modified or rebuilt for safe usage. The difference in height between individual steps should not be more than 3/8 inch.
- The top wood step is loose and we recommend it be secured.
- Portions of this porch are supported by wood framing.

*Concrete, brick, tile, and other masonry stairs, landings, and decks are often supported by wood framing. A membrane is typically placed over the framing to prevent moisture entry and damage. This membrane is typically not visible. The framing beneath should be checked regularly for signs of water penetration. Any cracks or openings in these surfaces should be caulked or filled to prevent water entry.*

### **Front, Left & Rear Balconies**

- The roof surface installed below the decking at the front was not accessible to our inspection. We observed staining on the plywood in the storage area under this deck. We recommend this area be monitored periodically to determine if the construction is watertight.
- There are several raised nails. We recommend the nails be set flush for a safer walking surface.

### **Left Rear of Garage Step**

- The step is too large and we recommend another step or deck be installed.

### **Lower Left & Rear Deck**

- There is wood-soil contact at the support posts and stairway under this deck. We recommend the wood soil contact be eliminated and the wood examined by a qualified pest firm.

*Adequate clearance between soil and wood (typically 6 inches in new construction) should be maintained to prevent moisture or insect damage. It is important to avoid raising the soil level too close to the siding when gardening adjacent to the structure. Areas of potential wood-soil contact should be checked periodically as part of routine maintenance.*

- The horizontal wood boards or "ledgers" which support the deck-to-building connection are nailed to the framing but are not bolted as typically required. We recommend the deck-to-building connections be adequately bolted by a qualified contractor.
- There are several raised nails. We recommend the nails be set flush for a safer walking surface.

### **Right Deck**

- There is also wood-soil contact at the support posts and stairway under this deck





below filled and compacted, and a new patio be installed by a qualified contractor.

### **Driveway**

- There are several typical cracks in the driveway.

### **Retaining Walls**

- There are several wood walls.

*Wood retaining walls are subject to deterioration from moisture or wood-destroying insects. Modern wood retaining walls are typically constructed with pressure-treated lumber which is decay resistant. Redwood, though naturally decay-resistant, eventually deteriorates.*

### **Fencing**

- The fencing at the left is leaning and may fall unless reinforced. Several of the posts are broken or rotted off. We recommend the left fencing be reinforced or replaced.
- The latch on the gate at the left front is difficult to operate. We recommend the gate be repaired or adjusted as necessary for convenient operation.

### **limitations of exterior inspection**

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the exterior was limited by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions and/or site stability.
- Landscaping and plants restricted our view of some exterior areas of the house.

## **Roofing System**

## description of roofing System

**House Roof Covering:** •Concrete tile

**Method of Inspection:** •Walked on roof

**Flashings:** •Sheet metal •Mastic

**Roof Drainage:** •Metal gutters & downspouts

## roofing recommendations / observations

### House Roof

This roof is moderately worn.

- We observed staining in the living room indicating possible leakage. We recommend this roof be examined by a qualified roofing contractor and repaired as needed.
- There are several broken tiles. We recommend all broken tiles be replaced.
- An edge tile is loose at the right of the solarium. We recommend all loose tiles be properly secured to the roof framing to hold them in the proper position and to prevent tiles falling from the roof.
- Tiles are typically installed over roofing felt which prevents leakage if the tiles break or become dislodged. The water-tightness of the roof may depend on this felt which is largely inaccessible to inspection. To determine the condition of the felt, it may be necessary to retain a roofing contractor with special skills to lift a representative sampling of the tiles and inspect the felt beneath. Most roof-felt underlayments need replacement after they are about 40 to 60 years old.

### Roof Flashings

- Mastic was used at several of the roof flashing connections. The mastic is worn in several areas and especially at the rear. We recommend new mastic be applied as needed.

*Mastic is the general name for a thick roof patching compound or cement. It is considered a temporary method to seal connections. Mastic dries out and cracks, typically requiring a new application every 2 to 4 years. Painting the mastic can help protect it from the sun and give a better appearance. The best procedure is to replace old metal flashings when a new roof is installed. It is common practice in some areas to leave old flashings in place and to cover them with mastic when applying new roofing over an existing roof surface.*

- Sheet metal, rolled roofing materials or sealing compounds, such as mastic, are the typical flashing materials used to prevent water penetration at roof surface connections and penetrations. Flashings need periodic maintenance and should be

- inspected annually.
- The bottom edge of the roof-felt underlayment is exposed at the solarium. We recommend proper metal flashings be installed. Roofing felt exposed to solar damage will soon deteriorate.
  - The weather stripping is loose at the right rear skylight and we recommend repair as needed.

### Roof Drainage

- Several rain gutter downspouts are directed into subsurface drain lines. Flexible corrugated plastic tubing has been used for the subsurface piping. This material, while common, is more susceptible to clogging and is more difficult to clean out than the preferred rigid smooth wall plastic piping.

*Rain gutter downspouts are sometimes connected to underground drainage systems to prevent water from ponding adjacent to the foundation where it could adversely affect the soils supporting the building. Catch basins or surface mounted drains may also be connected to this piping. Subsurface drain piping can become clogged with debris and should be checked periodically in rainy weather or by using water from a garden hose to be sure the drains are free flowing.*

### limitations of roofing inspection

As prescribed in the pre-inspection contract, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. The inspection of the roofing system was limited by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- Evidence of prior leakage may be disguised by interior finishes.
- No comment can be offered on the condition of the membrane below the tile roof.

# Structural Components

## description of structural components



- Several wooden form boards are in the soil at the right front where they were left in place after the concrete was poured. We recommend the forming lumber be removed.
- The soil is damp at the right front and left rear.

*Minor periodic moisture beneath many structures is common and should be expected. Substantial or continuous water entry can damage the concrete or cause wood decay or soil erosion and should be eliminated. It may be necessary to install a drainage system to correct a significant moisture problem.*

- The soil has eroded at the left front indicating previous water flow beneath the building.
- Wood scraps, possible food for termites and conducive to their growth, are present on the subarea soils. We recommend all wood scraps and other debris be removed.
- We found indications of previous rodent activity in the subfloor area. We recommend the subfloor area be monitored for rodents and that appropriate measures be taken if they return.

### **Substructure Framing**

- The undersides of the floors are insulated with fiberglass which can help reduce heating costs. The insulation has fallen at the left front. We recommend the fallen insulation be replaced and secured where necessary.

*Floor framing insulation is important over unheated basements or crawlspaces in cold winter areas. In areas with moderate winters, flooring insulation is preferred but not always required. Insulation will obscure portions of the floor from inspection and there may be hidden defects in these areas.*

- The subarea framing is damaged at the left rear corner from moisture related activity. Wood can be damaged from prolonged contact with moisture. We recommend the damaged wood be replaced. We recommend examination by a qualified pest firm.
- The sill has been "shimmed" in several places on the center foundation wall running from front to rear. The top of the foundation does not appear to be level. Shimming weakens the sill connection to the foundation. We recommend this connection be reinforced where needed by a qualified contractor.
- We observed several stains on the subarea framing apparently indicating previous water entry or leakage. A current pest control report should be consulted concerning the presence of decay or other moisture related damage.

*Moisture stains indicate previous water penetration. Stains are commonly found around bathroom and kitchen waste piping or at the building perimeter and may also indicate previous leaks which have since been repaired. Any indications of*

*active leakage or moisture-related damage should be promptly repaired by a qualified contractor.*

- There is direct contact between wood framing and the soil in several places. We recommend all wood-soil contact be eliminated.

*Adequate clearance between soil and wood should be maintained to prevent moisture or insect damage to wood supports and framing. Wood which has been in contact with soil should be examined by a qualified pest control operator upon clearing the soils away from the wood.*

- Several of the vertical framing members or "studs" are supported on sloping foundation walls and are not provided with "compression blocking" or other approved metal clips or fasteners at one of the intermediate center walls at the right. Engineers typically specify, and most jurisdictions require, the use of blocks between studs on sloping foundation walls. A determination as to the adequacy of this framing is beyond the scope of our inspection. We recommend the stud-to-sill plate connections be reinforced as needed by a qualified contractor.

Several plywood bracing panels are present.

*The installation of plywood bracing (often referred to as "shear paneling") on wall framing provides earthquake and wind resistance. It is typically used on the walls between the foundation and floor framing and around garage door openings. The panels should be nailed at all edges and at the intermediate members.*

- We observed several anchor bolts. Several of the nuts are not fully threaded onto the bolts. We recommend repair as needed or the installation of additional bolts where needed.

*Anchor bolts and other devices are used to secure the framing to the foundation to resist displacement during earthquakes or high winds. The modern standard is for bolting at least every six feet, and with bolts within the last 12 inches of each piece of sill plate. When bolting is "retrofitted" or added to an existing building the spacing is determined by an engineer and is usually every four feet or less. Buildings greater than one story or on hillsides may require additional bolts and other seismic devices.*

- The requirements for earthquake reinforcement have been recently revised. We suggest a qualified engineer be retained to review the current upgrades and to design or specify any additional seismic improvements appropriate for this building according to current standards.

### Wall Framing

- The exterior wall is leaning under the front balcony by the garage. There is a noticeable gap between the doorjamb and wall. A structural engineer should be

consulted to further evaluate this condition.

### **Attic**

The attic is insulated with fiberglass batts that are approximately 8 to 10 inches thick.

### **limitations of structural component inspection**

As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a typical home inspection. A certified professional engineer is recommended where there are structural concerns about the building. Inspection of structural components was limited by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Any estimates of insulation depths are rough average values.
- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed.
- Furniture and/or storage restricted access to some structural components.
- There was no access to portions of the crawlspace and foundation in the area behind the garage. Access to the opening was blocked by storage in the garage.
- The attic was not entered and inspected from the opening only to prevent damage to the insulation and ceilings below. Portions of the attic were not visible.

## **Electrical System**

### **description of ELECTRICAL System**

**Service:** •Location: Front •120 / 240 Volt

**Service Entrance Wires:** •Underground

**Service Capacity:** •200 Amp

**Service Ground:** •Copper •Connection: Water pipe



**Main Distribution Panel:** •Location: In a compartment at front exterior •Breakers

**Main Disconnect:** •Location: Main distribution panel •125 Amp breaker

**Subpanel:** •Location: Right front subfloor area •Breakers

**Distribution Wiring:** •Romex •AC (Armored Cable)

**Receptacles:** •Grounded

**Ground Fault Circuit Interrupters:** •Bathrooms •Kitchen

## Electrical recommendations / observations

Due to the potential hazards to life and property, we recommend all electrical repairs and upgrades be performed by a qualified electrician or electrical contractor.

### Electrical Service Entrance

This capacity should be adequate for normal electrical use.

*If greater electrical usage is anticipated, or the installation of additional circuits is desired, it may be necessary to install a larger panel. Modern single family residences typically have an electrical capacity of 125 to 200 amps. The minimum capacity allowed for a detached dwelling since 1960 is 100 amps.*

- We observed the main panel grounding connection to the water piping. We did not locate the secondary grounding connection. We recommend it be located and checked by a qualified electrician.

*Modern electrical services are typically grounded to the water piping, a driven rod in the earth, and/or steel rods embedded in the foundation. Older electrical services are typically grounded only to the water piping. A grounding conductor is often visible at the main panel, but it is not possible to locate the grounding connection. The gas piping and other metallic interior piping should be bonded to the grounding system.*

### Main Distribution Panel

- There is an opening or missing “knock-out” in the panel box. We recommend the panel box opening be properly covered.



### Receptacles

- Several outlets are loose and we recommend they be secured to prevent movement which can cause breakage or loose connections in the wiring.

### GFCI's

- There are several GFCI outlets installed. We recommend adding Ground-Fault-Circuit-Interrupter protection as necessary to meet modern safety standards.

*Ground Fault Circuit Interrupters are breakers or receptacle outlets designed to protect against electrical shocks. In recent years most jurisdictions have required ground fault protection for outlets in bathrooms, exteriors, basements, and garages (except those in a designated appliance location - such as for laundry equipment). Recent regulations also require GFCI breakers for kitchen countertop outlets and for wet bars. A single GFCI receptacle may be used to protect other outlets downstream from it on the same circuit. GFCI outlets and breakers have test buttons which should be operated periodically to assure the devices are functioning properly.*

### Switches

- Several switches do not respond and we did not determine if they are functional.

*There are several possible causes for a switch which does not respond. The switch may operate an outlet obscured by furniture, the fixture controlled by the switch may have a burned out bulb, the fixture may be controlled by a photocell, or the switch may be defective. To determine the cause of a switch which appears nonfunctional it may be necessary to move furniture, replace bulbs, or retain an electrician to examine the switch and wiring.*

### Exterior Electrical

- Several exterior light fixtures are not sealed against water entry at the siding. We recommend the tops and sides of the exterior light fixtures be caulked to prevent water entry.
- The exterior outlet at the left front balcony is not GFCI-protected as required in new construction (see GFCI's above). We recommend GFCI protection be provided.

### limitations of electrical inspection

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers or smoke detectors. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components.

## Plumbing System

### description of plumbing system

**Water Supply Source:** •Public water supply

**Service Pipe to House:** •1" Copper

**Main Valve Location:** •Right front exterior

**Supply Piping:** •Copper

**Waste System:** •Public sewer system

**Drain / Waste / Vent Piping:** •ABS plastic

**Cleanout Location:** •Crawl space

**Other Components:** •Sprinkler system (not inspected)

**Gas Meter Location:** •In a compartment at the front exterior

**Gas Shutoff Location:** •Outside at right front

**Water Heater:** •Location: Right front subfloor area •Gas •50 Gallon

### plumbing recommendations / observations

#### Water Supply Plumbing

- We measured the water pressure at 120 pounds (PSI). This pressure is excessive and can cause premature wear and damage the piping, fixtures and appliances. We recommend a water pressure regulator be installed to lower the pressure to the normal range.

*Pressures between 30 and 80 pounds are considered to be in the normal range. High pressure can damage pipe fittings, valves, appliances and fixtures. A regulator is required in new construction to reduce pressures over 80 pounds. If the piping is old and restricted, the addition of a regulator may noticeably reduce the available water flow when fixtures are used simultaneously.*

The water supply piping is copper.

*Copper piping is considered superior to galvanized steel as it is less susceptible to the accumulation of mineral deposits which can reduce water flow.*

- The piping is noisy at the master bathroom sink. We recommend the noisy piping be examined and repaired by a qualified plumber.

*This condition could be caused by loose piping or by the absence of an air chamber. Pipes which are not properly secured or supported may vibrate with water flow, creating a rattling sound. Water hammer is caused by the absence of adequate air cushions in the piping. A hammering sound typically occurs when shutting off water at a valve, which causes the water to stop suddenly as it pounds against the piping. Additional pipe supports may prevent movement and vibration. The installation of air cushion devices in the water supply piping can also reduce air hammer.*

#### Drain / Waste / Vent

- We observed Polaris brand ABS plastic waste piping in the crawl space and attic. We observed no damage or failures at the glued plastic connections. We recommend the ABS piping be monitored periodically for leaks.

*There has been a history of failures in some batches of certain brands of ABS plastic piping manufactured between 1984 and 1990. These brands include: Centaur, Gable, Polaris, Apache, and Phoenix.*

- A temporary test plug has been installed on the waste piping at the cleanout in the right front crawl space. We recommend a proper permanent cap be installed.

#### Gas

The gas meter is in a compartment at the front exterior. The gas shutoff valve is on the vertical pipe outside at the right front. To shut off the gas, turn the valve 90° so the handle is at a right angle to the pipe. We recommend storing a large wrench near the valve so the gas can be shut off quickly in an emergency.

- Access to the shutoff valve is obstructed by plant growth. We recommend the plants be cleared away from the gas valve to allow for convenient access.
- Gas piping under the furnace is not protected from corrosion. We recommend the gas piping be wrapped or rerouted to protect it from damage or that the soil be cleared away from this area. Gas piping within the ground should be wrapped or coated for protection against corrosion. Unprotected piping should be at least six inches from the ground.

### Water Heater

- The water heater is in generally worn condition and may soon need replacement. We estimate the water heater is 10 years old. The National Association of Home Builders reports the average life span of water heaters is 11 to 13 years.
- We measured water temperature at 130°. Water temperatures above 120° can cause rapid scalding. We recommend the water heater controls be reset to the normal range.
- We suggest a catch pan and drain be installed beneath the water heater to prevent damage that could occur should the water heater leak.
- The water piping above the water heater is not bonded as is typically required in new installations. We recommend proper bonding clamps and wiring be installed for electrical safety.

*The gas piping and hot water piping should be bonded to the grounding system (cold water piping). Bonding (a secure joining together to maintain electrical continuity) is typically done at the water heater, but is often not present in older homes.*

The water heater has a temperature and pressure relief (TPR) valve.

*A temperature and pressure relief (TPR) valve is a safety valve which releases excess pressure from the water heater in the event the regulator fails. It is an important safety device which can prevent a dangerous explosion. Hot water may occasionally drip or spray from the valve discharge pipe, triggered by changes in water pressure. Leaky valves may fail from encrusted mineral residue, and should be replaced. Most TPR valve manufacturers recommend the valve be tested once a year.*

- This water heater has a single seismic restraint only. The restraint is outdated by modern standards and we recommend adequate restraints be installed. We recommend a commercially available strap kit be installed according to the manufacturer's installation instructions.

*Adequate water heater strapping or bracing can significantly reduce damage which can occur from water heater movement. The best braces are rigid and support the water heater both at the top and bottom. "Plumber's tape" alone is no longer considered an adequate restraint according to the guidelines of the California Seismic Safety Commission. As of January 1, 1996, home sellers in California are required to certify that their water heater complies with current guidelines upon transfer of the property.*

- The cover is missing from the water heater burner chamber. This should be replaced for safety and efficient combustion.
- It important to avoid storing combustible items near water heaters and other gas-fired appliances.

## limitations of plumbing inspection

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.
- Water quality is not tested and is beyond the scope of the inspection.
- The gas and water piping was not fully accessible and an examination of each connection was not made. The standard test for leakage is to have the piping pressure tested. This is sometimes required before the gas can be turned on after it has been disconnected. With testing and a close examination of all the piping, leaking or other defects may be found.
- The "sewer lateral," which is the buried waste piping that runs between the building and the main sewer, is often partially blocked or damaged by roots and other obstructions. We advise having all older sewer laterals checked by a qualified plumber using special video equipment designed for this purpose.
- An inspection of the lawn sprinkler system is outside the scope of this inspection.

# Heating System

## description of System

**Primary Energy Source:** •Gas

**Heating System Type:** •Central •Forced air furnace •88,000 BTU's •Location: Right front subfloor area

**Distribution Method:** •Ductwork

**Venting:** •Induced draft

**Air Filters:** •Location: Behind the air return grills  
at upper hall & family room •Disposable

## Heating SYSTEM recommendations / observations

### Furnace

The furnace is moderately worn. We estimate the furnace is 10 years old. The National Association of Home Builders reports the expected life span of a gas, forced air furnace is 20 to 40 years. This furnace is equipped with a fan-powered, induced-draft, venting system. The purpose of the fan is to draw the exhaust fumes through the heat exchanger to increase furnace efficiency.

- There is no fuse at the furnace disconnect. We recommend a properly rated fuse or breaker for the furnace be installed.
- The furnace is wired with an appliance cord. Permanently installed equipment should be connected with permanently installed wiring. We recommend metal clad cable be installed to the furnace.
- The thermostat is manually operated. We recommend a new thermostat be installed.
- There are visible deposits on the vent piping. Deposits form on the vent piping as a result of condensation in the vent piping, possibly indicating improper venting. We recommend that the vent piping be checked by a qualified heating contractor.
- The furnace is connected to the vertical vent piping with single wall vent piping and we recommend double wall piping be installed for increased efficiency. Double wall vent piping is usually required by the furnace manufacturer in unconditioned spaces.

### Supply Air Ductwork

- There are holes in the supply ducting above the furnace, which will allow heated air to escape the system, reducing the effectiveness of the heating system. We recommend the ducting be fully examined and that all gaps be repaired.
- There are indications of rodent activity in the ducting. We recommend the ducting be checked for indications of rodent habitation and cleaned or replaced as needed.
- We observed rodent droppings, fiberglass, debris, and dust in the supply ducts. We recommend the ducts be cleaned.

### Return Air Ductwork

- The upper hall filter is not clean and we recommend it be replaced.



*Air filters prevent the accumulation of dust and dirt on the blower fan blades which can significantly reduce efficiency. Air filters should be checked monthly and changed or cleaned, depending on type, as necessary. A clogged air filter can lead to reduced air flow over a furnace heat exchanger, resulting in premature heat exchanger cracking or failure.*

### **Heating General**

- This equipment does not appear to have been recently serviced. We recommend a qualified furnace company be retained to service this equipment. Furnace servicing should be performed annually as part of routine maintenance. Significant defects may be revealed during a thorough evaluation, especially with older systems.

### **limitations of heating inspection**

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. The inspection was limited by (but not restricted to) the following conditions:

- The adequacy of heat distribution is difficult to determine during a one-time visit to a home.
- The heat exchanger was inaccessible.

## **Interior Components**

### **description of Interior**

**Wall and Ceiling Finishes:** •Gypsum drywall

**Windows:** •Aluminum sliders •Aluminum single hung •Awning •Transom •Fixed pane •Double glazed

**Doors:** •Wood •Sliding glass

## Interior recommendations / observations

### Walls / Ceilings

- There are several cracks in the interior surfaces. Surface cracking is common and periodic repair should be expected as part of routine maintenance. There are moderate cracks in the living room. We recommend they be repaired for a better appearance. Cracks often indicate foundation settling or movement.
- There are stains on the living room and dining room walls and ceilings. These areas appeared dry. We recommend the stained areas be monitored periodically for leakage in the future and that repairs be made if new leakage occurs.
- The walls are damaged in the family room behind the door. We recommend they be repaired.

### Floors

- The floor finish is worn in several places. We recommend the floors be refinished as needed for appearance and to protect the floors from damage.

### Smoke Detectors

- There are several smoke detectors installed. We recommend the detectors be tested weekly by holding the test button in until the alarm sounds. Replace the batteries annually or when the alarm beeps once a minute. Fire extinguishers should be provided in kitchens and garages for emergency use.
- We recommend the installation of carbon monoxide detectors as a safety improvement.

### Systems Not Tested

- This building is equipped with an alarm system. We suggest the system installer or a security company be consulted as to proper operation of this system. An examination of this system is beyond the scope of this inspection.

### Windows

- Several dual-glazed windows and the windows at the solarium and rear skylight are fogged, apparently by a failure in their seals. We recommend each window be checked and repaired or replaced as needed. Failure in the seal at the perimeter of dual glazed window assemblies allows moisture to enter and condense between the panes of glass. This is typically a manufacturing defect and window replacement may be necessary.
- The window in the master bathroom toilet room does not open. We recommend the window be repaired as necessary.

### Doors

- The left exterior storage closet door sticks and we recommend it be repaired to operate properly.

## limitations of Interior inspection

As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- We operated a representative sampling of the windows. All windows were not checked for proper functioning, cracked or broken glass, or for the presence or condition of screens. This inspection does not include areas which are obscured by furniture, carpets, coverings, or any other items.
- Potentially hazardous materials such as Asbestos cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection. The identification of mold is beyond the scope of this inspection and can only be done after laboratory testing. For further information an industrial hygienist should be contacted.

# Bathrooms

## description of BATHROOMS

**Hall Bathroom:** •Shower over tub •Cast polymer tub •Ventilation: Window, exhaust fan & skylight  
•Cast polymer shower walls •Cast polymer countertops •Two china sinks •Vinyl floor

**Master Bathroom:** •Separate tub & shower  
•Plastic spa tub •Ventilation: Window & skylight  
•Marble countertops •China sink •Marble tile floor

**Lower Bathroom:** •Shower over tub •Plastic tub  
•Ventilation: Window & exhaust fan •Plastic  
shower walls •Cast polymer countertops •Cast iron  
sink •Vinyl floor

## **BATHROOM recommendations / observations**

### **Hall Bathroom**

- There is a gap at the bathtub fill spout. We recommend this joint be caulked to prevent water entry.
- We recommend the shower wall connections be carefully cleaned and caulked as needed.
- The left sink stopper is defective and we recommend it be adjusted or repaired.
- The exhaust fan grill is loose and we recommend it be secured.
- This bathroom has a GFCI protected receptacle, which is a good safety feature. We recommend the GFCI device be tested monthly.

### **Master Bathroom**

- We recommend the shower wall connections be carefully cleaned and caulked as needed.
- Several cabinet hinges are loose and we recommend they be adjusted as needed.
- The tub drain is clogged and we recommend it be cleared.
- The sink drain piping leaks at the stopper arm and we recommend the leakage be repaired by a qualified plumber.
- The sink stopper is defective and we recommend it be adjusted or repaired.
- There is no exhaust fan in this bathroom. We recommend the installation of an exhaust fan for improved ventilation.
- The outlet for the spa tub is not GFCI protected and we recommend GFCI protection be provided.
- We observed debris in the tub after the spa was operated. We recommend the spa piping and pump be cleaned periodically according the manufacture's instructions.

### **Lower Bathroom**

- The toilet is loose from the floor. A loose toilet can cause water leakage and damage to the flooring. We recommend the toilet be re-set.
- The vinyl flooring is stained in several places indicating moisture under the floor. We recommend examination by a qualified pest firm.
- The walls are stained at the left of the shower enclosure which may indicate leakage. We recommend examination and repair as necessary by a qualified pest firm.
- There are gaps at the soap dish and we recommend repair as needed to prevent water entry.
- This bathroom has a GFCI protected receptacle, which is a good safety feature. We recommend the GFCI device be tested monthly.

### limitations of BATHROOM inspections

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection was limited by (but not restricted to) the following conditions:

- Areas concealed by finished surfaces are not inspected.

## Kitchen / Laundry

### description of KITCHEN

**Kitchen:** •Granite countertops •Cast iron sink  
•Vinyl floor

**Appliances Tested:** •Electric wall oven  
•Electric cooktop •Disposer •Exhaust hood

**Appliances Not Tested:** •Refrigerator  
•Microwave oven •Washer / Dryer •Dishwasher

**Wet Bar:** •Plastic laminate countertops •Stainless steel sink •Vinyl floor

**Appliances Not Tested:** •Refrigerator

**Laundry:** •Location: Lower hall closet •240 Volt electric outlet & gas supply for dryer •Dryer vent  
•120 Volt electric outlet for washer •Hot & cold water supply for washer •Waste standpipe  
•Laundry sink •Exhaust fan •Vinyl floor

### KITCHEN recommendations / observations

#### Kitchen

- The caulking is worn at the edges of the sink. We recommend the old caulking be removed and new caulking be applied to prevent leakage.
- The sink faucet is loose and we recommend it be repaired.
- The sink faucet is the sprayer type with a flexible connector. Special care should be taken to avoid leaving this sprayer in the sink as wastewater from the sink could be drawn into the faucet and contaminate the water supply.
- Several outlets near the kitchen sink are GFCI protected, which is a good safety feature. Recent standards require all outlets over kitchen counters to be GFCI protected. We recommend additional GFCI devices be added to provide GFCI protection for all countertop outlets. We recommend the GFCI devices be tested monthly.
- The counter space by the refrigerator is not provided with receptacles necessary for safety and convenience. We recommend GFCI protected outlets be added.

*Appliances, such as refrigerators, computers, microwave ovens, and clothes washers typically have three-prong plugs and need conveniently placed three-hole grounded outlets. Modern kitchens require receptacles every 4 feet along countertops and within 24 inches of the kitchen sink. Each individual countertop area should have at least one receptacle.*

- The exhaust fan grease screen is not clean. We recommend the fan screen be cleaned (along with the fan motor and vent pipe above, if necessary). Grease accumulation in screens over burners can be a fire hazard.

### **Wet Bar**

- This wet bar has GFCI protected receptacles, which is a good safety feature. We recommend the GFCI devices be tested monthly.

### **Laundry**

- We suggest a catch pan and drain be installed beneath the washer to prevent damage that could occur should the washer leak or drain overflow.
- We suggest the clothes washer hose connectors be upgraded with metal sheathed "no-burst" types to reduce the potential for hose failure.
- The doors are difficult and we recommend they be repaired or replaced.

### **limitations of KITCHEN inspection**

As prescribed in the pre-inspection contract, this is a visual inspection only. Appliances are tested by turning them on for a short period of time. It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house). The inspection of the appliances was limited by (but not restricted to) the following conditions:

- Thermostats, timers and other specialized features and controls are not tested.
- The effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- The area below and behind appliances was inaccessible and not inspected.
- The countertops and cabinets were not fully accessible to inspection. We recommend the countertops and cabinets be checked for defects after the personal items have been removed.

## Garage / Fireplace

### description of GARAGE / FIREPLACE

**Garage:** •Attached

**Garage door:** •Roll up •Wood •Automatic opener

**Chimney:** •Metal in stucco covered wood chase

**Fireplace:** •Zero clearance

### GARAGE / FIREPLACE recommendations / observations

#### Garage

- We did not locate any GFCI protected receptacles in the garage as required in new construction. We recommend upgrading for greater electrical safety.
- The vehicle door has an automatic opener. The opener properly reversed when we restricted the travel of the door. The safety reverse function should be tested monthly, according the operator manufacturer's instructions.
- There is a large gap under the left rear exterior door and we recommend the gap be sealed to prevent rodent entry.

#### Chimney

The chimney has a rain cap and spark screen.

## Fireplace

The fireplace has a damper.

*The purpose of a damper is to block the flow of warm room air up the chimney when the fireplace is not in use. An open flue is comparable to an open window and will substantially reduce heating system efficiency. Dampers should be kept closed when fireplaces are not in use. Glass doors can also be used to serve the same function.*

*Fireplaces should be checked periodically by a licensed chimney sweep or qualified chimney contractor. This should be done annually if they are used regularly (once a week or more). They should also be inspected after any indications of movement from settling or earthquake activity. Determinations as to whether fireplaces or chimneys have adequate draw, or are subject to smoking, or as to the soundness of chimney flue tiles, brickwork or sheet metal are beyond the scope of our inspection.*

## limitations of GARAGE / FIREPLACE inspection

As prescribed in the pre-inspection contract, this is a visual inspection only. Inspection of the garage and fireplace was limited by (but not restricted to) the following conditions:

- Much of the garage interior is not accessible to inspection due to stored personal belongings.
- The flue interior was mostly inaccessible to our inspection. Any flue or chimney that is inaccessible may be cracked, may contain a defective flue liner, or the liner may have been omitted.

Thank you for using HomeWise Inspections, Inc. If you have any questions or if we can be of further assistance, please do not hesitate to call us at (510) 482-8443.

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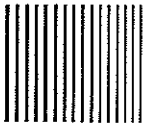
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# OLD REPUBLIC TITLE COMPANY

6201 ANTIOCH STREET, SUITE 300 • OAKLAND, CA • 94611 • (510) 339-2020 • Fax: (510) 339-8959

## PRELIMINARY REPORT

UPDATE

Issued for the sole use of:

Our Order No. 1116000428-MO

THE GRUBB COMPANY  
3070 CLAREMONT AVENUE  
BERKELEY, California 94705

Reference

MAR 1 2 2003

When Replying Please Contact:

Attention: CAROLYN JONES

Kathy Fenoglio (510) 339-2020

Buyer: RUSSELL ONISH and JENNIFER ONISH

Property Address: 1096 Amito Avenue, Oakland, CA

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE COMPANY hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies may be set forth in Exhibit A attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

**Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.**

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.**

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

RECEIVED AND READ  
NUMBER OF PAGES 11

Dated as of March 3rd, 2003, at 7:30 A.M.

NAME	DATE
NAME	DATE

OLD REPUBLIC TITLE COMPANY

C. L. WATTS

For Exceptions Shown or Referred to, See Attached

**OLD REPUBLIC TITLE COMPANY**

**ORDER NO. 1116000428-MO**

**UPDATE**

The form of policy of title insurance contemplated by this report is:

a Homeowner's Policy of Title Insurance (1998); AND an ALTA Loan Policy. A specific request should be made if another form or additional coverage is desired.

The estate or interest in the land hereinafter described or referred to covered by this Report is:

a FEE.

Title to said estate or interest at the date hereof is vested in:

STEPHEN M. MOORE and PATRICIA S. MOORE, husband and wife, as Joint Tenants

OLD REPUBLIC TITLE COMPANY

ORDER NO. 1116000428-MO

UPDATE

The land referred to in this Report is situated in the County of Alameda, City of Oakland  
State of California, and is described as follows:

Lot 2, Block G, Claremont Knolls Extension, filed January 15, 1926, Map Book 5,  
Page 44, Alameda County Records.

(Being APN 048H-7652-023-01)

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2003-2004 a lien, but not yet due or payable.

Code No. : 17-003  
Assessor's Parcel No. : 048H-7652-023-01

OLD REPUBLIC TITLE COMPANY  
ORDER NO. 1116000428-MO  
UPDATE

2. Taxes and assessments, general and special, for the fiscal year 2002-2003 as follows:

Assessor's Parcel No. : 048H-7652-023-01  
Code No. : 17-003  
1st Installment : \$ 3,631.17 Marked Paid  
2nd Installment : \$ 3,631.17 NOT Marked Paid  
Land : \$ 159,979.00  
Imp. Value : \$ 373,284.00  
P.P. Value : \$ 0.00  
Exemption : \$ 7,000.00  
Tracer No. : 113566-00

3. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as shown on the filed Map.

For : Public utilities  
Affects : Northeastern 5 feet

4. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,

Amount : \$600,000.00  
Trustor/Borrower : Stephen M. Moore and Patricia S. Moore, husband and wife  
Trustee : Golden West Savings Association Service Co., a California Corp.  
Beneficiary/Lender : WORLD SAVINGS BANK, FSB, A FEDERAL SAVINGS BANK, its successors and/or assignees  
Dated : August 24th, 2001  
Recorded : August 31st, 2001 in Official Records under Series No. 2001-328827  
Loan No. : 0015234537  
Returned to Address: World Savings, P.O. Box 659548, San Antonio, TX 78265-9548

The note secured by the Deed of Trust shown above contains, among others, a provision for a variable interest rate, which allows periodic adjustments in the interest rate.

OLD REPUBLIC TITLE COMPANY

ORDER NO. 1116000428-MO

UPDATE

5. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,

Amount : \$100,000.00  
Trustor/Borrower : Stephen M. Moore and Patricia S. Moore, husband and wife,  
as Joint Tenants  
Trustee : First American Title Insurance Company  
Beneficiary/Lender : E-Loan, Inc., a Delaware Corp.  
Dated : July 10th, 2002  
Recorded : August 16th, 2002 in Official Records under Series No.  
2002-356955  
Loan No. : E0069232  
Returned to Address: E-Loan, Inc., 5875 Arnold Road, Suite 100, Dublin, CA  
94568

6. The effect of instruments, proceedings, liens, decrees or other matters which do not specifically describe said land but which, if any do exist, may affect the title or impose liens or encumbrances thereon. The name search necessary to ascertain the existence of such matters has not been completed and, in order to do so, we require a signed Statement of Identity from or on behalf of Stephen Moore and Patricia Moore

----- Informational Notes -----

1. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) 2.1 and 3.1.

2. Short Term Rate ("STR") applies (but may be precluded or limited by application of the above shown section(s) of our Schedule of Fees and Charges).

3. In addition to existing requirements pertaining to sellers who are non-residents of California, as a result of recent changes to Section 18662 of the Revenue and Taxation Code, in transactions closing after January 1, 2003 the buyer may then be responsible to withhold 3 1/3% of the sales price (as defined therein) from any seller, if this property is not the seller's principal residence. The statute, as modified, also provides for certain exemptions to the buyer's responsibility to withhold, which may apply.

OLD REPUBLIC TITLE COMPANY

ORDER NO. 1116000428-MO

UPDATE

4. NOTE: According to the public records, there have been no deeds conveying the property described in this report recorded within a period of two years prior to the date hereof except as follows:

NONE

\*\*\*\*

CC: 3 + 1, THE GRUBB COMPANY, 3070 CLAREMONT AVENUE, BERKELEY, CA 94705,  
Attn: HELENE BARKIN  
3 LASALLE FINANCIAL, 1964 MOUNTAIN BOULEVARD #203, OAKLAND, CA  
94611, Attn: ROGER SMITH  
1 + 1, RUSSELL AND JENNIFER ONISH, 1037 SILER PLACE, BERKELEY, CA 94705

**CALIFORNIA LAND TITLE ASSOCIATION  
HOMEOWNER'S POLICY OF TITLE INSURANCE - 1998  
EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes ordinances, laws and regulations concerning:
  - a. building
  - b. zoning
  - c. Land use
  - d. improvements on the Land
  - e. Land division
  - f. environmental protection

This Exclusion does not apply to violations or the enforcement of these matters if notice of the violation or enforcement appears in the Public Records at the Policy Date.

This Exclusion does not limit the coverage described in Covered Risk 14, 15, 16, 17 or 24.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at the Policy Date.
3. The right to take the Land by condemning it, unless:
  - a. a notice of exercising the right appears in the Public Records at the Policy Date; or
  - b. the taking happened before the Policy Date and is binding on You if You bought the Land without Knowing of the taking.
4. Risks:
  - a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
  - b. that are Known to You at the Policy Date, but not to Us, unless they appear in the Public Records at the Policy Date;
  - c. that result in no loss to You; or
  - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.d, 22, 23, 24 or 25.
5. Failure to pay value for Your Title.
6. Lack of a right:
  - a. to any Land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 18.

**CALIFORNIA LAND TITLE ASSOCIATION  
STANDARD COVERAGE POLICY - 1990  
EXCLUSIONS**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.-  
  
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the Insured claimant;

- (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the Insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
  5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
  6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

#### **EXCEPTIONS**

In addition to the Exclusions, you are not insured against loss, costs, attorney's fees, and expenses resulting from:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflict in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters expected under (a), (b) or (c) are shown by the public records.

#### **AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (1992) SCHEDULE OF EXCLUSIONS FROM COVERAGE**

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant; (b) not known to the Company, not shown by the public records but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder; (c) resulting in no loss or damage to the insured claimant; (d) attaching or creating subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditor's rights laws.

#### **AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL TITLE INSURANCE POLICY (1987) EXCLUSIONS**

In addition to the exceptions in Schedule B, you are not insured against loss, costs, attorney's fees and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or governmental regulation. This includes building and zoning ordinances and also laws and regulations concerning:  
land use  
improvements on the land  
land division



environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risk.

2. The right to take the land by condemning it, unless:

3. Title Risks:

that are created, allowed, or agreed to by you

that are known to you, but not to us, on the Policy Date – unless they appear in the Public Records.

That result in no loss to you

That first affect you title after the Policy Date – this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks.

4. Failure to pay value for your title.

5. Lack of a right:

to any land outside the area specifically described and referred to Item 2 of Schedule A

or

in street, alleys, or waterways that touch your land.

This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

**AMERICAN LAND TITLE ASSOCIATION  
RESIDENTIAL TITLE INSURANCE POLICY (1987) WITH REGIONAL EXCEPTIONS  
EXCLUSIONS**

In addition to the exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or governmental regulation. This includes building and zoning ordinances and also laws and regulation concerning:
  - land use
  - improvements on the land
  - land division
  - environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Item 12 and 13 of Covered Title Risks.

2. The right to take the land by condemning it, unless:
  - a notice of exercising the right appears in the public records on the Policy Date.
  - the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking.

3. Title Risks:

that are created, allowed, or agreed to by you

that are known to you, but not to us, on the Policy Date – unless they appear in the public records.

that result in no loss to you

that first affect your title after the Policy Date – this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks.

4. Failure to pay value for you title.

5. Lack of a right:

to any land outside the area specifically described and referred to in Item 3 of Schedule A

or

in streets, alleys, or waterways that touch your land.

This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

**REGIONAL EXCEPTIONS**

In addition to the Exclusions, you are not insured against loss, costs, attorney's fees, and expenses resulting from

1. Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by making inquiry of parties in possession of the land.
2. Any liens or easements not shown by the Public Records. However, this does not limit the affirmative coverage in Item 8 of Covered Title Risks.
3. Any facts about the land not shown by the Public Records which a correct survey would disclose. However, this does not limit the affirmative coverage in Item 12 of Covered Title Risks.
4. (a) Any water rights or claims or title to water in or under the land; (b) unpatented mining claims; (c) reservations or exceptions in patents or in acts authorizing the issuance thereof.

MAY 7, 2001

**OLD REPUBLIC TITLE COMPANY**

**Privacy Policy Notice**

**PURPOSE OF THIS NOTICE**

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Old Republic Title Company.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from [our affiliates or] others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements.

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

**WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.**

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

