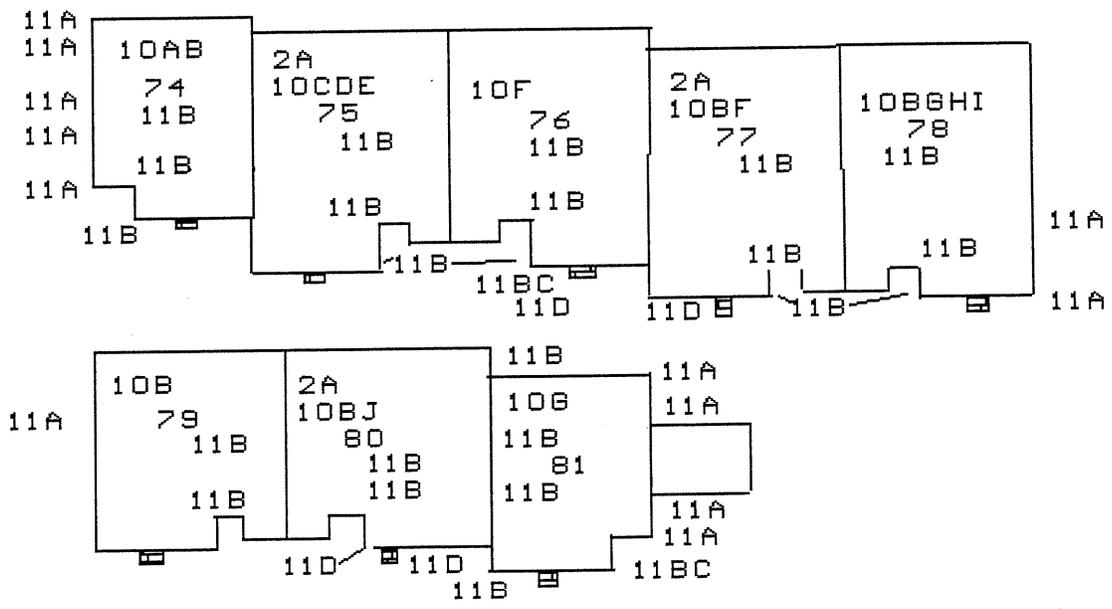
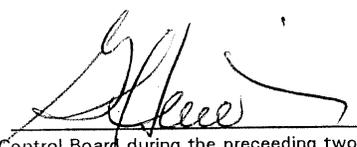


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street, City, Zip	3a. Structural Pest Control Report
54	Quay court (74-81), Sacramento, CA, 95831	
 <div style="margin-left: 20px;"> <p>3400 Business Drive Suite 100 Sacramento, CA 95820 (916) 381-5793 (916) 381-5729 Fax WWW.PINNACLEPEST.COM</p> </div>		
Firm Registration No. PR 4379	Report No. 212473	Escrow No.
Ordered By: 54 Quay court (74-81) Sacramento CA 95831 916-415-9097	Property Owner/Party of Interest: 54 Quay court (74-81) Sacramento CA 95831 54 Quay court (74-81) Sacramento CA 95831	Report Sent To: 54 Quay court (74-81) Sacramento CA 95831 916-415-9097
COMPLETE REPORT <input type="checkbox"/> LIMITED REPORT <input checked="" type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>		
General Description: Two story multi family dwelling, stucco, carport, tile roof, occupied partially accessible		Inspection Tag Posted: office Other Tags Posted:
An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.		
Subterranean Termites <input type="checkbox"/> Drywood Termites <input type="checkbox"/> Fungus/Dryrot <input checked="" type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input checked="" type="checkbox"/> If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.		



Inspected By Garry Hardiman License No. FR 23632 Signature 

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact : Structural Pest Control Board, 1418 Howe Avenue, Suite 18, Sacramento, California 95825-3204.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov. 43M-41 (Rev. 10/01)

54	Quay court (74-81), Sacramento, CA, 95831	05/30/06	212473
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

NOTE: READ THIS DOCUMENT. This document explains the scope and limitations of a Structural Pest Control Inspection and Wood Destroying Pest & Organism Inspection Report.

A. A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying insects or organisms (fungi/rot) in visible and accessible areas on the date of inspection. It contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the Wood Destroying Pest & Organism Inspection Report are governed by the Structural Pest Control Act and the rules and regulations of the Structural Pest Control Board.

B. Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information about such defects as they are not within the scope of the license of the inspector of the company issuing this report. Nor does a Wood Destroying Pest & Organism Inspection Report contain information about asbestos or any other environmental or safety hazard. Should interested parties desire opinions regarding these items, it is recommended that the owner engage the services of a reputable "whole house" inspection company.

C. Inspections are made and reports are issued on the basis of what was visible and accessible at the time of the inspection. The absence of visible evidence of wood destroying organisms in the visible and accessible portions of the structure is no assurance that wood destroying organisms are not present. Therefore, we do not assume any responsibility for the presence of wood destroying organisms, or damage due to such organisms, in areas that were not visible and accessible at the time of the inspection or that may occur in the future. The following areas, when they exist are considered inaccessible for inspection: The interiors of hollow walls and all enclosed spaces between a floor or porch deck and the ceiling or soffit below; Areas between abutting/attached row houses, townhouses, condominiums and similar structures; Portions of the attic concealed or made inaccessible by insulation or ducting; Portions of the attic or roof cavity concealed due to an inadequate crawl space; The interiors of boxed eaves; Eaves concealed by patio covers or other abutments, portions of the subarea concealed or made inaccessible by insulation; Porte cocheres; Enclosed bay windows; Areas beneath wood floors over concrete; Areas concealed by built-in cabinet work; Areas concealed by floor coverings such as wall-to-wall carpeting, throw or area rugs, bath and kitchen mats, linoleum, ceramic tile etc.; Areas concealed by "free standing" or "built in" appliances. There is no economically practical method to make these areas accessible. However, they may be subject to attack by wood destroying organisms. No opinion is rendered concerning condition in these areas. Some areas may be inspected for a fee if they are made accessible at the owners expense. A supplemental report will be issued and any findings and recommendations will be listed along with estimates for repair and/or treatment, if within the scope of this company's operations. No opinion is rendered concerning conditions in these areas at this time.

D. We assume no responsibility for work done by anyone else, for damage to structure or contents during our inspection, or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non-disclosure by owner/agent/tenant.

E. A visual inspection was performed and the inspector did not deface nor probe into finished window or door frames, trim work, floor coverings, walls, ceilings or other finished surfaces.

F. This Wood Destroying Pests and Organisms report does not include mold or any mold like conditions. No reference will be made to mold or mold like conditions. Mold is not a wood destroying organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold like conditions please contact the appropriate professionals.

G. Our inspectors are not equipped with extension ladders, therefore, all second story eaves and roof lines are not inspected.

H. The exterior of the roof will not be inspected. If you want the water tightness or integrity of the roof determined, you should contact a roofing contractor who is licensed by the contractors state license board.

I. Pinnacle Pest Control, Inc. does not include painting as a part of the repair costs. It is the owners responsibility to a paint or to contract with others to do so.

J. The Structural Pest Control Board encourages competitive business practices among registered companies. Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these finding may vary from company to company. Therefore, you may wish to seek a second opinion since there may be alternative methods of correcting the findings listed on this report that may be less costly.

K. The "Notice to Owner" form to be used by Branch 1 and Branch 3 registered companies in accordance with Section 8513 of t code shall be that set forth below.

NOTICE TO OWNER

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid.

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

54	Quay court (74-81), Sacramento, CA, 95831	05/30/06	212473
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

IF A SEPARATED REPORT HAS BEEN REQUESTED, IT IS DEFINED AS SECTION 1 & SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

SECTION 1: CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION.

SECTION 2: SECTION 2 ITEMS AREA CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION, BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

FURTHER INSPECTION: FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREAS WHICH DURING THE ORIGINAL INSPECTION, DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CANNOT BE DEFINED AS SECTION 1 OR SECTION 2.

Substrucure:

NOTE: SLAB CONSTRUCTION

Stall Shower:

NOTE: NOT TESTED ON 2ND STORY

NOTE: IN ACCORDANCE WITH SECTION 1991 RULES AND REGULATIONS OF THE STRUCTURAL PEST CONTROL BOARD, THE UPSTAIRS STALL SHOWER WAS INSPECTED BUT NOT WATER TESTED. NO VISIBLE CRACKS TO THE PAN, STAINING OF THE CEILING BELOW OR ANY SIGNS OF LEAKAGE WERE NOTED AT THIS TIME. IF INTERESTED PARTIES ARE CONCERNED, AND UPON REQUEST WITH WRITTEN PERMISSION, A WATER TEST WILL BE PERFORMED for an additional charge (not to exceed the cost of the original inspection). UPON FURTHER INSPECTION A SUPPLEMENTAL REPORT WILL BE ISSUED AND ANY FINDINGS AND RECOMMENDATIONS WILL BE LISTED ALONG WITH ESTIMATES FOR REPAIRS AND/OR TREATMENT, IF WITHIN THE SCOPE OF THIS COMPANY'S OPERATIONS.

Item 2A: A leak was noted at the glass enclosure of the stall shower in the master bath unit 75,77,80.

RECOMMENDATION: The owner is to employ a glass company to inspect and repair the glass enclosure as found to be necessary.

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

Foundations:

NOTE: SLAB

Porches/Steps:

NOTE: SLAB

Ventilation:

NOTE: SLAB/NONE REQUIRED

Abutments:

NOTE: NONE NOTED

54	Quay court (74-81), Sacramento, CA, 95831	05/30/06	212473
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

Attic spaces:

NOTE: NOT INSPECTED

Garages:

NOTE: CARPORT

Decks/Patios:

AT THE TIME OF INSPECTION THE PATIO STORAGE WAS INACCESSIBLE. OWNER IS ADVISED TO MAKE STORAGE ACCESSIBLE AND CALL FOR FURTHER INSPECTION.

Other/Interior:

NOTE: PARTIALLY ACCESSIBLE

Item 10A: The toilet was noted to be loose in the hall bath unit 74.

RECOMMENDATION: Reset the toilet on a new wax ring.

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

Item 10B: The false bottom is damaged at the cabinet in the kitchen unit 74,77,78,79,80.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.

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

Item 10C: The floor adjacent to the stall shower in the master bathroom is swollen and discolored indicating possible damage to the subflooring unit 75.

RECOMMENDATION: Remove the toilet. Remove the floor covering and underlayment for further inspection. If no further damage is exposed, install new underlayment and floor covering. Reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTERIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

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

Item 10D: Waterstains/water damage was/were noted to the sheetrock adjacent to the satll shower in master bath unit 75.

RECOMMENDATION: Remove the stained/damaged sheetrock for further inspection. If no further damage is exposed, install new sheetrock, tape and texture. The owner is to paint as desired.

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

54	Quay court (74-81), Sacramento, CA, 95831	05/30/06	212473
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

Other/Interior:

Item 10E: The floor in the guest bathroom is swollen adjacent to the tub indicating possible damage to the subflooring unit 75.

RECOMMENDATION: Remove the toilet. Remove the floor covering and underlayment for further inspection. If no further damage is exposed, install new underlayment and floor covering. Reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTERIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

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

Item 10F: The false bottom of the vanity in the master bath is damaged unit 76,77.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.

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

Item 10G: The false bottom of the vanity in the hall bath is damaged unit 78,81.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.

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

Item 10H: The toilet was found to be loose in the master bath unit 78.

RECOMMENDATION: Remove the toilet for further inspection. If no damage is exposed, reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTRIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

***** Unknown Further Inspection Recommended *****

Item 10I: Waterstains were noted on the ceiling in the master bathroom indicating a possible roof leak unit 78.

RECOMMENDATION: The owner is to employ a licensed roofing contractor to inspect and repair the roof as found to be necessary.

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

54	Quay court (74-81), Sacramento, CA, 95831	05/30/06	212473
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

Other/Interior:

Item 10J: The floor in the master bathroom is swollen adjacent to the toilet indicating possible damage to the subflooring unit 80.

RECOMMENDATION: Remove the toilet. Remove the floor covering and underlayment for further inspection. If no further damage is exposed, install new underlayment and floor covering. Reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTERIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

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

Other/Exterior:

Item 11A: Fungus infection and damage to decorative gable beam (second floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

Item 11B: Fungus infection and damage to decorative gable beam (above second floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

Item 11C: Fungus infection and damage to decorative gable beam (first floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

Item 11D: Fungus has damaged the roof sheathing.

RECOMMENDATION: Remove enough roof covering to allow for the removal the damaged sheathing for further inspection. If no further damage is exposed, replace with new material. Replace the roofing material. Pinnacle Pest Control, Inc. does not warranty or certify the roof of the structure.

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

54 Quay court (74-81), Sacramento, CA, 95831 05/30/06 212473
BUILDING NO. STREET, CITY, STATE, ZIP INSPECTION DATE REPORT NO.

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

FOR FURTHER INFORMATION CONTACT ANY OR THE FOLLOWING:

- PINNACLE PEST CONTROL - (916) 381-5793
- POISON CONTROL CENTER - (800) 662-9886
- COUNTY HEALTH DEPARTMENT - (916) 654-0499
- SACRAMENTO COUNTY HEALTH DISTRICT - (916) 366-2174
- COUNTY AGRICULTURE COMMISSIONER - (916) 875-6603
- SACRAMENTO COUNTY - (916) 366-2003
- STRUCTURAL PEST CONTROL BOARD - (800) 737-8188

1418 Howe Avenue Ste. #18
Sacramento, CA 95825-3204

PESTICIDES	ACTIVE INGREDIENTS	TARGET PEST
Timbor	Disodium Octaborate Tetrahydrate	Wood Decay Fungi
Premise 75	Imidacloprid	Subterranean Termites
Methyl Bromide	Same	Wood Boring Beetles
Vikane	Sulfuryl Flouride	Wood Boring Beetles/Dry Wood Termites
Termidor (R) SC	Fipronil	Subterranean Termites

 CAUTION
 PESTICIDES ARE CHEMICALS

Section 8538.(a) of the Structural Pest Control Act requires that the following information be given will all reports that will require some form of chemical treatment.

Structural Pest Control Operators are Licensed and Regulated by the Structural Pest Control Board and apply pesticides which are registered and approved for use by the California Department of Food and Agriculture and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree or risk depends upon the degree of exposure, so exposure should be minimized.

54	Quay court (74-81), Sacramento, CA, 95831	05/30/06	212473
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

If, during the course of this repair, damage is found to extend into areas previously inaccessible, a supplemental report will be issued stating the findings, recommendations and cost for any further repairs.

While drilling through concrete, damage may occur to pipes, heating, air conditioning systems or interior finish. If such damage should occur, it is the owners responsibility to repair the damage at the owners expense.

Reinspection of work performed by the owner or others to obtain a certification is required by law. There is a charge for each inspection and the amount will not exceed the fee originally charged. Those performing repairs are advised to contact Pinnacle Pest Control as more than one reinspection may be necessary. The request for reinspection must meet the following criteria: 1) It must be made within four months of the date of the original report. 2) The parties involved must be aware that a reinspection is made to determine if the original conditions were corrected. **We do not guarantee repairs performed by others. If a guarantee is desired, the person(s) performing the repairs should be contacted.**

Pinnacle Pest Control, Inc. appreciates the opportunity to inspect your home. Should you have any questions as to the contents of this report, please contact our office at (916) 381-5793.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street, City, Zip	Date of Inspection	No. of Pages
54	Quay Court(96-98), Sacramento, CA, 95831	05/30/06	6



3400 Business Drive
 Suite 100
 Sacramento, CA 95820
 (916) 381-5793
 (916) 381-5729 Fax
 WWW.PINNACLEPEST.COM



Firm Registration No. PR 4379	Report No. 212458	Escrow No.
Ordered By: GRE Management Service-Amber Dunn 916-415-9097	Property Owner/Party of Interest: 54 Quay Court Sacramento CA 95831	Report Sent To: 54 Quay Court Sacramento CA 95831

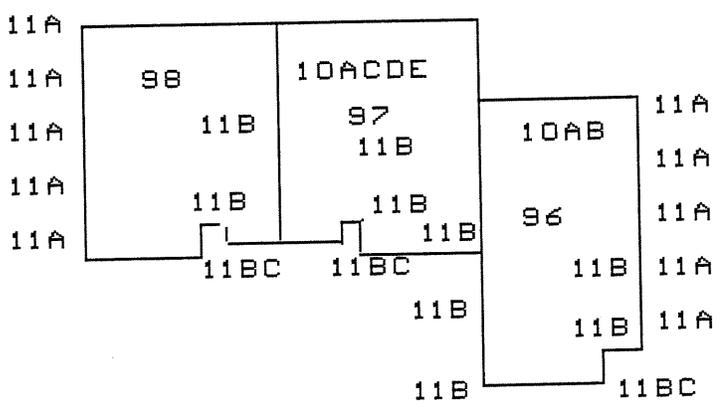
COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

General Description: Two story multi family dwelling, stucco carport, tile roof, occupied partially accessible	Inspection Tag Posted: office
Other Tags Posted:	

An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites
 Drywood Termites
 Fungus/Dryrot
 Other Findings
 Further Inspection

If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.



Inspected By Garry Hardiman License No. FR 23632 Signature [Signature]

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact : Structural Pest Control Board, 1418 Howe Avenue, Suite 18, Sacramento, California 95825-3204.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov. 43M-41 (Rev. 10/01)

54

Quay Court(96-98), Sacramento, CA, 95831

05/30/06

212458

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

NOTE: READ THIS DOCUMENT. This document explains the scope and limitations of a Structural Pest Control Inspection and Wood Destroying Pest & Organism Inspection Report.

- A. A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying insects or organisms (fungi/rot) in visible and accessible areas on the date of inspection. It contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the Wood Destroying Pest & Organism Inspection Report are governed by the Structural Pest Control Act and the rules and regulations of the Structural Pest Control Board.
- B. Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information about such defects as they are not within the scope of the license of the inspector of the company issuing this report. Nor does a Wood Destroying Pest & Organism Inspection Report contain information about asbestos or any other environmental or safety hazard. Should interested parties desire opinions regarding these items, it is recommended that the owner engage the services of a reputable "whole house" inspection company.
- C. Inspections are made and reports are issued on the basis of what was visible and accessible at the time of the inspection. The absence of visible evidence of wood destroying organisms in the visible and accessible portions of the structure is no assurance that wood destroying organisms are not present. Therefore, we do not assume any responsibility for the presence of wood destroying organisms, or damage due to such organisms, in areas that were not visible and accessible at the time of the inspection or that may occur in the future. The following areas, when they exist are considered inaccessible for inspection: The interiors of hollow walls and all enclosed spaces between a floor or porch deck and the ceiling or soffit below; Areas between abutting/attached row houses, townhouses, condominiums and similar structures; Portions of the attic concealed or made inaccessible by insulation or ducting; Portions of the attic or roof cavity concealed due to an inadequate crawl space; The interiors of boxed eaves; Eaves concealed by patio covers of other abutments, portions of the subarea concealed or made inaccessible by insulation; Porte cocheres; Enclosed bay windows; Areas beneath wood floors over concrete; Areas concealed by built-in cabinet work; Areas concealed by floor coverings such as wall-to-wall carpeting, throw or area rugs, bath and kitchen mats, linoleum, ceramic tile etc.; Areas concealed by "free standing" or "built in" appliances. There is no economically practical method to make these areas accessible. However, they may be subject to attack by wood destroying organisms. No opinion is rendered concerning condition in these areas. Some areas may be inspected for a fee if they are made accessible at the owners expense. A supplemental report will be issued and any findings and recommendations will be listed along with estimates for repair and/or treatment, if within the scope of this company's operations. No opinion is rendered concerning conditions in these areas at this time.
- D. We assume no responsibility for work done by anyone else, for damage to structure or contents during our inspection, or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non-disclosure by owner/agent/tenant.
- E. A visual inspection was performed and the inspector did not deface nor probe into finished window or door frames, trim work, floor coverings, walls, ceilings or other finished surfaces.
- F. This Wood Destroying Pests and Organisms report does not include mold or any mold like conditions. No reference will be made to mold or mold like conditions. Mold is not a wood destroying organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold like conditions please contact the appropriate professionals.
- G. Our inspectors are not equipped with extension ladders, therefore, all second story eaves and roof lines are not inspected.
- H. The exterior of the roof will not be inspected. If you want the water tightness or integrity of the roof determined, you should contact a roofing contractor who is licensed by the contractors state license board.
- I. Pinnacle Pest Control, Inc. does not include painting as a part of the repair costs. It is the owners responsibility to a paint or to contract with others to do so.
- J. The Structural Pest Control Board encourages competitive business practices among registered companies. Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these finding may vary from company to company. Therefore, you may wish to seek a second opinion since there may be alternative methods of correcting the findings listed on this report that may be less costly.
- K. The "Notice to Owner" form to be used by Branch 1 and Branch 3 registered companies in accordance with Section 8513 of t code shall be that set forth below.

NOTICE TO OWNER

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid. To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice." Prime contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

54	Quay Court(96-98), Sacramento, CA, 95831	05/30/06	212458
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

IF A SEPARATED REPORT HAS BEEN REQUESTED, IT IS DEFINED AS SECTION 1 & SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

SECTION 1: CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION.

SECTION 2: SECTION 2 ITEMS AREA CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION, BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

FURTHER INSPECTION: FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREAS WHICH DURING THE ORIGINAL INSPECTION, DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CANNOT BE DEFINED AS SECTION 1 OR SECTION 2.

Substructure:

NOTE: SLAB CONSTRUCTION

Stall Shower:

NOTE: NOT TESTED ON 2ND STORY

NOTE: IN ACCORDANCE WITH SECTION 1991 RULES AND REGULATIONS OF THE STRUCTURAL PEST CONTROL BOARD, THE UPSTAIRS STALL SHOWER WAS INSPECTED BUT NOT WATER TESTED. NO VISIBLE CRACKS TO THE PAN, STAINING OF THE CEILING BELOW OR ANY SIGNS OF LEAKAGE WERE NOTED AT THIS TIME. IF INTERESTED PARTIES ARE CONCERNED, AND UPON REQUEST WITH WRITTEN PERMISSION, A WATER TEST WILL BE PERFORMED for an additional charge (not to exceed the cost of the original inspection). UPON FURTHER INSPECTION A SUPPLEMENTAL REPORT WILL BE ISSUED AND ANY FINDINGS AND RECOMMENDATIONS WILL BE LISTED ALONG WITH ESTIMATES FOR REPAIRS AND/OR TREATMENT, IF WITHIN THE SCOPE OF THIS COMPANY'S OPERATIONS.

Foundations:

NOTE: SLAB

Porches/Steps:

NOTE: SLAB

Ventilation:

NOTE: SLAB/NONE REQUIRED

Abutments:

NOTE: NONE NOTED

Attic spaces:

NOTE: NOT INSPECTED

Garages:

NOTE: CARPORT

54	Quay Court(96-98), Sacramento, CA, 95831	05/30/06	212458
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

Decks/Patios:

NOTE: OPEN SLAB

AT THE TIME OF INSPECTION THE PATIO STORAGE WAS INACCESSIBLE. OWNER IS ADVISED TO MAKE STORAGE ACCESSIBLE AND CALL FOR FUTHER INSPECTION.

Other/Interior:

NOTE: PARTIALLY ACCESSIBLE

Item 10A: The floor adjacent to the toilet in the master bathroom is swollen and discolored indicating possible damage to the subflooring unit 96,97.

RECOMMENDATION: Remove the toilet. Remove the floor covering and underlayment for further inspection. If no further damage is exposed, install new underlayment and floor covering. Reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTERIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

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

Item 10B: The false bottom of the vanity in the master bath is damaged unit 96.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.

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

Item 10C: The toilet was noted to be loose in the hall bath unit 97.

RECOMMENDATION: Reset the toilet on a new wax ring.

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

Item 10D: The false bottom is damaged at the cabinet in the kitchen unit 97.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.

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

Item 10E: The toilet was found to be loose in the master bath unit 97.

RECOMMENDATION: Remove the toilet for further inspection. If no damage is exposed, reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTRIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

***** Unknown Further Inspection Recommended *****

54 Quay Court(96-98), Sacramento, CA, 95831
BUILDING NO. STREET, CITY, STATE, ZIP

05/30/06 212458
INSPECTION DATE REPORT NO.

Other/Exterior:

Item 11A: Fungus infection and damage to decorative gable beam (second floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

Item 11B: Fungus infection and damage to decorative gable beam (above second floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

Item 11C: Fungus infection and damage to decorative gable beam (first floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

IF WITHIN 24 HOURS FOLLOWING APPLICATION YOU EXPERIENCE SYMPTOMS SIMILAR TO COMMON SEASONAL ILLNESS COMPARABLE TO THE FLU, CONTACT YOUR PHYSICIAN OR POISON CONTROL CENTER AND YOUR PEST CONTROL OPERATOR IMMEDIATELY. FOR FURTHER INFORMATION CONTACT ANY OF THE FOLLOWING:

- PINNACLE PEST CONTROL - (916) 381-5793
 - POISON CONTROL CENTER - (800) 662-9886
 - COUNTY HEALTH DEPARTMENT - (916) 654-0499
 - SACRAMENTO COUNTY HEALTH DISTRICT - (916) 366-2174
 - COUNTY AGRICULTURE COMMISSIONER - (916) 875-6603
 - SACRAMENTO COUNTY - (916) 366-2003
 - STRUCTURAL PEST CONTROL BOARD - (800) 737-8188
- 1418 Howe Avenue Ste. #18
Sacramento, CA 95825-3204

PESTICIDES	ACTIVE INGREDIENTS	TARGET PEST
Timbor	Disodium Octaborate Tetrahydrate	Wood Decay Fungi
Premise 75	Imidacloprid	Subterranean Termites
Methyl Bromide	Same	Wood Boring Beetles
Vikane	Sulfuryl Flouride	Wood Boring Beetles/Dry Wood Termites
Termidor(R) SC	Fipronil	Subterranean Termites

54	Quay Court(96-98), Sacramento, CA, 95831	05/30/06	212458
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

 CAUTION
 PESTICIDES ARE CHEMICALS

Section 8538. (a) of the Structural Pest Control Act requires that the following information be given will all reports that will require some form of chemical treatment.

Structural Pest Control Operators are Licensed and Regulated by the Structural Pest Control Board and apply pesticides which are registered and approved for use by the California Department of Food and Agriculture and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree or risk depends upon the degree of exposure, so exposure should be minimized.

If, during the course of this repair, damage is found to extend into areas previously inaccessible, a supplemental report will be issued stating the findings, recommendations and cost for any further repairs.

While drilling through concrete, damage may occur to pipes, heating, air conditioning systems or interior finish. If such damage should occur, it is the owners responsibility to repair the damage at the owners expense.

Reinspection of work performed by the owner or others to obtain a certification is required by law. There is a charge for each inspection and the amount will not exceed the fee originally charged. Those performing repairs are advised to contact Pinnacle Pest Control as more than one reinspection may be necessary. The request for reinspection must meet the following criteria: 1) It must be made within four months of the date of the original report. 2) The parties involved must be aware that a reinspection is made to determine if the original conditions were corrected. We do not guarantee repairs performed by others. If a guarantee is desired, the person(s) performing the repairs should be contacted.

Pinnacle Pest Control, Inc. appreciates the opportunity to inspect your home. Should you have any questions as to the contents of this report, please contact our office at (916) 381-5793.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street, City, Zip	Date of Inspection	No. of Pages
54	Quay Court(89-95), Sacramento, CA, 95831	05/30/06	8



3400 Business Drive
Suite 100
Sacramento, CA 95820
(916) 381-5793
(916) 381-5729 Fax
WWW.PINNACLEPEST.COM



Firm Registration No. PR 4379	Report No. 212454	Escrow No.
Ordered By: GRE Management Service-Amber Dunn 916-415-9097	Property Owner/Party of Interest: 54 Quay Court Sacramento CA 95831	Report Sent To: 54 Quay Court Sacramento CA 95831

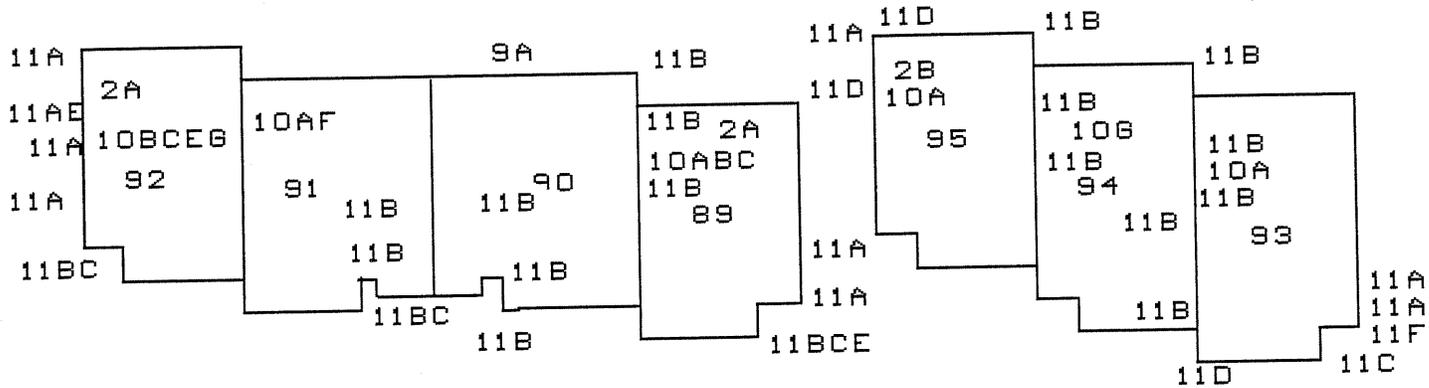
COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

General Description: Two story multi family dwelling, stucco carport, tile roof, occupied partially accessible	Inspection Tag Posted: office
	Other Tags Posted:

An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites
 Drywood Termites
 Fungus/Dryrot
 Other Findings
 Further Inspection

If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.



54	Quay Court(89-95), Sacramento, CA, 95831	05/30/06	212454
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

NOTE: READ THIS DOCUMENT. This document explains the scope and limitations of a Structural Pest Control Inspection and Wood Destroying Pest & Organism Inspection Report.

A. A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence of absence of evidence of wood destroying insects or organisms (fungi/rot) in visible and accessible areas on the date of inspection. It contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the Wood Destroying Pest & Organism Inspection Report are governed by the Structural Pest Control Act and the rules and regulations of the Structural Pest Control Board.

B. Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information about such defects as they are not within the scope of the license of the inspector of the company issuing this report. Nor does a Wood Destroying Pest & Organism Inspection Report contain information about asbestos or any other environmental or safety hazard. Should interested parties desire opinions regarding these items, it is recommended that the owner engage the services of a reputable "whole house" inspection company.

C. Inspections are made and reports are issued on the basis of what was visible and accessible at the time of the inspection. The absence of visible evidence of wood destroying organisms in the visible and accessible portions of the structure is no assurance that wood destroying organisms are not present. Therefore, we do not assume any responsibility for the presence of wood destroying organisms, or damage due to such organisms, in areas that were not visible and accessible at the time of the inspection or that may occur in the future. The following areas, when they exist are considered inaccessible for inspection: The interiors of hollow walls and all enclosed spaces between a floor or porch deck and the ceiling or soffit below; Areas between abutting/attached row houses, townhouses, condominiums and similar structures; Portions of the attic concealed or made inaccessible by insulation or ducting; Portions of the attic or roof cavity concealed due to an inadequate crawl space; The interiors of boxed eaves; Eaves concealed by patio covers of other abutments, portions of the subarea concealed or made inaccessible by insulation; Porte cocheres; Enclosed bay windows; Areas beneath wood floors over concrete; Areas concealed by built-in cabinet work; Areas concealed by floor coverings such as wall-to-wall carpeting, throw or area rugs, bath and kitchen mats, linoleum, ceramic tile etc.; Areas concealed by "free standing" or "built in" appliances. There is no economically practical method to make these areas accessible. However, they may be subject to attack by wood destroying organisms, No opinion is rendered concerning condition in these areas. Some areas may be inspected for a fee if they are made accessible at the owners expense. A supplemental report will be issued and any findings and recommendations will be listed along with estimates for repair and/or treatment, if within the scope of this company's operations. No opinion is rendered concerning conditions in these areas at this time.

D. We assume no responsibility for work done by anyone else, for damage to structure or contents during our inspection, or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non-disclosure by owner/agent/tenant.

E. A visual inspection was performed and the inspector did not deface nor probe into finished window or door frames, trim work, floor coverings, walls, ceilings or other finished surfaces.

F. This Wood Destroying Pests and Organisms report does not include mold or any mold like conditions. No reference will be made to mold or mold like conditions. Mold is not a wood destroying organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold like conditions please contact the appropriate professionals.

G. Our inspectors are not equipped with extension ladders, therefore, all second story eaves and roof lines are not inspected.

H. The exterior of the roof will not be inspected. If you want the water tightness or integrity of the roof determined, you should contact a roofing contractor who is licensed by the contractors state license board.

I. Pinnacle Pest Control, Inc. does not include painting as a part of the repair costs. It is the owners responsibility to a paint or to contract with others to do so.

J. The Structural Pest Control Board encourages competitive business practices among registered companies. Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these finding may vary from company to company. Therefore, you may wish to seek a second opinion since there may be alternative methods of correcting the findings listed on this report that may be less costly.

K. The "Notice to Owner" form to be used by Branch 1 and Branch 3 registered companies in accordance with Section 8513 of t code shall be that set forth below.

NOTICE TO OWNER

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid. To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice." Prime contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

54	Quay Court(89-95), Sacramento, CA, 95831	05/30/06	212454
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

IF A SEPARATED REPORT HAS BEEN REQUESTED, IT IS DEFINED AS SECTION 1 & SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

SECTION 1: CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION.

SECTION 2: SECTION 2 ITEMS AREA CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION, BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

FURTHER INSPECTION: FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREAS WHICH DURING THE ORIGINAL INSPECTION, DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CANNOT BE DEFINED AS SECTION 1 OR SECTION 2.

Substrucure:

NOTE: SLAB CONSTRUCTION

Stall Shower:

NOTE: NOT TESTED ON 2ND STORY

NOTE: IN ACCORDANCE WITH SECTION 1991 RULES AND REGULATIONS OF THE STRUCTURAL PEST CONTROL BOARD, THE UPSTAIRS STALL SHOWER WAS INSPECTED BUT NOT WATER TESTED. NO VISIBLE CRACKS TO THE PAN, STAINING OF THE CEILING BELOW OR ANY SIGNS OF LEAKAGE WERE NOTED AT THIS TIME. IF INTERESTED PARTIES ARE CONCERNED, AND UPON REQUEST WITH WRITTEN PERMISSION, A WATER TEST WILL BE PERFORMED for an additional charge (not to exceed the cost of the original inspection). UPON FURTHER INSPECTION A SUPPLEMENTAL REPORT WILL BE ISSUED AND ANY FINDINGS AND RECOMMENDATIONS WILL BE LISTED ALONG WITH ESTIMATES FOR REPAIRS AND/OR TREATMENT, IF WITHIN THE SCOPE OF THIS COMPANY'S OPERATIONS.

Item 2A: A leak was noted at the glass enclosure of the stall shower in the master bath unit (89,92).

RECOMMENDATION: The owner is to employ a glass company to inspect and repair the glass enclosure as found to be necessary.

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

Item 2B: Cracked and/or missing grout was noted at the tile joints of the stall shower in the master bath unit 95.

RECOMMENDATION: RegROUT the tile joints to prevent future problems.

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

Foundations:

NOTE: SLAB

Porches/Steps:

NOTE: SLAB

54	Quay Court(89-95), Sacramento, CA, 95831	05/30/06	212454
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

Ventilation:

NOTE: SLAB/NONE REQUIRED

Abutments:

NOTE: NONE NOTED

Attic spaces:

NOTE: NOT INSPECTED

Garages:

NOTE: CARPORT

Decks/Patios:

NOTE: OPEN SLAB

At time of inspection the patio storage was inaccessible. Owner is advised to make storage accessible and call for further inspection.

Item 9A: Fungus infection and damage to roof fascia.

RECOMMENDATION: Remove fungus infected and damaged wood member(s) and replace with new material in accordance with applicable building codes.

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

Other/Interior:

NOTE: PARTIALLY ACCESSIBLE

Item 10A: The false bottom is damaged at the cabinet in the kitchen unit 89, 90, 91, 93, 95.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.

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

Item 10B: The toilet was noted to be loose in the hall bath unit 89,92.

RECOMMENDATION: Reset the toilet on a new wax ring.

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

54	Quay Court(89-95), Sacramento, CA, 95831	05/30/06	212454
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

Other/Interior:

Item 10C: The floor adjacent to the toilet in the master bathroom is swollen and discolored indicating possible damage to the subflooring unit 89,92.

RECOMMENDATION: Remove the toilet. Remove the floor covering and underlayment for further inspection. If no further damage is exposed, install new underlayment and floor covering. Reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTERIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

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

Item 10D: The false bottom of the vanity in the hall bath is damaged unit 90.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.

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

Item 10E: The toilet was found to be loose in the guest bath unit 90,92.

RECOMMENDATION: Remove the toilet for further inspection. If no damage is exposed, reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTERIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

***** Unknown Further Inspection Recommended *****

Item 10F: The false bottom of the vanity in the guest bath is damaged unit 91.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.

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

Item 10G: The toilet was found to be loose in the master bath unit 92,94.

RECOMMENDATION: Remove the toilet for further inspection. If no damage is exposed, reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTERIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

***** Unknown Further Inspection Recommended *****

54	Quay Court(89-95), Sacramento, CA, 95831	05/30/06	212454
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

Other/Interior:

Item 10H: Waterstains/water damage was/were noted at the ceiling in the dining area indicating a possible roof leak unit 90.

RECOMMENDATION: Remove the stained section of sheetrock for further inspection. If no further damage is exposed, install new sheetrock, tape and texture. Owner is to paint as desired. The owner is to employ a licensed roofing contractor to inspect and repair the roof as found to be necessary.

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

Other/Exterior:

Item 11A: Fungus infection and damage to decorative gable beam (second floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

Item 11B: Fungus infection and damage to decorative gable beam (above second floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

Item 11C: Fungus infection and damage to decorative gable beam (first floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

Item 11D: Fungus has damaged the roof sheathing.

RECOMMENDATION: Remove enough roof covering to allow for the removal the damaged sheathing for further inspection. If no further damage is exposed, replace with new material. Replace the roofing material. Pinnacle Pest Control, Inc. does not warranty or certify the roof of the structure.

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

Item 11E: Fungus infection and damage to barge rafter.

RECOMMENDATION: Remove fungus infected and damaged wood member(s) and replace with new material in accordance with applicable building codes.

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

Item 11F: Fungus infection and damage to roof fascia.

RECOMMENDATION: Remove fungus infected and damaged wood member(s) and replace with new material in accordance with applicable building codes.

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

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BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

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

FOR FURTHER INFORMATION CONTACT ANY OR THE FOLLOWING:

- PINNACLE PEST CONTROL - (916) 381-5793
 - POISON CONTROL CENTER - (800) 662-9886
 - COUNTY HEALTH DEPARTMENT - (916) 654-0499
 - SACRAMENTO COUNTY HEALTH DISTRICT - (916) 366-2174
 - COUNTY AGRICULTURE COMMISSIONER - (916) 875-6603
 - SACRAMENTO COUNTY - (916) 366-2003
 - STRUCTURAL PEST CONTROL BOARD - (800) 737-8188
- 1418 Howe Avenue Ste. #18
Sacramento, CA 95825-3204

PESTICIDES	ACTIVE INGREDIENTS	TARGET PEST
Timbor	Disodium Octaborate Tetrahydrate	Wood Decay Fungi
Premise 75	Imidacloprid	Subterranean Termites
Methyl Bromide	Same	Wood Boring Beetles
Vikane	Sulfuryl Flouride	Wood Boring Beetles/Dry Wood Termites
Termidor(R) SC	Fipronil	Subterranean Termites

 CAUTION
 PESTICIDES ARE CHEMICALS

Section 8538.(a) of the Structural Pest Control Act requires that the following information be given will all reports that will require some form of chemical treatment.

Structural Pest Control Operators are Licensed and Regulated by the Structural Pest Control Board and apply pesticides which are registered and approved for use by the California Department of Food and Agriculture and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree or risk depends upon the degree of exposure, so exposure should be minimized.

54	Quay Court(89-95), Sacramento, CA, 95831	05/30/06	212454
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

If, during the course of this repair, damage is found to extend into areas previously inaccessible, a supplemental report will be issued stating the findings, recommendations and cost for any further repairs.

While drilling through concrete, damage may occur to pipes, heating, air conditioning systems or interior finish. If such damage should occur, it is the owners responsibility to repair the damage at the owners expense.

Reinspection of work performed by the owner or others to obtain a certification is required by law. There is a charge for each inspection and the amount will not exceed the fee originally charged. Those performing repairs are advised to contact Pinnacle Pest Control as more than one reinspection may be necessary. The request for reinspection must meet the following criteria: 1) It must be made within four months of the date of the original report. 2) The parties involved must be aware that a reinspection is made to determine if the original conditions were corrected. **We do not guarantee repairs performed by others. If a guarantee is desired, the person(s) performing the repairs should be contacted.**

Pinnacle Pest Control, Inc. appreciates the opportunity to inspect your home. Should you have any questions as to the contents of this report, please contact our office at (916) 381-5793.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street, City, Zip	Date of Inspection	No. of Pages
54	Quay Court(82-88), Sacramento, CA, 95831	05/30/06	7



3400 Business Drive
 Suite 100
 Sacramento, CA 95820
 (916) 381-5793
 (916) 381-5729 Fax
 WWW.PINNACLEPEST.COM



Firm Registration No. PR 4379	Report No. 212457	Escrow No.
Ordered By: GRE Management Service-Amber Dunn 916-415-9097	Property Owner/Party of Interest: 54 Quay Court Sacramento CA 95831	Report Sent To: 54 Quay Court Sacramento CA 95831

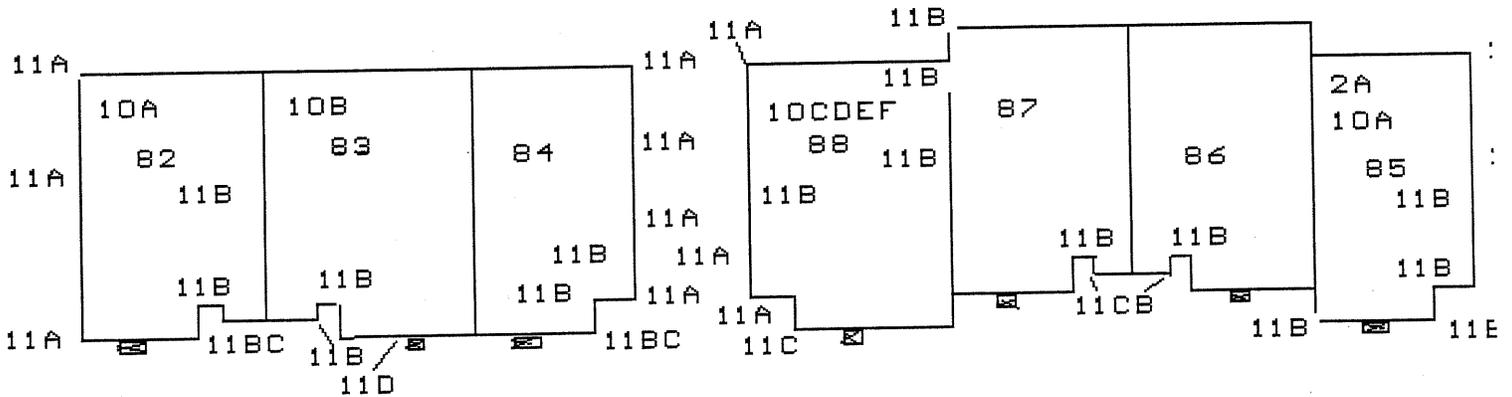
COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

General Description: Two story multi family dwelling, stucco, carport, tile roof, occupied partially accessible	Inspection Tag Posted: office
	Other Tags Posted:

An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites
 Drywood Termites
 Fungus/Dryrot
 Other Findings
 Further Inspection

If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.



Inspected By Garry Hardiman License No. FR 23632 Signature [Signature]

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact : Structural Pest Control Board, 1418 Howe Avenue, Suite 18, Sacramento, California 95825-3204.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov. 43M-41 (Rev. 10/01)

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Quay Court(82-88), Sacramento, CA, 95831

05/30/06

212457

BUILDING NO. STREET, CITY, STATE, ZIP

INSPECTION DATE REPORT NO.

NOTE: READ THIS DOCUMENT. This document explains the scope and limitations of a Structural Pest Control Inspection and Wood Destroying Pest & Organism Inspection Report.

A. A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying insects or organisms (fungi/rot) in visible and accessible areas on the date of inspection. It contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the Wood Destroying Pest & Organism Inspection Report are governed by the Structural Pest Control Act and the rules and regulations of the Structural Pest Control Board.

B. Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information about such defects as they are not within the scope of the license of the inspector of the company issuing this report. Nor does a Wood Destroying Pest & Organism Inspection Report contain information about asbestos or any other environmental or safety hazard. Should interested parties desire opinions regarding these items, it is recommended that the owner engage the services of a reputable "whole house" inspection company.

C. Inspections are made and reports are issued on the basis of what was visible and accessible at the time of the inspection. The absence of visible evidence of wood destroying organisms in the visible and accessible portions of the structure is no assurance that wood destroying organisms are not present. Therefore, we do not assume any responsibility for the presence of wood destroying organisms, or damage due to such organisms, in areas that were not visible and accessible at the time of the inspection or that may occur in the future. The following areas, when they exist are considered inaccessible for inspection: The interiors of hollow walls and all enclosed spaces between a floor or porch deck and the ceiling or soffit below; Areas between abutting/attached row houses, townhouses, condominiums and similar structures; Portions of the attic concealed or made inaccessible by insulation or ducting; Portions of the attic or roof cavity concealed due to an inadequate crawl space; The interiors of boxed eaves; Eaves concealed by patio covers of other abutments, portions of the subarea concealed or made inaccessible by insulation; Porte cocheres; Enclosed bay windows; Areas beneath wood floors over concrete; Areas concealed by built-in cabinet work; Areas concealed by floor coverings such as wall-to-wall carpeting, throw or area rugs, bath and kitchen mats, linoleum, ceramic tile etc.; Areas concealed by "free standing" or "built in" appliances. There is no economically practical method to make these areas accessible. However, they may be subject to attack by wood destroying organisms. No opinion is rendered concerning condition in these areas. Some areas may be inspected for a fee if they are made accessible at the owners expense. A supplemental report will be issued and any findings and recommendations will be listed along with estimates for repair and/or treatment, if within the scope of this company's operations. No opinion is rendered concerning conditions in these areas at this time.

D. We assume no responsibility for work done by anyone else, for damage to structure or contents during our inspection, or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non-disclosure by owner/agent/tenant.

E. A visual inspection was performed and the inspector did not deface nor probe into finished window or door frames, trim work, floor coverings, walls, ceilings or other finished surfaces.

F. This Wood Destroying Pests and Organisms report does not include mold or any mold like conditions. No reference will be made to mold or mold like conditions. Mold is not a wood destroying organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold like conditions please contact the appropriate professionals.

G. Our inspectors are not equipped with extension ladders, therefore, all second story eaves and roof lines are not inspected.

H. The exterior of the roof will not be inspected. If you want the water tightness or integrity of the roof determined, you should contact a roofing contractor who is licensed by the contractors state license board.

I. Pinnacle Pest Control, Inc. does not include painting as a part of the repair costs. It is the owners responsibility to a paint or to contract with others to do so.

J. The Structural Pest Control Board encourages competitive business practices among registered companies. Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these finding may vary from company to company. Therefore, you may wish to seek a second opinion since there may be alternative methods of correcting the findings listed on this report that may be less costly.

K. The "Notice to Owner" form to be used by Branch 1 and Branch 3 registered companies in accordance with Section 8513 of t code shall be that set forth below.

NOTICE TO OWNER

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid.

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

54	Quay Court(82-88), Sacramento, CA, 95831	05/30/06	212457
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

IF A SEPARATED REPORT HAS BEEN REQUESTED, IT IS DEFINED AS SECTION 1 & SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

SECTION 1: CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION.

SECTION 2: SECTION 2 ITEMS AREA CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION, BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

FURTHER INSPECTION: FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREAS WHICH DURING THE ORIGINAL INSPECTION, DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CANNOT BE DEFINED AS SECTION 1 OR SECTION 2.

Substructure:

NOTE: SLAB CONSTRUCTION

Stall Shower:

NOTE: NOT TESTED ON 2ND STORY

NOTE: IN ACCORDANCE WITH SECTION 1991 RULES AND REGULATIONS OF THE STRUCTURAL PEST CONTROL BOARD, THE UPSTAIRS STALL SHOWER WAS INSPECTED BUT NOT WATER TESTED. NO VISIBLE CRACKS TO THE PAN, STAINING OF THE CEILING BELOW OR ANY SIGNS OF LEAKAGE WERE NOTED AT THIS TIME. IF INTERESTED PARTIES ARE CONCERNED, AND UPON REQUEST WITH WRITTEN PERMISSION, A WATER TEST WILL BE PERFORMED for an additional charge (not to exceed the cost of the original inspection). UPON FURTHER INSPECTION A SUPPLEMENTAL REPORT WILL BE ISSUED AND ANY FINDINGS AND RECOMMENDATIONS WILL BE LISTED ALONG WITH ESTIMATES FOR REPAIRS AND/OR TREATMENT, IF WITHIN THE SCOPE OF THIS COMPANY'S OPERATIONS.

Item 2A: A leak was noted at the glass enclosure of the stall shower in the master bath unit 85.

RECOMMENDATION: The owner is to employ a glass company to inspect and repair the glass enclosure as found to be necessary.

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

Foundations:

NOTE: SLAB

Porches/Steps:

NOTE: SLAB

Ventilation:

NOTE: SLAB/NONE REQUIRED

Abutments:

NOTE: NONE NOTED

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Attic spaces:

NOTE: NOT INSPECTED

Garages:

NOTE: CARPORT

Decks/Patios:

NOTE: OPEN SLAB

At the time of inspection the patio storage was inaccessible. Owner is advised to make storage accessible and call for further inspection.

Other/Interior:

NOTE: PARTIALLY ACCESSIBLE

Item 10A: The toilet was found to be loose in the master bath unit 82,85.

RECOMMENDATION: Remove the toilet for further inspection. If no damage is exposed, reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTRIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

***** Unknown Further Inspection Recommended *****

Item 10B: The false bottom is damaged at the cabinet in the kitchen unit 83,86.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.

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

Item 10C: The false bottom of the vanity in the master bath is damaged unit 86,88.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.

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

Item 10D: The false bottom of the vanity in the guest bath is damaged unit 86,88.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.

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

Item 10E: The toilet was noted to be loose in the hall bath unit 86,88.

RECOMMENDATION: Reset the toilet on a new wax ring.

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

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Other/Interior:

Item 10F: The floor adjacent to the toilet in the master bathroom is swollen and discolored indicating possible damage to the subflooring unit 86,88.

RECOMMENDATION: Remove the toilet. Remove the floor covering and underlayment for further inspection. If no further damage is exposed, install new underlayment and floor covering. Reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTERIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

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

Item 10G: Fungus has damaged the subflooring beneath the tile floor in the toilet bathroom due to hall bath unit 84,85.

RECOMMENDATION: Remove the toilet. Remove the entire tile floor for further inspection. If no further damage is exposed, remove and replace the damaged subflooring with new material. Install new underlayment and floor covering in lieu of tile. Reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTERIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

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

NOTE: WATERSTAINS WERE NOTED ON THE CEILING IN THE DINING AREA. OWNER CLAIMS THIS WAS FROM A PREVIOUS LEAK THAT HAS BEEN RECENTLY REPAIRED. GUARANTEES AND/OR VERIFICATION SHOULD BE OBTAINED FROM THOSE WHO HAVE PERFORMED THESE REPAIRS. UNIT 86,87.

Other/Exterior:

Item 11A: Fungus infection and damage to decorative gable beam (second floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

Item 11B: Fungus infection and damage to decorative gable beam (above second floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

Item 11C: Fungus infection and damage to decorative gable beam (first floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

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Other/Exterior:

Item 11D: Fungus has damaged the roof sheathing.

RECOMMENDATION: Remove enough roof covering to allow for the removal the damaged sheathing for further inspection. If no further damage is exposed, replace with new material. Replace the roofing material. Pinnacle Pest Control, Inc. does not warranty or certify the roof of the structure.

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

Item 11E: Fungus infection and damage to barge rafter.

RECOMMENDATION: Remove fungus infected and damaged wood member(s) and replace with new material in accordance with applicable building codes.

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

IF WITHIN 24 HOURS FOLLOWING APPLICATION YOU EXPERIENCE SYMPTOMS SIMILAR TO COMMON SEASONAL ILLNESS COMPARABLE TO THE FLU, CONTACT YOU PHYSICIAN OR POISON CONTROL CENTER AND YOU PEST CONTROL OPERATOR IMMEDIATELY. FOR FURTHER INFORMATION CONTACT ANY OR THE FOLLOWING:

PINNACLE PEST CONTROL	- (916) 381-5793
POISON CONTROL CENTER	- (800) 662-9886
COUNTY HEALTH DEPARTMENT	- (916) 654-0499
SACRAMENTO COUNTY HEALTH DISTRICT	- (916) 366-2174
COUNTY AGRICULTURE COMMISSIONER	- (916) 875-6603
SACRAMENTO COUNTY	- (916) 366-2003
STRUCTURAL PEST CONTROL BOARD	- (800) 737-8188

1418 Howe Avenue Ste. #18
Sacramento, CA 95825-3204

PESTICIDES	ACTIVE INGREDIENTS	TARGET PEST
Timbor	Disodium Octaborate Tetrahydrate	Wood Decay Fungi
Premise 75	Imidacloprid	Subterranean Termites
Methyl Bromide	Same	Wood Boring Beetles
Vikane	Sulfuryl Flouride	Wood Boring Beetles/Dry Wood Termites
Termidor(R) SC	Fipronil	Subterranean Termites

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 CAUTION
 PESTICIDES ARE CHEMICALS

Section 8538.(a) of the Structural Pest Control Act requires that the following information be given will all reports that will require some form of chemical treatment.

Structural Pest Control Operators are Licensed and Regulated by the Structural Pest Control Board and apply pesticides which are registered and approved for use by the California Department of Food and Agriculture and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree or risk depends upon the degree of exposure, so exposure should be minimized.

If, during the course of this repair, damage is found to extend into areas previously inaccessible, a supplemental report will be issued stating the findings, recommendations and cost for any further repairs.

While drilling through concrete, damage may occur to pipes, heating, air conditioning systems or interior finish. If such damage should occur, it is the owners responsibility to repair the damage at the owners expense.

Reinspection of work performed by the owner or others to obtain a certification is required by law. There is a charge for each inspection and the amount will not exceed the fee originally charged. Those performing repairs are advised to contact Pinnacle Pest Control as more than one reinspection may be necessary. The request for reinspection must meet the following criteria: 1) It must be made within four months of the date of the original report. 2) The parties involved must be aware that a reinspection is made to determine if the original conditions were corrected. We do not guarantee repairs performed by others. If a guarantee is desired, the person(s) performing the repairs should be contacted.

Pinnacle Pest Control, Inc. appreciates the opportunity to inspect your home. Should you have any questions as to the contents of this report, please contact our office at (916) 381-5793.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street, City, Zip	Date of Inspection	No. of Pages
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3400 Business Drive
 Suite 100
 Sacramento, CA 95820
 (916) 381-5793
 (916) 381-5729 Fax
 WWW.PINNACLEPEST.COM



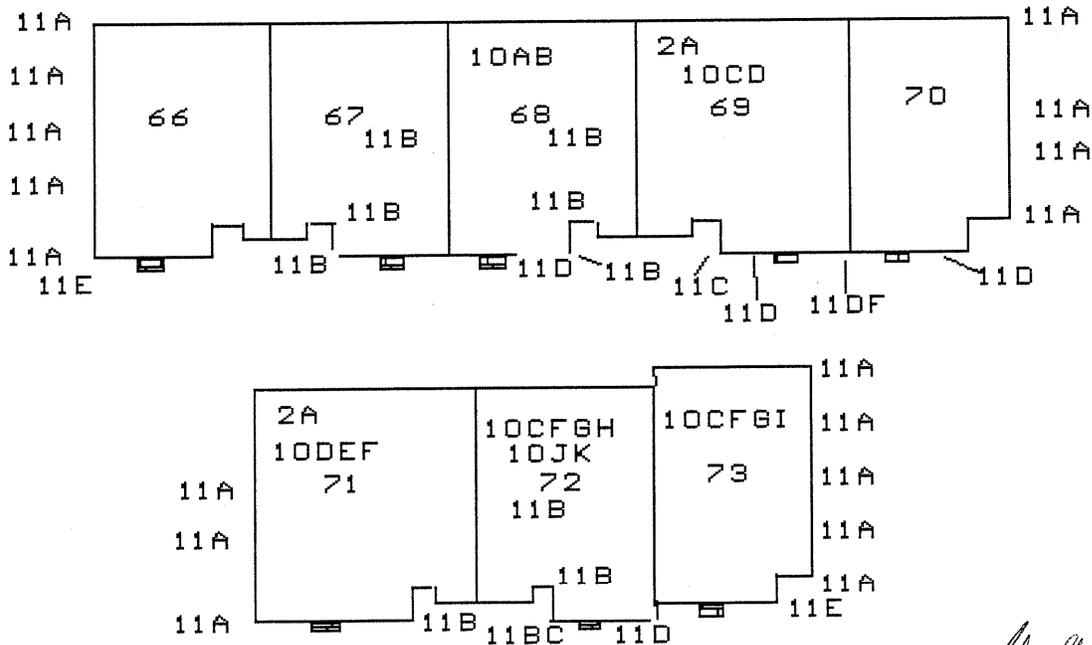
Firm Registration No. PR 4379	Report No. 212472	Escrow No.
Ordered By: 54 Quary Court (66-73) Sacramento CA 95831 916-415-9097	Property Owner/Party of Interest: 54 Quary Court (66-73) Sacramento CA 95831 54 Quary Court (66-73) Sacramento CA 95831	Report Sent To: 54 Quary Court (66-73) Sacramento CA 95831 916-415-9097

COMPLETE REPORT LIMITED REPORT SUPPLEMENTAL REPORT REINSPECTION REPORT

General Description: Two story multi family dwelling, stucco, carport, tile roof, occupied partially accessible	Inspection Tag Posted: office
	Other Tags Posted:

An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites Drywood Termites Fungus/Dryrot Other Findings Further Inspection
 If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.



Inspected By Garry Hardiman License No. FR 23632 Signature

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact : Structural Pest Control Board, 1418 Howe Avenue, Suite 18, Sacramento, California 95825-3204.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov. 43M-41 (Rev. 10/01)

54 Quarry Court (66-73), Sacramento, CA, 95831

05/30/06

212472

BUILDING NO. STREET, CITY, STATE, ZIP

INSPECTION DATE REPORT NO.

NOTE: READ THIS DOCUMENT. This document explains the scope and limitations of a Structural Pest Control Inspection and Wood Destroying Pest & Organism Inspection Report.

A. A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying insects or organisms (fungi/rot) in visible and accessible areas on the date of inspection. It contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the Wood Destroying Pest & Organism Inspection Report are governed by the Structural Pest Control Act and the rules and regulations of the Structural Pest Control Board.

B. Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information about such defects as they are not within the scope of the license of the inspector of the company issuing this report. Nor does a Wood Destroying Pest & Organism Inspection Report contain information about asbestos or any other environmental or safety hazard. Should interested parties desire opinions regarding these items, it is recommended that the owner engage the services of a reputable "whole house" inspection company.

C. Inspections are made and reports are issued on the basis of what was visible and accessible at the time of the inspection. The absence of visible evidence of wood destroying organisms in the visible and accessible portions of the structure is no assurance that wood destroying organisms are not present. Therefore, we do not assume any responsibility for the presence of wood destroying organisms, or damage due to such organisms, in areas that were not visible and accessible at the time of the inspection or that may occur in the future. The following areas, when they exist are considered inaccessible for inspection: The interiors of hollow walls and all enclosed spaces between a floor or porch deck and the ceiling or soffit below; Areas between abutting/attached row houses, townhouses, condominiums and similar structures; Portions of the attic concealed or made inaccessible by insulation or ducting; Portions of the attic or roof cavity concealed due to an inadequate crawl space; The interiors of boxed eaves; Eaves concealed by patio covers of other abutments, portions of the subarea concealed or made inaccessible by insulation; Porte cocheres; Enclosed bay windows; Areas beneath wood floors over concrete; Areas concealed by built-in cabinet work; Areas concealed by floor coverings such as wall-to-wall carpeting, throw or area rugs, bath and kitchen mats, linoleum, ceramic tile etc.; Areas concealed by "free standing" or "built in" appliances. There is no economically practical method to make these areas accessible. However, they may be subject to attack by wood destroying organisms, No opinion is rendered concerning condition in these areas. Some areas may be

inspected for a fee if they are made accessible at the owners expense. A supplemental report will be issued and any findings and recommendations will be listed along with estimates for repair and/or treatment, if within the scope of this company's operations. No opinion is rendered concerning conditions in these areas at this time.

D. We assume no responsibility for work done by anyone else, for damage to structure or contents during our inspection, or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non-disclosure by owner/agent/tenant.

E. A visual inspection was performed and the inspector did not deface nor probe into finished window or door frames, trim work, floor coverings, walls, ceilings or other finished surfaces.

F. This Wood Destroying Pests and Organisms report does not include mold or any mold like conditions. No reference will be made to mold or mold like conditions. Mold is not a wood destroying organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold like conditions please contact the appropriate professionals.

G. Our inspectors are not equipped with extension ladders, therefore, all second story eaves and roof lines are not inspected.

H. The exterior of the roof will not be inspected. If you want the water tightness or integrity of the roof determined, you should contact a roofing contractor who is licensed by the contractors state license board.

I. Pinnacle Pest Control, Inc. does not include painting as a part of the repair costs. It is the owners responsibility to a paint or to contract with others to do so.

J. The Structural Pest Control Board encourages competitive business practices among registered companies. Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these finding may vary from company to company. Therefore, you may wish to seek a second opinion since there may be alternative methods of correcting the findings listed on this report that may be less costly.

K. The "Notice to Owner" form to be used by Branch 1 and Branch 3 registered companies in accordance with Section 8513 of t code shall be that set forth below.

NOTICE TO OWNER

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid.

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

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IF A SEPARATED REPORT HAS BEEN REQUESTED, IT IS DEFINED AS SECTION 1 & SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

SECTION 1: CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION.

SECTION 2: SECTION 2 ITEMS AREA CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION, BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

FURTHER INSPECTION: FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREAS WHICH DURING THE ORIGINAL INSPECTION, DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CANNOT BE DEFINED AS SECTION 1 OR SECTION 2.

Substrucure:

NOTE: SLAB CONSTRUCTION

Stall Shower:

NOTE: NOT TESTED ON 2ND STORY

NOTE: IN ACCORDANCE WITH SECTION 1991 RULES AND REGULATIONS OF THE STRUCTURAL PEST CONTROL BOARD, THE UPSTAIRS STALL SHOWER WAS INSPECTED BUT NOT WATER TESTED. NO VISIBLE CRACKS TO THE PAN, STAINING OF THE CEILING BELOW OR ANY SIGNS OF LEAKAGE WERE NOTED AT THIS TIME. IF INTERESTED PARTIES ARE CONCERNED, AND UPON REQUEST WITH WRITTEN PERMLSSION, A WATER TEST WILL BE PERFORMED for an additional charge (not to exceed the cost of the original inspection). UPON FURTHER INSPECTION A SUPPLEMENTAL REPORT WILL BE ISSUED AND ANY FINDINGS AND RECOMMENDATIONS WILL BE LISTED ALONG WITH ESTIMATES FOR REPAIRS AND/OR TREATMENT, IF WITHIN THE SCOPE OF THIS COMPANY'S OPERATIONS.

Item 2A: A leak was noted at the glass enclosure of the stall shower in the master bath unit 69,71.

RECOMMENDATION: The owner is to employ a glass company to inspect and repair the glass enclosure as found to be necessary.

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

Foundations:

NOTE: SLAB

Porches/Steps:

NOTE: SLAB

Ventilation:

NOTE: SLAB/NONE REQUIRED

Abutments:

NOTE: NONE NOTED

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BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

Attic spaces:

NOTE: NOT INSPECTED

Garages:

NOTE: CARPORT

Decks/Patios:

AT THE TIME OF INSPECTION THE PATIO STORAGE WAS INACCESSIBLE. OWNER IS ADVISED TO MAKE STORAGE ACCESSIBLE AND CALL FOR FURTHER INSPECTION.

Other/Interior:

NOTE: PARTIALLY ACCESSIBLE

Item 10A: The toilet was noted to be loose in the hall bath unit 68.

RECOMMENDATION: Reset the toilet on a new wax ring.

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

Item 10B: Waterstains were noted on the ceiling in the master bedroom indicating a possible roof leak unit 68.

RECOMMENDATION: The owner is to employ a licensed roofing contractor to inspect and repair the roof as found to be necessary.

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

Item 10C: The toilet was found to be loose in the master bath unit 69,72,73.

RECOMMENDATION: Remove the toilet for further inspection. If no damage is exposed, reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTRIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

***** Unknown Further Inspection Recommended *****

Item 10D: The floor adjacent to the stall shower in the master bathroom is swollen and discolored indicating possible damage to the subflooring unit 69,71.

RECOMMENDATION: Remove the toilet. Remove the floor covering and underlayment for further inspection. If no further damage is exposed, install new underlayment and floor covering. Reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTERIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

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

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Other/Interior:

Item 10E: The false bottom of the vanity in the master bath is damaged unit 71.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.

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

Item 10F: The toilet was found to be loose in the guest bath unit 71,72,73.

RECOMMENDATION: Remove the toilet for further inspection. If no damage is exposed, reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTRIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

***** Unknown Further Inspection Recommended *****

Item 10G: The false bottom is damaged at the cabinet in the kitchen unit 72,73.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.

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

Item 10H: The false bottom of the vanity in the guest bath is damaged unit 72.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.

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

Item 10I: The floor in the guest and master bathroom is swollen adjacent to the tub and toilet indicating possible damage to the subflooring unit 73.

RECOMMENDATION: Remove the toilet. Remove the floor covering and underlayment for further inspection. If no further damage is exposed, install new underlayment and floor covering. Reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTERIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

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

Item 10J: A plumbing leak was noted at the sink in the guest bath unit 72.

RECOMMENDATION: Repair the leak as found to be necessary.

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

AT THE TIME INSPECTION THE GUEST BEDROOM WAS LOCK MAKING IT INACCESSIBLE. OWNER IS ADVISED TO UNLOCK ROOM AND CALL FOR FURTHER INSPECTION. UNIT 72

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Other/Interior:

NOTE: THE FLOOR COVERING IS DISCOLORED ADJACENT TO THE TOILET IN THE HALL BATH UNIT 71. THIS IS CONSIDERED TO BE A COSMETIC CONDITION DUE TO THE SLAB CONSTRUCTION. NO RECOMMENDATIONS ARE MADE.

NOTE: WATERSTAINS WERE NOTED ON THE CEILING IN THE DINING AREA UNIT 67. OWNER CLAIMS THIS WAS FROM A PREVIOUS LEAK THAT HAS BEEN RECENTLY REPAIRED. GUARANTEES AND/OR VERIFICATION SHOULD BE OBTAINED FROM THOSE WHO HAVE PERFORMED THESE REPAIRS.

Other/Exterior:

Item 11A: Fungus infection and damage to decorative gable beam (second floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

Item 11B: Fungus infection and damage to decorative gable beam (above second floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

Item 11C: Fungus infection and damage to decorative gable beam (first floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

Item 11D: Fungus has damaged the roof sheathing.

RECOMMENDATION: Remove enough roof covering to allow for the removal the damaged sheathing for further inspection. If no further damage is exposed, replace with new material. Replace the roofing material. Pinnacle Pest Control, Inc. does not warranty or certify the roof of the structure.

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

Item 11E: Fungus infection and damage to barge rafter.

RECOMMENDATION: Remove fungus infected and damaged wood member(s) and replace with new material in accordance with applicable building codes.

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

Item 11F: Fungus has damaged blocking at/in roof area.

RECOMMENDATION: Remove the fungus damaged wood. If no further damaged is exposed, replace the fungus damaged wood with new material. Pinnacle Pest Control, Inc. will match material as close as possible to existing material. Prime paint only. Property owner is responsible for painting.

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

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IF WITHIN 24 HOURS FOLLOWING APPLICATION YOU EXPERIENCE SYMPTOMS SIMILAR TO COMMON SEASONAL ILLNESS COMPARABLE TO THE FLU, CONTACT YOUR PHYSICIAN OR POISON CONTROL CENTER AND YOUR PEST CONTROL OPERATOR IMMEDIATELY. FOR FURTHER INFORMATION CONTACT ANY OF THE FOLLOWING:

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- POISON CONTROL CENTER - (800) 662-9886
- COUNTY HEALTH DEPARTMENT - (916) 654-0499
- SACRAMENTO COUNTY HEALTH DISTRICT - (916) 366-2174
- COUNTY AGRICULTURE COMMISSIONER - (916) 875-6603
- SACRAMENTO COUNTY - (916) 366-2003
- STRUCTURAL PEST CONTROL BOARD - (800) 737-8188

1418 Howe Avenue Ste. #18
Sacramento, CA 95825-3204

PESTICIDES	ACTIVE INGREDIENTS	TARGET PEST
Timbor	Disodium Octaborate Tetrahydrate	Wood Decay Fungi
Premise 75	Imidacloprid	Subterranean Termites
Methyl Bromide	Same	Wood Boring Beetles
Vikane	Sulfuryl Flouride	Wood Boring Beetles/Dry Wood Termites
Termidor(R) SC	Fipronil	Subterranean Termites

CAUTION
PESTICIDES ARE CHEMICALS

Section 8538. (a) of the Structural Pest Control Act requires that the following information be given will all reports that will require some form of chemical treatment.

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BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

If, during the course of this repair, damage is found to extend into areas previously inaccessible, a supplemental report will be issued stating the findings, recommendations and cost for any further repairs.

While drilling through concrete, damage may occur to pipes, heating, air conditioning systems or interior finish. If such damage should occur, it is the owners responsibility to repair the damage at the owners expense.

Reinspection of work performed by the owner or others to obtain a certification is required by law. There is a charge for each inspection and the amount will not exceed the fee originally charged. Those performing repairs are advised to contact Pinnacle Pest Control as more than one reinspection may be necessary. The request for reinspection must meet the following criteria: 1) It must be made within four months of the date of the original report. 2) The parties involved must be aware that a reinspection is made to determine if the original conditions were corrected. **We do not guarantee repairs performed by others. If a guarantee is desired, the person(s) performing the repairs should be contacted.**

Pinnacle Pest Control, Inc. appreciates the opportunity to inspect your home. Should you have any questions as to the contents of this report, please contact our office at (916) 381-5793.

54	Quay Court(60-65), Sacramento, CA, 95831	05/30/06	212470
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

NOTE: READ THIS DOCUMENT. This document explains the scope and limitations of a Structural Pest Control Inspection and Wood Destroying Pest & Organism Inspection Report.

A. A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying insects or organisms (fungi/rot) in visible and accessible areas on the date of inspection. It contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the Wood Destroying Pest & Organism Inspection Report are governed by the Structural Pest Control Act and the rules and regulations of the Structural Pest Control Board.

B. Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information about such defects as they are not within the scope of the license of the inspector of the company issuing this report. Nor does a Wood Destroying Pest & Organism Inspection Report contain information about asbestos or any other environmental or safety hazard. Should interested parties desire opinions regarding these items, it is recommended that the owner engage the services of a reputable "whole house" inspection company.

C. Inspections are made and reports are issued on the basis of what was visible and accessible at the time of the inspection. The absence of visible evidence of wood destroying organisms in the visible and accessible portions of the structure is no assurance that wood destroying organisms are not present. Therefore, we do not assume any responsibility for the presence of wood destroying organisms, or damage due to such organisms, in areas that were not visible and accessible at the time of the inspection or that may occur in the future. The following areas, when they exist are considered inaccessible for inspection: The interiors of hollow walls and all enclosed spaces between a floor or porch deck and the ceiling or soffit below; Areas between abutting/attached row houses, townhouses, condominiums and similar structures; Portions of the attic concealed or made inaccessible by insulation or ducting; Portions of the attic or roof cavity concealed due to an inadequate crawl space; The interiors of boxed eaves; Eaves concealed by patio covers of other abutments, portions of the subarea concealed or made inaccessible by insulation; Porte cocheres; Enclosed bay windows; Areas beneath wood floors over concrete; Areas concealed by built-in cabinet work; Areas concealed by floor coverings such as wall-to-wall carpeting, throw or area rugs, bath and kitchen mats, linoleum, ceramic tile etc.; Areas concealed by "free standing" or "built in" appliances. There is no economically practical method to make these areas accessible. However, they may be subject to attack by wood destroying organisms. No opinion is rendered concerning condition in these areas. Some areas may be inspected for a fee if they are made accessible at the owners expense. A supplemental report will be issued and any findings and recommendations will be listed along with estimates for repair and/or treatment, if within the scope of this company's operations. No opinion is rendered concerning conditions in these areas at this time.

D. We assume no responsibility for work done by anyone else, for damage to structure or contents during our inspection, or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non-disclosure by owner/agent/tenant.

E. A visual inspection was performed and the inspector did not deface nor probe into finished window or door frames, trim work, floor coverings, walls, ceilings or other finished surfaces.

F. This Wood Destroying Pests and Organisms report does not include mold or any mold like conditions. No reference will be made to mold or mold like conditions. Mold is not a wood destroying organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold like conditions please contact the appropriate professionals.

G. Our inspectors are not equipped with extension ladders, therefore, all second story eaves and roof lines are not inspected.

H. The exterior of the roof will not be inspected. If you want the water tightness or integrity of the roof determined, you should contact a roofing contractor who is licensed by the contractors state license board.

I. Pinnacle Pest Control, Inc. does not include painting as a part of the repair costs. It is the owners responsibility to a paint or to contract with others to do so.

J. The Structural Pest Control Board encourages competitive business practices among registered companies. Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these finding may vary from company to company. Therefore, you may wish to seek a second opinion since there may be alternative methods of correcting the findings listed on this report that may be less costly.

K. The "Notice to Owner" form to be used by Branch 1 and Branch 3 registered companies in accordance with Section 8513 of t code shall be that set forth below.

NOTICE TO OWNER

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid.

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

54	Quay Court(60-65), Sacramento, CA, 95831	05/30/06	212470
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

IF A SEPARATED REPORT HAS BEEN REQUESTED, IT IS DEFINED AS SECTION 1 & SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

SECTION 1: CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION.

SECTION 2: SECTION 2 ITEMS AREA CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION, BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

FURTHER INSPECTION: FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREAS WHICH DURING THE ORIGINAL INSPECTION, DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CANNOT BE DEFINED AS SECTION 1 OR SECTION 2.

Substructure:

NOTE: SLAB CONSTRUCTION

Stall Shower:

NOTE: NOT TESTED ON 2ND STORY

NOTE: IN ACCORDANCE WITH SECTION 1991 RULES AND REGULATIONS OF THE STRUCTURAL PEST CONTROL BOARD, THE UPSTAIRS STALL SHOWER WAS INSPECTED BUT NOT WATER TESTED. NO VISIBLE CRACKS TO THE PAN, STAINING OF THE CEILING BELOW OR ANY SIGNS OF LEAKAGE WERE NOTED AT THIS TIME. IF INTERESTED PARTIES ARE CONCERNED, AND UPON REQUEST WITH WRITTEN PERMISSION, A WATER TEST WILL BE PERFORMED for an additional charge (not to exceed the cost of the original inspection). UPON FURTHER INSPECTION A SUPPLEMENTAL REPORT WILL BE ISSUED AND ANY FINDINGS AND RECOMMENDATIONS WILL BE LISTED ALONG WITH ESTIMATES FOR REPAIRS AND/OR TREATMENT, IF WITHIN THE SCOPE OF THIS COMPANY'S OPERATIONS.

Item 2A: A leak was noted at the glass enclosure of the stall shower in the master bath at unit 65 and 64.

RECOMMENDATION: The owner is to employ a glass company to inspect and repair the glass enclosure as found to be necessary.

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

Foundations:

NOTE: SLAB

Porches/Steps:

NOTE: SLAB

Ventilation:

NOTE: SLAB/NONE REQUIRED

Abutments:

NOTE: NONE NOTED

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BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

Attic spaces:

NOTE: NOT INSPECTED

Garages:

NOTE: CARPORT

Decks/Patios:

NOTE: NOT INSPECTED

AT THE TIME OF THE INSPECTION THE PATIO STORAGE WAS INACCESSIBLE. THE HOMEOWNER IS ADVISED TO MAKE STOAGE ROOM ACCESSIBLE AND CALL FOR A FURTHER INSCPECTION.

Other/Interior:

NOTE: PARTIALLY ACCESSIBLE

Item 10A: FINDING: Fungus infection and damage to the kitchen window sill at unit 60.

RECOMMENDATION: Remove fungus infection and damaged wood member(s). Replace with new material in accordance with applicable building codes.

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

Item 10B: The floor adjacent to the stall shower in the master bathroom is swollen and discolored indicating possible damage to the subflooring at unit 60, 62, 64, and 65.

RECOMMENDATION: Remove the toilet. Remove the floor covering and underlayment for further inspection. If no further damage is exposed, install new underlayment and floor covering. Reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTERIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

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

Item 10C: The toilet was noted to be loose in the hall bath at unit 61 and 63.

RECOMMENDATION: Reset the toilet on a new wax ring.

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

Item 10D: The false bottom is damaged at the cabinet in the kitchen at unit 61, 63, and 64.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.

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

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BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

Other/Interior:

Item 10E: A plumbing leak was noted at the sink in the kitchen at unit 61.

RECOMMENDATION: Repair the leak as found to be necessary.
***** This is a Section 2 Item *****

Item 10F: Waterstains were noted on the ceiling in the guest bedroom closet indicating a possible roof leak at unit 62.

RECOMMENDATION: The owner is to employ a licensed roofing contractor to inspect and repair the roof as found to be necessary.
***** This is a Section 2 Item *****

Item 10G: The false bottom of the vanity in the guest bath is damaged at unit 62.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.
***** This is a Section 1 Item *****

Item 10H: Waterstains were noted on the ceiling in the guest bedroom indicating a possible roof leak at unit 63.

RECOMMENDATION: The owner is to employ a licensed roofing contractor to inspect and repair the roof as found to be necessary.
***** This is a Section 2 Item *****

Item 10I: The false bottom of the vanity in the hall bath is damaged at unit 64.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.
***** This is a Section 1 Item *****

Other/Exterior:

Item 11A: Fungus infection and damage to decorative gable beam (second floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.
***** This is a Section 1 Item *****

Item 11B: Fungus infection and damage to decorative gable beam (above the second floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.
***** This is a Section 1 Item *****

Item 11C: Fungus infection and damage to decorative gable beam (first floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.
***** This is a Section 1 Item *****

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BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

Other/Exterior:

Item 11D: Fungus has damaged the roof sheathing.

RECOMMENDATION: Remove enough roof covering to allow for the removal the damaged sheathing for further inspection. If no further damage is exposed, replace with new material. Replace the roofing material. Pinnacle Pest Control, Inc. does not warranty or certify the roof of the structure.

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

Item 11E: Fungus infection and damage to barge rafter.

RECOMMENDATION: Remove fungus infected and damaged wood member(s) and replace with new material in accordance with applicable building codes.

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

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

FOR FURTHER INFORMATION CONTACT ANY OF THE FOLLOWING:

PINNACLE PEST CONTROL	- (916) 381-5793
POISON CONTROL CENTER	- (800) 662-9886
COUNTY HEALTH DEPARTMENT	- (916) 654-0499
SACRAMENTO COUNTY HEALTH DISTRICT	- (916) 366-2174
COUNTY AGRICULTURE COMMISSIONER	- (916) 875-6603
SACRAMENTO COUNTY	- (916) 366-2003
STRUCTURAL PEST CONTROL BOARD	- (800) 737-8188

1418 Howe Avenue Ste. #18
Sacramento, CA 95825-3204

PESTICIDES	ACTIVE INGREDIENTS	TARGET PEST
Timbor	Disodium Octaborate Tetrahydrate	Wood Decay Fungi
Premise 75	Imidacloprid	Subterranean Termites
Methyl Bromide	Same	Wood Boring Beetles
Vikane	Sulfuryl Flouride	Wood Boring Beetles/Dry Wood Termites
Termidor(R) SC	Fipronil	Subterranean Termites

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BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

 CAUTION
 PESTICIDES ARE CHEMICALS

Section 8538.(a) of the Structural Pest Control Act requires that the following information be given will all reports that will require some form of chemical treatment.

Structural Pest Control Operators are Licensed and Regulated by the Structural Pest Control Board and apply pesticides which are registered and approved for use by the California Department of Food and Agriculture and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree or risk depends upon the degree of exposure, so exposure should be minimized.

If, during the course of this repair, damage is found to extend into areas previously inaccessible, a supplemental report will be issued stating the findings, recommendations and cost for any further repairs.

While drilling through concrete, damage may occur to pipes, heating, air conditioning systems or interior finish. If such damage should occur, it is the owners responsibility to repair the damage at the owners expense.

Reinspection of work performed by the owner or others to obtain a certification is required by law. There is a charge for each inspection and the amount will not exceed the fee originally charged. Those performing repairs are advised to contact Pinnacle Pest Control as more than one reinspection may be necessary. The request for reinspection must meet the following criteria: 1) It must be made within four months of the date of the original report. 2) The parties involved must be aware that a reinspection is made to determine if the original conditions were corrected. **We do not guarantee repairs performed by others. If a guarantee is desired, the person(s) performing the repairs should be contacted.**

Pinnacle Pest Control, Inc. appreciates the opportunity to inspect your home. Should you have any questions as to the contents of this report, please contact our office at (916) 381-5793.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street, City, Zip	Date of Inspection	No. of Pages
54	Quay Court(54-59), Sacramento, CA, 95831	05/30/06	7



3400 Business Drive
Suite 100
Sacramento, CA 95820
(916) 381-5793
(916) 381-5729 Fax
WWW.PINNACLEPEST.COM



Firm Registration No. PR 4379	Report No. 212474	Escrow No.
Ordered By: GRE Management Service-Amber Dunn 54 Quay Ct Sacramento CA 95831 Amber Dunn 916-415-9097	Property Owner/Party of Interest: 54 Quay Court Sacramento CA 95831	Report Sent To: 54 Quay Court Sacramento CA 95831

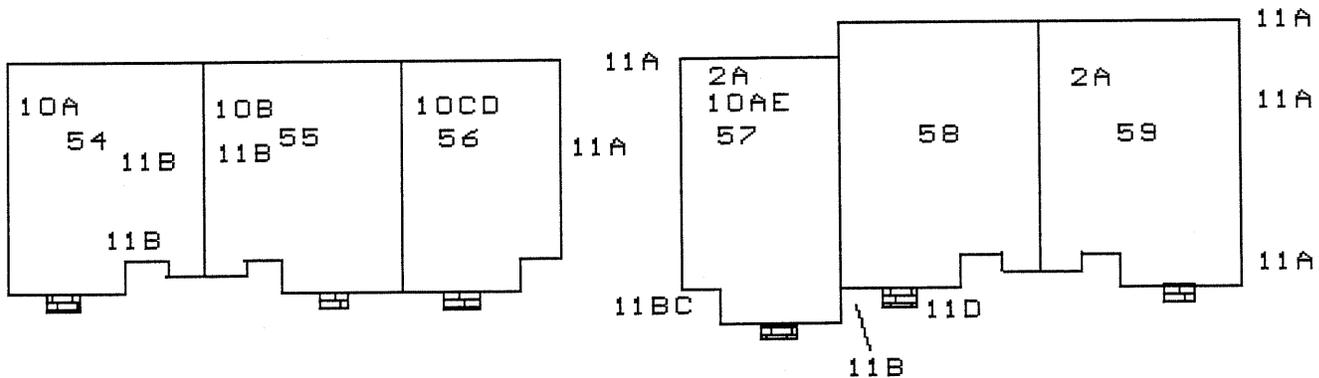
COMPLETE REPORT LIMITED REPORT SUPPLEMENTAL REPORT REINSPECTION REPORT

General Description: Two story multi family dwelling, stucco, carport, tile roof, occupied partially accessible	Inspection Tag Posted: office
	Other Tags Posted:

An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites Drywood Termites Fungus/Dryrot Other Findings Further Inspection

If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.



Inspected By Garry Hardiman License No. FR 23632 Signature

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact : Structural Pest Control Board, 1418 Howe Avenue, Suite 18, Sacramento, California 95825-3204.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov. 43M-41 (Rev. 10/01)

54	Quay Court(54-59), Sacramento, CA, 95831	05/30/06	212474
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

NOTE: READ THIS DOCUMENT. This document explains the scope and limitations of a Structural Pest Control Inspection and Wood Destroying Pest & Organism Inspection Report.

A. A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying insects or organisms (fungi/rot) in visible and accessible areas on the date of inspection. It contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the Wood Destroying Pest & Organism Inspection Report are governed by the Structural Pest Control Act and the rules and regulations of the Structural Pest Control Board.

B. Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information about such defects as they are not within the scope of the license of the inspector of the company issuing this report. Nor does a Wood Destroying Pest & Organism Inspection Report contain information about asbestos or any other environmental or safety hazard. Should interested parties desire opinions regarding these items, it is recommended that the owner engage the services of a reputable "whole house" inspection company.

C. Inspections are made and reports are issued on the basis of what was visible and accessible at the time of the inspection. The absence of visible evidence of wood destroying organisms in the visible and accessible portions of the structure is no assurance that wood destroying organisms are not present. Therefore, we do not assume any responsibility for the presence of wood destroying organisms, or damage due to such organisms, in areas that were not visible and accessible at the time of the inspection or that may occur in the future. The following areas, when they exist are considered inaccessible for inspection: The interiors of hollow walls and all enclosed spaces between a floor or porch deck and the ceiling or soffit below; Areas between abutting/attached row houses, townhouses, condominiums and similar structures; Portions of the attic concealed or made inaccessible by insulation or ducting; Portions of the attic or roof cavity concealed due to an inadequate crawl space; The interiors of boxed eaves; Eaves concealed by patio covers of other abutments, portions of the subarea concealed or made inaccessible by insulation; Porte cocheres; Enclosed bay windows; Areas beneath wood floors over concrete; Areas concealed by built-in cabinet work; Areas concealed by floor coverings such as wall-to-wall carpeting, throw or area rugs, bath and kitchen mats, linoleum, ceramic tile etc.; Areas concealed by "free standing" or "built in" appliances. There is no economically practical method to make these areas accessible. However, they may be subject to attack by wood destroying organisms, No opinion is rendered concerning condition in these areas. Some areas may be inspected for a fee if they are made accessible at the owners expense. A supplemental report will be issued and any findings and recommendations will be listed along with estimates for repair and/or treatment, if within the scope of this company's operations. No opinion is rendered concerning conditions in these areas at this time.

D. We assume no responsibility for work done by anyone else, for damage to structure or contents during our inspection, or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non-disclosure by owner/agent/tenant.

E. A visual inspection was performed and the inspector did not deface nor probe into finished window or door frames, trim work, floor coverings, walls, ceilings or other finished surfaces.

F. This Wood Destroying Pests and Organisms report does not include mold or any mold like conditions. No reference will be made to mold or mold like conditions. Mold is not a wood destroying organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold like conditions please contact the appropriate professionals.

G. Our inspectors are not equipped with extension ladders, therefore, all second story eaves and roof lines are not inspected.

H. The exterior of the roof will not be inspected. If you want the water tightness or integrity of the roof determined, you should contact a roofing contractor who is licensed by the contractors state license board.

I. Pinnacle Pest Control, Inc. does not include painting as a part of the repair costs. It is the owners responsibility to a paint or to contract with others to do so.

J. The Structural Pest Control Board encourages competitive business practices among registered companies. Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these finding may vary from company to company. Therefore, you may wish to seek a second opinion since there may be alternative methods of correcting the findings listed on this report that may be less costly.

K. The "Notice to Owner" form to be used by Branch 1 and Branch 3 registered companies in accordance with Section 8513 of t code shall be that set forth below.

NOTICE TO OWNER

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid. To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice." Prime contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

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BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

IF A SEPARATED REPORT HAS BEEN REQUESTED, IT IS DEFINED AS SECTION 1 & SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

SECTION 1: CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION.

SECTION 2: SECTION 2 ITEMS AREA CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION, BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

FURTHER INSPECTION: FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREAS WHICH DURING THE ORIGINAL INSPECTION, DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CANNOT BE DEFINED AS SECTION 1 OR SECTION 2.

Substructure:

NOTE: SLAB CONSTRUCTION

Stall Shower:

NOTE: NOT TESTED ON 2ND STORY

NOTE: IN ACCORDANCE WITH SECTION 1991 RULES AND REGULATIONS OF THE STRUCTURAL PEST CONTROL BOARD, THE UPSTAIRS STALL SHOWER WAS INSPECTED BUT NOT WATER TESTED. NO VISIBLE CRACKS TO THE PAN, STAINING OF THE CEILING BELOW OR ANY SIGNS OF LEAKAGE WERE NOTED AT THIS TIME. IF INTERESTED PARTIES ARE CONCERNED, AND UPON REQUEST WITH WRITTEN PERMISSION, A WATER TEST WILL BE PERFORMED for an additional charge (not to exceed the cost of the original inspection). UPON FURTHER INSPECTION A SUPPLEMENTAL REPORT WILL BE ISSUED AND ANY FINDINGS AND RECOMMENDATIONS WILL BE LISTED ALONG WITH ESTIMATES FOR REPAIRS AND/OR TREATMENT, IF WITHIN THE SCOPE OF THIS COMPANY'S OPERATIONS.

Item 2A: Cracked and/or missing grout was noted at the tile joints of the stall shower in the master bath of unit 57 and 59.

RECOMMENDATION: RegROUT the tile joints to prevent future problems.
***** This is a Section 2 Item *****

Foundations:

NOTE: SLAB

Porches/Steps:

NOTE: SLAB

Ventilation:

NOTE: SLAB/NONE REQUIRED

Abutments:

NOTE: NONE NOTED

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BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

Attic spaces:

NOTE: NOT INSPECTED

Garages:

NOTE: CARPORT

Decks/Patios:

NOTE: OPEN SLAB

AT THE TIME OF THE INSPECTION THE PATIO STORAGE WAS INACCESSIBLE. THE HOMEOWNER IS ADVISED TO MAKE THE STORAGE ROOM ACCESSIBLE AND CALL FOR A FURTHER INSPECTION.

Other/Interior:

NOTE: PARTIALLY ACCESSIBLE

Item 10A: The false bottom is damaged at the cabinet in the kitchen of unit 54 and 57.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.

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

Item 10B: The false bottom of the vanity in the master bath is damaged at unit 55.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.

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

Item 10C: The toilet was noted to be loose in the hall bath at unit 56.

RECOMMENDATION: Reset the toilet on a new wax ring.

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

Item 10D: The floor adjacent to the tub in the guest bathroom is swollen and discolored indicating possible damage to the subflooring at unit 56.

RECOMMENDATION: Remove the toilet. Remove the floor covering and underlayment for further inspection. If no further damage is exposed, install new underlayment and floor covering. Reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTERIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

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

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BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

Other/Interior:

Item 10E: The false bottom of the vanity in the hall bath is damaged unit 57.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.

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

Other/Exterior:

Item 11A: Fungus infection and damage to decorative gable beam (second floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

Item 11B: Fungus infection and damage to decorative gable beam (above the second floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

Item 11C: Fungus infection and damage to decorative gable beam (first floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

Item 11D: Fungus has damaged the roof sheathing.

RECOMMENDATION: Remove enough roof covering to allow for the removal the damaged sheathing for further inspection. If no further damage is exposed, replace with new material. Replace the roofing material. Pinnacle Pest Control, Inc. does not warranty or certify the roof of the structure.

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

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BUILDING NO. STREET, CITY, STATE, ZIP INSPECTION DATE REPORT NO.

IF WITHIN 24 HOURS FOLLOWING APPLICATION YOU EXPERIENCE SYMPTOMS SIMILAR TO COMMON SEASONAL ILLNESS COMPARABLE TO THE FLU, CONTACT YOUR PHYSICIAN OR POISON CONTROL CENTER AND YOUR PEST CONTROL OPERATOR IMMEDIATELY. FOR FURTHER INFORMATION CONTACT ANY OF THE FOLLOWING:

- PINNACLE PEST CONTROL - (916) 381-5793
- POISON CONTROL CENTER - (800) 662-9886
- COUNTY HEALTH DEPARTMENT - (916) 654-0499
- SACRAMENTO COUNTY HEALTH DISTRICT - (916) 366-2174
- COUNTY AGRICULTURE COMMISSIONER - (916) 875-6603
- SACRAMENTO COUNTY - (916) 366-2003
- STRUCTURAL PEST CONTROL BOARD - (800) 737-8188

1418 Howe Avenue Ste. #18
Sacramento, CA 95825-3204

PESTICIDES	ACTIVE INGREDIENTS	TARGET PEST
Timbor	Disodium Octaborate Tetrahydrate	Wood Decay Fungi
Premise 75	Imidacloprid	Subterranean Termites
Methyl Bromide	Same	Wood Boring Beetles
Vikane	Sulfuryl Flouride	Wood Boring Beetles/Dry
		Wood Termites
Termidor(R) SC	Fipronil	Subterranean Termites

CAUTION
PESTICIDES ARE CHEMICALS

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Structural Pest Control Operators are Licensed and Regulated by the Structural Pest Control Board and apply pesticides which are registered and approved for use by the California Department of Food and Agriculture and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree or risk depends upon the degree of exposure, so exposure should be minimized.

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BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

If, during the course of this repair, damage is found to extend into areas previously inaccessible, a supplemental report will be issued stating the findings, recommendations and cost for any further repairs.

While drilling through concrete, damage may occur to pipes, heating, air conditioning systems or interior finish. If such damage should occur, it is the owners responsibility to repair the damage at the owners expense.

Reinspection of work performed by the owner or others to obtain a certification is required by law. There is a charge for each inspection and the amount will not exceed the fee originally charged. Those performing repairs are advised to contact Pinnacle Pest Control as more than one reinspection may be necessary. The request for reinspection must meet the following criteria: 1) It must be made within four months of the date of the original report. 2) The parties involved must be aware that a reinspection is made to determine if the original conditions were corrected. **We do not guarantee repairs performed by others. If a guarantee is desired, the person(s) performing the repairs should be contacted.**

Pinnacle Pest Control, Inc. appreciates the opportunity to inspect your home. Should you have any questions as to the contents of this report, please contact our office at (916) 381-5793.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street, City, Zip	Date of Inspection	No. of Pages
54	Quay Court(46-53), Sacramento, CA, 95831	05/30/06	8



3400 Business Drive
 Suite 100
 Sacramento, CA 95820
 (916) 381-5793
 (916) 381-5729 Fax
 WWW.PINNACLEPEST.COM



Firm Registration No. PR 4379	Report No. 212479	Escrow No.
Ordered By: GRE Management Service-Amber Dunn 54 Quay Ct. Sacramento CA 95831 916-415-9097	Property Owner/Party of Interest: 54 Quay Court Sacramento CA 95831	Report Sent To: 54 Quay Court Sacramento CA 95831

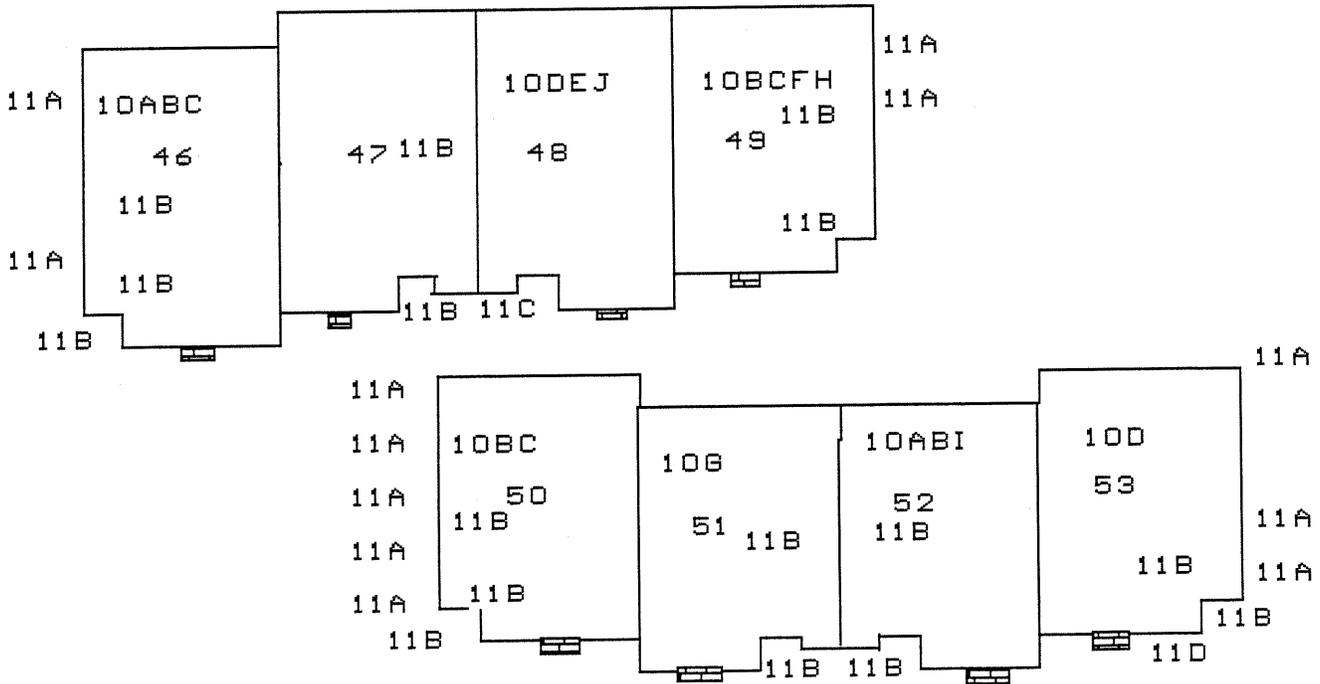
COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

General Description: Two story single family home, stucco exterior, carport, tile roof, furnished and occupied	Inspection Tag Posted: Office
Other Tags Posted:	

An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites
 Drywood Termites
 Fungus/Dryrot
 Other Findings
 Further Inspection

If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.



Inspected By Garry Hardiman License No. FR 23632 Signature _____

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact : Structural Pest Control Board, 1418 Howe Avenue, Suite 18, Sacramento, California 95825-3204.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov. 43M-41 (Rev. 10/01)

54	Quay Court(46-53), Sacramento, CA, 95831	05/30/06	212479
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

- NOTE: READ THIS DOCUMENT. This document explains the scope and limitations of a Structural Pest Control Inspection and Wood Destroying Pest & Organism Inspection Report.
- A. A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying insects or organisms (fungi/rot) in visible and accessible areas on the date of inspection. It contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the Wood Destroying Pest & Organism Inspection Report are governed by the Structural Pest Control Act and the rules and regulations of the Structural Pest Control Board.
- B. Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information about such defects as they are not within the scope of the license of the inspector of the company issuing this report. Nor does a Wood Destroying Pest & Organism Inspection Report contain information about asbestos or any other environmental or safety hazard. Should interested parties desire opinions regarding these items, it is recommended that the owner engage the services of a reputable "whole house" inspection company.
- C. Inspections are made and reports are issued on the basis of what was visible and accessible at the time of the inspection. The absence of visible evidence of wood destroying organisms in the visible and accessible portions of the structure is no assurance that wood destroying organisms are not present. Therefore, we do not assume any responsibility for the presence of wood destroying organisms, or damage due to such organisms, in areas that were not visible and accessible at the time of the inspection or that may occur in the future. The following areas, when they exist are considered inaccessible for inspection: The interiors of hollow walls and all enclosed spaces between a floor or porch deck and the ceiling or soffit below; Areas between abutting/attached row houses, townhouses, condominiums and similar structures; Portions of the attic concealed or made inaccessible by insulation or ducting; Portions of the attic or roof cavity concealed due to an inadequate crawl space; The interiors of boxed eaves; Eaves concealed by patio covers of other abutments, portions of the subarea concealed or made inaccessible by insulation; Porte cocheres; Enclosed bay windows; Areas beneath wood floors over concrete; Areas concealed by built-in cabinet work; Areas concealed by floor coverings such as wall-to-wall carpeting, throw or area rugs, bath and kitchen mats, linoleum, ceramic tile etc.; Areas concealed by "free standing" or "built in" appliances. There is no economically practical method to make these areas accessible. However, they may be subject to attack by wood destroying organisms, No opinion is rendered concerning condition in these areas. Some areas may be inspected for a fee if they are made accessible at the owners expense. A supplemental report will be issued and any findings and recommendations will be listed along with estimates for repair and/or treatment, if within the scope of this company's operations. No opinion is rendered concerning conditions in these areas at this time.
- D. We assume no responsibility for work done by anyone else, for damage to structure or contents during our inspection, or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non-disclosure by owner/agent/tenant.
- E. A visual inspection was performed and the inspector did not deface nor probe into finished window or door frames, trim work, floor coverings, walls, ceilings or other finished surfaces.
- F. This Wood Destroying Pests and Organisms report does not include mold or any mold like conditions. No reference will be made to mold or mold like conditions. Mold is not a wood destroying organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold like conditions please contact the appropriate professionals.
- G. Our inspectors are not equipped with extension ladders, therefore, all second story eaves and roof lines are not inspected.
- H. The exterior of the roof will not be inspected. If you want the water tightness or integrity of the roof determined, you should contact a roofing contractor who is licensed by the contractors state license board.
- I. Pinnacle Pest Control, Inc. does not include painting as a part of the repair costs. It is the owners responsibility to a paint or to contract with others to do so.
- J. The Structural Pest Control Board encourages competitive business practices among registered companies. Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these finding may vary from company to company. Therefore, you may wish to seek a second opinion since there may be alternative methods of correcting the findings listed on this report that may be less costly.
- K. The "Notice to Owner" form to be used by Branch 1 and Branch 3 registered companies in accordance with Section 8513 of t code shall be that set forth below.

NOTICE TO OWNER

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid. To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice." Prime contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

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BUILDING NO. STREET, CITY, STATE, ZIP INSPECTION DATE REPORT NO.

IF A SEPARATED REPORT HAS BEEN REQUESTED, IT IS DEFINED AS SECTION 1 & SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

SECTION 1: CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION.

SECTION 2: SECTION 2 ITEMS AREA CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION, BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

FURTHER INSPECTION: FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREAS WHICH DURING THE ORIGINAL INSPECTION, DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CANNOT BE DEFINED AS SECTION 1 OR SECTION 2.

Substrucure:

NOTE: SLAB CONSTRUCTION

Stall Shower:

NOTE: NOT TESTED ON 2ND STORY

NOTE: IN ACCORDANCE WITH SECTION 1991 RULES AND REGULATIONS OF THE STRUCTURAL PEST CONTROL BOARD, THE UPSTAIRS STALL SHOWER WAS INSPECTED BUT NOT WATER TESTED. NO VISIBLE CRACKS TO THE PAN, STAINING OF THE CEILING BELOW OR ANY SIGNS OF LEAKAGE WERE NOTED AT THIS TIME. IF INTERESTED PARTIES ARE CONCERNED, AND UPON REQUEST WITH WRITTEN PERMISSION, A WATER TEST WILL BE PERFORMED for an additional charge (not to exceed the cost of the original inspection). UPON FURTHER INSPECTION A SUPPLEMENTAL REPORT WILL BE ISSUED AND ANY FINDINGS AND RECOMMENDATIONS WILL BE LISTED ALONG WITH ESTIMATES FOR REPAIRS AND/OR TREATMENT, IF WITHIN THE SCOPE OF THIS COMPANY'S OPERATIONS.

Foundations:

NOTE: SLAB

Porches/Steps:

NOTE: SLAB

Ventilation:

NOTE: SLAB/NONE REQUIRED

Abutments:

NOTE: NONE NOTED

Attic spaces:

NOTE: NOT INSPECTED

Garages:

NOTE: CARPORT

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BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

Decks/Patios:

NOTE: OPEN SLAB

AT THE TIME OF THE INSPECTION THE PATIO STORAGE WAS INACCESSIBLE. THE HOMEOWNER IS ADVISED TO MAKE THE STOAGE ROOM ACCESSIBLE AND CALL FOR A FURTHER INSPECTION.

Other/Interior:

NOTE: PARTIALLY ACCESSIBLE

Item 10A: The toilet was found to be loose in the guest bath at unit 46 and 52.

RECOMMENDATION: Remove the toilet for further inspection. If no damage is exposed, reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTRIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

***** Unknown Further Inspection Recommended *****

Item 10B: The false bottom is damaged at the cabinet in the kitchen at unit 49, 50, and 52.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.

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

Item 10C: The floor adjacent to the toilet in the master bathroom is swollen and discolored indicating possible damage to the subflooring at unit 46,49 and 50.

RECOMMENDATION: Remove the toilet. Remove the floor covering and underlayment for further inspection. If no further damage is exposed, install new underlayment and floor covering. Reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTERIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

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

Item 10D: The false bottom of the vanity in the guest bath is damaged at unit 48 and 53.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.

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

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BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

Other/Interior:

Item 10E: The toilet was found to be loose in the master bath at unit 48.

RECOMMENDATION: Remove the toilet for further inspection. If no damage is exposed, reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTRIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

***** Unknown Further Inspection Recommended *****

Item 10F: The toilet was noted to be loose in the hall bath at unit 49.

RECOMMENDATION: Reset the toilet on a new wax ring.

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

Item 10G: The false bottom of the vanity in the master bath is damaged at unit 51.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.

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

Item 10H: A leak was noted at the glass enclosure of the tub in the guest bath at unit 49.

RECOMMENDATION: The owner is to employ a glass company to inspect and repair the glass enclosure as found to be necessary.

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

Item 10I: The floor adjacent to the tub in the guest bathroom is swollen and discolored indicating possible damage to the subflooring at unit 52.

RECOMMENDATION: Remove the toilet. Remove the floor covering and underlayment for further inspection. If no further damage is exposed, install new underlayment and floor covering. Reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTERIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

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

Item 10J: The guest bathroom was inaccessible due to storage.

RECOMMENDATION: The homeowner should remove the storage and call for a further inspection.

***** Unknown Further Inspection Recommended *****

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BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

Other/Interior:

NOTE: WATERSTAINS WERE NOTED ON THE CEILING IN THE DINING ROOM AREA AT UNIT 48. OWNER CLAIMS THIS WAS FROM A PREVIOUS LEAK THAT HAS BEEN RECENTLY REPAIRED. GUARANTEES AND/OR VERIFICATION SHOULD BE OBTAINED FROM THOSE WHO HAVE PERFORMED THESE REPAIRS.

NOTE: SURFACE MOLD AND/OR MILDEW WAS NOTED TO THE CEILING AT THE MASTER BATHROOM AT UNIT 50. NO VISIBLE DAMAGE WAS NOTED AT THIS TIME. THE OWNER IS ADVISED TO OPEN THE WINDOW OR USE THE EXHAUST FAN WHILE SHOWERING.

NOTE: THE FLOOR COVERING IS DISCOLORED ADJACENT TO THE TOILET IN THE HALL BATHROOM AT UNIT 52. THIS IS CONSIDERED TO BE A COSMETIC CONDITION DUE TO THE SLAB CONSTRUCTION. NO RECOMMENDATIONS ARE MADE.

Other/Exterior:

Item 11A: Fungus infection and damage to decorative gable beam (second floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

Item 11B: Fungus infection and damage to decorative gable beam (above second floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

Item 11C: Fungus infection and damage to decorative gable beam (first floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

Item 11D: Fungus has damaged the roof sheathing.

RECOMMENDATION: Remove enough roof covering to allow for the removal the damaged sheathing for further inspection. If no further damage is exposed, replace with new material. Replace the roofing material. Pinnacle Pest Control, Inc. does not warranty or certify the roof of the structure.

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

54 Quay Court(46-53), Sacramento, CA, 95831 05/30/06 212479
BUILDING NO. STREET, CITY, STATE, ZIP INSPECTION DATE REPORT NO.

IF WITHIN 24 HOURS FOLLOWING APPLICATION YOU EXPERIENCE SYMPTOMS SIMILAR TO COMMON SEASONAL ILLNESS COMPARABLE TO THE FLU, CONTACT YOUR PHYSICIAN OR POISON CONTROL CENTER AND YOUR PEST CONTROL OPERATOR IMMEDIATELY. FOR FURTHER INFORMATION CONTACT ANY OF THE FOLLOWING:

- PINNACLE PEST CONTROL - (916) 381-5793
- POISON CONTROL CENTER - (800) 662-9886
- COUNTY HEALTH DEPARTMENT - (916) 654-0499
- SACRAMENTO COUNTY HEALTH DISTRICT - (916) 366-2174
- COUNTY AGRICULTURE COMMISSIONER - (916) 875-6603
- SACRAMENTO COUNTY - (916) 366-2003
- STRUCTURAL PEST CONTROL BOARD - (800) 737-8188

1418 Howe Avenue Ste. #18
Sacramento, CA 95825-3204

PESTICIDES	ACTIVE INGREDIENTS	TARGET PEST
Timbor	Disodium Octaborate Tetrahydrate	Wood Decay Fungi
Premise 75	Imidacloprid	Subterranean Termites
Methyl Bromide	Same	Wood Boring Beetles
Vikane	Sulfuryl Flouride	Wood Boring Beetles/Dry Wood Termites
Termidor(R) SC	Fipronil	Subterranean Termites

CAUTION
PESTICIDES ARE CHEMICALS

Section 8538.(a) of the Structural Pest Control Act requires that the following information be given will all reports that will require some form of chemical treatment.

Structural Pest Control Operators are Licensed and Regulated by the Structural Pest Control Board and apply pesticides which are registered and approved for use by the California Department of Food and Agriculture and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree or risk depends upon the degree of exposure, so exposure should be minimized.

54	Quay Court(46-53), Sacramento, CA, 95831	05/30/06	212479
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

If, during the course of this repair, damage is found to extend into areas previously inaccessible, a supplemental report will be issued stating the findings, recommendations and cost for any further repairs.

While drilling through concrete, damage may occur to pipes, heating, air conditioning systems or interior finish. If such damage should occur, it is the owners responsibility to repair the damage at the owners expense.

Reinspection of work performed by the owner or others to obtain a certification is required by law. There is a charge for each inspection and the amount will not exceed the fee originally charged. Those performing repairs are advised to contact Pinnacle Pest Control as more than one reinspection may be necessary. The request for reinspection must meet the following criteria: 1) It must be made within four months of the date of the original report. 2) The parties involved must be aware that a reinspection is made to determine if the original conditions were corrected. **We do not guarantee repairs performed by others. If a guarantee is desired, the person(s) performing the repairs should be contacted.**

Pinnacle Pest Control, Inc. appreciates the opportunity to inspect your home. Should you have any questions as to the contents of this report, please contact our office at (916) 381-5793.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street, City, Zip	Date of Inspection	No. of Pages
54	Quay Court (38-45), Sacramento, CA, 95831	05/30/06	7



3400 Business Drive
 Suite 100
 Sacramento, CA 95820
 (916) 381-5793
 (916) 381-5729 Fax
 WWW.PINNACLEPEST.COM



Firm Registration No. PR 4379	Report No. 212477	Escrow No.
Ordered By:	Property Owner/Party of Interest: 54 Quay Court Sacramento CA 95831 54 Quay Court Sacramento CA 95831	Report Sent To: 54 Quay Court Sacramento CA 95831 916-415-9097

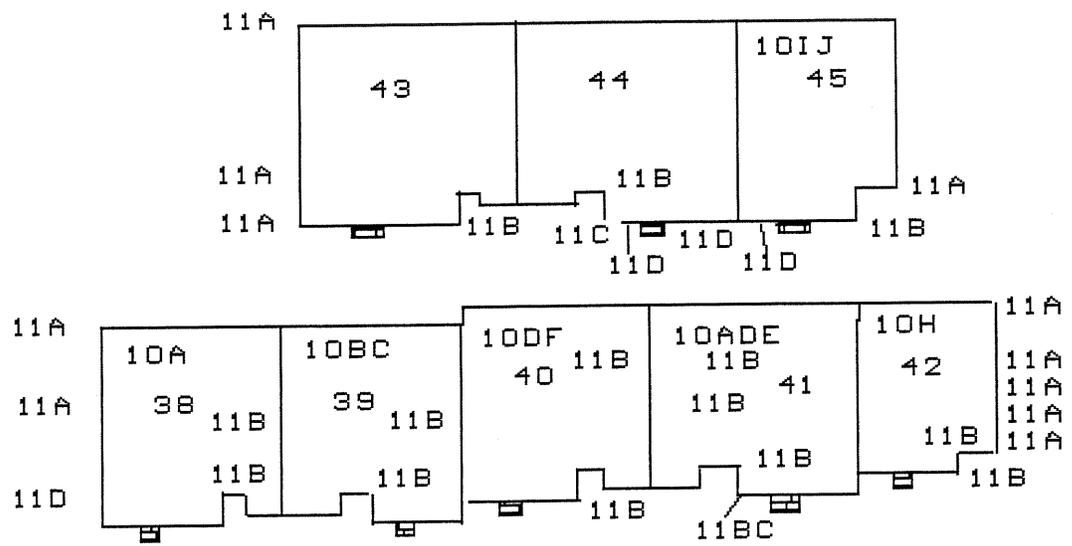
COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

General Description: Two story multi family dwelling, stucco carport, tile roof, occupied partially accessible	Inspection Tag Posted: office
	Other Tags Posted:

An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites
 Drywood Termites
 Fungus/Dryrot
 Other Findings
 Further Inspection

If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.



Inspected By Garry Hardiman License No. FR 23632 Signature *[Signature]*

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact : Structural Pest Control Board, 1418 Howe Avenue, Suite 18, Sacramento, California 95825-3204.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov. 43M-41 (Rev. 10/01)

54 Quay Court (38-45), Sacramento, CA, 95831

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212477

BUILDING NO. STREET, CITY, STATE, ZIP

INSPECTION DATE REPORT NO.

NOTE: READ THIS DOCUMENT. This document explains the scope and limitations of a Structural Pest Control Inspection and Wood Destroying Pest & Organism Inspection Report.

A. A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying insects or organisms (fungi/rot) in visible and accessible areas on the date of inspection. It contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the Wood Destroying Pest & Organism Inspection Report are governed by the Structural Pest Control Act and the rules and regulations of the Structural Pest Control Board.

B. Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information about such defects as they are not within the scope of the license of the inspector of the company issuing this report. Nor does a Wood Destroying Pest & Organism Inspection Report contain information about asbestos or any other environmental or safety hazard. Should interested parties desire opinions regarding these items, it is recommended that the owner engage the services of a reputable "whole house" inspection company.

C. Inspections are made and reports are issued on the basis of what was visible and accessible at the time of the inspection. The absence of visible evidence of wood destroying organisms in the visible and accessible portions of the structure is no assurance that wood destroying organisms are not present. Therefore, we do not assume any responsibility for the presence of wood destroying organisms, or damage due to such organisms, in areas that were not visible and accessible at the time of the inspection or that may occur in the future. The following areas, when they exist are considered inaccessible for inspection: The interiors of hollow walls and all enclosed spaces between a floor or porch deck and the ceiling or soffit below; Areas between abutting/attached row houses, townhouses, condominiums and similar structures; Portions of the attic concealed or made inaccessible by insulation or ducting; Portions of the attic or roof cavity concealed due to an inadequate crawl space; The interiors of boxed eaves; Eaves concealed by patio covers of other abutments, portions of the subarea concealed or made inaccessible by insulation; Porte cocheres; Enclosed bay windows; Areas beneath wood floors over concrete; Areas concealed by built-in cabinet work; Areas concealed by floor coverings such as wall-to-wall carpeting, throw or area rugs, bath and kitchen mats, linoleum, ceramic tile etc.; Areas concealed by "free standing" or "built in" appliances. There is no economically practical method to make these areas accessible. However, they may be subject to attack by wood destroying organisms. No opinion is rendered concerning condition in these areas. Some areas may be inspected for a fee if they are made accessible at the owners expense. A supplemental report will be issued and any findings and recommendations will be listed along with estimates for repair and/or treatment, if within the scope of this company's operations. No opinion is rendered concerning conditions in these areas at this time.

D. We assume no responsibility for work done by anyone else, for damage to structure or contents during our inspection, or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non-disclosure by owner/agent/tenant.

E. A visual inspection was performed and the inspector did not deface nor probe into finished window or door frames, trim work, floor coverings, walls, ceilings or other finished surfaces.

F. This Wood Destroying Pests and Organisms report does not include mold or any mold like conditions. No reference will be made to mold or mold like conditions. Mold is not a wood destroying organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold like conditions please contact the appropriate professionals.

G. Our inspectors are not equipped with extension ladders, therefore, all second story eaves and roof lines are not inspected.

H. The exterior of the roof will not be inspected. If you want the water tightness or integrity of the roof determined, you should contact a roofing contractor who is licensed by the contractors state license board.

I. Pinnacle Pest Control, Inc. does not include painting as a part of the repair costs. It is the owners responsibility to a paint or to contract with others to do so.

J. The Structural Pest Control Board encourages competitive business practices among registered companies. Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary from company to company. Therefore, you may wish to seek a second opinion since there may be alternative methods of correcting the findings listed on this report that may be less costly.

K. The "Notice to Owner" form to be used by Branch 1 and Branch 3 registered companies in accordance with Section 8513 of t code shall be that set forth below.

NOTICE TO OWNER

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid.

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

54	Quay Court (38-45), Sacramento, CA, 95831	--/--/--	212477
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

IF A SEPARATED REPORT HAS BEEN REQUESTED, IT IS DEFINED AS SECTION 1 & SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

SECTION 1: CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION.

SECTION 2: SECTION 2 ITEMS AREA CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION, BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

FURTHER INSPECTION: FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREAS WHICH DURING THE ORIGINAL INSPECTION, DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CANNOT BE DEFINED AS SECTION 1 OR SECTION 2.

Substrucure:

NOTE: SLAB CONSTRUCTION

Stall Shower:

NOTE: NOT TESTED ON 2ND STORY

NOTE: IN ACCORDANCE WITH SECTION 1991 RULES AND REGULATIONS OF THE STRUCTURAL PEST CONTROL BOARD, THE UPSTAIRS STALL SHOWER WAS INSPECTED BUT NOT WATER TESTED. NO VISIBLE CRACKS TO THE PAN, STAINING OF THE CEILING BELOW OR ANY SIGNS OF LEAKAGE WERE NOTED AT THIS TIME. IF INTERESTED PARTIES ARE CONCERNED, AND UPON REQUEST WITH WRITTEN PERMISSION, A WATER TEST WILL BE PERFORMED for an additional charge (not to exceed the cost of the original inspection). UPON FURTHER INSPECTION A SUPPLEMENTAL REPORT WILL BE ISSUED AND ANY FINDINGS AND RECOMMENDATIONS WILL BE LISTED ALONG WITH ESTIMATES FOR REPAIRS AND/OR TREATMENT, IF WITHIN THE SCOPE OF THIS COMPANY'S OPERATIONS.

Foundations:

NOTE: SLAB

Porches/Steps:

NOTE: SLAB

Ventilation:

NOTE: SLAB/NONE REQUIRED

Abutments:

NOTE: NONE NOTED

Attic spaces:

NOTE: NOT INSPECTED

Garages:

NOTE: CARPORT

54 Quay Court (38-45), Sacramento, CA, 95831 --/--/-- 212477
BUILDING NO. STREET, CITY, STATE, ZIP INSPECTION DATE REPORT NO.

Decks/Patios:

NOTE: OPEN SLAB

AT THE TIME OF INSPECTION THE PATIO STORAGE WAS INACCESSIBLE. OWNER IS ADVISED TO MAKE STORAGE ACCESSIBLE AND CALL FOR FURTHER INSPECTION.

Other/Interior:

NOTE: PARTIALLY ACCESSIBLE

Item 10A: The toilet was found to be loose in the master bath unit 38,41.

RECOMMENDATION: Remove the toilet for further inspection. If no damage is exposed, reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTRIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

***** Unknown Further Inspection Recommended *****

Item 10B: The false bottom of the vanity in the guest bath is damaged unit 39 .

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.

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

Item 10C: The toilet was found to be loose in the guest bath unit 39.

RECOMMENDATION: Remove the toilet for further inspection. If no damage is exposed, reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTRIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

***** Unknown Further Inspection Recommended *****

Item 10D: The false bottom is damaged at the cabinet in the kitchen unit 40,41,44.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.

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

Item 10E: The toilet was noted to be loose in the hall (downstairs) bath unit 41.

RECOMMENDATION: Reset the toilet on a new wax ring.

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

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BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

Other/Interior:

Item 10F: Waterstains were noted on the ceiling in the guest bedroom closet indicating a possible roof leak unit 40.

RECOMMENDATION: The owner is to employ a licensed roofing contractor to inspect and repair the roof as found to be necessary.

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

Item 10G: The false bottom of the vanity in the master bath is damaged unit 44.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.

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

Item 10H: The floor adjacent to the toilet in the master bathroom is swollen and discolored indicating possible damage to the subflooring unit 42,44.

RECOMMENDATION: Remove the toilet. Remove the floor covering and underlayment for further inspection. If no further damage is exposed, install new underlayment and floor covering. Reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTERIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

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

Item 10I: Waterstains/water damage was/were noted to the sheetrock adjacent to the living room closet wall, unit 45.

RECOMMENDATION: Remove the stained/damaged sheetrock for further inspection. If no further damage is exposed, install new sheetrock, tape and texture. The owner is to paint as desired.

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

AT THE TIME OF INSPECTION UNIT 45 MASTER BEDROOM WAS LOCKED AND INACCESSIBLE FOR INSPECTION.

NOTE: WATERSTAINS WERE NOTED ON THE CEILING IN THE DINING AREA UNIT 42. OWNER CLAIMS THIS WAS FROM A PREVIOUS LEAK THAT HAS BEEN RECENTLY REPAIRED. GUARANTEES AND/OR VERIFICATION SHOULD BE OBTAINED FROM THOSE WHO HAVE PERFORMED THESE REPAIRS.

AT THE TIME OF INSPECTION UNIT 43 WAS UNDER CONSTRUCTION.

Other/Exterior:

Item 11A: Fungus infection and damage to decorative gable beam (second floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

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Other/Exterior:

Item 11B: Fungus infection and damage to decorative gable beam (above second floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

Item 11C: Fungus infection and damage to decorative gable beam (first floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

Item 11D: Fungus has damaged the roof sheathing.

RECOMMENDATION: Remove enough roof covering to allow for the removal the damaged sheathing for further inspection. If no further damage is exposed, replace with new material. Replace the roofing material. Pinnacle Pest Control, Inc. does not warranty or certify the roof of the structure.

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

IF WITHIN 24 HOURS FOLLOWING APPLICATION YOU EXPERIENCE SYMPTOMS SIMILAR TO COMMON SEASONAL ILLNESS COMPARABLE TO THE FLU, CONTACT YOU PHYSICIAN OR POISON CONTROL CENTER AND YOU PEST CONTROL OPERATOR IMMEDIATLEY.

FOR FURTHER INFORMATION CONTACT ANY OR THE FOLLOWING:

- PINNACLE PEST CONTROL - (916) 381-5793
 - POISON CONTROL CENTER - (800) 662-9886
 - COUNTY HEALTH DEPARIMENT - (916) 654-0499
 - SACRAMENTO COUNTY HEALTH DISTRICT - (916) 366-2174
 - COUNTY AGRICULTURE COMMISSONER - (916) 875-6603
 - SACRAMENTO COUNTY - (916) 366-2003
 - STRUCTURAL PEST CONTROL BOARD - (800) 737-8188
- 1418 Howe Avenue Ste. #18
Sacramento, CA 95825-3204

PESTICIDES	ACTIVE INGREDIENTS	TARGET PEST
Timbor	Disodium Octaborate Tetrahydrate	Wood Decay Fungi
Premise 75	Imidacloprid	Subterranean Termites
Methyl Bromide	Same	Wood Boring Beetles
Vikane	Sulfuryl Flouride	Wood Boring Beetles/Dry
		Wood Termites
Termidor (R) SC	Fipronil	Subterranean Termites

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BUILDING NO. STREET, CITY, STATE, ZIP INSPECTION DATE REPORT NO.

CAUTION
PESTICIDES ARE CHEMICALS

Section 8538.(a) of the Structural Pest Control Act requires that the following information be given will all reports that will require some form of chemical treatment.

Structural Pest Control Operators are Licensed and Regulated by the Structural Pest Control Board and apply pesticides which are registered and approved for use by the California Department of Food and Agriculture and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree or risk depends upon the degree of exposure, so exposure should be minimized.

If, during the course of this repair, damage is found to extend into areas previously inaccessible, a supplemental report will be issued stating the findings, recommendations and cost for any further repairs.

While drilling through concrete, damage may occur to pipes, heating, air conditioning systems or interior finish. If such damage should occur, it is the owners responsibility to repair the damage at the owners expense.

Reinspection of work performed by the owner or others to obtain a certification is required by law. There is a charge for each inspection and the amount will not exceed the fee originally charged. Those performing repairs are advised to contact Pinnacle Pest Control as more than one reinspection may be necessary. The request for reinspection must meet the following criteria: 1) It must be made within four months of the date of the original report. 2) The parties involved must be aware that a reinspection is made to determine if the original conditions were corrected. We do not guarantee repairs performed by others. If a guarantee is desired, the person(s) performing the repairs should be contacted.

Pinnacle Pest Control, Inc. appreciates the opportunity to inspect your home. Should you have any questions as to the contents of this report, please contact our office at (916) 381-5793.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street, City, Zip	Date of Inspection	No. of Pages
54	Quay Court(29-37), Sacramento, CA, 95831	05/30/06	8



3400 Business Drive
 Suite 100
 Sacramento, CA 95820
 (916) 381-5793
 (916) 381-5729 Fax
 WWW.PINNACLEPEST.COM



Firm Registration No. PR 4379	Report No. 212482	Escrow No.
Ordered By: GRE Management Service-Amber Dunn 916-415-9097	Property Owner/Party of Interest: 54 Quay Court Sacramento CA 95831	Report Sent To: 54 Quay Court Sacramento CA 95831

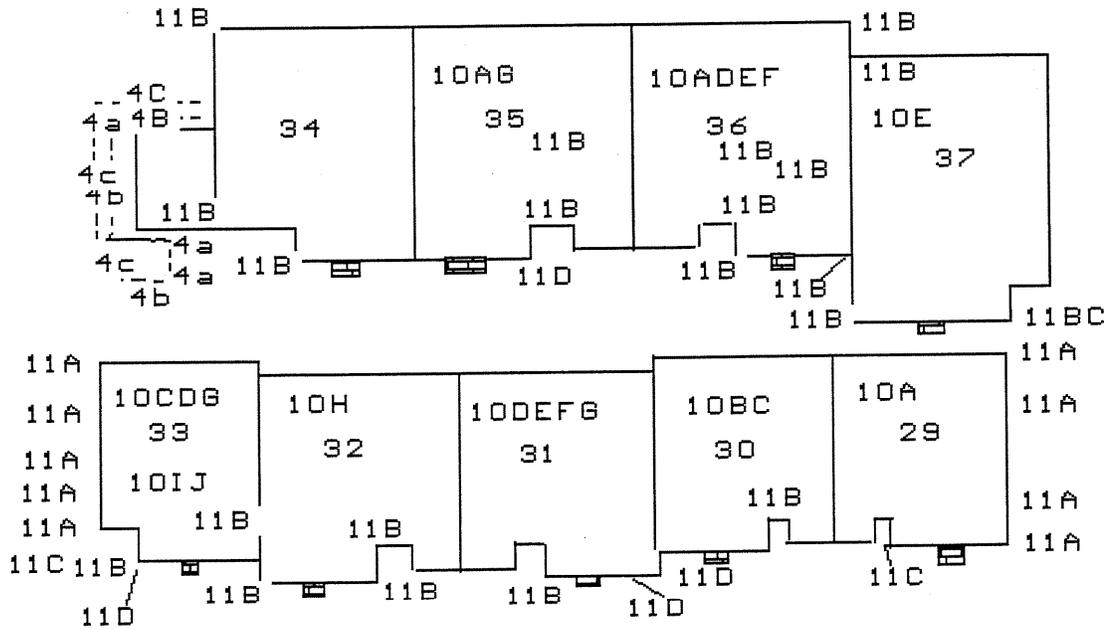
COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

General Description: Two story multi family dwelling, stucco, carport, tile roof, occupied partially accessible	Inspection Tag Posted: office
	Other Tags Posted:

An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites
 Drywood Termites
 Fungus/Dryrot
 Other Findings
 Further Inspection

If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.



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BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

NOTE: READ THIS DOCUMENT. This document explains the scope and limitations of a Structural Pest Control Inspection and Wood Destroying Pest & Organism Inspection Report.

A. A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying insects or organisms (fungi/rot) in visible and accessible areas on the date of inspection. It contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the Wood Destroying Pest & Organism Inspection Report are governed by the Structural Pest Control Act and the rules and regulations of the Structural Pest Control Board.

B. Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information about such defects as they are not within the scope of the license of the inspector of the company issuing this report. Nor does a Wood Destroying Pest & Organism Inspection Report contain information about asbestos or any other environmental or safety hazard. Should interested parties desire opinions regarding these items, it is recommended that the owner engage the services of a reputable "whole house" inspection company.

C. Inspections are made and reports are issued on the basis of what was visible and accessible at the time of the inspection. The absence of visible evidence of wood destroying organisms in the visible and accessible portions of the structure is no assurance that wood destroying organisms are not present. Therefore, we do not assume any responsibility for the presence of wood destroying organisms, or damage due to such organisms, in areas that were not visible and accessible at the time of the inspection or that may occur in the future. The following areas, when they exist are considered inaccessible for inspection: The interiors of hollow walls and all enclosed spaces between a floor or porch deck and the ceiling or soffit below; Areas between abutting/attached row houses, townhouses, condominiums and similar structures; Portions of the attic concealed or made inaccessible by insulation or ducting; Portions of the attic or roof cavity concealed due to an inadequate crawl space; The interiors of boxed eaves; Eaves concealed by patio covers of other abutments, portions of the subarea concealed or made inaccessible by insulation; Porte cocheres; Enclosed bay windows; Areas beneath wood floors over concrete; Areas concealed by built-in cabinet work; Areas concealed by floor coverings such as wall-to-wall carpeting, throw or area rugs, bath and kitchen mats, linoleum, ceramic tile etc.; Areas concealed by "free standing" or "built in" appliances. There is no economically practical method to make these areas accessible. However, they may be subject to attack by wood destroying organisms, No opinion is rendered concerning condition in these areas. Some areas may be inspected for a fee if they are made accessible at the owners expense. A supplemental report will be issued and any findings and recommendations will be listed along with estimates for repair and/or treatment, if within the scope of this company's operations. No opinion is rendered concerning conditions in these areas at this time.

D. We assume no responsibility for work done by anyone else, for damage to structure or contents during our inspection, or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non-disclosure by owner/agent/tenant.

E. A visual inspection was performed and the inspector did not deface nor probe into finished window or door frames, trim work, floor coverings, walls, ceilings or other finished surfaces.

F. This Wood Destroying Pests and Organisms report does not include mold or any mold like conditions. No reference will be made to mold or mold like conditions. Mold is not a wood destroying organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold like conditions please contact the appropriate professionals.

G. Our inspectors are not equipped with extension ladders, therefore, all second story eaves and roof lines are not inspected.

H. The exterior of the roof will not be inspected. If you want the water tightness or integrity of the roof determined, you should contact a roofing contractor who is licensed by the contractors state license board.

I. Pinnacle Pest Control, Inc. does not include painting as a part of the repair costs. It is the owners responsibility to a paint or to contract with others to do so.

J. The Structural Pest Control Board encourages competitive business practices among registered companies. Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these finding may vary from company to company. Therefore, you may wish to seek a second opinion since there may be alternative methods of correcting the findings listed on this report that may be less costly.

K. The "Notice to Owner" form to be used by Branch 1 and Branch 3 registered companies in accordance with Section 8513 of t code shall be that set forth below.

NOTICE TO OWNER

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid.

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

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BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

IF A SEPARATED REPORT HAS BEEN REQUESTED, IT IS DEFINED AS SECTION 1 & SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

SECTION 1: CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION.

SECTION 2: SECTION 2 ITEMS AREA CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION, BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

FURTHER INSPECTION: FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREAS WHICH DURING THE ORIGINAL INSPECTION, DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CANNOT BE DEFINED AS SECTION 1 OR SECTION 2.

Substructure:

NOTE: SLAB CONSTRUCTION

Stall Shower:

NOTE: NOT TESTED ON 2ND STORY

NOTE: IN ACCORDANCE WITH SECTION 1991 RULES AND REGULATIONS OF THE STRUCTURAL PEST CONTROL BOARD, THE UPSTAIRS STALL SHOWER WAS INSPECTED BUT NOT WATER TESTED. NO VISIBLE CRACKS TO THE PAN, STAINING OF THE CEILING BELOW OR ANY SIGNS OF LEAKAGE WERE NOTED AT THIS TIME. IF INTERESTED PARTIES ARE CONCERNED, AND UPON REQUEST WITH WRITTEN PERMISSION, A WATER TEST WILL BE PERFORMED for an additional charge (not to exceed the cost of the original inspection). UPON FURTHER INSPECTION A SUPPLEMENTAL REPORT WILL BE ISSUED AND ANY FINDINGS AND RECOMMENDATIONS WILL BE LISTED ALONG WITH ESTIMATES FOR REPAIRS AND/OR TREATMENT, IF WITHIN THE SCOPE OF THIS COMPANY'S OPERATIONS.

Item 2A: Cracked and/or missing grout was noted at the tile joints of the stall shower in the master bath unit 29.

RECOMMENDATION: RegROUT the tile joints to prevent future problems.
***** This is a Section 2 Item *****

Foundations:

NOTE: SLAB

Porches/Steps:

NOTE: SLAB

Item 4A: Fungus has damaged porch support post(s) at the front/side porch (office).

RECOMMENDATION: Remove and replace the damaged post(s) with new material. Prime paint only.
***** This is a Section 1 Item *****

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BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

Porches/Steps:

Item 4B: Fungus has damaged the rafter 2"x2" at the front side porch (office).

RECOMMENDATION: Remove the damaged rafter for further inspection. If no further damage is exposed, replace the rafter with new material. Prime paint only.

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

Item 4C: Fungus has damaged the support beams at the front/side porch.

RECOMMENDATION: Remove the damaged support beams for further inspection. If no further damage is exposed, replace the support beams with new material. Prime paint only.

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

Ventilation:

NOTE: SLAB/NONE REQUIRED

Abutments:

NOTE: NONE NOTED

Attic spaces:

NOTE: NOT INSPECTED

Garages:

NOTE: CARPORT

Decks/Patios:

NOTE: OPEN SLAB

AT THE TIME OF INSPECTION THE PATIO STORAGE WAS INACCESSIBLE. OWNER IS ADVISED TO MAKE STORAGE ACCESSIBLE AND CALL FOR FURTHER INSPECTION.

Other/Interior:

NOTE: PARTIALLY ACCESSIBLE

Item 10A: The toilet was found to be loose in the guest bath unit 29,35,36.

RECOMMENDATION: Remove the toilet for further inspection. If no damage is exposed, reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTRIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

***** Unknown Further Inspection Recommended *****

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BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

Other/Interior:

Item 10B: The floor adjacent to the tub in the guest bathroom is swollen and discolored indicating possible damage to the subflooring unit 30.

RECOMMENDATION: Remove the toilet. Remove the floor covering and underlayment for further inspection. If no further damage is exposed, install new underlayment and floor covering. Reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTERIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

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

Item 10C: The toilet was found to be loose in the master bath unit 30,33.

RECOMMENDATION: Remove the toilet for further inspection. If no damage is exposed, reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTRIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

***** Unknown Further Inspection Recommended *****

Item 10D: The floor adjacent to the toilet in the master bathroom is swollen and discolored indicating possible damage to the subflooring unit 31,33,36.

RECOMMENDATION: Remove the toilet. Remove the floor covering and underlayment for further inspection. If no further damage is exposed, install new underlayment and floor covering. Reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTERIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

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

Item 10E: The false bottom is damaged at the cabinet in the kitchen unit 31,36,37.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.

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

Item 10F: The false bottom of the vanity in the master bath is damaged unit 31,36.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.

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

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BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

Other/Interior:

Item 10G: The false bottom of the vanity in the guest bath is damaged unit 31,33,35.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.

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

Item 10H: The water heater is leaking and deteriorated unit 32.

RECOMMENDATION: Remove and dispose of water heater. Install a new water heater to comply with current building ordinances.

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

Item 10I: Waterstains/water damage was/were noted to the sheetrock adjacent to the tub unit 33.

RECOMMENDATION: Remove the stained/damaged sheetrock for further inspection. If no further damage is exposed, install new sheetrock, tape and texture. The owner is to paint as desired.

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

Item 10J: A leak was noted at the glass enclosure of the tub in the guest bath unit 33.

RECOMMENDATION: The owner is to employ a glass company to inspect and repair the glass enclosure as found to be necessary.

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

NOTE: WATERSTAINS WERE NOTED ON THE CEILING IN THE LIVING ROOM UNIT 29. OWNER CLAIMS THIS WAS FROM A PREVIOUS LEAK THAT HAS BEEN RECENTLY REPAIRED. GUARANTEES AND/OR VERIFICATION SHOULD BE OBTAINED FROM THOSE WHO HAVE PERFORMED THESE REPAIRS.

NOTE: THE FLOOR COVERING IS DISCOLORED ADJACENT TO THE TOILET IN THE HALL BATH (DOWNSTAIRS) UNIT 33,36. THIS IS CONSIDERED TO BE A COSMETIC CONDITION DUE TO THE SLAB CONSTRUCTION. NO RECOMMENDATIONS ARE MADE.

Other/Exterior:

Item 11A: Fungus infection and damage to decorative gable beam (second floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

Item 11B: Fungus infection and damage to decorative gable beam (above second floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

54	Quay Court(29-37), Sacramento, CA, 95831	05/30/06	212482
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

Other/Exterior:

Item 11C: Fungus infection and damage to decorative gable beam (first floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

Item 11D: Fungus has damaged the roof sheathing.

RECOMMENDATION: Remove enough roof covering to allow for the removal the damaged sheathing for further inspection. If no further damage is exposed, replace with new material. Replace the roofing material. Pinnacle Pest Control, Inc. does not warranty or certify the roof of the structure.

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

IF WITHIN 24 HOURS FOLLOWING APPLICATION YOU EXPERIENCE SYMPTOMS SIMILAR TO COMMON SEASONAL ILLNESS COMPARABLE TO THE FLU, CONTACT YOU PHYSICIAN OR POISON CONTROL CENTER AND YOU PEST CONTROL OPERATOR IMMEDIATLEY.

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- SACRAMENTO COUNTY HEALTH DISTRICT - (916) 366-2174
- COUNTY AGRICULTURE COMMISSIONER - (916) 875-6603
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- STRUCTURAL PEST CONTROL BOARD - (800) 737-8188

1418 Howe Avenue Ste. #18
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PESTICIDES	ACTIVE INGREDIENTS	TARGET PEST
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Premise 75	Imidacloprid	Subterranean Termites
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		Wood Termites
Termidor (R) SC	Fipronil	Subterranean Termites

54 Quay Court(29-37), Sacramento, CA, 95831 05/30/06 212482
BUILDING NO. STREET, CITY, STATE, ZIP INSPECTION DATE REPORT NO.

CAUTION
PESTICIDES ARE CHEMICALS

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Pinnacle Pest Control, Inc. appreciates the opportunity to inspect your home. Should you have any questions as to the contents of this report, please contact our office at (916) 381-5793.

54	Quay Court (21-28), Sacramento, CA, 95831	05/30/06	212471
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

NOTE: READ THIS DOCUMENT. This document explains the scope and limitations of a Structural Pest Control Inspection and Wood Destroying Pest & Organism Inspection Report.

A. A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying insects or organisms (fungi/rot) in visible and accessible areas on the date of inspection. It contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the Wood Destroying Pest & Organism Inspection Report are governed by the Structural Pest Control Act and the rules and regulations of the Structural Pest Control Board.

B. Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information about such defects as they are not within the scope of the license of the inspector of the company issuing this report. Nor does a Wood Destroying Pest & Organism Inspection Report contain information about asbestos or any other environmental or safety hazard. Should interested parties desire opinions regarding these items, it is recommended that the owner engage the services of a reputable "whole house" inspection company.

C. Inspections are made and reports are issued on the basis of what was visible and accessible at the time of the inspection. The absence of visible evidence of wood destroying organisms in the visible and accessible portions of the structure is no assurance that wood destroying organisms are not present. Therefore, we do not assume any responsibility for the presence of wood destroying organisms, or damage due to such organisms, in areas that were not visible and accessible at the time of the inspection or that may occur in the future. The following areas, when they exist are considered inaccessible for inspection: The interiors of hollow walls and all enclosed spaces between a floor or porch deck and the ceiling or soffit below; Areas between abutting/attached row houses, townhouses, condominiums and similar structures; Portions of the attic concealed or made inaccessible by insulation or ducting; Portions of the attic or roof cavity concealed due to an inadequate crawl space; The interiors of boxed eaves; Eaves concealed by patio covers of other abutments, portions of the subarea concealed or made inaccessible by insulation; Porte cocheres; Enclosed bay windows; Areas beneath wood floors over concrete; Areas concealed by built-in cabinet work; Areas concealed by floor coverings such as wall-to-wall carpeting, throw or area rugs, bath and kitchen mats, linoleum, ceramic tile etc.; Areas concealed by "free standing" or "built in" appliances. There is no economically practical method to make these areas accessible. However, they may be subject to attack by wood destroying organisms, No opinion is rendered concerning condition in these areas. Some areas may be inspected for a fee if they are made accessible at the owners expense. A supplemental report will be issued and any findings and recommendations will be listed along with estimates for repair and/or treatment, if within the scope of this company's operations. No opinion is rendered concerning conditions in these areas at this time.

D. We assume no responsibility for work done by anyone else, for damage to structure or contents during our inspection, or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non-disclosure by owner/agent/tenant.

E. A visual inspection was performed and the inspector did not deface nor probe into finished window or door frames, trim work, floor coverings, walls, ceilings or other finished surfaces.

F. This Wood Destroying Pests and Organisms report does not include mold or any mold like conditions. No reference will be made to mold or mold like conditions. Mold is not a wood destroying organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold like conditions please contact the appropriate professionals.

G. Our inspectors are not equipped with extension ladders, therefore, all second story eaves and roof lines are not inspected.

H. The exterior of the roof will not be inspected. If you want the water tightness or integrity of the roof determined, you should contact a roofing contractor who is licensed by the contractors state license board.

I. Pinnacle Pest Control, Inc. does not include painting as a part of the repair costs. It is the owners responsibility to a paint or to contract with others to do so.

J. The Structural Pest Control Board encourages competitive business practices among registered companies. Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these finding may vary from company to company. Therefore, you may wish to seek a second opinion since there may be alternative methods of correcting the findings listed on this report that may be less costly.

K. The "Notice to Owner" form to be used by Branch 1 and Branch 3 registered companies in accordance with Section 8513 of t code shall be that set forth below.

NOTICE TO OWNER

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid.

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

54	Quay Court (21-28), Sacramento, CA, 95831	05/30/06	212471
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

IF A SEPARATED REPORT HAS BEEN REQUESTED, IT IS DEFINED AS SECTION 1 & SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

SECTION 1: CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION.

SECTION 2: SECTION 2 ITEMS AREA CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION, BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

FURTHER INSPECTION: FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREAS WHICH DURING THE ORIGINAL INSPECTION, DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CANNOT BE DEFINED AS SECTION 1 OR SECTION 2.

Substrucure:

NOTE: SLAB CONSTRUCTION

Stall Shower:

NOTE: NOT TESTED ON 2ND STORY

NOTE: IN ACCORDANCE WITH SECTION 1991 RULES AND REGULATIONS OF THE STRUCTURAL PEST CONTROL BOARD, THE UPSTAIRS STALL SHOWER WAS INSPECTED BUT NOT WATER TESTED. NO VISIBLE CRACKS TO THE PAN, STAINING OF THE CEILING BELOW OR ANY SIGNS OF LEAKAGE WERE NOTED AT THIS TIME. IF INTERESTED PARTIES ARE CONCERNED, AND UPON REQUEST WITH WRITTEN PERMISSION, A WATER TEST WILL BE PERFORMED for an additional charge (not to exceed the cost of the original inspection). UPON FURTHER INSPECTION A SUPPLEMENTAL REPORT WILL BE ISSUED AND ANY FINDINGS AND RECOMMENDATIONS WILL BE LISTED ALONG WITH ESTIMATES FOR REPAIRS AND/OR TREATMENT, IF WITHIN THE SCOPE OF THIS COMPANY'S OPERATIONS.

Item 2A: A leak was noted at the glass enclosure of the stall shower in the master bath unit 24.

RECOMMENDATION: The owner is to employ a glass company to inspect and repair the glass enclosure as found to be necessary.

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

Foundations:

NOTE: SLAB

Porches/Steps:

NOTE: SLAB

Ventilation:

NOTE: SLAB/NONE REQUIRED

Abutments:

NOTE: NONE NOTED

54	Quay Court (21-28), Sacramento, CA, 95831	05/30/06	212471
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

Attic spaces:

NOTE: NOT INSPECTED

Garages:

NOTE: CARPORT

Decks/Patios:

AT THE TIME OF INSPECTION THE PATIO STORAGE WAS INACCESSIBLE. OWNER IS ADVISED TO MAKE STROAGE ACCESSIBLE AND CALL FOR FURTHER INSPECTION.

Other/Interior:

NOTE: PARTIALLY ACCESSIBLE

Item 10A: The toilet was noted to be loose in the hall bath unit 21.

RECOMMENDATION: Reset the toilet on a new wax ring.
***** This is a Section 2 Item *****

Item 10B: The false bottom of the vanity in the hall bath is damaged unit 21,27.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.
***** This is a Section 1 Item *****

Item 10C: The false bottom is damaged at the cabinet in the kitchen unit 21,22,23,26.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.
***** This is a Section 1 Item *****

Item 10D: The false bottom of the vanity in the hall (upstairs) bath is damaged unit 21,23,26,27.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.
***** This is a Section 1 Item *****

Item 10E: The floor adjacent to the tub in the guest bathroom is swollen and discolored indicating possible damage to the subflooring unit 21.

RECOMMENDATION: Remove the toilet. Remove the floor covering and underlayment for further inspection. If no further damage is exposed, install new underlayment and floor covering. Reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTERIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

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

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BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

Other/Interior:

Item 10F: The floor adjacent to the toilet in the master bathroom is swollen and discolored indicating possible damage to the subflooring unit 21,26.

RECOMMENDATION: Remove the toilet. Remove the floor covering and underlayment for further inspection. If no further damage is exposed, install new underlayment and floor covering. Reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTERIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

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

Item 10G: The toilet was found to be loose in the master bath unit 22,26,27,28.

RECOMMENDATION: Remove the toilet for further inspection. If no damage is exposed, reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTRIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

***** Unknown Further Inspection Recommended *****

Item 10H: The false bottom of the vanity in the master bath is damaged unit 22,26.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.

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

Item 10I: Waterstains/water damage was/were noted to the sheetrock adjacent to the stall shower in master bath unit 24.

RECOMMENDATION: Remove the stained/damaged sheetrock for further inspection. If no further damage is exposed, install new sheetrock, tape and texture. The owner is to paint as desired.

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

REPAIRS WERE NOTED TO HAVE BEEN DONE BY OTHERS TO CEILING IN LIVING ROOM UNIT 21,24,26. PINNACLE PEST CONTROL, INC. CANNOT ASSUME RESPONSIBILITY FOR ANY CONDITIONS THAT MAY HAVE BEEN DONE BY OTHERS. REFER TO OTHERS FOR GUARANTEES FOR WORK PERFORMED.

Other/Exterior:

Item 11A: Fungus infection and damage to decorative gable beam (second floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

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BUILDING NO. STREET, CITY, STATE, ZIP INSPECTION DATE REPORT NO.

Other/Exterior:

Item 11B: Fungus infection and damage to decorative gable beam (above second floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

Item 11C: Fungus infection and damage to decorative gable beam (first floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

Item 11D: Fungus has damaged the roof sheathing.

RECOMMENDATION: Remove enough roof covering to allow for the removal the damaged sheathing for further inspection. If no further damage is exposed, replace with new material. Replace the roofing material. Pinnacle Pest Control, Inc. does not warranty or certify the roof of the structure.

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

Item 11E: Fungus has damaged blocking at/in roof area.

RECOMMENDATION: Remove the fungus damaged wood. If no further damaged is exposed, replace the fungus damaged wood with new material. Pinnacle Pest Control, Inc. will match material as close as possible to existing material. Prime paint only. Property owner is responsible for painting.

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

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

FOR FURTHER INFORMATION CONTACT ANY OR THE FOLLOWING:

- PINNACLE PEST CONTROL - (916) 381-5793
- POISON CONTROL CENTER - (800) 662-9886
- COUNTY HEALTH DEPARTMENT - (916) 654-0499
- SACRAMENTO COUNTY HEALTH DISTRICT - (916) 366-2174
- COUNTY AGRICULTURE COMMISSIONER - (916) 875-6603
- SACRAMENTO COUNTY - (916) 366-2003
- STRUCTURAL PEST CONTROL BOARD - (800) 737-8188
- 1418 Howe Avenue Ste. #18
- Sacramento, CA 95825-3204

PESTICIDES	ACTIVE INGREDIENTS	TARGET PEST
Timbor	Disodium Octaborate Tetrahydrate	Wood Decay Fungi
Premise 75	Imidacloprid	Subterranean Termites
Methyl Bromide	Same	Wood Boring Beetles
Vikane	Sulfuryl Flouride	Wood Boring Beetles/Dry Wood Termites
Termidor(R) SC	Fipronil	Subterranean Termites

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BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

 CAUTION
 PESTICIDES ARE CHEMICALS

Section 8538.(a) of the Structural Pest Control Act requires that the following information be given will all reports that will require some form of chemical treatment.

Structural Pest Control Operators are Licensed and Regulated by the Structural Pest Control Board and apply pesticides which are registered and approved for use by the California Department of Food and Agriculture and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree or risk depends upon the degree of exposure, so exposure should be minimized.

If, during the course of this repair, damage is found to extend into areas previously inaccessible, a supplemental report will be issued stating the findings, recommendations and cost for any further repairs.

While drilling through concrete, damage may occur to pipes, heating, air conditioning systems or interior finish. If such damage should occur, it is the owners responsibility to repair the damage at the owners expense.

Reinspection of work performed by the owner or others to obtain a certification is required by law. There is a charge for each inspection and the amount will not exceed the fee originally charged. Those performing repairs are advised to contact Pinnacle Pest Control as more than one reinspection may be necessary. The request for reinspection must meet the following criteria: 1) It must be made within four months of the date of the original report. 2) The parties involved must be aware that a reinspection is made to determine if the original conditions were corrected. **We do not guarantee repairs performed by others. If a guarantee is desired, the person(s) performing the repairs should be contacted.**

Pinnacle Pest Control, Inc. appreciates the opportunity to inspect your home. Should you have any questions as to the contents of this report, please contact our office at (916) 381-5793.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 54	Street, City, Zip Quay Court(14-20), Sacramento, CA, 95831	Date of Inspection 05/30/06	No. of Pages 8
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3400 Business Drive
Suite 100
Sacramento, CA 95820
(916) 381-5793
(916) 381-5729 Fax
WWW.PINNACLEPEST.COM



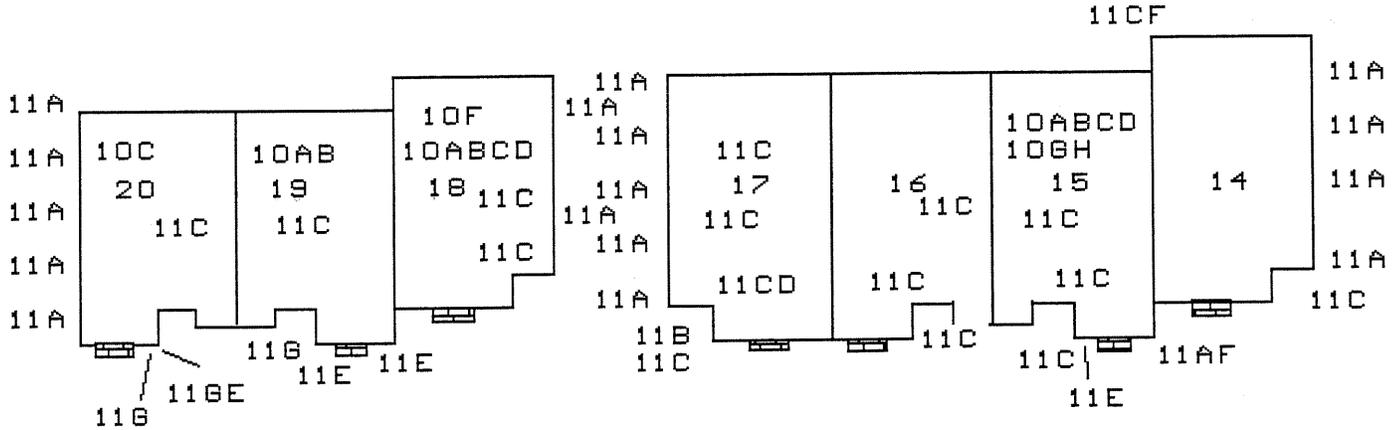
Firm Registration No. PR 4379	Report No. 212467	Escrow No.
Ordered By: GRE Management Service-Amber Dunn 916-415-9097	Property Owner/Party of Interest: 54 Quay Court Sacramento CA 95831	Report Sent To: 54 Quay Court Sacramento CA 95831

COMPLETE REPORT LIMITED REPORT SUPPLEMENTAL REPORT REINSPECTION REPORT

General Description: Two story multi family dwelling, stucco, carport, tile roof, occupied partially accessible	Inspection Tag Posted: office
	Other Tags Posted:

An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites Drywood Termites Fungus/Dryrot Other Findings Further Inspection
If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.



Inspected By Garry Hardiman License No. FR 23632 Signature

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact : Structural Pest Control Board, 1418 Howe Avenue, Suite 18, Sacramento, California 95825-3204.
NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov. 43M-41 (Rev. 10/01)

54	Quay Court(14-18), Sacramento, CA, 95831	05/30/06	212467
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

NOTE: READ THIS DOCUMENT. This document explains the scope and limitations of a Structural Pest Control Inspection and Wood Destroying Pest & Organism Inspection Report.

- A. A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying insects or organisms (fungi/rot) in visible and accessible areas on the date of inspection. It contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the Wood Destroying Pest & Organism Inspection Report are governed by the Structural Pest Control Act and the rules and regulations of the Structural Pest Control Board.
- B. Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information about such defects as they are not within the scope of the license of the inspector of the company issuing this report. Nor does a Wood Destroying Pest & Organism Inspection Report contain information about asbestos or any other environmental or safety hazard. Should interested parties desire opinions regarding these items, it is recommended that the owner engage the services of a reputable "whole house" inspection company.
- C. Inspections are made and reports are issued on the basis of what was visible and accessible at the time of the inspection. The absence of visible evidence of wood destroying organisms in the visible and accessible portions of the structure is no assurance that wood destroying organisms are not present. Therefore, we do not assume any responsibility for the presence of wood destroying organisms, or damage due to such organisms, in areas that were not visible and accessible at the time of the inspection or that may occur in the future. The following areas, when they exist are considered inaccessible for inspection: The interiors of hollow walls and all enclosed spaces between a floor or porch deck and the ceiling or soffit below; Areas between abutting/attached row houses, townhouses, condominiums and similar structures; Portions of the attic concealed or made inaccessible by insulation or ducting; Portions of the attic or roof cavity concealed due to an inadequate crawl space; The interiors of boxed eaves; Eaves concealed by patio covers of other abutments, portions of the subarea concealed or made inaccessible by insulation; Porte cocheres; Enclosed bay windows; Areas beneath wood floors over concrete; Areas concealed by built-in cabinet work; Areas concealed by floor coverings such as wall-to-wall carpeting, throw or area rugs, bath and kitchen mats, linoleum, ceramic tile etc.; Areas concealed by "free standing" or "built in" appliances. There is no economically practical method to make these areas accessible. However, they may be subject to attack by wood destroying organisms, No opinion is rendered concerning condition in these areas. Some areas may be inspected for a fee if they are made accessible at the owners expense. A supplemental report will be issued and any findings and recommendations will be listed along with estimates for repair and/or treatment, if within the scope of this company's operations. No opinion is rendered concerning conditions in these areas at this time.
- D. We assume no responsibility for work done by anyone else, for damage to structure or contents during our inspection, or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non-disclosure by owner/agent/tenant.
- E. A visual inspection was performed and the inspector did not deface nor probe into finished window or door frames, trim work, floor coverings, walls, ceilings or other finished surfaces.
- F. This Wood Destroying Pests and Organisms report does not include mold or any mold like conditions. No reference will be made to mold or mold like conditions. Mold is not a wood destroying organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold like conditions please contact the appropriate professionals.
- G. Our inspectors are not equipped with extension ladders, therefore, all second story eaves and roof lines are not inspected.
- H. The exterior of the roof will not be inspected. If you want the water tightness or integrity of the roof determined, you should contact a roofing contractor who is licensed by the contractors state license board.
- I. Pinnacle Pest Control, Inc. does not include painting as a part of the repair costs. It is the owners responsibility to a paint or to contract with others to do so.
- J. The Structural Pest Control Board encourages competitive business practices among registered companies. Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these finding may vary from company to company. Therefore, you may wish to seek a second opinion since there may be alternative methods of correcting the findings listed on this report that may be less costly.
- K. The "Notice to Owner" form to be used by Branch 1 and Branch 3 registered companies in accordance with Section 8513 of t code shall be that set forth below.

NOTICE TO OWNER

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid. To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice." Prime contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

54	Quay Court(14-18), Sacramento, CA, 95831	05/30/06	212467
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

IF A SEPARATED REPORT HAS BEEN REQUESTED, IT IS DEFINED AS SECTION 1 & SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

SECTION 1: CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION.

SECTION 2: SECTION 2 ITEMS AREA CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION, BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

FURTHER INSPECTION: FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREAS WHICH DURING THE ORIGINAL INSPECTION, DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CANNOT BE DEFINED AS SECTION 1 OR SECTION 2.

Substructure:

NOTE: SLAB CONSTRUCTION

Stall Shower:

NOTE: NOT TESTED ON 2ND STORY

NOTE: IN ACCORDANCE WITH SECTION 1991 RULES AND REGULATIONS OF THE STRUCTURAL PEST CONTROL BOARD, THE UPSTAIRS STALL SHOWER WAS INSPECTED BUT NOT WATER TESTED. NO VISIBLE CRACKS TO THE PAN, STAINING OF THE CEILING BELOW OR ANY SIGNS OF LEAKAGE WERE NOTED AT THIS TIME. IF INTERESTED PARTIES ARE CONCERNED, AND UPON REQUEST WITH WRITTEN PERMISSION, A WATER TEST WILL BE PERFORMED for an additional charge (not to exceed the cost of the original inspection). UPON FURTHER INSPECTION A SUPPLEMENTAL REPORT WILL BE ISSUED AND ANY FINDINGS AND RECOMMENDATIONS WILL BE LISTED ALONG WITH ESTIMATES FOR REPAIRS AND/OR TREATMENT, IF WITHIN THE SCOPE OF THIS COMPANY'S OPERATIONS.

Foundations:

NOTE: SLAB

Porches/Steps:

NOTE: SLAB

Ventilation:

NOTE: SLAB/NONE REQUIRED

Abutments:

NOTE: NONE NOTED

Attic spaces:

NOTE: NOT INSPECTED

Garages:

NOTE: CARPORT

54	Quay Court(14-18), Sacramento, CA, 95831	05/30/06	212467
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

Decks/Patios:

NOTE: OPEN SLAB

AT THE TIME OF THE INSPECTION THE PATIO STORAGE WAS INNACCESSIBLE. THE HOMEOWNER IS ADVISED TO MAKE STORAGE ROOM ACCESSIBLE AND CALL FOR A FURTHER INSPECTION.

Other/Interior:

NOTE: PARTIALLY ACCESSIBLE

Item 10A: The false bottom is damaged at the cabinet in the kitchen of unit 15,18, and 19.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.

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

Item 10B: The false bottom of the vanity in the guest bath is damaged at unit 15,18,19.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.

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

Item 10C: The toilet was found to be loose in the master bath at unit 15,18, and 19.

RECOMMENDATION: Remove the toilet for further inspection. If no damage is exposed, reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTRIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

***** Unknown Further Inspection Recommended *****

Item 10D: The floor adjacent to the toilet in the master bathroom is swollen and discolored indicating possible damage to the subflooring at unit 15 and 18.

RECOMMENDATION: Remove the toilet. Remove the floor covering and underlayment for further inspection. If no further damage is exposed, install new underlayment and floor covering. Reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTERIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

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

Item 10E: The toilet was noted to be loose in the hall bath at unit 18.

RECOMMENDATION: Reset the toilet on a new wax ring.

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

54	Quay Court(14-18), Sacramento, CA, 95831	05/30/06	212467
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

Other/Interior:

Item 10F: The floor adjacent to the toilet in the guest bathroom is swollen and discolored indicating possible damage to the subflooring at unit 18.

RECOMMENDATION: Remove the toilet. Remove the floor covering and underlayment for further inspection. If no further damage is exposed, install new underlayment and floor covering. Reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTERIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

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

Item 10G: FINDING: Fungus infection and damage to window sill at the master bedroom at unit 15.

RECOMMENDATION: Remove fungus infection and damaged wood member(s). Replace with new material in accordance with applicable building codes.

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

Item 10H: Waterstains/water damage was/were noted to the sheetrock adjacent to the tub in the guest bedroom at unit 18.

RECOMMENDATION: Remove the stained/damaged sheetrock for further inspection. If no further damage is exposed, install new sheetrock, tape and texture. The owner is to paint as desired.

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

NOTE: THE FLOOR COVERING IS DISCOLORED AROUND THE BASE OF THE TOILET IN THE FRONT DOOR AND DOWNSTAIRS HALL BATH AT UNIT 15 AND 18 BATH INDICATING A POSSIBLE LEAK AT THE TOILET. NO VISIBLE LEAKAGE WAS NOTED AT THIS TIME. THE OWNER IS ADVISED TO MAKE PERIODIC INSPECTION OF THIS AREA.

AT THE TIME OF THE INSPECTION UNIT 14, 16, AND 17 WERE UNDER CONSTRUCTION.

Other/Exterior:

Item 11A: Fungus infection and damage to decorative gable beam (second floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

Item 11B: Fungus infection and damage to decorative gable beam (above the second floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

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BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

Other/Exterior:

Item 11C: Fungus infection and damage to decorative gable beam (first floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

Item 11D: Missing and/or broken stucco was noted at the side(s) of the structure allowing water to contact the wood members in the wall cavity.

RECOMMENDATION: Patch the stucco as found to be necessary. The owner is to paint as desired.

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

Item 11E: Fungus has damaged the roof sheathing.

RECOMMENDATION: Remove enough roof covering to allow for the removal the damaged sheathing for further inspection. If no further damage is exposed, replace with new material. Replace the roofing material. Pinnacle Pest Control, Inc. does not warranty or certify the roof of the structure.

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

Item 11F: Fungus has damaged blocking at/in the roof area.

RECOMMENDATION: Remove the fungus damaged wood. If no further damaged is exposed, replace the fungus damaged wood with new material. Pinnacle Pest Control, Inc. will match material as close as possible to existing material. Prime paint only. Property owner is responsible for painting.

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

Item 11G: Fungus infection and damage to barge rafter.

RECOMMENDATION: Remove fungus infected and damaged wood member(s) and replace with new material in accordance with applicable building codes.

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

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BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

IF WITHIN 24 HOURS FOLLOWING APPLICATION YOU EXPERIENCE SYMPTOMS SIMILAR TO COMMON SEASONAL ILLNESS COMPARABLE TO THE FLU, CONTACT YOUR PHYSICIAN OR POISON CONTROL CENTER AND YOUR PEST CONTROL OPERATOR IMMEDIATELY. FOR FURTHER INFORMATION CONTACT ANY OF THE FOLLOWING:

- PINNACLE PEST CONTROL - (916) 381-5793
- POISON CONTROL CENTER - (800) 662-9886
- COUNTY HEALTH DEPARTMENT - (916) 654-0499
- SACRAMENTO COUNTY HEALTH DISTRICT - (916) 366-2174
- COUNTY AGRICULTURE COMMISSIONER - (916) 875-6603
- SACRAMENTO COUNTY - (916) 366-2003
- STRUCTURAL PEST CONTROL BOARD - (800) 737-8188

1418 Howe Avenue Ste. #18
Sacramento, CA 95825-3204

PESTICIDES	ACTIVE INGREDIENTS	TARGET PEST
Timbor	Disodium Octaborate Tetrahydrate	Wood Decay Fungi
Premise 75	Imidacloprid	Subterranean Termites
Methyl Bromide	Same	Wood Boring Beetles
Vikane	Sulfuryl Flouride	Wood Boring Beetles/Dry Wood Termites
Termidor(R) SC	Fipronil	Subterranean Termites

 CAUTION
 PESTICIDES ARE CHEMICALS

Section 8538.(a) of the Structural Pest Control Act requires that the following information be given will all reports that will require some form of chemical treatment.

Structural Pest Control Operators are Licensed and Regulated by the Structural Pest Control Board and apply pesticides which are registered and approved for use by the California Department of Food and Agriculture and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree or risk depends upon the degree of exposure, so exposure should be minimized.

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BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

If, during the course of this repair, damage is found to extend into areas previously inaccessible, a supplemental report will be issued stating the findings, recommendations and cost for any further repairs.

While drilling through concrete, damage may occur to pipes, heating, air conditioning systems or interior finish. If such damage should occur, it is the owners responsibility to repair the damage at the owners expense.

Reinspection of work performed by the owner or others to obtain a certification is required by law. There is a charge for each inspection and the amount will not exceed the fee originally charged. Those performing repairs are advised to contact Pinnacle Pest Control as more than one reinspection may be necessary. The request for reinspection must meet the following criteria: 1) It must be made within four months of the date of the original report. 2) The parties involved must be aware that a reinspection is made to determine if the original conditions were corrected. **We do not guarantee repairs performed by others. If a guarantee is desired, the person(s) performing the repairs should be contacted.**

Pinnacle Pest Control, Inc. appreciates the opportunity to inspect your home. Should you have any questions as to the contents of this report, please contact our office at (916) 381-5793.

54	Quay Court(7-13), Sacramento, CA, 95831	05/30/06	212476
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

NOTE: READ THIS DOCUMENT. This document explains the scope and limitations of a Structural Pest Control Inspection and Wood Destroying Pest & Organism Inspection Report.

A. A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence of absence of evidence of wood destroying insects or organisms (fungi/rot) in visible and accessible areas on the date of inspection. It contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the Wood Destroying Pest & Organism Inspection Report are governed by the Structural Pest Control Act and the rules and regulations of the Structural Pest Control Board.

B. Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information about such defects as they are not within the scope of the license of the inspector of the company issuing this report. Nor does a Wood Destroying Pest & Organism Inspection Report contain information about asbestos or any other environmental or safety hazard. Should interested parties desire opinions regarding these items, it is recommended that the owner engage the services of a reputable "whole house" inspection company.

C. Inspections are made and reports are issued on the basis of what was visible and accessible at the time of the inspection. The absence of visible evidence of wood destroying organisms in the visible and accessible portions of the structure is no assurance that wood destroying organisms are not present. Therefore, we do not assume any responsibility for the presence of wood destroying organisms, or damage due to such organisms, in areas that were not visible and accessible at the time of the inspection or that may occur in the future. The following areas, when they exist are considered inaccessible for inspection: The interiors of hollow walls and all enclosed spaces between a floor or porch deck and the ceiling or soffit below; Areas between abutting/attached row houses, townhouses, condominiums and similar structures; Portions of the attic concealed or made inaccessible by insulation or ducting; Portions of the attic or roof cavity concealed due to an inadequate crawl space; The interiors of boxed eaves; Eaves concealed by patio covers of other abutments, portions of the subarea concealed or made inaccessible by insulation; Porte cocheres; Enclosed bay windows; Areas beneath wood floors over concrete; Areas concealed by built-in cabinet work; Areas concealed by floor coverings such as wall-to-wall carpeting, throw or area rugs, bath and kitchen mats, linoleum, ceramic tile etc.; Areas concealed by "free standing" or "built in" appliances. There is no economically practical method to make these areas accessible. However, they may be subject to attack by wood destroying organisms, No opinion is rendered concerning condition in these areas. Some areas may be inspected for a fee if they are made accessible at the owners expense. A supplemental report will be issued and any findings and recommendations will be listed along with estimates for repair and/or treatment, if within the scope of this company's operations. No opinion is rendered concerning conditions in these areas at this time.

D. We assume no responsibility for work done by anyone else, for damage to structure or contents during our inspection, or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non-disclosure by owner/agent/tenant.

E. A visual inspection was performed and the inspector did not deface nor probe into finished window or door frames, trim work, floor coverings, walls, ceilings or other finished surfaces.

F. This Wood Destroying Pests and Organisms report does not include mold or any mold like conditions. No reference will be made to mold or mold like conditions. Mold is not a wood destroying organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold like conditions please contact the appropriate professionals.

G. Our inspectors are not equipped with extension ladders, therefore, all second story eaves and roof lines are not inspected. H. The exterior of the roof will not be inspected. If you want the water tightness or integrity of the roof determined, you should contact a roofing contractor who is licensed by the contractors state license board.

I. Pinnacle Pest Control, Inc. does not include painting as a part of the repair costs. It is the owners responsibility to a paint or to contract with others to do so.

J. The Structural Pest Control Board encourages competitive business practices among registered companies. Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these finding may vary from company to company. Therefore, you may wish to seek a second opinion since there may be alternative methods of correcting the findings listed on this report that may be less costly.

K. The "Notice to Owner" form to be used by Branch 1 and Branch 3 registered companies in accordance with Section 8513 of t code shall be that set forth below.

NOTICE TO OWNER

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid.

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

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BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

IF A SEPARATED REPORT HAS BEEN REQUESTED, IT IS DEFINED AS SECTION 1 & SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

SECTION 1: CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION.

SECTION 2: SECTION 2 ITEMS AREA CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION, BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

FURTHER INSPECTION: FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREAS WHICH DURING THE ORIGINAL INSPECTION, DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CANNOT BE DEFINED AS SECTION 1 OR SECTION 2.

Substrucure:

NOTE: SLAB CONSTRUCTION

Stall Shower:

NOTE: NOT TESTED ON 2ND STORY

NOTE: IN ACCORDANCE WITH SECTION 1991 RULES AND REGULATIONS OF THE STRUCTURAL PEST CONTROL BOARD, THE UPSTAIRS STALL SHOWER WAS INSPECTED BUT NOT WATER TESTED. NO VISIBLE CRACKS TO THE PAN, STAINING OF THE CEILING BELOW OR ANY SIGNS OF LEAKAGE WERE NOTED AT THIS TIME. IF INTERESTED PARTIES ARE CONCERNED, AND UPON REQUEST WITH WRITTEN PERMLSSION, A WATER TEST WILL BE PERFORMED for an additional charge (not to exceed the cost of the original inspection). UPON FURTHER INSPECTION A SUPPLEMENTAL REPORT WILL BE ISSUED AND ANY FINDINGS AND RECOMMENDATIONS WILL BE LISTED ALONG WITH ESTIMATES FOR REPAIRS AND/OR TREATMENT, IF WITHIN THE SCOPE OF THIS COMPANY'S OPERATIONS.

Item 2A: A leak was noted at the glass enclosure of the stall shower in the master bath at unit 7.

RECOMMENDATION: The owner is to employ a glass company to inspect and repair the glass enclosure as found to be necessary.

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

Foundations:

NOTE: SLAB

Porches/Steps:

NOTE: SLAB

Ventilation:

NOTE: SLAB/NONE REQUIRED

Abutments:

NOTE: NONE NOTED

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BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

Attic spaces:

NOTE: NOT INSPECTED

Garages:

NOTE: CARPORT

Decks/Patios:

NOTE: OPEN SLAB

Item 9A: Fungus infection and damage to roof fascia.

RECOMMENDATION: Remove fungus infected and damaged wood member(s) and replace with new material in accordance with applicable building codes.
 ***** This is a Section 1 Item *****

Item 9B: Fungus infection and damage to barge rafter.

RECOMMENDATION: Remove fungus infected and damaged wood member(s) and replace with new material in accordance with applicable building codes.
 ***** This is a Section 1 Item *****

AT THE TIME OF THE INSPECTION THE PATIO STORAGE WAS INACCESSIBLE. HOMEOWNER IS ADVISED TO MAKE STROAGE ROOM ACCESSIBLE AND CALL FOR A FURTHER INSPECTION.

Other/Interior:

NOTE: PARTIALLY ACCESSIBLE

Item 10A: The marlite wall covering is buckled/bowed and/or loose indicating possible water intrusion into the wall cavity at unit 7.(hall bathroom)

RECOMMENDATION: Remove the marlite wall covering and backing for further inspection. If no further damage is exposed, install new moisture resistant sheetrock and marlite wall covering.

NOTE: THE ORIGINAL FIXTURES WILL BE USED UNLESS OTHERWISE REQUESTED.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTERIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

***** Unknown Further Inspection Recommended *****

Item 10B: A leak was noted around the base of the toilet in the master bath at unit 7.

RECOMMENDATION: Remove and reset the toilet on a new wax ring.
 ***** This is a Section 2 Item *****

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BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

Other/Interior:

Item 10C: The false bottom of the vanity in the master bath is damaged at unit 7, 8, 10, and 12.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.

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

Item 10D: The toilet was noted to be loose in the hall bath at unit 8, 11, and 12..

RECOMMENDATION: Reset the toilet on a new wax ring.

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

Item 10E: The toilet was found to be loose in the hall bath at unit 2 and 12.

RECOMMENDATION: Remove the toilet for further inspection. If no damage is exposed, reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTRIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

***** Unknown Further Inspection Recommended *****

Item 10F: The toilet was found to be loose in the master bath at unit 9.

RECOMMENDATION: Remove the toilet for further inspection. If no damage is exposed, reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTRIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

***** Unknown Further Inspection Recommended *****

Item 10G: The false bottom of the vanity in the guest bath is damaged at unit 9, 12, and 13.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.

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

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BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

Other/Interior:

Item 10H: The floor adjacent to the toilet in the master bathroom is swollen and discolored indicating possible damage to the subflooring at unit 9 and 11.

RECOMMENDATION: Remove the toilet. Remove the floor covering and underlayment for further inspection. If no further damage is exposed, install new underlayment and floor covering. Reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTERIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

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

Item 10I: The false bottom is damaged at the cabinet in the kitchen at unit 10, 11, and 12.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.

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

Item 10J: The floor adjacent to the tub in the hall bathroom is swollen and discolored indicating possible damage to the subflooring at unit 11.

RECOMMENDATION: Remove the toilet. Remove the floor covering and underlayment for further inspection. If no further damage is exposed, install new underlayment and floor covering. Reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTERIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

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

Item 10K: As viewed from the guest bedroom closet, fungus damage was noted at the roof sheathing at unit 10.

RECOMMENDATION: Remove damaged wood and replace with new material.

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

THE HOMEOWNER IS ADVISED TO CONTACT A ROOFER FOR REPAIRS AND GUARANTEE.

Other/Exterior:

Item 11A: Fungus infection and damage to decorative gable beam (second floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

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BUILDING NO. STREET, CITY, STATE, ZIP INSPECTION DATE REPORT NO.

Other/Exterior:

Item 11B: Fungus infection and damage to decorative gable beam.

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

Item 11C: Fungus infection and damage to decorative gable beam (first floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

Item 11D: Fungus has damaged the roof sheathing.

RECOMMENDATION: Remove enough roof covering to allow for the removal the damaged sheathing for further inspection. If no further damage is exposed, replace with new material. Replace the roofing material. Pinnacle Pest Control, Inc. does not warranty or certify the roof of the structure.

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

IF WITHIN 24 HOURS FOLLOWING APPLICATION YOU EXPERIENCE SYMPTOMS SIMILAR TO COMMON SEASONAL ILLNESS COMPARABLE TO THE FLU, CONTACT YOU PHYSICIAN OR POISON CONTROL CENTER AND YOU PEST CONTROL OPERATOR IMMEDIATELY. FOR FURTHER INFORMATION CONTACT ANY OR THE FOLLOWING:

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 - POISON CONTROL CENTER - (800) 662-9886
 - COUNTY HEALTH DEPARTMENT - (916) 654-0499
 - SACRAMENTO COUNTY HEALTH DISTRICT - (916) 366-2174
 - COUNTY AGRICULTURE COMMISSIONER - (916) 875-6603
 - SACRAMENTO COUNTY - (916) 366-2003
 - STRUCTURAL PEST CONTROL BOARD - (800) 737-8188
- 1418 Howe Avenue Ste. #18
Sacramento, CA 95825-3204

PESTICIDES	ACTIVE INGREDIENTS	TARGET PEST
Timbor	Disodium Octaborate Tetrahydrate	Wood Decay Fungi
Premise 75	Imidacloprid	Subterranean Termites
Methyl Bromide	Same	Wood Boring Beetles
Vikane	Sulfuryl Flouride	Wood Boring Beetles/Dry
		Wood Termites
Termidor(R) SC	Fipronil	Subterranean Termites

54 Quay Court(7-13), Sacramento, CA, 95831 05/30/06 212476
BUILDING NO. STREET, CITY, STATE, ZIP INSPECTION DATE REPORT NO.

CAUTION
PESTICIDES ARE CHEMICALS

Section 8538. (a) of the Structural Pest Control Act requires that the following information be given will all reports that will require some form of chemical treatment.

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If, during the course of this repair, damage is found to extend into areas previously inaccessible, a supplemental report will be issued stating the findings, recommendations and cost for any further repairs.

While drilling through concrete, damage may occur to pipes, heating, air conditioning systems or interior finish. If such damage should occur, it is the owners responsibility to repair the damage at the owners expense.

Reinspection of work performed by the owner or others to obtain a certification is required by law. There is a charge for each inspection and the amount will not exceed the fee originally charged. Those performing repairs are advised to contact Pinnacle Pest Control as more than one reinspection may be necessary. The request for reinspection must meet the following criteria: 1) It must be made within four months of the date of the original report. 2) The parties involved must be aware that a reinspection is made to determine if the original conditions were corrected. We do not guarantee repairs performed by others. If a guarantee is desired, the person(s) performing the repairs should be contacted.

Pinnacle Pest Control, Inc. appreciates the opportunity to inspect your home. Should you have any questions as to the contents of this report, please contact our office at (916) 381-5793.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. <u>54</u>	Street, City, Zip <u>Quay Court(1-6), Sacramento, CA, 95831</u>	Date of Inspection <u>05/30/06</u>	No. of Pages <u>6</u>
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3400 Business Drive
Suite 100
Sacramento, CA 95820
(916) 381-5793
(916) 381-5729 Fax
WWW.PINNACLEPEST.COM



Firm Registration No. <u>PR 4379</u>	Report No. <u>212214</u>	Escrow No.
Ordered By: <u>GRE Management Service-Amber Dunn</u> <u>916-415-9097</u>	Property Owner/Party of Interest: <u>54 Quay Court</u> <u>Sacramento CA 95831</u>	Report Sent To: <u>54 Quay Court</u> <u>Sacramento CA 95831</u>

COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

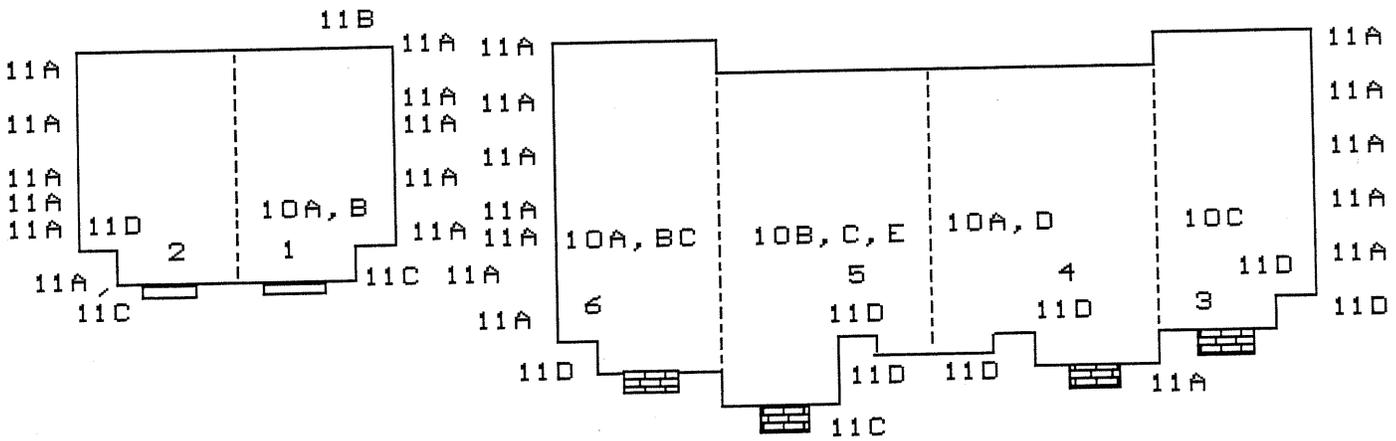
General Description: Two story single family home, stucco exterior, carport, tile roof, furnished and occupied

Inspection Tag Posted: Office
 Other Tags Posted:

An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites
 Drywood Termites
 Fungus/Dryrot
 Other Findings
 Further Inspection

If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.



Inspected By Garry Hardiman License No. FR 23632 Signature

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact : Structural Pest Control Board, 1418 Howe Avenue, Suite 18, Sacramento, California 95825-3204.

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

43M-41 (Rev. 10/01)

54 Quay Court(1-6), Sacramento, CA, 95831 05/30/06 212214
 BUILDING NO. STREET, CITY, STATE, ZIP INSPECTION DATE REPORT NO.

NOTE: READ THIS DOCUMENT. This document explains the scope and limitations of a Structural Pest Control Inspection and Wood Destroying Pest & Organism Inspection Report.

A. A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying insects or organisms (fungi/rot) in visible and accessible areas on the date of inspection. It contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the Wood Destroying Pest & Organism Inspection Report are governed by the Structural Pest Control Act and the rules and regulations of the Structural Pest Control Board.

B. Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information about such defects as they are not within the scope of the license of the inspector of the company issuing this report. Nor does a Wood Destroying Pest & Organism Inspection Report contain information about asbestos or any other environmental or safety hazard. Should interested parties desire opinions regarding these items, it is recommended that the owner engage the services of a reputable "whole house" inspection company.

C. Inspections are made and reports are issued on the basis of what was visible and accessible at the time of the inspection. The absence of visible evidence of wood destroying organisms in the visible and accessible portions of the structure is no assurance that wood destroying organisms are not present. Therefore, we do not assume any responsibility for the presence of wood destroying organisms, or damage due to such organisms, in areas that were not visible and accessible at the time of the inspection or that may occur in the future. The following areas, when they exist are considered inaccessible for inspection: The interiors of hollow walls and all enclosed spaces between a floor or porch deck and the ceiling or soffit below; Areas between abutting/attached row houses, townhouses, condominiums and similar structures; Portions of the attic concealed or made inaccessible by insulation or ducting; Portions of the attic or roof cavity concealed due to an inadequate crawl space; The interiors of boxed eaves; Eaves concealed by patio covers of other abutments, portions of the subarea concealed or made inaccessible by insulation; Porte cocheres; Enclosed bay windows; Areas beneath wood floors over concrete; Areas concealed by built-in cabinet work; Areas concealed by floor coverings such as wall-to-wall carpeting, throw or area rugs, bath and kitchen mats, linoleum, ceramic tile etc.; Areas concealed by "free standing" or "built in" appliances. There is no economically practical method to make these areas accessible. However, they may be subject to attack by wood destroying organisms. No opinion is rendered concerning condition in these areas. Some areas may be inspected for a fee if they are made accessible at the owners expense. A supplemental report will be issued and any findings and recommendations will be listed along with estimates for repair and/or treatment, if within the scope of this company's operations. No opinion is rendered concerning conditions in these areas at this time.

D. We assume no responsibility for work done by anyone else, for damage to structure or contents during our inspection, or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non-disclosure by owner/agent/tenant.

E. A visual inspection was performed and the inspector did not deface nor probe into finished window or door frames, trim work, floor coverings, walls, ceilings or other finished surfaces.

F. This Wood Destroying Pests and Organisms report does not include mold or any mold like conditions. No reference will be made to mold or mold like conditions. Mold is not a wood destroying organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold like conditions please contact the appropriate professionals.

G. Our inspectors are not equipped with extension ladders, therefore, all second story eaves and roof lines are not inspected.

H. The exterior of the roof will not be inspected. If you want the water tightness or integrity of the roof determined, you should contact a roofing contractor who is licensed by the contractors state license board.

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NOTICE TO OWNER

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid.

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

54	Quay Court(1-6), Sacramento, CA, 95831	05/30/06	212214
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

IF A SEPARATED REPORT HAS BEEN REQUESTED, IT IS DEFINED AS SECTION 1 & SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

SECTION 1: CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION.

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FURTHER INSPECTION: FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREAS WHICH DURING THE ORIGINAL INSPECTION, DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CANNOT BE DEFINED AS SECTION 1 OR SECTION 2.

Substructure:

NOTE: SLAB CONSTRUCTION

Stall Shower:

NOTE: NOT TESTED ON 2ND STORY

NOTE: IN ACCORDANCE WITH SECTION 1991 RULES AND REGULATIONS OF THE STRUCTURAL PEST CONTROL BOARD, THE UPSTAIRS STALL SHOWER WAS INSPECTED BUT NOT WATER TESTED. NO VISIBLE CRACKS TO THE PAN, STAINING OF THE CEILING BELOW OR ANY SIGNS OF LEAKAGE WERE NOTED AT THIS TIME. IF INTERESTED PARTIES ARE CONCERNED, AND UPON REQUEST WITH WRITTEN PERMISSION, A WATER TEST WILL BE PERFORMED for an additional charge (not to exceed the cost of the original inspection). UPON FURTHER INSPECTION A SUPPLEMENTAL REPORT WILL BE ISSUED AND ANY FINDINGS AND RECOMMENDATIONS WILL BE LISTED ALONG WITH ESTIMATES FOR REPAIRS AND/OR TREATMENT, IF WITHIN THE SCOPE OF THIS COMPANY'S OPERATIONS.

Foundations:

NOTE: SLAB

Porches/Steps:

NOTE: SLAB

Ventilation:

NOTE: SLAB/NONE REQUIRED

Abutments:

NOTE: NONE NOTED

Attic spaces:

NOTE: NOT INSPECTED

Garages:

NOTE: CARPORT

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Decks/Patios:

NOTE: OPEN SLAB

AT THE TIME OF THE INSPECTION PATIO STORAGE WAS INACCESSIBLE. THE HOMEOWNER IS ADVISED TO MOVE STORAGE AND CALL FOR A FURHTER INSPECTION.

Other/Interior:

NOTE: PARTIALLY ACCESSIBLE

Item 10A: The toilet was noted to be loose in the hall bath of unit 1,4, and 6.

RECOMMENDATION: Reset the toilet on a new wax ring.
 ***** This is a Section 2 Item *****

Item 10B: The false bottom of the vanity in the guest bath is damaged.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.
 ***** This is a Section 1 Item *****

Item 10C: The false bottom of the vanity in the master bath is damaged at unit 1,6 and 5.

RECOMMENDATION: Remove the false bottom for further inspection. If no further damage is exposed, install a new false bottom.
 ***** This is a Section 1 Item *****

Item 10D: FINDING: Fungus infection and damage to the living room window sill of unit 4.

RECOMMENDATION: Remove fungus infection and damaged wood member(s). Replace with new material in accordance with applicable building codes.
 ***** This is a Section 1 Item *****

Item 10E: The floor adjacent to the toilet in the master bathroom of unit 4 is swollen and discolored indicating possible damage to the subflooring.

RECOMMENDATION: Remove the toilet. Remove the floor covering and underlayment for further inspection. If no further damage is exposed, install new underlayment and floor covering. Reset the toilet on a new wax ring.

NOTE: IF THE WORK IS PERFORMED BY OTHERS, INTERIM INSPECTIONS WILL BE REQUIRED DURING THE COMPLETION OF THIS WORK. THERE WILL BE A CHARGE FOR EACH INSPECTION.

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

NOTE: WATERSTAINS WERE NOTED ON THE CEILING IN THE LIVINGROOM OF UNIT 4. OWNER CLAIMS THIS WAS FROM A PREVIOUS LEAK THAT HAS BEEN RECENTLY REPAIRED. GUARANTEES AND/OR VERIFICATION SHOULD BE OBTAINED FROM THOSE WHO HAVE PERFORMED THESE REPAIRS.

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Other/Exterior:

Item 11A: Fungus infection and damage to decorative gable beam (second story).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

Item 11B: The gutters were noted to be leaking (first floor).

RECOMMENDATION: Remove and replace the gutters as found to be necessary.

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

Item 11C: Fungus infection and damage to decorative gable beam (first floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

Item 11D: Fungus infection and damage to decorative gable beam (above second floor).

RECOMMENDATIONS: Remove the fungus infected and damaged wood and replace with new material.

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

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

FOR FURTHER INFORMATION CONTACT ANY OR THE FOLLOWING:

- PINNACLE PEST CONTROL - (916) 381-5793
- POISON CONTROL CENTER - (800) 662-9886
- COUNTY HEALTH DEPARTMENT - (916) 654-0499
- SACRAMENTO COUNTY HEALTH DISTRICT - (916) 366-2174
- COUNTY AGRICULTURE COMMISSIONER - (916) 875-6603
- SACRAMENTO COUNTY - (916) 366-2003
- STRUCTURAL PEST CONTROL BOARD - (800) 737-8188

1418 Howe Avenue Ste. #18
Sacramento, CA 95825-3204

PESTICIDES

ACTIVE INGREDIENTS

Timbor	Disodium Octaborate Tetrahydrate
Premise 75	Imidacloprid
Methyl Bromide	Same
Vikane	Sulfuryl Flouride
Termidor(R) SC	Fipronil

TARGET PEST

Wood Decay Fungi
Subterranean Termites
Wood Boring Beetles
Wood Boring Beetles/Dry
Wood Termites
Subterranean Termites

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 CAUTION
 PESTICIDES ARE CHEMICALS

Section 8538. (a) of the Structural Pest Control Act requires that the following information be given will all reports that will require some form of chemical treatment.

Structural Pest Control Operators are Licensed and Regulated by the Structural Pest Control Board and apply pesticides which are registered and approved for use by the California Department of Food and Agriculture and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree or risk depends upon the degree of exposure, so exposure should be minimized.

If, during the course of this repair, damage is found to extend into areas previously inaccessible, a supplemental report will be issued stating the findings, recommendations and cost for any further repairs.

While drilling through concrete, damage may occur to pipes, heating, air conditioning systems or interior finish. If such damage should occur, it is the owners responsibility to repair the damage at the owners expense.

Reinspection of work performed by the owner or others to obtain a certification is required by law. There is a charge for each inspection and the amount will not exceed the fee originally charged. Those performing repairs are advised to contact Pinnacle Pest Control as more than one reinspection may be necessary. The request for reinspection must meet the following criteria: 1) It must be made within four months of the date of the original report. 2) The parties involved must be aware that a reinspection is made to determine if the original conditions were corrected. **We do not guarantee repairs performed by others. If a guarantee is desired, the person(s) performing the repairs should be contacted.**

Pinnacle Pest Control, Inc. appreciates the opportunity to inspect your home. Should you have any questions as to the contents of this report, please contact our office at (916) 381-5793.