

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 1815	Street Helena Ave	City Sacramento	ZIP 95815	Date of Inspection 08/23/2021	Number of Pages 5
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 <p>CalPro INSPECTION GROUP <small>RESIDENTIAL • COMMERCIAL • ENVIRONMENTAL • TERMITE</small></p>	<p>CalPro Inspection Group 3565 Taylor Rd, Unit D Loomis, Ca 95650 Now servicing San Jose and Surrounding Area CA (800) 474-3540 info@calprogroup.com</p>	Report # : 16979 Registration # : PR8201 Escrow # : <input type="checkbox"/> CORRECTED REPORT
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Ordered by: Amanda Taylor MOBILE: (530) 906-0232 amanda@enyarthomes.com	Property Owner and/or Party of Interest: Wendy Chen 1815 Helena Ave Sacramento CA 95815 United States MOBILE: (650) 885-5982 tcwendy@yahoo.com	Report sent to:
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COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

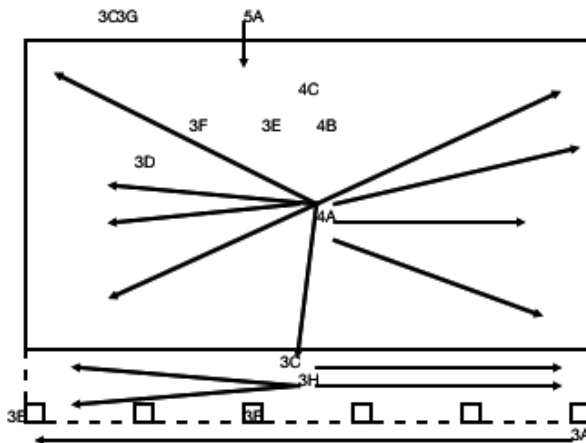
GENERAL DESCRIPTION: Vinyl siding, comp roof, converted garage.	Inspection Tag Posted: Water Heater Room Other Tags Posted:
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An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached 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 the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.

Diagram Not To Scale



Inspected By: Travis Ward
 State License No. FR54434
 Signature: *Travis Ward*

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

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov. 43M-41 (Rev. 04/2015)

CALPRO INSPECTION GROUP

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WHAT IS A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT? READ THIS DOCUMENT. IT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT.

A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying pests and organisms in visible and accessible areas and contains recommendations for correcting any infestations or infections found. The contents of Wood Destroying Pest & Organism Inspection Reports are governed by the Structural Pest Control Act and regulations.

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

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

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

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

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

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

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

This company will reinspect repairs done by others within four months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each reinspection. The reinspection must be done within ten (10) working days of request. The reinspection is a visual inspection and if inspection of concealed areas is desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs.

NOTICE: Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary from company to company. You have a right to seek a second opinion from another company.

This Wood Destroying Pest & Organisms Report DOES NOT INCLUDE MOLD or any mold like conditions. No reference will be made to mold or mold-like conditions. Mold is not a Wood Destroying Organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold like conditions, please contact the appropriate mold professional.

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This is a separated report which is defined as Section I/Section II conditions evident on the date of the inspection. Section I contains items where there is visible evidence of active infestation, infection or conditions that have resulted in or from infestation of infection. Section II items are conditions deemed likely to lead to infestation or infection but where no visible evidence of such was found. Further inspection items are defined as recommendations to inspect area(s) which during the original inspection did not allow the inspector to access to complete the inspection and cannot be defined as Section I or Section II. ATTENTION: To obtain a certification clearance for active infections or infestations, only SECTION 1 and/or FURTHER INSPECTION must be completed.

3. FUNGUS / DRYROT:

3A - Section I

FINDING: Fungus infection and damage to rafter tail(s).

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

3B - Section I

FINDING: Fungus has damaged _____ support post(s) at the patio cover.

RECOMMENDATION: Remove the damaged support post(s) and replace with new pressure treated material or wood that is naturally resistant to decay. (Painting is not included in the estimate, if provided by this company).

3C - Section I

FINDING: Fungus has damaged the door jamb.

RECOMMENDATION: Remove the damaged wood members and replace with new material.

3D - Section I

FINDING: subfloor in kitchen is damaged by moisture / dry rot

RECOMMENDATION: Remove the floor covering and underlayment for further inspection. If no further damage is exposed, remove damaged subfloor and install new underlayment and floor covering.

3E - Section I

FINDING: The floor in the hall bathroom is buckled/ sagging.

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

3F - Section I

FINDING: A leak at the kitchen sink has damaged the cabinet false bottom.

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

NOTE: The owner should employ a licensed plumber, or other appropriate trades-person to locate and to repair the leak noted above.

3G - Section I

FINDING: Fungus has damaged the framing.

RECOMMENDATION: Remove the damaged framing. Replace the damaged framing with new material. (Painting is not included in the estimate, if provided by this company). Periodic inspection advised.

3H - Notes

FINDING: Fungus has damaged the roof sheathing at the eaves.

RECOMMENDATION: Remove enough roof covering to allow for the removal of the damaged sheathing. Replace with new material. (Painting and replacement of roofing material is not included, if bid upon by this company).

4. OTHER FINDINGS:

4A - Section II

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FINDING: Water stains were noted on the ceiling in the house indicating a possible roof leak.

RECOMMENDATION: The owner should employ a licensed roofing contractor to inspect and/or repair the roof.

4B - Section II

FINDING: The toilet was found to be loose in the hall bathroom.

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

4C - Section II

FINDING: A plumbing leak was noted at the spout in the bathroom.

RECOMMENDATION: Repair the leak.

5. FURTHER INSPECTION:

5A - Further Inspection

FINDING: Subarea was inaccessible due to foliage at entrance

RECOMMENDATION: Correct the condition noted above that is blocking access. once condition is resolved call for reinspection.

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.

NOTES:

Note A

FINDING: Flaking and peeling paint noted at eaves and wood members of house.

Note B

FINDING: The attic was inaccessible for inspection due to a lack of an access opening. No opinion is rendered concerning the conditions in the attic area at this time. As seen from exterior, plywood sheathing on roof is wavy.

RECOMMENDATION: Owner should engage the services of an appropriate trades-person to install an access opening and call for an inspection. As well as having the roof inspected by a licensed tradesman. For an additional charge not to exceed the cost of the original inspection, an inspection of the attic area will be made with the findings and recommendations (if any) listed on a supplemental report along with estimates for repair and/or treatment, if within the scope of this company's operations.

Thank you for selecting us to perform a structural pest control inspection on your property. Should you have any questions regarding this report, please call us directly by the contact information provided on the first page of the inspection report.

Our inspectors have determined that your property will benefit from a safe application of chemicals commonly used for structural pest control. In accordance with the laws and regulations of the State of California, we are required to provide you and your occupants with the following information prior to any application of chemicals to such property.

Please take a few moments to read and become familiar with the content. State law requires that you be given the following information:

CAUTION - PESTICIDES ARE TOXIC CHEMICALS. Structural pest control companies are registered and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that based on scientific evidence, there are no appreciable risks weighted by the benefits. The degree of risk depends on the degree of exposure, so exposure should be minimized.

If within 24 hours following application, you experience symptoms similar to common seasonal illness comparable to the flu, lethargy, muscle tremors, convulsions contact your physician or poison control center and your pest control operator

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immediately.

For further information, contact any of the following agencies in your area:

For company info Call the CalPro Inspection Group..... (800) 474-3540
For Poison Control Call the Poison Control Center (800) 876-4766
For Regulatory Info Call the Structural Pest Control Board (Regulatory Info.) (916) 561-8700
2005 Evergreen Street, Ste. 1500 Sacramento, CA 95815

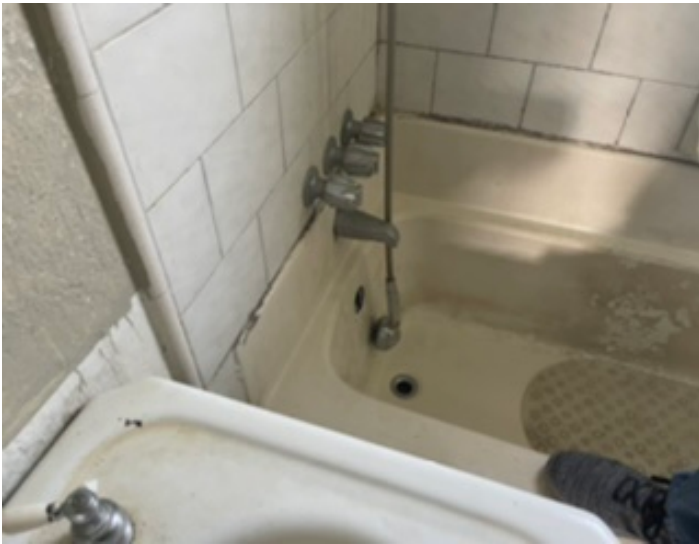
(For Health Questions)County Health Dept.		(For Application Info.) County Agriculture Commission	
Amador County	(209) 223--6407	Amador County	(209) 223-6487
Calaveras County	(209) 754-6460	Calaveras County	(209) 754-6504
El Dorado County	(530) 621-6100	El Dorado County	(530) 621-5520
Placer County	(530) 889-7141	Placer County	(530) 889-7372
Sacramento County	(916) 875-5881	Sacramento County	(916) 875-6603
San Joaquin County	(209) 468-3411	San Joaquin County	(209) 468- 3300
Solano County	(707) 784-8600	Solano County	(707) 784-1310
Sutter County	(530) 822-7215	Sutter County	(530) 822-7500
Yolo County	(530) 666-8645	Yolo County	(530) 666-8140
Yuba County	(530) 741-6366	Yuba County	(530) 749-5400

One or more of the following chemicals may be applied to your property:

TIM-BOR (Disodium Octaborate Tetrahydrate),TERMIDOR (Fipronil),VIKANE (Sulfuryl Fluoride) NOTE: Chloropicrin is use as a warning agent on all structural fumigations.

Poison Control Center	(800) 222-1222
Agricultural Department	(916) 875-6603
Health Department	(916) 875-5881
Structural Pest Control Board	(916) 561-8700

2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815



- 4C



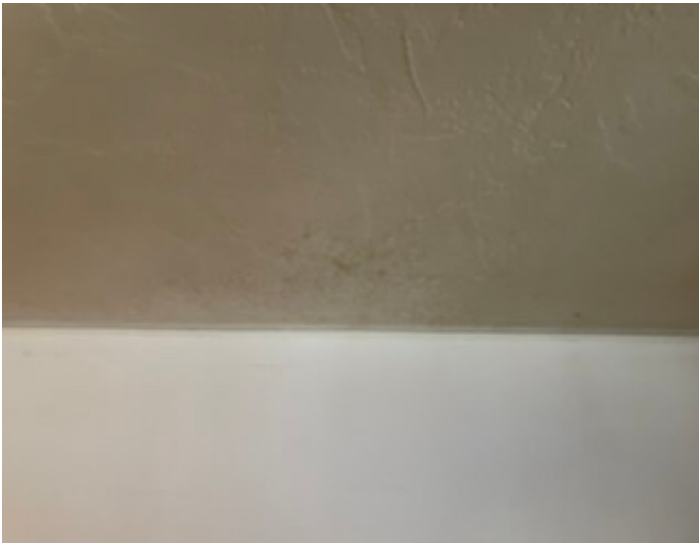
- 3E



- 4A



- 3C



- 4A



- 3D



- 3F



- 4A



- 3G



- 3C



- 3H



1815 Helena Ave
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Sacramento
City

CA
State

95815
ZIP





CalPro Inspection Group
3565 Taylor Rd, Unit D Loomis, Ca 95650
 Now servicing San Jose and Surrounding Area CA
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 info@calprogroup.com

WORK AUTHORIZATION

Report #: 16979

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

Address of Property : 1815 Helena Ave
 City: Sacramento
 State/ZIP: CA 95815

SUBTERRANEAN TERMITE PLAN

This agreement is entered into between CalPro Inspection Group, and Purchaser. CalPro agrees to furnish all labor and materials necessary for the treatment of the building shown as service location for the control of subterranean termites.

CalPro agrees to give additional treatment without charge to customer during the warranty period of one year from the completion of the initial work if live subterranean termite infestation is found on the building or structure treated. The areas included in the warranty are the areas treated only.

The above stated warranty shall not apply to wooden fences, to new foundation, repairs or replacements to the foundation not completed at the time of the original treatment, to mechanical alteration, or destruction of the building.

The warranty contained herein is only for re-treatment of areas infested with live subterranean termites. This agreement specifically excludes any warranty either expressed or implied for damage caused by subterranean termites.

Miscellaneous structural or mechanical defects which may result in either leakage in interior areas, through the roof, exterior walls of the premises, contact between wood attached or adjacent to the treated structure and the ground, or cracks in the foundation may permit future infestation. If such condition is discovered, it is agreed that the customer will be responsible for making such repairs as are necessary to correct the structural or mechanical defect or wood to ground contact. CalPro will then re-treat these areas for a reasonable fee. Wood remaining in contact with the ground or any resulting infestation is excluded from any warranties contained in this agreement. This contract contains the entire agreement between Calpro and customer. There are no oral understandings or agreements.

Treatment specifications and warranties can vary widely. The consumer is advised to review all this information and the pesticide label for explanations of these proposed treatment and compare this with any other proposal or estimate they may receive. If you have questions, contact CalPro Inspection Group. A subterranean termite treatment may be a partial treatment or a spot treatment, using chemical, and physical barriers. These types of treatments are defined as follows: Partial treatment: This technique allows a wide variety of treatment strategies but is more involved than a spot treatment (see definition below). For example, treatment of some or all of the perimeter, bathtraps, expansion joints, stress cracks and bait locations. Pier and Beam: Generally defined as the treatment of the outer perimeter including porches, patios, and attached garages. In the crawl space, treatment would include any soil to structure contacts as well as removal of any wood debris on the ground. Slab construction: Generally defined as treatment of the perimeter and all known slab penetrations as well as any known expansion joints or stress cracks. Spot treatment: Any treatment which concerns a limited, defined area less than ten (10) linear or square feet that is intended to protect a specific location or "spot". Often there are adjacent areas susceptible to termite infestation which are not treated.

All corrections of infestations or infections covered by the control service agreement shall be completed within six months of discovery, unless otherwise agreed to in writing by both parties.

CalPro will provide treatment and/or other service(s) to the identified property to control or protect against subterranean termites. This plan does not protect against any other wood destroying pests or organisms, including but not limited to formosan termites (Coptotermes spp.), drywood termites (Kaloterme spp., Incisiterme spp., Cryptotermes spp.), dampwood termites, nor beetles, carpenter ants, or fungi.

DRYWOOD TERMITE PLAN

CalPro will provide fumigation and/or other service(s) to the identified property to control or protect against drywood termites. This plan does not protect against any other wood destroying pests or organisms, including but not limited to formosan termites (Coptotermes spp.), subterranean termites (Reticuliterme spp., Heterotermes spp.), dampwood termites, nor beetles, carpenter ants, or fungi

The fumigation process requires that work crews walk on the roof. Many roofs are brittle and can suffer some damage when walked on. ATTENTION: CalPro assumes no responsibility for damage resulting from walking on the roof, or for damage to any of the following items: other roofing surface; radio and television antennas; plants which are clinging or very close to the structure; awnings; gutters; patio covers; solar heating panels; plumbing fixtures; or any other items on or connected to the roof and/or side of structure. The removal of antennas and/or plants close to the structure will be performed by the owner. ATTENTION: CalPro does not provide on-site security and assumes no responsibility for the care and custody of the property in the event of vandalism or breaking and entering. CalPro recommends that all

Items Ordered: _____

Property Owner (Print Name) _____

Signature: _____ Date: _____



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valuables such as jewelry, coins, collection, cash, art objects and other items of value be removed prior to fumigation. This treatment is guaranteed for a period of ONE YEAR

CalPro agrees to give additional treatment without charge to customer during the warranty period of one year from the completion of the initial work if live drywood termite infestation is found on the building or structure treated. The areas included in the warranty are the areas treated only.

THE COMPANY AGREES

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

THE OWNER OR OWNER'S AGENT AGREES

NON-PAYMENT, DEFAULT. In case of non-payment or default by the Purchaser, CalPro has the right to terminate this Agreement. In addition, cost of collection shall be paid by the Purchaser, whether suit is filed or not. In addition, interest at the highest legal rate will be assessed for the period of delinquency

ALL PARTIES AGREE

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

MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unenforceability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. However, the preceding sentence shall not apply to the clause entitled "Class Action Waiver."

CLASS ACTION WAIVER. Any Claim must be brought in the parties' individual capacity, and not as a plaintiff or class member in any purported class, collective, representative, multiple plaintiff, or similar proceeding ("Class Action"). The parties expressly waive any ability to maintain any Class Action in any forum. The arbitrator shall not have authority to combine or aggregate similar claims or conduct any Class Action nor make an award to any person or entity not a party to the arbitration. Any claim that all or part of this Class Action Waiver is unenforceable, unconscionable, void, or voidable may be determined only by a court of competent jurisdiction and not by an arbitrator. **THE PARTIES UNDERSTAND THAT THEY WOULD HAVE HAD A RIGHT TO LITIGATE THROUGH A COURT, TO HAVE A JUDGE OR JURY DECIDE THEIR CASE AND TO BE PARTY TO A CLASS OR REPRESENTATIVE ACTION, HOWEVER, THEY UNDERSTAND AND CHOOSE TO HAVE ANY CLAIMS DECIDED INDIVIDUALLY, THROUGH ARBITRATION**

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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Property Owner (Print Name) _____

Signature: _____ Date: _____



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DISCLAIMER

EXCEPT AS OTHERWISE PROHIBITED BY LAW, CALPRO DISCLAIMS AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY FOR DIRECT, INDIRECT, SPECIAL, INCIDENTAL, CONSEQUENTIAL, EXEMPLARY, PUNITIVE, AND/OR LOSS OF ENJOYMENT DAMAGES. THE OBLIGATIONS OF CALPRO SPECIFICALLY STATED IN THIS AGREEMENT ARE GIVEN IN LIEU OF ANY OTHER OBLIGATION OR RESPONSIBILITY, EXPRESS OR IMPLIED, INCLUDING ANY REPRESENTATION OF MERCHANT ABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

This plan does not guarantee, and CalPro does not represent, that pests and/or termites will not return

This Agreement does not cover and CalPro will not be responsible for damage resulting from or services required for: (1) any and all damage resulting from termites and/or any other wood destroying organisms except as specifically provided herein. (2) moisture conditions, including but not limited to fungus and/or water leakage caused by faulty plumbing, roofs, gutters, downspouts and/or poor drainage. (3) masonry failure or grade alterations. (4) inherent structural problems, including but not limited to, wood to ground contacts. (5) termites entering any rigid foam, wooden or cellulose containing component in contact with the earth and the Structures regardless of whether the component is part of the Structures. (6) the failure of Purchaser upon notice from CalPro to properly cure at Purchaser's expense any condition which prevents proper treatment or inspection or is conducive to termite infestation.

WATER LEAKAGE. Purchaser is responsible for making timely repairs as necessary to stop water leakage in interior areas or through the roof or exterior walls of the Structure as identified by CalPro. Purchaser understands that such leakage may destroy the effectiveness of treatment rendered by CalPro and is conducive to new infestations. Purchaser's failure to make timely repairs as identified by CalPro will terminate this Agreement automatically without further notice. CalPro shall have no responsibility for repairs with respect to water leakage.

Prefix	ITEMS				Other
	Section I	Section II	Further Inspection		
3A	1,700.00	0.00	0.00	0.00	
3B	2,650.00	0.00	0.00	0.00	
3C	1,975.00	0.00	0.00	0.00	
3D	18,000.00	0.00	0.00	0.00	
3E	16,000.00	0.00	0.00	0.00	
3F	No bid	0.00	0.00	0.00	
3G	5,000.00	0.00	0.00	0.00	
4A	0.00	No bid	0.00	0.00	
4B	0.00	No bid	0.00	0.00	
4C	0.00	No bid	0.00	0.00	
5A	0.00	0.00	no bid	0.00	

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Signature: _____ Date: _____



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Prefix	Section I	Section II	Further Inspection	Other
Total:	45,325.00	0.00	0.00	0.00
GRAND TOTAL:	45,325.00			

Items Ordered: _____

Property Owner (Print Name) _____

Signature: _____ Date: _____