

**415 Village Dr.  
El Cerrito, CA  
Disclosures**

**PART III**



**OLD REPUBLIC**  
TITLE COMPANY

900 Colusa Avenue, Suite 206  
Berkeley, CA 94707  
(510) 527-4700 Fax: (510) 526-6492

**PRELIMINARY REPORT**

Our Order Number 1112020115-SP

PRUDENTIAL CALIFORNIA REALTY  
4341 Piedmont Avenue  
Oakland, CA 94611

Attention: AMY HAYASHIDA

When Replying Please Contact:

Shelly Parker  
ShellyP@ortc.com  
(510) 527-4700

*June Hayashida*  
SELLER  
*Deanne Hayashida*  
SELLER

X BUYER  
X BUYER

Property Address:

415 Village Drive, El Cerrito, CA 94530

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

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the Policy forms should be read. They are available from the office which issued this report.

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

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

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

Dated as of April 11, 2014, at 7:30 AM

**OLD REPUBLIC TITLE COMPANY**  
For Exceptions Shown or Referred to, See Attached

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

Homeowner's Policy of Title Insurance - 2010; and ALTA Loan Policy - 2006. A specific request should be made if another form or additional coverage is desired.

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

Fee

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

Jeanne Hazemoto, as Successor Trustee of the George Hazemoto and Michiko Hazemoto Revocable Trust created on Feb. 21, 1995

The land referred to in this Report is situated in the County of Contra Costa, City of El Cerrito, State of California, and is described as follows:

Lot 115, as shown on the Map of "Weston Village Unit No. 2, Contra Costa County, California", filed May 7, 1942, in Book 26 of Maps, Page 887, Contra Costa County Records.

APN 504-423-019

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

1. Taxes and assessments, general and special, for the fiscal year 2014 - 2015, a lien, but not yet due or payable.
2. Taxes and assessments, general and special, for the fiscal year 2013 - 2014, as follows:

Assessor's Parcel No	:	504-423-019	
Bill No.	:	323342	
Code No.	:	03-000	
1st Installment	:	\$862.89	Marked Paid
2nd Installment	:	\$862.89	Marked Paid
Land Value	:	\$27,290.00	
Imp. Value	:	\$36,087.00	
3. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.
4. Assessment for Stege Sanitary District payable with the real property taxes.



5. Building set-back line as shown on the filed map.

Affects : the East 15 feet

6. Covenants, Conditions and Restrictions which do not contain express provision for forfeiture or reversion of title in the event of violation, but omitting any covenants or restriction if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as provided in an instrument.

Entitled : Declaration of Restrictions  
Executed by : John O. Weston and Edith E. Weston, his wife  
Recorded : October 27, 1947 in Book 1141 of Official Records, Page 262

Said Covenants, Conditions and Restrictions provide that a violation thereof shall not defeat or render invalid the lien of any Mortgage or Deed of Trust made in good faith and for value.

NOTE: "If this document contains any restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, national origin, source of income as defined in subdivision (p) of section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status."

7. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the above mentioned instrument,

For : Utility installation and maintenance  
Affects : the rear 5 feet of premises

8. Terms and conditions contained in the George Hazemoto and Michiko Hazemoto Revocable Trust created on Feb. 21, 1995 as disclosed by Quitclaim Deed

Recorded : February 27, 1995 in Official Records under Recorder's Serial Number 95 031152

NOTE: The requirement that:  
A Certification of Trust be furnished in accordance with Probate Code Section 18100.5  
The Company reserves the right to make additional exceptions and/or requirements.



9. The requirement that this company be provided with a suitable Owner's Declaration from the Seller (form ORT 174). The Company reserves the right to make additional exceptions and/or requirements upon review of the Owner's Declaration.
10. The Homeowner's Policy applies only if each insured named in Schedule A is a Natural Person (as Natural Person is defined in said policy). If each insured to be named in Schedule A is not such a Natural Person, contact the Title Department immediately.

----- **Informational Notes** -----

- A. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) 1.1 and 2.1.
- B. The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented to reflect the following additional items relating to the issuance of an American Land Title Association loan form policy:

NONE

NOTE: Our investigation has been completed and there is located on said land a single family residence known as 415 Village Drive, El Cerrito, CA 94530.

The ALTA loan policy, when issued, will contain the CLTA 100 Endorsement and 116 series Endorsement.

Unless shown elsewhere in the body of this report, there appear of record no transfers or agreements to transfer the land described herein within the last three years prior to the date hereof, except as follows:

NONE

- C. NOTE: The last recorded transfer or agreement to transfer the land described herein is as follows:

Instrument  
Entitled : Declaration of Fact of Death  
By/From : Michiko Hazemoto, deceased  
To : Jeanne Hazemoto  
Recorded : October 22, 2010 in Official Records under Recorder's Serial Number 2010-0236175

D. Effective May 1<sup>st</sup>, 2014, recording service fees for the types of transactions listed below are as follows:

Finance transactions - \$105.00 to record all documents necessary to close and issue the required title insurance policy(ies).

Sale transactions - \$130.00 to record all documents necessary to close and issue the required title insurance policy(ies).

Commercial transactions - \$20.00 recording service fee plus all actual charges required by the County Recorder.

All Cash transactions - \$20.00 recording service fee plus all actual charges required by the County Recorder to record all cash, non-commercial, sale transactions wherein no new deed of trust is recorded.

O.N.

If you anticipate having funds wired to Old Republic Title Company, our wiring information is as follows: Union Bank of California, 1980 Saturn, Monterey Park, CA 91755, credit to the account of Old Republic Title Company, Account Number 9100096193, ABA Number 122000496.

When instructing the financial institution to wire funds, it is very important that you reference Old Republic Title's Order Number 1112020115.

**ON-LINE BANKING TRANSFERS ARE NOT THE SAME.**

"Electronic Funds Transfer" is a generic term for funds transfers, one of which is an ACH Transfer. On-line banking transfers are often completed through an ACH Transfer, not a Wire Transfer. Old Republic Title rejects all ACH Transfers and returns the funds to the sender (Government Entities/Agencies excluded.) Close of Escrow may be significantly delayed as a result of an ACH Transfer.

**OLD REPUBLIC TITLE DOES NOT AUTHORIZE FUNDS TO BE DEPOSITED DIRECTLY INTO OUR ACCOUNT AT Union Bank of California LOCAL BRANCH LOCATIONS.**

Funds deposited directly into an account of Old Republic Title Company at a Union Bank of California branch are subject to verification. Verification of unauthorized deposits is not immediate or automated following deposit. Delay in credit of funds to an escrow and delay in Close of Escrow may result.

If you want to transfer funds by Wire Transfer from a non-United States financial institution, or have questions with regard to acceptable funds, please contact your Escrow or Title Officer immediately.



OLD REPUBLIC TITLE COMPANY  
**ORDER NO. 1112020115-SP**

**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02/03/10)**  
**ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE**  
**EXCLUSIONS**

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

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;
  - d. improvements on the Land;
  - e. land division; and
  - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
  - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
  - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
  - c. that result in no loss to You; or
  - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
  - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

**LIMITATIONS ON COVERED RISKS**

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 18:	1.00% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19:	1.00% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21:	1.00% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00



**AMERICAN LAND TITLE ASSOCIATION  
LOAN POLICY OF TITLE INSURANCE - 2006  
EXCLUSIONS FROM COVERAGE**

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

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

**EXCEPTIONS FROM COVERAGE – SCHEDULE B, PART 1, SECTION ONE**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

## **Old Republic Title Company**

### **Privacy Policy Notice**

#### **PURPOSE OF THIS NOTICE**

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

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

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

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

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

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

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

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

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



## **Disclosure to Consumer of Available Discounts**

Section 2355.3 in Title 10 of the California Code of Regulation necessitates that Old Republic Title Company provide a disclosure of each discount available under the rates that it, or its underwriter Old Republic National Title Insurance Company, have filed with the California Department of Insurance that are applicable to transactions involving property improved with a one to four family residential dwelling.

You may be entitled to a discount under Old Republic Title Company's escrow charges if you are an employee or retired employee of Old Republic Title Company including its subsidiary or affiliated companies or you are a member in the California Public Employees Retirement System "CalPERS" or the California State Teachers Retirement System "CalSTRS" and you are selling or purchasing your principal residence.

If you are an employee or retired employee of Old Republic National Title Insurance Company, or its subsidiary or affiliated companies, you may be entitled to a discounted title policy premium.

Please ask your escrow or title officer for the terms and conditions that apply to these discounts.

A complete copy of the Schedule of Escrow Fees and Service Fees for Old Republic Title Company and the Schedule of Fees and Charges for Old Republic National Title Insurance Company are available for your inspection at any Old Republic Title Company office.

# Hold Harmless Agreement

This agreement is made part of the California Residential Purchase Agreement and Joint Escrow (RPA-CA) dated: \_\_\_\_\_ covering the purchase of the property located at:

415 VILLAGE DR, EL CERRITO.

- The above referenced property is being purchased in an "as is" condition, i.e Buyer(s) take the property including all improvements and appurtenances in the condition in which it now stands, subject to all defects, known or unknown.
- Buyer(s) agrees to make all repairs for any defects and damages at Buyer(s) own expense(s) including, repairs noted by pest reports, repairs that may be required by laws, ordinances and/or regulations of the State, County and/or municipalities.
- Buyer(s) certify that Buyer(s) have/has been given an opportunity to inspect the entire Premises, including all improvements and appurtenances thereon to Buyer(s) entire satisfaction.
- Buyer(s) certify that no representation, opinions or statements of any kind with respect to the condition of the above referenced property or any improvements or appurtenances thereon, have been made by Sellers or their agents, except as may be contained in writing in the Agreement.
- Buyer waives any claim for damages against the present owner, Prudential California Realty or its agents, which Buyer(s) may make regarding the condition, improvements or appurtenances on said property. This includes cooperating Broker: \_\_\_\_\_.

This Agreement shall be made part of: Real Estate Transfer Disclosure Statement, Seller's Property Questionnaire and Supplemental Statutory and Contractual Disclosures.

<u>Jane Hagimoto</u>	<u>8/23/14</u>	<u>Jane Hagimoto</u>	<u>8/23/14</u>
Seller	Date	Seller	Date
_____	_____	_____	_____
Buyer	Date	Buyer	Date



## Full Report

### Master

<b>APN</b>	504423019	<b>Owner Name</b>	HAZEMOTO JEANNE TRE
<b>Property Address</b>	415 VILLAGE DR	<b>Owner2</b>	
<b>City</b>	EL CERRITO CA 94530 3355	<b>Owner_Display</b>	JEANNE TRE HAZEMOTO
<b>Land Use</b>	1001 SINGLE FAMILY, 1 RESIDENTIAL O	<b>Owner Last</b>	HAZEMOTO
<b>Map ID</b>		<b>Owner First</b>	JEANNE TRE
<b>Building Sq Ft</b>	1681	<b>Mail Addr</b>	415 VILLAGE DR
<b>Bedrooms</b>	3	<b>Mail Addr2</b>	EL CERRITO, CA 94530-3355
<b>Bathrooms</b>	1	<b>Absent Owner (Y/N)</b>	N
<b>Year Built</b>	1943	<b>Sale Date</b>	10/22/2010
<b>County</b>	Contra Costa	<b>Sale Price</b>	

### Location and Ownership

<b>Plat Image</b>		<a href="#">Click here to view Plat Image</a>						
<b>Property Address</b>		<b>Mail Address</b>		<b>Mail Crprt</b>				
415 VILLAGE DR		415 VILLAGE DR		C057				
EL CERRITO, CA 94530-3355		EL CERRITO, CA 94530-3355						
<b>Census Tract</b>	<b>Census Blk</b>	<b>Gp Zoning</b>	<b>Crprt</b>	<b>Latitude</b>	<b>Longitude</b>	<b>Flood Panel</b>	<b>Flood Zone</b>	<b>Flood Map</b>
3902.00	4		C057	37.906132	122.289879	065027-0003B	X	6/1/1977
<b>County Use</b>								
11 SINGLE FAMILY, 1 RESIDENTIAL O								

### Characteristics

<b>Year Built</b>	1943	<b>Stories</b>	1
<b>Bldg Sq Ft</b>	1681	<b>Lot Acres</b>	0.091713
<b># of Units</b>		<b>Lot Sq Ft</b>	3995
<b>Rooms</b>	8	<b>Parking</b>	Y
<b>Bedrooms</b>	3	<b>Parking Spaces</b>	1
<b>Full Baths</b>	1	<b>Pool</b>	
<b>Half Baths</b>	0		

### Taxes and Assessments

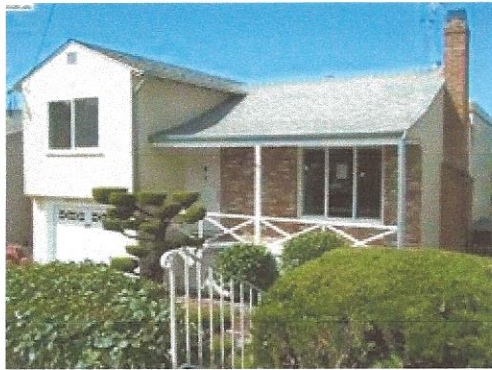
<b>Tax Year</b>	2013	<b>Percent Land To Total</b>	
<b>Land Value</b>			
\$27,290.00		43.059785	
<b>Improvement Value</b>		<b>Percent Impr to Total</b>	
\$36,087.00		56.940215	
<b>Total Value</b>		<b>Tax Amount</b>	
\$63,377.00		\$1,725.78	

### Sales

Sale Number	Sale Date	Sale Price	Sale Code	Sale Code Desc
1	10/22/2010			
2	12/10/2009			
3	2/27/1995			

### Legal

<b>Subdivision</b>	<b>Legal Description</b>	WESTON VILLAGE #2 115
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09/01/2014

Associated Docs 0

History RPR

reInsight Tax

Tax Walk Score

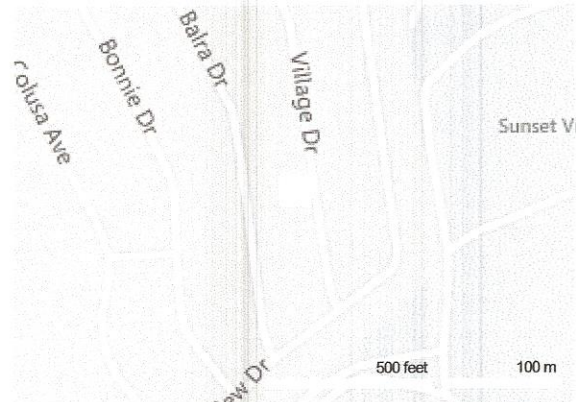
Map Quick Info

Community Reports

Virtual Tour:

Print/E Mail This Listing:

Board: BERKELEY



**415 VILLAGE DR**  
**RESIDENTIAL Detached**

**EL CERRITO**  
**New**

**94530-3355 1800**  
**40672077**

**\$589,000**

**SP:**

Dir:  
Cross St: Seaview  
D/N/S: EL CERRITO HILLS  
# Assoc Docs: 0

Const: Existing  
Sales Ofc Info:

Beds: 3 Liv Sq Ft: 1681 / Public Records  
Baths: 1 / 0 Lot Acre: 0.091713  
Rms #: 8 Lot SqFt: 3,995  
Age: 71 Year Built: 1943 \$/SF: \$350.39  
Story: Other

Bldr/A:  
Model:  
Style: Other

Mkt: 8/31/2014  
Pend:  
Off M:  
COE

DOMLS: 1  
CDOMLS: 1

New Subdiv:

Complex:	#Units in Complex:	TIC%:	Fir Unit is On:	Units Ownr Occupd (%):
Unit Info:				
Pets:				

Street Lvl: Main Entry

Upper Lvl: 2 Bedrooms, 1 Bath

Lower Lvl: 0.5 Bath, Laundry Facility, Basement

Rooms Xtr: Bonus/Plus Room, Family Room, Storage, No Additional Rooms

Kitchen: Counter - Stone, Dishwasher, Garbage Disposal, Ice Maker Hookup, Range/Oven Free Standing, Refrigerator, Updated Kitchen

Ba Non-Mstr: Shower Over Tub

Fireplace: 1 / Living Room, Woodburning

Mstr Bath:

Heat: Forced Air 1 Zone, Gas

Garage: 1 / Attached Garage, Int Access From Garage

Cool: None

Flooring: Hardwood Floors, Vinyl

Equipment: Garage Door Opener, Satellite Dish - Owned, Washer, Water Heater Gas

Laundry: Gas Dryer Hookup, In Basement, Washer

Lot: Down Slope

Wtr/Sewr: Sewer System - Public, Water - Public

Exterior: Dual Pane Windows, Stucco, Wood Siding

Pool: No / None

Roof: Composition Shingles

Foundatn: Partial Basement

View: Bay, Golden Gate Bridge, Partial, San Francisco

Disabled: None

Yard Desc: Back Yard, Deck(s), Fenced

SchoolDist: Elem: Jr Hi: Sr Hi:

Homeowner's Association No

Name: Fee\$: Pd: Trans Fee: Lit Pend:  
Fee Inc: Docs:

Ameni:

**Confidential**

Compact, yet spacious, this orig. split level has an inviting family room/ views, & sun light. New kit. (permit) & appliances. 2 Solar tubes/ kit. Refin.hdwd flrs. & new carpets in fam.rm. & dwnstrs. Lot of potential to develop dwnstrs & bkyd. Conv. location, Bart,E.C. Plaza, Fat Apples.

Trust Sale; Pre-escrow; Old Republic Title. SOH: 8/31, 1-5pm & 9/7; BT 9/4. Public Record show 3bd. 1.5ba. Actual 2bd. 1.5ba. + rm dwnstr. was used as den. & rec. m. Plz. call LA for info & discls. low pest.

Spec Info: None List Type: Excl Right CSO: 2.5 DVComp: No List Ser: Full Service APN: 504423019

Disclosure: Nat Hazard Disclosure POS: Yes City Tr Tax: No Poss: COE

Terms: CASH, CONV Inspect/Rpts: Fireplace Inspection, Other

Occupied: Vacant Name: / Occ Ph 24 Hrs: No Supra Box?: Yes/ frt Iron gate

Show: Vacant Zoning:  
Listed: AMY HAYASHIDA - (510) 599-7311 PRUDENTIAL CALIFORNIA REALTY - Off: (510) 457-2100 Agent Hit Count 59  
amy\_hayashida@yahoo.com LBRE 01056345 Client Hit Count: 120

Sold By:  
Orig List \$: \$589,000 Sale \$/Orig \$: % Last List \$: Sale \$/Last \$: % Sale \$/SF: \$ # of offers:  
Sale Credits:  
Prepared By: AMY HAYASHIDA BRE# 01056345 © 2014 BEAR, CCAR, EBRD. This information is deemed reliable, but not verified or guaranteed.



JOB DATE 06/05/14 TIME \_\_\_\_\_  
 NAME HOZEMOTO  
 STREET 415 Village dr.  
 CITY El Cerrito ZIP \_\_\_\_\_  
 TELEPHONE # \_\_\_\_\_



(925) 202-7232

Safety Inspection		Satisfactory	Unsatisfactory	Not applicable
<b>.Chimney</b>				
1. Brickwork		X		
2. Mortar		Y		
3. Flue Tiles		Y		
4. Flashing		Y		
5. Crown/Wash			X	
6. Chimney Cap/Arrestor		Y		
7. Height		Y		
<b>FIREPLACE</b>				
8. Hearth		Y		
9. Firebox/Gate			X	
10. Facing		Y		
11. Damper			X	
12. Smoke Chamber		Y		
13. Spark Screen/Doors				
14. Tools				
15. Foundation				
<b>WOOD STOVE</b>				
16. Stove pipe Condition				
17. Stove Condition				
18. Smoke Detector				

BILL TO: / REAL ESTATE - ESCROW # \_\_\_\_\_  
 \* BUYER  
 \*\* BUYER

FIREPLACE IS CURRENTLY: SAFE  UNSAFE

THIS FIREPLACE SHOULD BE CLEANED/INSPECTED EACH \_\_\_\_\_

**WORK COMPLETED**

CHIMNEY CAP D R S  
 INCL. LABOR & MATERIALS  
 S:    # 169  
 B:

DAMPER SM:    # \_\_\_\_\_  
 INCL. LABOR & MATERIALS  
 REFLECTOR SM:  R  LG  # \_\_\_\_\_  
 INCL. LABOR & MATERIALS

MORTAR: \_\_\_\_\_  
 ACID WASH: \_\_\_\_\_  
 WATERPROOFING: \_\_\_\_\_  
 REPAIRS SPECIFY: \_\_\_\_\_  
 CHECK # ( 1309 ) \$ 278  
 SWEEP: inspection 109  
**TOTAL \$ 278**  
INCL. LABOR & MATERIALS

SIGNED x James Hozemoto  
 SWEEP \_\_\_\_\_  
 NUMBER OF FIRES PER YEAR \_\_\_\_\_

Note: This sheet is the result of a visual inspection done at the time of cleaning. It is intended as a convenience to our customer, not as a certification of fire worthiness or safety. Since the conditions of use are beyond our control, we make no warrantee of the safety or function of any appliance and none is implied.

**SWEEPS RECOMENDATIONS:**

**ESTIMATE ONLY**

CHIMNEY SWEEP 1ST.	<input type="checkbox"/> \$ _____	DAMPER	<input checked="" type="checkbox"/> \$ <u>499</u>
CHIMNEY SWEEP 2ST.	<input type="checkbox"/> \$ _____	HEAT REFLECTOR SM	<input type="checkbox"/> \$ _____
CHIMNEY CAP	<input type="checkbox"/> \$ _____	REG	<input type="checkbox"/> \$ _____
STD	<input type="checkbox"/> \$ _____	LG	<input type="checkbox"/> \$ _____
SPECIAL	<input type="checkbox"/> \$ _____	OTHER <u>CROWN</u>	<input checked="" type="checkbox"/> \$ <u>240</u>
		<u>firebox</u>	



# RHINO ROOTER INC.

10454 SAN PABLO AVE. # C  
EL CERRITO CA. 94530  
510-559-9592 / FAX 559-9593

"THE CAMERA INSPECTION EXPERTS"  
"FIRST IN TRENCHLESS SEWERS"

## SEWER INSPECTION REPORT

---

Submitted to:	Amy Hayashida (R)	Phone: 510-599-7311
Date of Inspection:	05/06/2014	Fax:
Invoice # :	13583	E-mail:
Job Address:	415 Village, El Cerrito CA	Technician: Will

---

### ESTIMATE TO REPLACE LATERAL VIA TRENCHLESS OPERATION FROM THE POINT OF DISCHARGE AT THE LEFT SIDE OF THE HOUSE UP TO THE FITTING IN THE MAIN IN THE STREET APPROX 7' DEEP.

#### PROJECT INCLUDES:

- Sewer Permits, Excavation Permits, Underground Service Alert, Camera Inspection
- Asphalt demolition and repair.
- Saw cutting and repair of any job related concrete necessary for replacement.
- Traffic direction and site protection.
- Excavation of up to 2 holes: 1.) at the building, and 2.) at the city main.
- Replacement of the sewer lateral (up to 80') via trenchless operation from the house to the main
- New 4" cast iron pipe, new 4" HDPE plastic pipe, and only the highest quality fittings available.
- Backfill and compaction of native dirt and class II base rock at the main for stability.
- Removal, hauling and disposal of all standard job related material and waste. Site cleanup.
- 10 year warranty on the new pipe installed.

Please call for a formal contract at least one to two weeks prior to wanting work performed.

TOTAL COST (INCLUDING PERMITS):

\$6,000.00

Thank you,  
Will Feliciano  
Rhino Rooter Inc.

X BUYER \_\_\_\_\_  
T BUYER \_\_\_\_\_



# Statutory Natural Hazard Disclosure Statement and Acknowledgment of Receipt

Address: 415 VILLAGE DR, EL CERRITO, CONTRA COSTA COUNTY, CA 94530 ("Property"), APN: 504-423-019-0

The Transferor and his or her agent(s) or a third-party consultant disclose the following information with the knowledge that even though this is not a warranty, prospective Transferees may rely on this information in deciding whether and on what terms to purchase the Property. Transferor hereby authorizes any agent(s) representing any principal(s) in this action to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the Property.

The following are representations made by the Transferor and his or her agent(s) based on their knowledge and maps drawn by the State. This information is a disclosure and is not intended to be part of any contract between the Transferee and the Transferor. THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

**A SPECIAL FLOOD HAZARD AREA** (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency.

Yes \_\_\_\_\_ No X Do not know and information not available from local jurisdiction \_\_\_\_\_

**AN AREA OF POTENTIAL FLOODING** shown on a dam failure inundation map pursuant to Section 8589.5 of the Government Code.

Yes \_\_\_\_\_ No X Do not know and information not available from local jurisdiction \_\_\_\_\_

**A VERY HIGH FIRE HAZARD SEVERITY ZONE** pursuant to Section 51178 or 51179 of the Government Code. The owner of this Property is subject to the maintenance requirements of Section 51182 of the Government Code.

Yes X No \_\_\_\_\_

**A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISK AND HAZARDS** pursuant to Section 4125 of the Public Resources Code. The owner of this Property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code.

Yes \_\_\_\_\_ No X

**AN EARTHQUAKE FAULT ZONE** pursuant to Section 2622 of the Public Resources Code.

Yes \_\_\_\_\_ No X

**A SEISMIC HAZARD ZONE** pursuant to Section 2696 of the Public Resources Code.

Yes (Landslide Zone) \_\_\_\_\_ Yes (Liquefaction Zone) \_\_\_\_\_

No \_\_\_\_\_ Map not yet released by state X

THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. TRANSFEREE(S) AND TRANSFEROR(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

Signature of Transferor(s) Jane Nazemodo Date 8/15/14

Signature of Transferor(s) Jeanne Hagrout Date 8/15/14

Signature of Agent [Signature] Date 8/30/14

Signature of Agent \_\_\_\_\_ Date \_\_\_\_\_

Check only one of the following:

Transferor(s) and their agent(s) represent that the information herein is true and correct to the best of their knowledge as of the date signed by the Transferor(s) and agent(s).

Transferor(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in Civil Code Section 1103.7, and that the representations made in this Natural Hazard Disclosure Statement are based upon information provided by the independent third-party disclosure provider as a substituted disclosure pursuant to Civil Code Section 1103.4. Neither Transferor(s) nor their agent(s) (1) has independently verified the information contained in this statement and Report or (2) is personally aware of any errors or inaccuracies in the information contained on the statement. This statement was prepared by the provider below:

Third-Party Disclosure Provider(s) FIRST AMERICAN PROFESSIONAL REAL ESTATE SERVICES, INC. Date 04/24/2014 Rept. No. 1516367

Transferee represents that he or she has read and understands this document. I (We) also have read and understand the additional disclosures and notices herein:

- A. Additional State-required Disclosures – Refer to Report: (1) COMMERCIAL/INDUSTRIAL USE ZONE, (2) FORMER MILITARY ORDINANCE SITE, (3) AIRPORT INFLUENCE AREA, (4) RIGHT TO FARM NOTICE, (5) NOTICE OF MINING OPERATIONS, (6) SEX OFFENDER DATABASE (Megan's Law), (7) GAS AND HAZARDOUS LIQUID TRANSMISSION PIPELINE DATABASE, (8) SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT DISTRICT JURISDICTION (in S.F. Bay Counties only), (9) CALIFORNIA ENERGY COMMISSION ZONE REQUIREMENTS.
- B. Additional City and County General Plan Hazard Disclosures as applicable – Refer to Report: Airports, Avalanche, Blow Sand, Coastal Zone, Dam/Levee Failure Inundation, Debris Flow, Erosion, Flood, Fault Zone, Fire, Groundwater, Landslide, Liquefaction, Methane Gas, Mines, Naturally Occurring Asbestos, Redevelopment Area, Right to Farm, Runoff Area, Sea Level, Seiche, Seismic Shaking, Seismic Ground Failure, Slope Stability, Soil Stability, Subsidence, TRPA, Tsunami.
- C. General Advisories – Refer to Report: Methamphetamine Contamination, Mold, Radon, Endangered Species, Abandoned Mines, Oil & Gas Wells, Tsunami Maps.
- D. Additional Reports – Enclosed if ordered. Refer to Report: (1) PROPERTY TAX REPORT (includes State-required NOTICES OF MELLO-ROOS & 1915 BOND ACT ASSESSMENTS and NOTICE OF SUPPLEMENTAL PROPERTY TAX BILL), (2) ENVIRONMENTAL HAZARD REPORT, (3) INSURANCE CLAIMS HISTORY REPORT (C.L.U.E.© Home Sellers Disclosure Report).
- E. Government Guides in Combined Booklet with report. Refer to Booklet: (1) ENVIRONMENTAL HAZARDS: "A Guide for Homeowners, Buyers, Landlords and Tenants"; (2) EARTHQUAKE SAFETY: "The Homeowner's Guide To Earthquake Safety" and included "RESIDENTIAL EARTHQUAKE HAZARDS REPORT FORM"; (3) LEAD-BASED PAINT: "Protect Your Family From Lead In Your Home"; (4) BRIEF GUIDE TO MOLD, MOISTURE AND YOUR HOME; (5) "WHAT IS YOUR HOME ENERGY RATING?" Government Guides are also available on the Company's "Electronic Bookshelf" at <http://www.disclosures.com/>.

NOTES: (1) This product includes the Natural Hazard Disclosure Report. Additional reports are included only if ordered. (2) Any Addenda are local disclosures and advisories (where applicable) which JCP-LGS provides as an accommodation at the request of the local real estate board and SIGNATURES MAY BE REQUIRED. (3) The representations in this Natural Hazard Disclosure Statement do not constitute all of the Transferor's or Agent's disclosure obligations in this transaction.

Signature of Transferee(s) \_\_\_\_\_ Date \_\_\_\_\_ Signature of Transferee(s) \_\_\_\_\_ Date \_\_\_\_\_





# JCP-LGS Disclosure Report Signature Page

Property Address: 415 VILLAGE DR  
EL CERRITO, CONTRA COSTA COUNTY, CA 94530

APN: 504-423-019-0  
Report Date: 04/24/2014  
Report Number: 1516367

## Statutory Natural Hazard Disclosure ("NHD") Statement and Acknowledgment of Receipt

**DISCLAIMER:** This NHD Summary (a) is not valid unless delivered with the complete JCP-LGS Disclosure Report which transferee must read and acknowledge before close of escrow, and (b) is subject to the Methods and Limitations contained in that complete Disclosure Report.

The transferor and his or her agent(s) or a third-party consultant disclose the following information with the knowledge that even though this is not a warranty, prospective Transferees may rely on this information in deciding whether and on what terms to purchase the Property. Transferor hereby authorizes any agent(s) representing any principal(s) in this action to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the Property.

The following are representations made by the transferor and his or her agent(s) based on their knowledge and maps drawn by the State. This information is a disclosure and is not intended to be part of any contract between the transferee and the transferor. THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

A SPECIAL FLOOD HAZARD AREA (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency  
Yes \_\_\_ No **X** Do not know and information not available from local jurisdiction \_\_\_

AN AREA OF POTENTIAL FLOODING shown on a dam failure inundation map pursuant to Section 8589.5 of the Government Code.  
Yes \_\_\_ No **X** Do not know and information not available from local jurisdiction \_\_\_

A VERY HIGH FIRE HAZARD SEVERITY ZONE pursuant to Section 51178 or 51179 of the Government Code. The owner of this Property is subject to the maintenance requirements of Section 51182 of the Government Code.  
Yes **X** No \_\_\_

A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISK AND HAZARDS pursuant to Section 4125 of the Public Resources Code. The owner of this Property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code.  
Yes \_\_\_ No **X**

AN EARTHQUAKE FAULT ZONE pursuant to Section 2622 of the Public Resources Code.  
Yes \_\_\_ No **X**

A SEISMIC HAZARD ZONE pursuant to Section 2696 of the Public Resources Code.  
Yes (Landslide Zone) \_\_\_ Yes (Liquefaction Zone) \_\_\_  
No \_\_\_ Map not yet released by state **X**

THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. TRANSFEREE(S) AND TRANSFEROR(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

Signature of Transferor(s) \_\_\_\_\_ Date \_\_\_\_\_ Signature of Transferor(s) \_\_\_\_\_ Date \_\_\_\_\_

Signature of Agent [Signature] Date 8/30/14 Signature of Agent \_\_\_\_\_ Date \_\_\_\_\_

Check only one of the following:

Transferor(s) and their agent(s) represent that the information herein is true and correct to the best of their knowledge as of the date signed by the transferor(s) and agent(s).

Transferor(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in Civil Code Section 1103.7, and that the representations made in this Natural Hazard Disclosure Statement are based upon information provided by the independent third-party disclosure provider as a substituted disclosure pursuant to Civil Code Section 1103.4. Neither transferor(s) nor their agent(s) (1) has independently verified the information contained in this statement and Report or (2) is personally aware of any errors or inaccuracies in the information contained on the statement. This statement was prepared by the provider below:

Third-Party Disclosure Provider(s) FIRST AMERICAN PROFESSIONAL REAL ESTATE SERVICES, INC. Date 24 April 2014

Transferee represents that he or she has read and understands this document. Pursuant to Civil Code Section 1103.8, the representations in this Natural Hazard Disclosure Statement do not constitute all of the transferor's or agent's disclosure obligations in this transaction.

X Signature of Transferee(s) \_\_\_\_\_ Date \_\_\_\_\_ Signature of Transferee(s) \_\_\_\_\_ Date \_\_\_\_\_

**TRANSFEREE(S) REPRESENTS ABOVE HE/SHE HAS RECEIVED, READ AND UNDERSTANDS THE COMPLETE JCP-LGS DISCLOSURE REPORT DELIVERED WITH THIS SUMMARY:**

- Additional Property-specific Statutory Disclosures : Former Military Ordnance Site, Commercial/Industrial Use Zone, Airport Influence Area, Airport Noise, San Francisco Bay Conservation and Development District Jurisdiction (in S.F. Bay counties only), California Energy Commission Duct Sealing Requirement, Notice of Statewide Right to Farm, Notice of Mining Operations, Sex Offender Database (Megan's Law), Gas and Hazardous Liquid Transmission Pipeline Database.
- Additional County and City Regulatory Determinations as applicable: Airports, Avalanche, Blow Sand, Coastal Zone, Dam/Levee Failure Inundation, Debris Flow, Erosion, Flood, Fault Zone, Fire, Groundwater, Landslide, Liquefaction, Methane Gas, Mines, Naturally Occurring Asbestos, Redevelopment Area, Right to Farm, Runoff Area, Seiche, Seismic Shaking, Seismic Ground Failure, Slope Stability, Soil Stability, Subsidence, TRPA, Tsunami.
- General advisories: Methamphetamine Contamination, Mold, Radon, Endangered Species Act, Abandoned Mines, Oil & Gas Wells, Tsunami Maps (coastal only).
- Additional Reports - Enclosed if ordered: (1) PROPERTY TAX REPORT (includes state-required Notices of Mello-Roos and 1915 Bond Act Assessments, and Notice of Supplemental Property Tax Bill, (2) ENVIRONMENTAL SCREENING REPORT (discloses Transmission Pipelines, Contaminated Sites, and Oil & Gas Wells), (3) INSURANCE CLAIMS HISTORY REPORT (C.L.U.E. @ Home Sellers Disclosure Report).
- Government Guides in Combined Booklet with report. Refer to Booklet: (1) ENVIRONMENTAL HAZARDS: "A Guide for Homeowners, Buyers, Landlords and Tenants"; (2) EARTHQUAKE SAFETY: "The Homeowners Guide To Earthquake Safety" and included "RESIDENTIAL EARTHQUAKE HAZARDS REPORT FORM"; (3) LEAD-BASED PAINT: "Protect Your Family From Lead In Your Home"; (4) BRIEF GUIDE TO MOLD, MOISTURE AND YOUR HOME; (5) WHAT IS YOUR HOME ENERGY RATING? Government Guides are also available on the Company's "Electronic Bookshelf" at <http://www.disclosures.com/>





# JCP-LGS Disclosure Report Summary Pages

Property Address: 415 VILLAGE DR  
EL CERRITO, CONTRA COSTA COUNTY, CA 94530

APN: 504-423-019-0  
Report Date: 04/24/2014  
Report Number: 1516367

## Statutory Natural Hazard Disclosure ("NHD") Statement and Acknowledgment of Receipt

**DISCLAIMER:** This NHD Summary (a) is not valid unless delivered with the complete JCP-LGS Disclosure Report which transferee must read and acknowledge before close of escrow, and (b) is subject to the Methods and Limitations contained in that complete Disclosure Report.

The transferor and his or her agent(s) or a third-party consultant disclose the following information with the knowledge that even though this is not a warranty, prospective Transferees may rely on this information in deciding whether and on what terms to purchase the Property. Transferor hereby authorizes any agent(s) representing any principal(s) in this action to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the Property.

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A SPECIAL FLOOD HAZARD AREA (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency  
Yes \_\_\_ No **X** Do not know and information not available from local jurisdiction \_\_\_

AN AREA OF POTENTIAL FLOODING shown on a dam failure inundation map pursuant to Section 8589.5 of the Government Code.  
Yes \_\_\_ No **X** Do not know and information not available from local jurisdiction \_\_\_

A VERY HIGH FIRE HAZARD SEVERITY ZONE pursuant to Section 51178 or 51179 of the Government Code. The owner of this Property is subject to the maintenance requirements of Section 51182 of the Government Code.  
Yes **X** No \_\_\_

A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISK AND HAZARDS pursuant to Section 4125 of the Public Resources Code. The owner of this Property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code.  
Yes \_\_\_ No **X**

AN EARTHQUAKE FAULT ZONE pursuant to Section 2622 of the Public Resources Code.  
Yes \_\_\_ No **X**

A SEISMIC HAZARD ZONE pursuant to Section 2696 of the Public Resources Code.  
Yes (Landslide Zone) \_\_\_ Yes (Liquefaction Zone) \_\_\_  
No \_\_\_ Map not yet released by state **X**

THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. TRANSFEE(S) AND TRANSFEROR(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

Signature of Transferor(s) \_\_\_\_\_ Date \_\_\_\_\_ Signature of Transferor(s) \_\_\_\_\_ Date \_\_\_\_\_

Signature of Agent [Signature] Date 8/30/14 Signature of Agent \_\_\_\_\_ Date \_\_\_\_\_

Check only one of the following: PRUDENTIAL CALIFORNIA REALTY

Transferor(s) and their agent(s) represent that the information herein is true and correct to the best of their knowledge as of the date signed by the transferor(s) and agent(s).

Transferor(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in Civil Code Section 1103.7, and that the representations made in this Natural Hazard Disclosure Statement are based upon information provided by the independent third-party disclosure provider as a substituted disclosure pursuant to Civil Code Section 1103.4. Neither transferor(s) nor their agent(s) (1) has independently verified the information contained in this statement and Report or (2) is personally aware of any errors or inaccuracies in the information contained on the statement. This statement was prepared by the provider below:

Third-Party Disclosure Provider(s) FIRST AMERICAN PROFESSIONAL REAL ESTATE SERVICES, INC. Date 24 April 2014

Transferee represents that he or she has read and understands this document. Pursuant to Civil Code Section 1103.8, the representations in this Natural Hazard Disclosure Statement do not constitute all of the transferor's or agent's disclosure obligations in this transaction.

Signature of Transferee(s) \_\_\_\_\_ Date \_\_\_\_\_ Signature of Transferee(s) \_\_\_\_\_ Date \_\_\_\_\_

**TRANSFEE(S) REPRESENTS ABOVE HE/SHE HAS RECEIVED, READ AND UNDERSTANDS THE COMPLETE JCP-LGS DISCLOSURE REPORT DELIVERED WITH THIS SUMMARY:**

- 1) Additional Property-specific Statutory Disclosures : Former Military Ordnance Site, Commercial/Industrial Use Zone, Airport Influence Area, Airport Noise, San Francisco Bay Conservation and Development District Jurisdiction (in S.F. Bay counties only), California Energy Commission Duct Sealing Requirement, Notice of Statewide Right to Farm, Notice of Mining Operations, Sex Offender Database (Megan's Law), Gas and Hazardous Liquid Transmission Pipeline Database.
- 2) Additional County and City Regulatory Determinations as applicable: Airports, Avalanche, Blow Sand, Coastal Zone, Dam/Levee Failure Inundation, Debris Flow, Erosion, Flood, Fault Zone, Fire, Groundwater, Landslide, Liquefaction, Methane Gas, Mines, Naturally Occurring Asbestos, Redevelopment Area, Right to Farm, Runoff Area, Seiche, Seismic Shaking, Seismic Ground Failure, Slope Stability, Soil Stability, Subsidence, TRPA, Tsunami.
- 3) General advisories: Methamphetamine Contamination, Mold, Radon, Endangered Species Act, Abandoned Mines, Oil & Gas Wells, Tsunami Maps (coastal only).
- 4) Additional Reports - Enclosed if ordered: (1) PROPERTY TAX REPORT (includes state-required Notices of Mello-Roos and 1915 Bond Act Assessments, and Notice of Supplemental Property Tax Bill, (2) ENVIRONMENTAL SCREENING REPORT (discloses Transmission Pipelines, Contaminated Sites, and Oil & Gas Wells), (3) INSURANCE CLAIMS HISTORY REPORT (C.L.U.E. @ Home Sellers Disclosure Report).
- 5) Government Guides in Combined Booklet with report. Refer to Booklet: (1) ENVIRONMENTAL HAZARDS: "A Guide for Homeowners, Buyers, Landlords and Tenants"; (2) EARTHQUAKE SAFETY: "The Homeowners Guide To Earthquake Safety" and included "RESIDENTIAL EARTHQUAKE HAZARDS REPORT FORM"; (3) LEAD-BASED PAINT: "Protect Your Family From Lead In Your Home"; (4) BRIEF GUIDE TO MOLD, MOISTURE AND YOUR HOME; (5) WHAT IS YOUR HOME ENERGY RATING? Government Guides are also available on the Company's "Electronic Bookshelf" at <http://www.disclosures.com/>





# JCP-LGS Disclosure Report Summary Pages

**Property Address:** 415 VILLAGE DR  
EL CERRITO, CONTRA COSTA COUNTY, CA 94530

**APN:** 504-423-019-0  
**Report Date:** 04/24/2014  
**Report Number:** 1516367

## PROPERTY DISCLOSURE SUMMARY - READ FULL REPORT

Statutory NHD Determinations	IN	NOT IN	Map N/A*	Property is:	NHD Report page:
Flood		X		NOT IN a Special Flood Hazard Area. The Property is IN a FEMA-designated Flood Zone X.	7
Dam		X		NOT IN an area of potential dam inundation.	7
Very High Fire Hazard Severity	X			IN a very high fire hazard severity zone.	8
Wildland Fire Area		X		NOT IN a state responsibility area.	8
Fault		X		NOT IN an earthquake fault zone designated pursuant to the Alquist-Priolo Act.	9
Landslide			X	Map Not Available	9
Liquefaction			X	Map Not Available	9

County-level NHD Determinations	IN	NOT IN	Map N/A*	Property is:	NHD Report page:
Fault		X		NOT WITHIN one-eighth of one mile of a mapped fault	11
Landslide	X			IN a mapped landslide deposit	11
Liquefaction	X			IN an area of low liquefaction potential	11

City-level NHD Determinations	IN	NOT IN	Map N/A*	Property is:	NHD Report page:
Fault		X		NOT IN a City-designated fault zone	12
Fire Hazard	X			IN a city-designated very high fire hazard severity zone	12
Slope Stability		X		NOT IN a city-designated slope stability hazard zone	12

Additional Statutory Disclosures	IN	NOT IN	Map N/A*	Property is:	NHD Report page:
Former Military Ordnance		X		NOT WITHIN one mile of a formerly used ordnance site.	13
Commercial or Industrial	X			WITHIN one mile of a property zoned to allow commercial or industrial use.	13
Airport Influence Area		X		NOT IN an airport influence area.	14
Airport Noise Area for 65 Decibel		X		NOT IN a delineated 65 dB CNEL or greater aviation noise zone.	15
Bay Conservation and Development Commission		X		NOT IN an area that is within the jurisdiction of the San Francisco Bay Conservation and Development Commission.	16
California Energy Commission		X		NOT IN a climate zone where properties are usually subject to duct sealing and testing requirements	17
Right to Farm Act		X		NOT IN a one mile radius of designated Important Farmland.	18
Notice of Mining Operations		X		NOT IN a one mile radius of a mapped mining operation that requires a statutory "Notice of Mining Operation" be provided in this Report:	19

General Advisories	Description	NHD Report page:
Registered Sex Offender Data Base (Megan's Law) Notice	Provides an advisory required pursuant to Section 290.46 of the Penal Code. Information about specified registered sex offenders is made available to the public.	20
Gas and Hazardous Liquid Transmission Pipeline Database Notice	Provides a notice required pursuant to Section 2079.10.5(a) of the Civil Code. Information about transmission pipeline location maps is made available to the public.	21
Methamphetamine Contamination	Provides an advisory that a disclosure may be required pursuant to the "Methamphetamine Contaminated Property Cleanup Act of 2005".	22

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# JCP-LGS Disclosure Report Summary Pages

**Property Address:** 415 VILLAGE DR  
EL CERRITO, CONTRA COSTA COUNTY, CA 94530

**APN:** 504-423-019-0  
**Report Date:** 04/24/2014  
**Report Number:** 1516367

General Advisories	Description	NHD Report page:
Mold	Provides an advisory that all prospective purchasers of residential and commercial property should thoroughly inspect the subject property for mold and sources for additional information on the origins of and the damage caused by mold.	22
Radon	Provides an advisory on the risk associated with Radon gas concentrations.	23
Endangered Species	Provides an advisory on resources to educate the public on locales of endangered or threatened species.	24
Abandoned Mines	Provides an advisory on resources to educate the public on the hazards posed by, and some of the general locales of, abandoned mines.	25
Oil and Gas Wells	Provides an advisory on the potential existence of oil and gas wells and sources for additional general and/or specific information.	25
Tsunami Map Advisory	Provides an advisory about maximum tsunami inundation maps issued for jurisdictional emergency planning.	26

Property Tax Determinations	IS	IS NOT	Property is:	Tax Report page:
Mello-Roos Districts		<input checked="" type="checkbox"/>	NOT SUBJECT TO a Mello-Roos Community Facilities District.	2
1915 Bond Act Districts		<input checked="" type="checkbox"/>	NOT SUBJECT TO a 1915 Bond Act District.	2
Other Direct Assessments	<input checked="" type="checkbox"/>		SUBJECT TO one or more other direct assessments.	4
SRA Fire Prevention Fee		<input checked="" type="checkbox"/>	NOT SUBJECT TO the State Responsibility Area Fire Prevention Fee (see State-level SRA Zone Disclosure).	9

Determined by First American Professional Real Estate Services, Inc.

For more detailed information as to the foregoing determinations, please read this entire report.

**DISCLAIMER:** This NHD Summary (a) is not valid unless delivered with the complete JCP-LGS Disclosure Report which transferee must read and acknowledge before close of escrow, and (b) is subject to the Methods and Limitations contained in that complete Disclosure Report.



# C.L.U.E.® Home Seller's Disclosure Report

**Property Address:** 415 VILLAGE DR,  
EL CERRITO, CONTRA COSTA County, CA

**APN:** 504-423-019-0  
**Report Date:** 04/24/2014  
**Report Number:** 1516367

The C.L.U.E.® Home Seller's Disclosure Report is specifically designed for use in the real estate disclosure process. This report only lists losses reported by insurance companies that are associated with the property address shown above and is a reflection of the C.L.U.E.® database at the time and date of order.

SEARCH REQUEST: 415 VILLAGE DR,  
EL CERRITO, CA 94530

NUMBER of CLAIMS REPORTED: 0

**Claim Status** – This indicates current loss claim status. If status indicates "Subrogation", this means that an insurance company has taken action to recover the amount of a loss paid if the loss was caused by a third party.

**NOTE:** The loss information listed above may not be related to the seller because the loss may have occurred before the seller acquired the property.

Prepared by: COMPREHENSIVE LOSS UNDERWRITING EXCHANGE, LexisNexis® Risk Solutions.

For additional information **PROPERTY OWNER ONLY** may contact:

LexisNexis® Consumer Center (5 a.m. to 4 p.m. Pacific Time)  
Telephone: 1-888-497-0011 (Press '2' and wait for a Customer Service Rep)

Or, visit the LexisNexis® Customer Help Website at:

<https://personalreports.custhelp.com>

Your LexisNexis® Customer Reference Number is: 14114211223290

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
BUYER

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. <b>415</b>	Street, City, Zip <b>Village Drive, El Cerrito, CA, 94530</b>	Date of Inspection <b>05/06/14</b>	No. of Pages <b>11</b>
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**CHARLES J. MAYER**  
P.O. Box 1026  
Concord, CA 94522-1026  
Ph: (510) 428-1915 or (925) 685-7374  
Toll: (800) 861-1881 Fax: (925) 685-3722

*Jeanne Hazemoto*  
**SALES**  
*Jeanne Hazemoto*  
**SELLER**



*BUYER*  
*BUYER*

Firm Registration No. <b>PR 2980</b>	Report No. <b>45560</b>	Escrow No.
Ordered By: <b>PRUDENTIAL CALIFORNIA REALTY</b> 4341 Piedmont Avenue Oakland CA 94611 Amy Hayashida	Property Owner/Party of Interest: <b>Jeanne Hazemoto</b> 415 Village Drive El Cerrito CA 94530	Report Sent To: <b>PRUDENTIAL CALIFORNIA REALTY</b> 4341 Piedmont Avenue Oakland CA 94611  Jeanne Hazemoto 415 Village Drive El Cerrito CA 94530

**COMPLETE REPORT**    
**LIMITED REPORT**    
**SUPPLEMENTAL REPORT**    
**REINSPECTION REPORT**

General Description: Split level wood frame with stucco and wood exterior. Occupied and furnished.

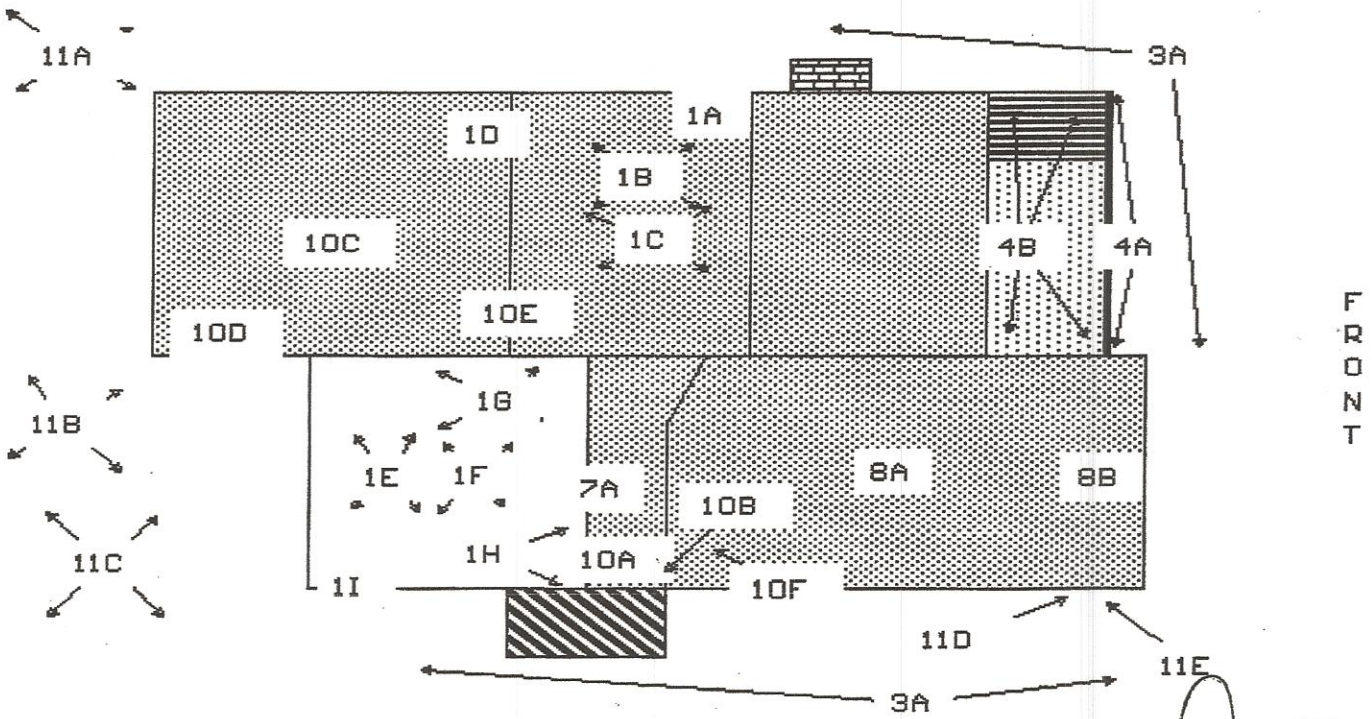
Inspection Tag Posted: Garage

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.



**NOT TO SCALE**

Inspected By Michael Edward Latva License No. OPR10822 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, 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. 10/01)



415 Village Drive, El Cerrito, CA, 94530

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BUILDING NO. STREET, CITY, STATE, ZIP

INSPECTION DATE REPORT NO.

**"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.

**GENERAL INFORMATION:** This report, as itemized and diagramed below, only covers the visible and accessible areas of the structure at this time. Interiors of hollow walls, inaccessible attic area, spaces between a floor and ceiling, spaces between a deck with a soffit below, stall showers over finished ceilings with no evidence of water stain on finish ceiling below, buttress areas, behind or below installed appliances (appliances are not moved during the course of inspection), areas behind furniture or drapes, floors beneath coverings, storage and locked areas, areas that require ladders or access from a roof (THIS IS A GROUND LEVEL INSPECTION), or any area where inspection is possible only through tearing out or defacing of finished work are considered inaccessible and were not inspected. Such an inspection would be almost prohibitive in cost and impractical unless otherwise noted herein. We do not guarantee the work of others. Plumbing, grouting, caulking, re-setting of toilets, linoleum work, shower and glass repairs are guaranteed for 30 days from date of completion. Chemical treating and structural repairs are guaranteed for one (1) year.

**GENERAL INFORMATION:**

This Company does not guarantee the watertight integrity of the roof coating or gutter systems. If parties of interest to this property have questions concerning the roof coating or gutter systems, it is RECOMMENDED THAT they engage the services of a licensed Roofing contractor to determine the true condition of the roof and gutters to the mutual satisfaction of all parties concerned.

This Structural Pest Control Report is in accordance with the State of California Structural Pest Control Act report requirements. Reference: Title 16, Chapter 19, Sections 1900, 1901, 1902. The intent of this inspection is to indicate the absence or presence of wood destroying pest or organisms or conditions conducive thereto and to make recommendations for corrective measures for the conditions indicated. An itemized price quotation for repairs is attached. **NOTE:** Interested parties are to clearly understand that this Report is limited to the Structural Pest Control Act report requirements and is not to be construed as an all-encompassing general building code compliance inspection. Should interested parties require information about such areas as roof coverings, gutters/downspouts, electrical, electrical fixtures, plumbing, plumbing fixtures, operable conditions of doors and windows, broken/worn portions of the building, weather proofing of exteriors, weather stripping/caulking, earth settling, soil drainage, and other areas not included in this report, a person specializing in these areas is to be consulted for advice/recommendations. This report does not include indications and/or recommendations about any area other than report requirements of the State of California Structural Pest Control Act.



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During the course of repairs, additional Structural Pest Control related conditions may be uncovered. If CHARLES J. MAYER is performing the repairs, we assume responsibility for such additional conditions. If repairs are performed by others, they must assume liability for such additional repairs. Additional responsibility does not apply where further inspection is recommended.

CHARLES J. MAYER will make every effort to guard against damage to landscape during the process of completing the repairs outlined above. However, due to the nature of these repairs, damage to the adjacent landscape may occur. This Company makes no warranties with regard to possible damage to landscape. Parties of interest may wish to relocate adjacent landscape prior to commencement of repairs to guard against possible damage.

In the event CHARLES J. MAYER is authorized to perform a portion of the work recommended above, a minimum charge of \$250.00 will be made, or the cost of the authorized work, whichever is greater.

This Company does not make plumbing repairs. If in the course of completing the repairs outlined above, leaks or other defective plumbing conditions are discovered, it will be the Owner's responsibility to contact a licensed Plumbing contractor to make all necessary plumbing repairs required.

The inspection of this property included a ground level inspection of the building for visible evidence of active infestation or infection only. Our inspectors are not equipped to carry ladders, therefore all inspection of the building are done from ground level only. Should interested parties request; ladders/scaffolding are provided, and damage releases are provided; roof level inspections will be provided for infestation or infection only, not for the life or condition of any roof surfaces.

We at CHARLES J. MAYER appreciate your patronage. If there is any way in which we may be of further service to you, please do not hesitate to call. Once again, we thank you.

**MOLD DISCLAIMER.** There may be health-related issues associated with the findings reflected in this report. We are not qualified to and do not render an opinion concerning any such health issues. The inspection reflected by this report was limited to visible and accessible areas only. Questions concerning health-related issues which may be associated with the findings or recommendations reflected in this report, the presence of mold, the release of mold spores or concerning indoor air quality, should be directed to a Certified Industrial Hygienist.



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THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION 1 AND 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 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 RECOMMENDATION TO INSPECT AREA(S) WHICH, DURING THE ORIGINAL INSPECTION, DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE HIS INSPECTION AND CANNOT BE DEFINED AS SECTION 1 OR SECTION 2.

**SUBSTRUCTURE AREA:**

- Item 1A: The supply lines for the hotwater heater are corroded from leaks between the galvanized nipples and the copper lines. RECOMMEND THAT owner contact licensed plumbing contractor to replace these nipples and lines to eliminate the excess moisture condition from existing.  
\*\*\*\*\* This is a Section 2 Item \*\*\*\*\*
- Item 1B: There are water stains noted to lower base framing and/or subfloor in the areas noted on the diagram. There is no evidence of any infection caused by the condition at this time. RECOMMEND THAT owners maintain all exterior surfaces sealed and in a watertight condition to prevent damage from occurring in the future.  
\*\*\*\*\* This is a Section 2 Item \*\*\*\*\*
- Item 1C: There are shear panels on the subarea walls creating inaccessible areas behind those panels that are open to present and/or future infestation or infection. RECOMMEND TO drill through the plywood and treat the inner wood with BORA-CARE to prevent infestation or infection.  
\*\*\*\*\* This is a Section 2 Item \*\*\*\*\*
- Item 1D: The soil in the basement area was noted to be dry at the time of our inspection. However, it appears as though it may get damp during the rainy season as efflorescence was noted to the interior foundation and/or support walls and/or post. RECOMMEND THAT owner contact drainage expert about any questions regarding drainage around the structure.  
\*\*\*\*\* This is a Section 2 Item \*\*\*\*\*
- Item 1E: The subarea soil condition was dry-to-damp at the time of the inspection. RECOMMEND THAT owner contract drainage expert for any questions regarding drainage around the structure.  
\*\*\*\*\* This is a Section 2 Item \*\*\*\*\*
- Item 1F: There is scattered cellulose debris in the subarea with evidence of Subterranean Termites. RECOMMEND TO remove all cellulose debris of a size that can be raked from the subarea soil. See other sections of this report for recommendations regarding the control of Subterranean Termites.  
\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*



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**STRUCTURE AREA:**

Item 1G: There is evidence of Subterranean Termite infestation noted in the subarea. RECOMMEND TO brush down all visible termite tubes throughout. Rod and chemically treat the soil **adjacent to all foundations and supports** with TERMIDOR to prevent the spread of the infestation. It may be necessary to use a bandspray application around the foundation and support post where soil conditions will not permit rod applications. Where concrete slabs adjoin or run under these walls or supports; those areas will be drilled, the chemical application completed, and the holes filled with cement mortar **THAT WILL NOT MATCH THE EXISTING. Reasonable care will be taken to locate and prevent damage of any underground pipes/lines or foundation tension rods (OWNER IS TO ADVISE US OF THE LOCATIONS OF LINES).** However, should any damage occur, it will be up to the owner to contact proper tradesman for repairs and pay for same. Owner will have to move all stored articles to make room for the treatment to be performed, and move it back when treatment is completed. **NOTE:** There may be concealed damage in the inner areas from this infestation. Should these concealed areas be opened, further inspection will be performed and a Supplemental Report issued to cover any additional findings or cost.

**NOTE:** If soil conditions are damp to wet and will not allow chemical treatment of the soil, all perimeter lower wood framing will be treated with BORA-CARE in lieu of the soil treatment. During the interior treatment of a slab floor structure we may elect to drill into the finish wall and inject the chemical (PREMISE FOAM/BORA-CARE/TERMIDOR) into the inner walls in lieu of drilling the concrete. **OWNER IS TO ADVISE OUR FIRM OF LOCATION OF ANY UNDER GROUND UTILITIES, DRAIN LINES, AND/OR PIPES PRIOR TO DRILLING OF SLABS.**

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

Item 1H: There is damage to the subarea framing from termites. RECOMMEND TO remove and replace and/or add to as necessary to properly support these areas. See other sections of this report for chemical treatment.

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

Item 1I: The access door in the area indicated is weathered and delaminated. RECOMMEND THAT owners maintain this door well painted and sealed to prevent fungus infection from occurring.

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

**FOUDATIONS:**

Item 3A: There is a marginal to faulty grade level in the area indicated on the diagram with no evidence of infestation or infection caused by the condition. RECOMMEND THAT owners maintain proper drainage, grade levels with soil sloping away from the structure, and have the area inspected on a regular basis to prevent future infestation or infection from occurring. RECOMMEND TO treat all lower base framing in this area with BORA-CARE to prevent infestation or infection from occurring.

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



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**FOUNDATIONS:**

Item 3B: There have been repairs in the foundation by others in the past. There is no visual evidence of infestation or infection other than that mentioned in other sections of this report. No warranties or guarantees are provided for others work.

\*\*\*\*\* Information Item \*\*\*\*\*

**PORCHES - STEPS:**

Item 4A: The wood railings for the front porch are loose and in need of maintenance by nailing and sealing. RECOMMEND THAT owner keep the area well secured and sealed to prevent damage from occurring in the future.

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

Item 4B: The front porch and/or stairway has been stripped and partially reframed by others in the past. There is no evidence of any infestation or infection noted at this time. RECOMMEND THAT owners maintain the upper surfaces sealed and in a water tight condition to prevent damage from occurring in the future. RECOMMEND TO treat all wood with BORA-CARE to prevent fungus infection from occurring in the future.

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

**ATTIC SPACES:**

Item 7A: The attic was inspected and found to be insulated with no visible signs of infestation or infection present. The area is covered by the insulation and the framing is inaccessible.

\*\*\*\*\* Information Item \*\*\*\*\*

**GARAGES:**

Item 8A: There have been repairs in the walls/ceilings for the garage by others in the past. There is no visual evidence of infestation or infection other than that mentioned in other sections of this report. No warranties or guarantees are provided for others work.

\*\*\*\*\* Information Item \*\*\*\*\*

Item 8B: The garage area was noted to be dry at the time of our inspection. However, it appears as though it may get damp during the rainy season as efflorescence was noted to the interior foundation and/or support walls and/or post. RECOMMEND THAT owner contact drainage expert about any questions regarding drainage around the structure.

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

**OTHER - INTERIOR:**

Item 10A: The toilet for the half bathroom was noted to be loose at the time of the inspection. RECOMMEND THAT owners contact proper tradesman to immediately reset the toilet on new wax seal to prevent damage from occurring.

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

Item 10B: There is a plumbing leak noted in the angle valve for the downstairs half bathroom vanity in the area noted on the diagram. RECOMMEND THAT owner contact licensed plumbing contractor to repair the leak.

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

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**OTHER - INTERIOR:**

Item 10C: A portion of this structure was noted to be constructed on a concrete slab and/or wood flooring on a concrete slab. All visible and accessible portions of the concrete slab area were inspected thoroughly. No visible evidence of any infestations and/or infections were noted at this time. It must be pointed out, however, that Subterranean termite activity can go on beneath the concrete slab area and in the interior wall framing without being detected at visible and accessible portions of this structure. Therefore, we would RECOMMEND THAT owner have this property inspected on a regular basis. It should be pointed out that we cannot guarantee if and/or when any infestation and/or infection will occur in the future.

\*\*\*\*\* Information Item \*\*\*\*\*

Item 10D: There are water stains and some deteriorated carpet and subfloor noted around the sliding glass door in the area indicated on the diagram with no evidence of fungus damage noted at this time. RECOMMEND THAT owner keep this sliding door unit sealed and water tight to prevent water damage from occurring. Contact proper tradesman about interior cosmetic repair in the area.

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

Item 10E: There are water stains under the kitchen countertop and voids at the sink rim. RECOMMEND THAT owners keep these areas sealed to prevent damage from occurring.

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

Item 10F: The ceramic tile tub walls for the upstairs hall bathroom are in need of grouting and sealing. RECOMMEND THAT owner keep these areas sealed and grouted to prevent future damage.

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

**OTHER - EXTERIOR:**

Item 11A: There are cracks in the exterior stucco. RECOMMEND THAT owners seal these cracks and keep them sealed to prevent water entry from occurring.

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

Item 11B: There is trim applied to the surface of the siding that is not flashed or sealed and is allowing moisture to enter between the trim and siding and will cause fungus infection to occur. RECOMMEND THAT owner seal all trim to prevent moisture entry.

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

Item 11C: The exterior surfaces of this structure are in need of maintenance and repair to include caulking, nailing, glazing, and painting. RECOMMEND THAT owners maintain all exterior surfaces watertight to prevent damage from occurring in the future.

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



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**HER - EXTERIOR:**

Item 11D: The access door for the meter box in the area indicated is fungus damaged. RECOMMEND TO remove and replace with new prime painted door, using existing hardware.

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

Item 11E: There is fungus infection in the wood trim for the old electrical service box in the area shown on the diagram. RECOMMEND TO trim out the infection and treat the wood with epoxy resin. Drill and inject JECTA in the wood to prevent infection. Fill the void with with epoxy wood filler and prime paint. Owner should keep the area painted and sealed now and in the future to prevent a reoccurrence of the damage.

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

"The exterior surface of the roof will not be 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."

**WARNING:** Repairs by this company to residences built before 1978 may disturb materials containing lead-based paint and may release debris or dust containing lead. Lead is a chemical known to the State of California to cause cancer and birth defects or other reproductive harm.

(This notice is provided in compliance with California's Proposition 65. For further information, contact your health care provider or an industrial hygienist. A licensed pest control inspector is not an expert in lead, lead-based paint, or exposure to lead. This report is not intended to identify the presence or absence of lead or lead-based paint in the building inspected. Whether lead-based paint is present can be determined only by a certified lead inspector. For a list of certified lead inspectors, call the California Dept. of Health Services' Lead-Related Construction Information Line at 800-597-5323 or 510-869-3953.)

**NOTE: ALL DEBRIS WITH LEAD WILL BE BAGGED AND LEFT AT THE SITE FOR DISPOSAL BY THE OWNER TO THE PROPER SITE.**

**THIS PROPERTY WAS BUILT PRIOR TO 1978. EPA REGULATIONS NOW REQUIRE THAT ALL REPAIRS TO THIS PROPERTY THAT MAY DISTURB LEAD BE PERFORMED BY AN EPA CERTIFIED LEAD RENOVATOR. A COPY OF THE EPA BROCHURE, RENOVATE RIGHT, IS BEING SENT WITH THIS REPORT.**



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**MOLD DISCLAIMER.** There may be health issues associated with the structural repairs reflected in this Work Authorization Contract. These health implications include, but are not limited to, the possible release of mold spores during the course of repairs. We are not qualified to, and do not render any opinion concerning any such health issues or any special precautions. Any questions concerning any health issues or any special precautions to be taken prior to or during the course of such repairs, should be directed to a Certified Industrial Hygienist before any such repairs are undertaken. By executing this Work Authorization Contract, Customer acknowledges that he/she has been advised of the foregoing, and has had an opportunity to consult with a qualified professional.

BY EXECUTING THIS WORK AUTHORIZATION CONTRACT AND BY REQUESTING CHARLES J. MAYER TO PROCEED WITH THE STRUCTURAL REPAIRS REFLECTED HEREIN, CUSTOMER RELEASES CHARLES J. MAYER FROM ANY AND ALL LIABILITY FOR ANY DAMAGE OR INJURY OF ANY KIND WHATSOEVER (INCLUDING BUT NOT LIMITED TO ANY CONSEQUENTIAL DAMAGE) WHICH IS CLAIMED TO ARISE FROM THE DISPERSAL OF MOLD OR MOLD SPORES RESULTING FROM THE PERFORMANCE OF THE STRUCTURAL REPAIRS REFERRED TO HEREIN BY CHARLES J. MAYER.

Customer Initials                      Date

"This company will reinspect repairs done by others done 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."

**GENERAL INFORMATION:** This report, as itemized and diagramed below, only covers the visible and accessible areas of the structure at this time. Interiors of hollow walls, inaccessible attic area, spaces between a floor and ceiling, spaces between a deck with a soffit below, stall showers over finished ceilings with no evidence of water stain on finish ceiling below, buttress areas, behind or below installed appliances (appliances are not moved during the course of inspection), areas behind furniture or drapes, floors beneath coverings, storage and locked areas, areas that require ladders or access from a roof (THIS IS A GROUND LEVEL INSPECTION), or any area where inspection is possible only through tearing out or defacing of finished work are considered inaccessible and were not inspected. Such an inspection would be almost prohibitive in cost and impractical unless otherwise noted herein. We do not guarantee the work of others. Plumbing, grouting, caulking, re-setting of toilets, linoleum work, shower and glass repairs are guaranteed for 30 days from date of completion. Chemical treating and structural repairs are guaranteed for one (1) year.



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OCCUPANTS CHEMICAL NOTICE

CHARLES J. MAYER will use pesticide chemical(s) specified below for the control of wood destroying pests or organisms in locations identified in the Structural Pest Control report as indicated above.

(1) The pest(s) to be controlled:

✓ SUBTERRANEAN TERMITES

✓ FUNGUS or DRY ROT

\_\_\_ BEETLES

\_\_\_ DRY-WOOD TERMITES

\_\_\_ OTHER

(2) The pesticide(s) proposed to be used and the active ingredient(s).

✓ A. JECTA: Active ingredients: Disodium Octaborate Tetrahydrate

✓ B. COPPER GREENE: Active ingredients: Copper Naphthenate

✓ C. BORA-CARE: Active ingredients: Disodium Octaborate Tetrahydrate

\_\_\_ D: ALTRISSET: Active ingredients: Chlorantraniliprole

\_\_\_ E: ZINC NAPHTHENATE: Active ingredients: Zinc Naphtenate

\_\_\_ F: CHLOROPICRIN: Active ingredients: Chloropicrin

\_\_\_ G: METHYL BROMIDE: Active ingredients: Methyl Bromide

\_\_\_ H: VIKANE/ZYTHOR: Active ingredients: Sulfuryl Floride

\_\_\_ I. TIM-BOR: Active ingredients: Disodium Octabroate Tetrahydrate

\_\_\_ J. IMPEL: Active ingredients: Anhydrous Disodium Octaborate

\_\_\_ K. PREMISE 75: Active ingredients: Imidacloprid

\_\_\_ L. FIRST LINE BAIT: Active ingredients: Ethyl Perfluorooctane Sulfonamide

✓ M. TERMIDOR SC: Active ingredients: Firronil

(3) "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 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 of risk depends upon 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, contact your physician or poison control center (800-222-1222) and your pest operator immediately." (Symptoms of Termidor are CNS stimulation, tremors, and convulsions. Symptoms of Vikane are respiratory irritation and CNS depression.)

For further information, contact any of the following:

- Charles J. Mayer..... (925) 685-7374
Contra Costa County Health Department ..... (925) 370-5064
Alameda County Health Department ..... (510) 567-6700
Contra Costa County Agriculture Commissioner ..... (925) 646-5250
Alameda County Agriculture Commissioner ..... (510) 670-5232

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Contra Costa Poison Control Center ..... (800) 222-1222  
 Structural Pest Control  
 2005 Evergreen St., #1500 Sacramento, CA 95815 ..... (916) 263-2544

Persons with respiratory or allergic conditions, or others who may be concerned about their health relative to this chemical treatment, should contact their physician concerning occupancy during and after chemical treatment prior to signing this NOTICE.

NO CHEMICAL APPLICATION WILL BE PERFORMED UNTIL SUCH TIME THAT THIS NOTICE IS RETURNED. HAVING READ THE INSTRUCTIONS, I, THE UNDERSIGNED, WILL ACCEPT RESPONSIBILITY FOR ALL THE AFOREMENTIONED.

\_\_\_\_\_  
 OWNER/OCCUPANT                      DATE

\_\_\_\_\_  
 OWNER/OCCUPANT                      DATE



CHARLES J. MAYER

P.O. Box 1026

Concord, CA 94522-1026

Ph: (510) 428-1915 or (925) 685-7374

Toll: (800) 861-1881 Fax: (925) 685-3722



# WORK AUTHORIZATION CONTRACT

Address of Property: 415 Village Drive, El Cerrito, CA, 94530  
 Inspection Date: 05/06/2014  
 Report #: 45560  
 Title Co. & Escrow #:

We Authorize the Following Section 1 Items to be Performed.

1F,1G,1H,11D,11E

We Authorize the Following Section 2 Items to be Performed.

1A,1B,1C,1D,1E,1I,3A,4A,4B,8B,  
10A,10B,10D,10E,10F,11A,11B,11  
C

We Authorize the Following Items for Further Inspection.

Proposed Cost Section 1: \$ 3090.00

Proposed Cost Section 2: \$ 1750.00

Proposed Cost Fur.Insp.: \$ 0.00

Total - All Sections: \$ 4840.00

### CUSTOMER INFORMATION

The total amount of this contract is due and payable upon completion of the work listed above unless otherwise specified. Only the work specified in the contract is being done at this time due to owners wishes. ANY WORK PERFORMED AGAINST AN EXISTING TITLE ESCROW WILL BE THE FINANCIAL RESPONSIBILITY OF THE PARTY ORDERING THE INSPECTION REPORT, IN THE EVENT OF A CANCELLED TITLE ESCROW.

Where further inspection is recommended, or if it is desired that attic spaces, window sash, and exterior trim, or inaccessible areas be inspected, that shall be performed only by request, and changes based on time and material involved. All work performed by this COMPANY is guaranteed for a period of one year from the date of completion. Operations are covered under the Structural Pest Control Operator's license and appropriate City licenses and permits. All employees are covered by Workman's Compensation insurance and all operators by public liability insurance. EXCEPTIONS: Plumbing work and linoleum work undertaken by this firm is guaranteed for (30) days.

Prices quoted are subject to acceptance within (30) days. If additional work beyond that specified in this report, is required by the City or County Building Inspector, such work will not be performed under this agreement. A separate quotation will be made, if desired. CHARLES J. MAYER is hereby authorized to proceed with the above mentioned work.

Funds for work shall be held in an active escrow and dispersed upon issuance of a Standard Notice of Work Completed and Not Completed or upon demand to the undersigned. If Buyers are to approve the work completed on an open escrow, they are to do so before close of escrow and all funds are for said work are to be released at the close of escrow. Real Estate agents and/or attorneys-in-fact are also to approve said work before the close of escrow. Closed escrows will require buyer approval prior to issuance of our Standard Notice of Work Completed and Not Completed with their release forwarded to Lender involved. If there is no title company holding funds, prior agreement for payment must be made with CHARLES J. MAYER before work can be performed by this COMPANY. Upon filing of the Standard Notice of Work Completed and Not Completed by this COMPANY the full amount of this contract shall be due and payable. A service charge of one and one-half percent per month or eighteen percent per annum will be applied to all past due accounts. All work completed is due upon receipt of invoice. Signing of this form authorizes the title company holding funds to release funds for the amount on the Standard Notice of Work Completed and/or the invoice. Releasing of these funds does not relieve CHARLES J. MAYER of any liability he may have for the negligent performance of the work he is authorized to proceed with. THIS AGREEMENT SUPERCEDES ANY OTHER INSTRUCTIONS OR POLICIES THE TITLE COMPANY MAY HAVE. In the event of, any legal action or litigation involving this work authorization, which constitutes a contractual agreement, the prevailing party shall be entitled to recover all reasonable attorney fees and costs actually incurred.

NOTICE TO OWNERS: Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or another person who helps to improve your property, but is not paid for his/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 the 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.

I have read this work authorization contract and WDO inspection report it refers to.

**SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED.**

I have read and understand the terms of this work authorization contract and hereby agree to all terms thereof.

APPROVED AND READ BY: \_\_\_\_\_

DATE \_\_\_\_\_

ACCEPTED FOR: \_\_\_\_\_

CHARLES J. MAYER

DATE \_\_\_\_\_

CHARLES J. MAYER

P.O. Box 1026

Concord, CA 94522-1026

Ph: (510) 428-1915 or (925) 685-7374

Toll: (800) 861-1881 Fax: (925) 685-3722



## WORK AUTHORIZATION CONTRACT

Address of Property: 415 Village Drive, El Cerrito, CA, 94530  
 Inspection Date: 05/06/2014  
 Report #: 45560  
 Title Co. & Escrow #:

### SECTION 1

1F: incl.1G  
 1G: \$ 1850.00  
 1H: \$ 750.00  
 11D: \$ 295.00  
 11E: \$ 195.00

### SECTION 2

1A: ref.other  
 1B: ref.owner  
 1C: \$ 850.00  
 1D: ref.others  
 1E: ref.other  
 1I: ref.owner  
 3A: \$ 450.00  
 4A: ref.owner  
 4B: \$ 450.00  
 8B: ref.others  
 10A: ref.other  
 10B: ref.other  
 10D: ref.owner  
 10E: ref.owner  
 10F: ref.owner  
 11A: ref.owner  
 11B: ref.owner  
 11C: ref.owner

### FURTHER INSPECTION

### MOLD DISCLAIMER

There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this Work Authorization Contract. These health issues include but are not limited to the possible release of mold spores during the course of repairs. We are not qualified to and do not render any opinion concerning such health issues or any special precautions. Any questions concerning health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a Certified Industrial Hygienist before any such repairs are undertaken.

BY EXECUTING THIS WORK AUTHORIZATION CONTRACT, CUSTOMER ACKNOWLEDGES THAT HE OR SHE HAS BEEN ADVISED OF THE FOREGOING AND HAS HAD THE OPPORTUNITY TO CONSULT WITH A QUALIFIED PROFESSIONAL.

Customer's Initials \_\_\_\_\_ Date \_\_\_\_\_



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**CHARLES J. MAYER**

**P.O. Box 1026**

**Concord, CA 94522-1026**

**Ph: (510) 428-1915 or (925) 685-7374**

**Toll: (800) 861-1881 Fax: (925) 685-3722**



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**DATE      REPORT #    ESCROW #**

**05/07/14    45560**

**PROPERTY LOCATION**

**415 Village Drive, El Cerrito 94530**

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**TO:    Jeanne Hazemoto  
       415 Village Drive  
       El Cerrito, CA 94530**

<b>05/06/2014</b>	<b>INSPECTION FEE</b>	<b>\$ 225.00</b>
	<b>&lt;LESS PAYMENTS&gt;</b>	<b>\$ 225.00</b>
<hr/>		
	<b>BALANCE DUE</b>	<b>\$ 0.00</b>

**RETAIN THIS COPY FOR YOUR RECORDS**

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**DUE AND PAYABLE WITHIN 10 DAYS**

1.5% per month charged on all past due accounts. This is an annual percentage rate of 18%

(Interest charged pursuant to the Robinson-Patman Act)

**NOTICE:** "Under the Mechanics'Lien law, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for his work or supplies, has the 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 own contractor in full, if the subcontractor, laborer, or supplier remains unpaid."

**THANK YOU FOR YOUR BUSINESS**

**Berkeley Glass Center**  
 COMPLETE GLASS SERVICE  
 1810 San Pablo Avenue  
 BERKELEY, CA 94702  
 (510) 843-2185 FAX (510) 843-1402

WORK ORDER  
 INVOICE

34158

NAME - Amy Hayashida		DATE 8/21/14	
ADDRESS		RES. PHONE 599-7311	
JOB NAME 415 Village Dr / Seaview		BUS. PHONE	
JOB ADDRESS El Cerrito		CONTACT PERSON	
DELIVERY INST.		CONTACT PHONE	
SOLD BY	C.O.D.	CASH	CHECK
			CREDIT CARD
			ON ACCT.
			P.O. #
QTY.	SIZE	DESCRIPTION	AMOUNT
2	31'1/4 x 73'5/8	1" OA C/K/LOWE TEMP	
1	32'3/8 x 45'3/8	1" OA C/K/LOWE Annealed	
DESCRIPTION OF WORK Replace Failed IGL in vinyl windows & Doors			
Replacement has been made to my satisfaction and I hereby authorize the above to pay direct in full to the above listed firm for said installation. If for any reason the above does not pay for these repairs or replacements, the below signed agrees to pay for said repairs or replacement.			MATERIAL
			LABOR
			TAX
			<b>TOTAL</b>
			DEPOSIT
SIGNATURE Phyllis M.C. ✓			TOTAL
PAID BY			DEPOSIT
			BALANCE DUE

8/21/14 \* 6:00 PM

SLIDING  
GLASS DOORS

UPSTAIRS  
FRONT BD.  
FRONT WINDOW

FF

BUYER \_\_\_\_\_

BUYER \_\_\_\_\_

PER BERKELEY GLASS  
 8/28/14 - 10 YR WARRANTY  
 FOR GLASS REPLACEMENT-ONLY  
 LABOR CHARGE -