

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

2320 N Beverly Glen Blvd, Los Angeles 90077

9/27/2018

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Address of Inspected Property

Report#: 122583

Date of Inspection

Number of Pages

STRUCTURAL PEST CONTROL BOARD
Branch 1, 2 & 3 Operator, #PR5121

CONTRACTORS STATE LICENSE BOARD
B-1 General Building Contractor, #771813
C-39 Roofing/Waterproofing Classification, #771813

U.S. ENVIRONMENTAL PROTECTION AGENCY
Renovation, Repair & Painting, #NAT-41065-1



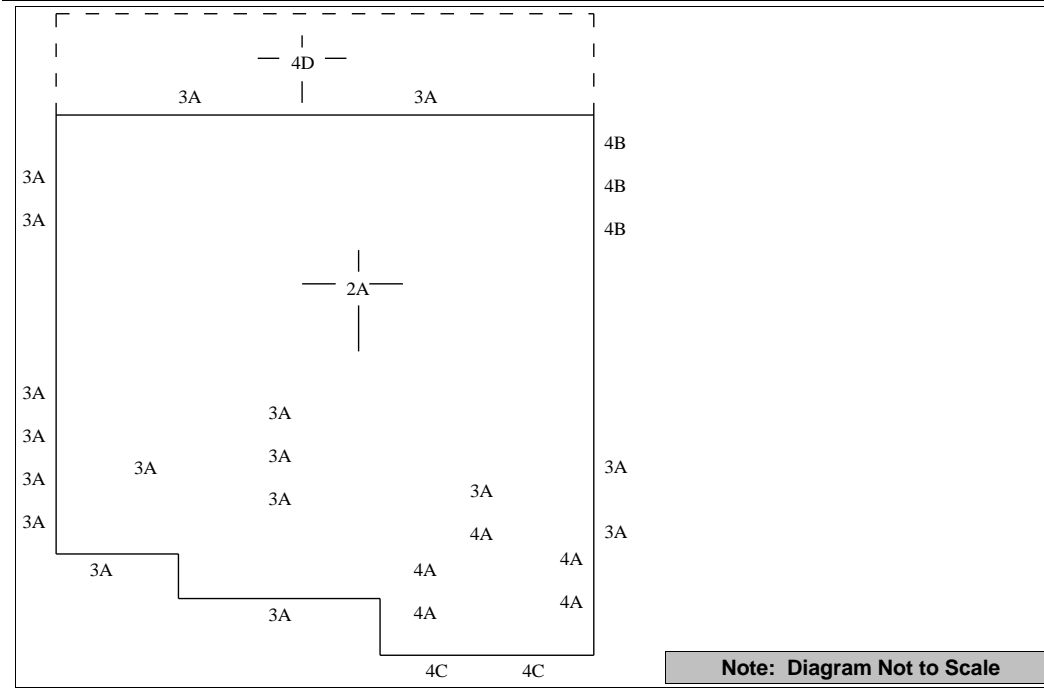
PEST CONTROL OPERATORS OF CA
Africanized Honey Bee Certification

AMERICAN COUNCIL FOR ACCREDITED CERTIFICATION
Certified Microbial Remediation Supervisor, #0605003

CA DEPARTMENT OF PESTICIDE REGULATION
Qualified Applicator Licenses A, B & C, #120847
DPR # 37882

Ordered By:	Property Owner and/or Party of Interest:	Report Sent to:	Escrow #
KELLER WILLIAMS Teri Heravi (310) 433-0176 teriheravisellsa@gmail.com, sheenaghiani@			

COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/> CORRECTED REPORT <input type="checkbox"/>	
General Description:	Inspection Tag Posted: Other Tags Posted:
3 Story Plaster Residence Unfurnished and Unoccupied with a Composition Shingle Roof on Concrete Slab Foundation	Attic: None Garage: No Garage
An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.	
Subterranean Termites <input type="checkbox"/> Drywood Termites <input checked="" type="checkbox"/> Fungus / Dryrot <input checked="" type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input type="checkbox"/>	
If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.	




Findings:

- 2A Evidence of drywood termites
- 3A Evidence of dryrot
- 4A Water damage
- 4B Water damage
- 4C Water damage

See Findings description on the following pages.

Contact Us: Toll Free: 877-TERMITE / 877-837-6483 Address: 1440 S. Grand Ave., Santa Ana, CA 92705 Website: www.877termite.com

Inspected By: Andre Carruana State License No. FR47086 Signature 
Inspector Cell Number: (323) 495-5888 Inspector Email Address: andre@877termite.com

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 St., Suite 1500, Sacramento, California, 95815.

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

43M-41 (Rev. 10/01)

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THE TERMITE GUY SPECIALIZES IN REALTOR SERVICES AND PROVIDES QUALITY SERVICES FOR POINT OF SALE NEEDS.

SECTION 1 & 2- This is a separated report which is defined as Section I/ Section II conditions evident on the date of the inspection. Section I contains items where there is visible evidence of active infestation, infection or conditions that have resulted in or from infestation or infection. Section II items are conditions deemed likely to lead to infestation or infection but where no visible evidence of such was found. Further inspection items are defined as recommendations to inspect area(s) which during the original inspection did not allow the inspector access to complete the inspection and cannot be defined as Section I or Section II.

MOLD- This Report does not include mold or any mold like conditions. No reference will be made to mold like conditions. Mold is not a wood destroying organism and is outside the scope of this report as defined by the structural pest control act. If you desire information about the presence or absence of mold, you should contact a mold specialist.

Section I

Drywood Termites

FINDING 2 A: Evidence of drywood termites noted in attic, as indicated on the diagram.

RECOMMENDATION FOR 2 A:

Locally treat the areas of termite infestations in the structure with Premise Foam (Active Ingredient Imidacloprid). Your family well-being comes first when deciding what is best for your home, and you get that with the Premise family of products from Bayer. Premise has delivered responsible termite elimination that has been proven in more than 1 million homes. Premise is applied at very low rates up to 10 times lower than some other termite treatments. Best of all, rigorous testing to meet Environmental Protection Agency standards and more than seven years of real-world use show Premise eliminates termites without affecting people. If you would like further information refer to www.nobugs.com. This treatment will require holes to be drilled into infested framing members. All holes in visible areas will be filled. This treatment is localized to known infestations, areas treated are guaranteed for one year. Our warranty is limited to areas discovered and treated. If other infestations are discovered in other areas of the structure they will not be covered under warranty. One (1) year warranty is limited to the area of treatment.

Fungus/Dryrot

FINDING 3 A: Evidence of dryrot noted in widows / doors - sach,sill, rails, trin, grts (15). as indicated on the diagram.

RECOMMENDATION FOR 3 A:

Repair the damaged structural wood members identified in the above finding. **Prime or paint included if owner/agent will provide upon work date.**

Section II

Other Findings

FINDING 4 A: Water damage noted in garage internal wall, as indicated on the diagram.

RECOMMENDATION FOR 4 A:

Owner/agent should engage the services of a licensed contractor in that field to inspect area described in above finding and/or to correct.

FINDING 4 B: Water damage noted in exterior wall, as indicated on the diagram.

RECOMMENDATION FOR 4 B:

Owner/agent should engage the services of a licensed contractor in that field to inspect area described in above finding and/or to correct.

FINDING 4 C: Water damage noted in garage doors, as indicated on the diagram.

RECOMMENDATION FOR 4 C:

Owner/agent should engage the services of a licensed contractor in that field to inspect area described in above finding and/or to correct.

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Disclaimer, Notices and Limitations Wood Destroying Pests and Organisms Inspection Report

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

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

1. Certain areas recognized by the industry are considered inaccessible and may not be inspected. These include but are not limited to: attics with less than 12" clear crawl space; the interior of hollow walls; spaces between a floor or porch deck and the ceiling below; area where there is no access without defacing or tearing out lumber, masonry or finished work, areas behind stoves, refrigerators or beneath floor coverings or furnishings; areas where encumbrances and storage, conditions or locks make inspection impractical; portions of the sub area concealed or made inaccessible by ducting or insulation; area beneath wood floors, over construction, and areas concealed by heavy vegetation. Eaves were visually inspected from ground level only, 2nd story eaves are not probed and are visually inspected. Although we make visual examinations, we do not deface or probe window frames, door frames, or decorative trims unless otherwise specified in this report. We do not inspect fences, detached patios, or wood walkways. We assume NO responsibility for work undetected due to inaccessibility or non-disclosure by owner/agent and or tenant.

2. Slab foundation construction has become more prevalent in recent years. Floor coverings may conceal cracks in the slab that will allow for infestations to enter. Infestations in walls may be concealed by plaster so that the most diligent inspector may not disclose the true condition. These areas are not practical to inspect because of health hazards, damage to the structure or inconvenience. These were not inspected unless specified in this report. We recommend further inspection. If there is any question about the above noted areas, Ref. Structural Pest Control Act, Article 6 Section 8516(b) paragraph 1190 (i). Amended effective March 1, 1974. Inspection is limited to disclosure of wood destroying pests and organisms as set forth in the Structural Pest Control Act, Article 8516(b), Paragraph, 1990-1991.

3. If the structure inspection is a condominium type unit sharing common walls and/or foundations with adjacent units, the adjacent condominium type units were not inspected and no opinion is rendered, nor guarantee implied, concerning the presence or absence of infestations or infections in these common areas, or spreading from these common areas into the inspected unit.

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

NOTICE: The charge for service that The Termite Guy subcontracts to another registered company may include the company's charges for arranging and administrating such services that are in addition to the direct costs associated with paying the subcontractor. You may accept The Termite Guy's bid or you may contract directly with another registered company licensed to perform the work. If you choose to contract directly with another registered company, The Termite Guy will not in any way be responsible for any act or omission in the performance of work that you directly contract with another to perform.

5. This company is not responsible for work completed by others, recommended or not, including work completed by the owner. Contractor bills should be submitted to Escrow as certification of work completed by others.

6. This report includes findings relating to the presence of wood destroying organisms. The inspector does not go onto the roof surface due to possible physical damage to the roof, or personal injury.

7. Most termite companies do not prime or paint their repairs; however we will paint our repairs if the paint is on site at the time of our repairs. Items repaired or replaced will be as close to original but are not guaranteed to match.

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8. Second story stall showers are inspected but not water tested unless there is evidence of leaks in ceiling below. Ref: Structural Pest Control Rules and Regulations Sec. 8216G. Sunken or below grade showers or bathtubs are not water tested due to their construction.

9. During the course of treatment should any further damage or infestation be found a supplemental report will be forwarded to the homeowner with cost for completion. Any work in these areas would be at the homeowner's direction and additional expense. During the course of treatment or replacement it may be necessary to drill holes through ceramic tiles or other floor coverings. These holes will be sealed with concrete. We will exercise due care but assume no responsibility for cracks, chipping or any other damage to floor or flooring coverings.

10. When a fumigation is recommended, we will exercise all due care but assume no responsibility for damage to shrubbery, trees, plants, TV antennas, or satellite dishes. A FUMIGATION NOTICE will be provided to the owner of the property or his designated agent. Occupant MUST comply with the instructions contained in the FUMIGATION NOTICE. During the fumigation and aeration the possibility of burglary exists as it does anytime you leave your home. Therefore we recommend that you take any steps you feel necessary to prevent any damage to your property. The Termite Guy does not provide any outside security except as required by state or local ordinance and does not assume any responsibility for care and custody of the property in case of burglary, vandalism or loss of use.

11. This termite report and clearance, if applicable, will cover any existing infestation or infection, which is outlined in this report. If owner of property wishes coverage of any NEW infestation it would be advisable to obtain an Annual Control Policy, which would cover any NEW infestations or infections for the next year.

12. Should you have any question or concerns regarding this report, please call or come by our office any weekday between the hours of 7:00 am – 5:00 pm Monday through Thursday and 7:00 AM and 4:00 PM on Friday.

13. The homeowner agrees to pay and is responsible for any attorney fees if suit is required by The Termite Guy to enforce any terms of this contract, together with any other cost of such action whether or not suit proceeds to judgment.

14. The total amount of this contract is due and payable upon completion of the work unless otherwise specified. A finance charge if 1.5% of the unpaid balance (APR 18%) will be added on all unpaid and past due balances.

15. If this report is used for escrow purposes then it is agreed that this inspection report and clearance, if any, is part of the ESCROW TRANSACTION; however, if you receive written or verbal instructions from any interested parties involved in this escrow (agents, principals etc.) to not pay our invoice on close of escrow, you are instructed by The Termite Guy not to use these documents to satisfy any conditions or terms of the escrow for purposes of closing escrow.

16. Owner/Agent/Tenant acknowledges and agrees that the inspection of the premises will not include any type of inspection for the presences of or non-presence of asbestos in, upon or about the premises. We recommend you contact a California State Licensed contractor that specializes in asbestos and asbestos related work. The Termite Guy assumes no responsibility for any related asbestos findings or claims.

17. Owner/Agent/Tenant acknowledges and agrees that inspection of this property will not include any type of inspection or findings to the presence or non-presence of health related molds and fungi.

18. Upon completion of this inspection by The Termite Guy and the findings are for drywood termites, it is always our primary recommendation for a total fumigation of the entire structure, however, if a local treatment is performed it is considered a secondary treatment. Local treatment is not intended to be an entire structure treatment method. If infestations of wood-destroying pests extend or

19. This report is a statement of finding on the day of inspection. If termites are discovered after the date of inspection they will not be covered under any type of warranty or guarantee. If termites are discovered after the date of this inspection it is advisable to set up an inspection with our company and an inspector will conduct a new inspection and will provide cost for correction. Once a treatment is performed then the warranty is activated according to the treatment provided.

20. 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 the right to seek a second opinion from another company.

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No work will be started until a signed copy of this agreement is received.

The inspection report of The Termite Guy dated: 9/27/2018 bearing Company record number 122583; is incorporated herein by reference as though fully set forth. The Termite Guy is authorized to and shall complete work set forth in the following items:

Section I Items:	Section II Items:	Other Items:
2A \$950.00 3A \$3700.00 Cost: \$4650.00 Inspection Fee: \$0.00	Cost: \$0.00 Escrow Fee: \$0.00	Cost: \$0.00
Total Cost: \$4,650.00		

To schedule this work, please call Toll Free 877-TERMITE / (877) 837-6483. Fax: (714) 835-0140

NOTICE TO OWNER

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

AUTHORIZATION TO PROCEED

We hereby acknowledge that we have read and understand all of this agreement. We agree to it, and authorize The Termite Guy to proceed with the work. If the agreement indicates that a title or escrow company is to be billed for the work, we hereby instruct that title or escrow company to hold funds sufficient to pay the bill, and to pay the bill upon receipt of Notice of Completion or close of escrow. We understand, however, that we are responsible for payment. All terms hereunder are swearable. Customer is aware that chemicals used to effect the intent of this structure may be harmful, Customer holds The Termite Guy harmless from any unusual damage and all damages that may result therefrom. This is the agreement. Absent inclusion there are no representation.

OUR ESTIMATE IS GOOD FOR 30 DAYS FROM THE BID DATE AND IS SUBJECT TO REVIEW AT THAT TIME.

Before signing this report read it thoroughly. If there are any questions, please contact us.

Please check appropriate box

- ☐ Complete Section I Items only
☐ Complete Section I and Section II Items

Owner or Owner's Agent

Date

The Termite Guy

X _____

By: _____

Escrow/Billing Information

Print Name: _____ Credit Card No.: _____ Exp. Date: _____ CSC: _____

Billing Address.: _____