



## General Comments

### What Is a Wood Destroying Pest and Organism Inspection Report?

The following explains the scope and limitations of a structural pest control inspection and a Wood Destroying Pest & Organism Inspection Report. A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of wood destroying insects or organisms in visible and accessible areas on the date of inspection and contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the wood destroying pest & organism inspection report are governed by the structural pest control act and its rules and regulations. Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to this report. This report does not address any such defects as they are not within the scope of the license of the inspector or the company issuing this report. The following areas are considered inaccessible for purposes of inspection or are not included in a normal inspection report and therefore are excluded in this report: the interior of hollow walls; spaces between an upstairs floor and the ceiling below or a porch deck and soffit below; stall showers over finished ceilings; such structural segments as areas enclosed by bay windows, buttresses, built-in cabinet work, areas under floor covering; any areas requiring the removal of storage, furnishings or appliances; and any areas to which there is no access without defacing or removing lumber, masonry or finished workmanship.

Note: Team Champion Exterminators, Inc does not warranty any type of treatment(s) for Swarms/alates after a treatment has been completed. \*Fumigation is a method of using a lethal gas to exterminate pests within an enclosed space. There are two methods of performing a fumigation. One is to seal the structure with plastic, tape or other sealing materials, and the other is by enclosing the structure in a "tent" of vinyl-coated nylon tarpaulins. Team Champion Exterminators, Inc. will cover the structure entirely unless otherwise stated by your inspector. The day the home and or structure is being fumigated, the qualified technicians may need to tape and seal and will notify the day of. This may be if the termite company may not have proper access around structure even if given permission prior.

\*NOTE: Re infestations of the target pest could occur following a fumigation. Drywood termites and some wood-destroying beetles produce small pellets or dusts that remain in the tunnels after the insects are killed. You may continue to notice these signs after a fumigation. This does not necessarily mean the fumigation failed. If you have any questions about the success of your treatment, contact your pest control company. Since fumigants have no residual effect, other household pests can reinfest after a fumigation. Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These areas include, but are not limited to: inaccessible and/or insulated attics or portions thereof, attics with less than an 18" clear crawl space, the interior of hollow walls, spaces between a floor or porch deck and the ceiling below, areas where there is no access without defacing or tearing out lumber, masonry or finished work that make inspection impractical, and areas or timbers around eaves that would require use of an extension ladder. Certain areas may be inaccessible for inspection due to construction or storage. We recommend further inspection of areas where inspection was impractical.

Re: Structural Pest Control Act, Business and Professions Code Article 1, 8516(b)(9). Stall shower, if any, is water tested in compliance with Title 16 Professional and Vocational Regulations Article 5, §1991.1(12) of the Structural Pest Control Act. The absence or presence of leaks through sub-floor, adjacent floors or walls will be reported. This is a report of the condition of the stall shower at the time of inspection only and should not be confused as a guarantee. Although we make a visual examination, we do not deface or probe into window or door frames, decorative trim, roof members, etc., in search of wood destroying pests or organisms.

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

NOTE: We do not inspect or certify plumbing, plumbing fixtures, etc.

NOTE: "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."

"NOTICE: The charge for service that this company subcontracts to another registered company may include the company's charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept Team Champion Exterminators Inc.'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, Team Champion Exterminators Inc. 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."

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

This Wood Destroying Pest & Organisms Report DOES NOT INCLUDE MOLD or any mold like conditions. No reference will be made to mold or mold-like conditions. Mold is not a Wood Destroying Organism and is outside the scope of this report as defined by the Structural Pest Control Act.

If you wish your property to be inspected for mold or mold-like conditions, please contact the appropriate mold professional.

"Local treatment is not intended to be an entire structure treatment method. If infestations of wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated."

Note: Replacement of door (s) and/or window (s) requires the homeowner to dismantle any security-alarm wiring prior to removal of damaged door (s) and /or window (s). Team Champion Exterminators, Inc. Inspections cannot be responsible for the disconnection or re-connection of alarm wiring or establishment of services.

Note: This will require a temporary plywood board-up. Please allow 1-2 weeks for custom milling.  
This is a separated report which is defined as Section I/Section II conditions evident on the date of the inspection.

Section I contains items where there is visible evidence of active infestation, infection or conditions that have resulted in or from infestation of infection.

Section II items are conditions deemed likely to lead to infestation or infection but where no visible evidence of such was found.

Further inspection items are defined as recommendations to inspect area(s) which during the original inspection did not allow the inspector access to complete the inspection and cannot be defined as Section I or Section II.

- |                         |                      |
|-------------------------|----------------------|
| 1. SUBSTRUCTURE AREA:   | Slab                 |
| 2. SHOWER:              | 2nd story not tested |
| 3. FOUNDATIONS:         | Concrete             |
| 4. PORCHES:             | Concrete             |
| 5. VENTILATION:         | Adequate             |
| 6. ABUTMENTS:           | None                 |
| 7. ATTIC SPACES:        | Inspected            |
| 8. GARAGES:             | Inspected            |
| 9. PATIOS AND/OR DECKS: | None                 |
| 10. INTERIOR:           | Inspected            |
| 11. EXTERIOR:           | Inspected            |

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

### Description of Findings

## SECTION: I ATTIC SPACES

Finding: 7A Evidence of Drywood termite infestation was found to rafters as indicated on the diagram.  
Recommendation: THIS IS A PRIMARY RECOMMENDATION-VACATE PREMISES AND SEAL THE STRUCTURE. FUMIGATE WITH A LETHAL GAS-OVERNIGHT.REMOVE THE SEALS AND AIR BUILDING READY FOR OCCUPANCY.REMOVE OR COVER ACCESSIBLE EVIDENCE OF INFESTATION. (A TWO-YEAR WARRANTY APPLIES TO THE ENTIRE STRUCTURE FUMIGATED) \* Team Champion Inc, does not warranty any type of treatment(s) for swarmer/alates after a treatment has been completed. \*Fumigation is a method of using a lethal VIKANE (EPA REG. NO 62719-4-ZA) gas to exterminate pests within an enclosed space. There are two methods of performing a fumigation. One is to seal the structure with plastic, tape or other sealing materials, and the other is by enclosing the structure in a "tent" of vinyl-coated nylon tarpaulins. Team Champion will cover the structure entirely unless otherwise stated by your inspector. The day the home and or structure is being fumigated, the qualified technicians may need to tape and seal and will notify the day of. This may be if the termite company may not have proper access around structure even if given permission prior. \*NOTE: Re infestations of the target pest could occur following a fumigation. Dry wood termites and some wood-destroying beetles produce small pellets or dusts that remain in the tunnels after the insects are killed. You may continue to notice these signs after a fumigation. This does not necessarily mean the fumigation failed. If you have any questions about the success of your treatment, contact your pest control company. Since fumigants have no residual effect, other household pests can reinfest after a fumigation.

Price: \$2,122.00

## INTERIOR

Finding: 10A There is evidence of wood decay (Dry rot) damage to moldings the damage appears to be caused by uncontrollable exterior moisture sources.  
Recommendation: Remove and replace dry rot damage wood members. No painting is included in this estimate. A One (1) year warranty applies to replaced wood member.  
Price: Included in item 11A

## EXTERIOR

Finding: 11A There is evidence of wood decay (Dry rot) damage to 1st story fascia the damage appears to be caused by uncontrollable exterior moisture sources.  
Recommendation: Remove and replace dry rot damage wood members. No painting is included in this estimate. A One (1) year warranty applies to replaced wood member.  
Price: \$6,200.00

Finding: 11B Evidence of Drywood termite infestation was found to fascia, rafters as indicated on the diagram.

Recommendation: THIS IS A PRIMARY RECOMMENDATION-VACATE PREMISES AND SEAL THE STRUCTURE. FUMIGATE WITH A LETHAL GAS-OVERNIGHT.REMOVE THE SEALS AND AIR BUILDING READY FOR OCCUPANCY.REMOVE OR COVER ACCESSIBLE EVIDENCE OF INFESTATION. (A TWO-YEAR WARRANTY APPLIES TO THE ENTIRE STRUCTURE FUMIGATED) \* Team Champion Inc, does not warranty any type of treatment(s) for swarmer/alates after a treatment has been completed. \*Fumigation is a method of using a lethal VIKANE (EPA REG. NO 62719-4-ZA) gas to exterminate pests within an enclosed space. There are two methods of performing a fumigation. One is to seal the structure with plastic, tape or other sealing materials, and the other is by enclosing the structure in a "tent" of vinyl-coated nylon tarpaulins. Team Champion will cover the structure entirely unless otherwise stated by your inspector. The day the home and or structure is being fumigated, the qualified technicians may need to tape and seal and will notify the day of. This may be if the termite company may not have proper access around structure even if given permission prior. \*NOTE: Re infestations of the target pest could occur following a fumigation. Dry wood termites and some wood-destroying beetles produce small pellets or dusts that remain in the tunnels after the insects are killed. You may continue to notice these signs after a fumigation. This does not necessarily mean the fumigation failed. If you have any questions about the success of your treatment, contact your pest control company. Since fumigants have no residual effect, other household pests can reinfect after a fumigation.

Price: Included in item 7A

Finding: 11C Evidence of drywood termite damage wood members was found to 1st floor, gables and fascia as indicated on the diagram.

Recommendation: Repair as necessary to correct. No painting is included in this estimate. A One (1) year warranty applies to this item only.

Price: Included in item 11A

Finding: 11D There is evidence of wood decay (Dry rot) damage to 2nd story fascia, gables the damage appears to be caused by uncontrollable exterior moisture sources.

Recommendation: Repair as necessary to correct. No painting is included in this estimate. A One (1) year warranty applies to this item only.

Price: Included in item 11A

Finding: 11E There is evidence of wood decay (Dry rot) damage to custom door the damage appears to be caused by uncontrollable exterior moisture sources.

Recommendation: Remove and replace dry rot damage wood members. No painting is included in this estimate. A One (1) year warranty applies to replaced wood member.

Price: Included in item 11A

## SECTION: II INTERIOR

Finding: 10B Water stain noted at wall at the time of the inspection. Team Champion Exterminators, Inc. does not guarantee the presence or non-presence of any leaks or hidden damage from same.

Recommendation: Owner to contact proper tradesman to make any necessary to correct.

Price: No Price Given

## UNKNOWN FURTHER INSPECTION GARAGES

NOTE: Garage walls & ceiling are covered and impractical to open.

Finding: 8A Inaccessible areas at garage due to construction and/or storage or other conditions preventing inspection.  
Recommendation: Make accessible. Inspect and issue a supplemental report.  
Price: No Price Given

---

<b>Section I Total:</b>	<b>\$8,322.00</b>
<b>Section II Total:</b>	<b>\$0.00</b>
<b>Unknown Further Inspection:</b>	<b>\$0.00</b>
<hr/>	
<b>Grand Total:</b>	<b>\$8,322.00</b>

## Disclaimer

In accordance with the laws and regulations of the State of California, we are required to provide you with the following information prior to application of pesticides to your property.

"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 control company immediately."

For further information, contact any of the following:

Team Champion Exterminators Inc. (562) 699-0090

Poison Control Center (800) 222-1222

(Health Questions) County Health Dept.

Orange County (714) 834-3155

Los Angeles County (213) 240-8117

San Bernardino County (800) 782-4264

Riverside County (951) 358-5000

San Diego County (619) 229-5400

(Application Info.) County Agriculture Commission

Orange County (714) 955-0100

Los Angeles County (626) 575-5471

San Bernardino County (909) 387-2105

Riverside County (951) 955-3045

San Diego County (858) 694-2739

Structural Pest Control Board (Regulatory Info.) (916) 561-8704 2005 Evergreen Street, Ste. 1500 Sacramento, CA 95815

### TERMITE AND FUNGUS CONTROL CHEMICALS :

Altriset (EPA Reg. No. 352-829-AA) Active Ingredients: Chlorantraniliprole 18.4%

Bora-Care (EPA Reg. No. 64405-1-AA) Active Ingredients: Disodium Octaborate Tetrahydrate (Na<sub>2</sub>B<sub>8</sub>O<sub>13</sub> • 4H<sub>2</sub>O): 40%

Cy-Kick (EPA Reg. No. 499-470-AA) Active Ingredients: Cyfluthrin 0.1%

Tim-bor (EPA Reg. No. 64405-8-ZC) Active Ingredients: Disodium Octaborate Tetrahydrate 98%

### NOTICE TO OWNER

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any

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

NOTE: If the Home Owner fails to pay billing in full, will have the right to be paid back for all of its costs and expenses to the extent not prohibited by applicable law. Those expenses include, for example (but not limited to), reasonable attorney's fees. If for any reason this account is to be turned over to our collection agency, you will be responsible for all costs of collecting.

\*\*NOTE: Some of the items on the report may recommend a licensed contractor, roofer, others, etc. It is the responsibility of the homeowner and/or agent to hire the proper tradesman\*\*\*

\*\*NOTE: Replacement of Doors and or Windows requires the Homeowner to dismantle any security-alarm wiring prior to removal of damaged door(s) and or window (s). Team Champion Exterminators, Inc. Inspections cannot be responsible for the disconnection or reconnection of alarm wiring or establishment of services.

\*\*NOTE: This will require a temporary plywood board up. Please allow 1-2 weeks for custom milling.

NOTE: Weathered eaves or siding noted at time of inspection, this is considered a maintenance item, other's to correct if necessary.

NOTE: An "Annual Termite Control Policy" may be available. Contact our office for information.

NOTE: Fence(s) were not inspected.

NOTE: Finished walls and/or heavy storage noted in garage making area(s) inaccessible for inspection. No recommendation given as it is impractical to correct.

ANY WORK ORDER THAT IS CANCELLED OR RESCHEDULED WITHOUT 24 HOUR NOTICE MAY BE SUBJECT TO A SERVICE CHARGE OF \$195.00 PRICE EFFECTIVE FOR 90 DAYS FROM DATE OF CONTRACT - ALL CONTRACTS SUBJECT TO OUR OFFICE APPROVAL.

A) The total amount of this contract due and payable upon completion of work listed above unless otherwise specified. If bill is sent to Escrow per owner request and Escrow cancels then seller agrees to pay said bill immediately.

B) Only the work specified in this contract is being done at this time due to owner's wishes.

C) We take NO responsibility for plant damage nor for tile roof damage, if any due to fumigation. Our fumigation company does not provide onsite security and does not assume any responsibility for the care and custody of the property in case of vandalism or breaking and entering. Our insurance company requests that all valuables such as jewelry, coin collections, large amounts of cash, art objects and other small items of value be removed prior to fumigation.

D) We will exercise caution but we cannot be liable for possible damage to hidden pipes, conduits or other items in or under concrete slab(s) when drilling is done. Cost for repairs should damage occur will be the owner's responsibility.

E) If work specified includes repairs to a shower, unless otherwise specified to the contrary, we shall not be responsible for any damage to the tile or plaster 12 inches above floor level of such shower, nor do we take any responsibility for matching of the tile color or dry rot repairs found in shower walls or floors not visible at time of inspection. Cost of repairs will be additional to our bid.

NOTE: The second story stall shower(s) were not water tested due to the finished ceiling below. No further warranties

F) Primer will only be done to wood replaced/repared by Team Champion Exterminators, Inc. No painting to be done unless specified in body of this contract.

G) We take no responsibility for replacing damaged wood unless specified on our report.

H) In case of non-payment by owner, reasonable attorney's fees and costs of collection shall be paid by owner whether suit be filed or not. If this statement does not agree with your records please notify us at once. Over-due Balance's subject to Monthly Service Charge of 1.0% (12% Annual).

I) Our insurance policy will not cover any liabilities to person(s) not employed by Team Champion Exterminators, Inc. Therefore we cannot allow any person(s) to be present at the time of the work being performed.

J) It is the responsibility of the Owner/Agent to determine if city permits are required.

K) 2nd story eaves and framing are inspected visually from ground level only. If 2nd story inspection is required the Owner should contact a licensed contractor. NOTE: A visual inspection was performed of the 2nd story eave(s). Area(s) were not probed due to height.

L) Any repairs to roof sheathing, rafters, fascia, etc. done by Team Champion Exterminators, Inc. Does not guarantee the water tightness of the roof. Homeowner should seek a licensed roofer.  
NOTE: No guarantee on roofs due to age and/or original construction.

M) The inspection fee is not included in the cost of Treatments, Fumigation or Repairs.

N) Major credit cards accepted-VISA, MASTERCARD, AMERICAN EXPRESS, DISCOVER- A 2.5% processing fee will be charged on every transaction processed

O) After 30 days from initial work completed, if we do not receive payment an additional 3% increase will be added to estimate the cost.