


STANDARD NOTICE OF WORK COMPLETED AND NOT COMPLETED

NOTICE - All recommendations may not have been completed - See below - Recommendations not completed.
This form is prescribed by the Structural Pest Control Board.

| | | | | |
|---|--------|--|--|---|
| Building No. | Street | City | Zip | Date of Completion |
| 19 | Alejo | Irvine | 92612-2913 | 03/26/18 |
|  <h2 style="text-align: center;">Accurate Termite and Pest Control</h2> <p style="text-align: center;">13865 Alton Pkwy Ste 110 Irvine, CA 92618 Tel 949-461-3390 Fax 949-461-3391 Registration #: PR4527</p> | | | <p>A LICENSED PEST CONTROL OPERATOR IS AN EXPERT IN HIS HER FIELD. ANY QUESTIONS RELATIVE TO THIS REPORT SHOULD BE REFERRED TO HIM/HER.</p> <p style="text-align: right;">Report #: 34264</p> | |
| Ordered by: | | Property Owner and/or Party of Interest: | | Completion sent to: |
| Turtle Rock Point 19 Alejo Irvine, CA 92612-2913 | | Turtle Rock Point 19 Alejo Irvine, CA 92612-2913 | | Professional Real Estate Solutions Ina Barnett 714-404-9695 |


The following recommendations on the above designated property, as outlined in the Wood Destroying Pests and Organisms Inspection Report dated 02/12/18 have been and/or have not been completed.

| | | | | | | | | | |
|---|------------------------|--------------------|-----------------|--------------------|-------------|-----------|-------------|------------------|------------------------|
| Recommendations completed by this firm that are in accordance with the Structural Pest Control Board's Rules and Regulations: 1A, 2B, 2C, 2D, 3A, 3B. | | | | | | | | | |
| Recommendations completed by this firm that are considered secondary and substandard measures under Section 1992 of the Structural Pest Control Board's Rules and Regulations including person requesting secondary measure: 2A. | | | | | | | | | |
| Cost of work completed: <table style="width: 100%; margin-left: 400px;"> <tr> <td>Cost: \$</td> <td style="text-align: right;"><u>4,010.00</u></td> </tr> <tr> <td>Inspection Fee: \$</td> <td style="text-align: right;"><u>0.00</u></td> </tr> <tr> <td>Other: \$</td> <td style="text-align: right;"><u>0.00</u></td> </tr> <tr> <td>Total: \$</td> <td style="text-align: right;"><u>4,010.00</u></td> </tr> </table> | | Cost: \$ | <u>4,010.00</u> | Inspection Fee: \$ | <u>0.00</u> | Other: \$ | <u>0.00</u> | Total: \$ | <u>4,010.00</u> |
| Cost: \$ | <u>4,010.00</u> | | | | | | | | |
| Inspection Fee: \$ | <u>0.00</u> | | | | | | | | |
| Other: \$ | <u>0.00</u> | | | | | | | | |
| Total: \$ | <u>4,010.00</u> | | | | | | | | |
| Recommendations not completed by this firm: 3C, 3D, 3E, 3F. <table style="width: 100%; margin-left: 400px;"> <tr> <td>Estimated Cost: \$</td> <td style="text-align: right;"><u>950.00</u></td> </tr> </table> | | Estimated Cost: \$ | <u>950.00</u> | | | | | | |
| Estimated Cost: \$ | <u>950.00</u> | | | | | | | | |
| Remarks: Only and all work completed by Accurate Termite & Pest Control is warranted for One (1) year. | | | | | | | | | |

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, CA, 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)

WORK ORDER AGREEMENT

| | | | | |
|---|-----------------|----------------|---|------------------|
| Building No. 19 | Street Alejo | City Irvine | Zip 92612-2913 | Date 03/27/18 |
|  | | | Accurate Termite and Pest Control 13865 Alton Pkwy Ste 110 Irvine, CA 92618 Tel 949-461-3390 Fax 949-461-3391 Registration #: PR4527 | |
| Ordered by: Turtle Rock Point 19 Alejo Irvine, CA 92612-2913 | | | Property Owner and/or Party of Interest: Turtle Rock Point 19 Alejo Irvine, CA 92612-2913 | |
| | | | Completion sent to: Professional Real Estate Solutions Ina Barnett 714-404-9695 | |

A LICENSED PEST CONTROL OPERATOR IS AN EXPERT IN HIS/HER FIELD. ANY QUESTIONS RELATIVE TO THIS REPORT SHOULD BE REFERRED TO HIM/HER.

Report #: 34264

| COST FOR WORK RECOMMENDED FOR TERMITE REPORT #: 34264 | | | |
|---|------------|--|--|
| SECTION I | SECTION II | SECTION NOT DETERMINED OR FURTHER INSPECTION RECOMMENDED | |
| 1A \$350.00 3F NO BID | | | |
| 2A \$410.00 | | | |
| 2B 2D | | | |
| 2C 2D | | | |
| 2D \$3,250.00 | | | |
| 3A 2D | | | |
| 3B 2D | | | |
| 3C \$375.00 | | | |
| 3D \$250.00 | | | |
| 3E \$325.00 | | | |
| Total Section I: \$4,960.00 | | | |

I HEREBY AUTHORIZE ACCURATE TERMITE AND PEST CONTROL TO PERFORM THE FOLLOWING ITEMS:

TERMS:

DOES ANY PERSON LIVING OR WORKING AT THIS ADDRESS HAVE ANY KNOWN CHEMICAL SENSITIVITIES OR ALLERGIES? YES / NO
 HAVE YOU OR ANYONE ELSE LIVING OR WORKING AT THIS ADDRESS EVER MADE ANY PESTICIDE APPLICATIONS TO THE INTERIOR OR EXTERIOR OF THE STRUCTURE? YES / NO

AUTHORIZATION

CONDITIONS:


BY OWNER/AGENT/BUYER

Accurate Termite and Pest Control

PHONE: _____

By: Josh Mentzer

SIGNATURE: _____

Signature: 

Lic. #: FR38321

NOTE: WORK WILL NOT COMMENCE UNTIL DELIVERY OF YOUR WOOD DESTROYING PESTS AND ORGANISMS REPORT. FOR DETAILS REGARDING THE ABOVE RECOMMENDATIONS PLEASE REFER TO YOUR INSPECTION REPORT.

General Comments

Thank You for choosing ACCURATE TERMITE CONTROL AND PEST CONTROL to inspect your property for wood destroying pest & organisms.

A wood destroying pest & organism inspection report (WDO Report, sometimes called a Termite Report), contains findings as to the presence or absence of wood destroying insects or organisms in visible and accessible areas on the date of the inspection. The report also contains recommendations for correcting any infestations, infections or conditions found. The content of the report is governed by the Structural Pest Control Act and the rules and regulations of the Structural Pest Control Board.

Accurate termite and pest control's inspectors perform a visual inspection of the exterior from the ground only; the inspector did not go onto the roof surface due to possible physical damage to the roof or personnel injury. The exterior surface of the roof was not inspected. You should contact a roofing contractor, licensed by the Contractor's State License Board to determine the water tightness of the roof. Certain areas are considered inaccessible and are not inspected. Such as inaccessible attic spaces, areas covered by insulation, crawl/attic spaces with less than 18" clearances. No furniture or fixtures were moved or disturbed during the inspection; areas covered by flooring material were not inspected.

Although a visual inspection, areas may be probed to confirm the presence of infestations, infections or the extent of the damage to the wood member based on visible evidence. We do not deface or probe window, door frames or decorative trims unless otherwise specified in this report.

Second story stall showers are not water tested due to finished ceilings below, sunken or below grade showers or tubs are not water tested due to their construction.

NOTICE: The Structural Pest Control Board encourages competitive business practices among registered companies. Reports on this structure prepared by various registered companies should list the same findings. However, recommendations to correct these findings may vary from company to company. You have the right to seek a second opinion.

Mold identification, condition(s) and remediation is outside the scope of this report as defined by the Structural Pest Control Act. Mold is not a wood destroying organism therefore no reference will be made to mold or mold like conditions.

If you have any questions, please contact our office at (949) 461-3390 or 1-888-584-7187

Accurate Termite and Pest Control is not responsible for work completed by others, recommended or not, including by Owner. Contractor bills should be submitted to Escrow as certification of work completed by others. Accurate Termite and Pest Control will re-inspect repairs done by others within four months of the original inspection. The re-inspection will be done within ten working days of the request. The cost of this inspection can be no more than the original fee.

In the course of the remediation process should any further damage or infestation be found a supplemental report will be issued, with findings, recommendations and cost if any.

Replacement material size and finish may differ from original construction material. Readily available material will be used.

In the remediation process all reasonable care will be taken to avoid damage, however it is agreed that Accurate Termites and Pest Control is not responsible for consequential damages resulting from these activities, such as damage to roof tiles, gutters, plants or sprinklers as examples.

During the course of treatment for Subterranean or Drywood Termite infestations or damage repair, it may become necessary to drill thru the concrete slab or into wall voids. It is to be understood that Accurate Termite and Pest Control is not and will not be held liable or responsible for damage any Phone, Plumbing, Gas or Electrical lines, etc., which may be imbedded, behind or below the concrete slab or finished walls. The owner/agent does hereby assume any and all responsibility of such damage.

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.

In the case of FUMIGATION it is to be understood that Accurate Termite and Pest Control subcontracts this service to a state licensed fumigator. Our costs are for administration services and scheduling of the provided services. It is agreed that Accurate Termite and Pest Control or its subcontractor is not responsible for consequential damages or costs related to fumigation (i.e. roof damage or premise occupant vacating costs required for treatments, fumigations and/or repairs).

If a building permit is required, this will be at an additional expense to the owner.

An inspection and report fee of \$85 is due at the time of inspection or \$125 if paid through escrow for a complete report, unless previous arrangements are made. Typically this charge does not apply to non escrow inspections.

Should an escrow transaction cancel, it is to be the responsibility of the property owner(s) or party ordering inspection to pay this fee within 30 days of the cancelled escrow at which time interest may incur.

Any one item of treatment/repair or a combination of items will have a minimum charge of \$325

An additional fee of \$85 is due upon receipt of a re-inspection report

The total amount of this contract is due and payable upon completion of work unless otherwise specified. A finance charge computed at a Monthly rate of 1.5% of the unpaid balance (annual percentage rate of 18%) will be added to all accounts past due.

NOTICE: (Section 7018.5-Contractors License Law) Under the Mechanic's Lien Law, any contractor, subcontractor, laborer, material man or other person who helps to improve your property and is not paid for his labor, services or materials, has a right to enforce his claim against your property. Under the law you may protect yourself against such claims by filing, before commencing such work or improvement, an original contract for the work or improvement or modification thereof, in the office of the county recorder of the county where the property is situated and required that a contractor's payment bond be recorded in such office. Said bond shall be in an amount not less than 50% of the contract price and shall, in addition to any conditions for performance of the contract, be conditioned for the payment in full of the claims of all persons furnishing labor, services, equipment, or materials for the work described in said contract.

For consumer information regarding Structural Pest Control, visit the STRUCTURAL PEST CONTROL BOARD'S web site at 'WWW.Pestboard.Ca.Gov.'

This inspection and report pertains to the unit and/or address of this condo/townhouse only. Accurate Termite and Pest Control, recommends a "further inspection" of all attached unit(s).

Fence(s) and gates were not inspected.

Exterior of Structure was inspected from ground level only.

No guarantee on roofs due to age and/or original construction.

Accurate Termite and Pest Control does not warranty/guarantee 'others' work.

Boxed eave construction noted making eave's impractical to inspect.

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 SUBTERRANEAN TERMITES

Finding: 1A Evidence of Subterranean Termites noted at garage foundation wall approximately 20' linear feet.

Recommendation: (1) Drill through concrete slab and treat soil below with a state registered termiticide to provide for a protective barrier to control the infestation.
(2) Fill drill holes and remove passage tubes.
*Warranty on specific area(s) of treatment only.
*Accurate Termite & Pest Control is not responsible for any and all flooring, embedded pipes or conduits below slab.
*Local treatment is not intended to be an entire structure treatment method. If infestation of wood destroying pests extends or exists beyond the areas of local treatment they may not be exterminated.

DRYWOOD TERMITES

Finding: 2A Evidence of Drywood Termites noted at attic.

Recommendation: Primary recommendation: Seal and fumigate the structure with a lethal gas, to eliminate Drywood Termite infestation(s). As an attached property fumigation of this individual unit is not practical. Secondary substandard recommendation; in lieu of fumigation drill and treat visible and accessible infestation(s) with a state registered termiticide. Apply a control barrier with residual to surrounding area(s) through a spray application of a state registered termiticide. Cover or mask assessable evidence.
*Warranty on specific area(s) of treatment only.
*Local treatment is not intended to be an entire structure treatment method. If infestation of wood destroying pests extends or exists beyond the areas of local treatment they may not be exterminated.

Finding: 2B Evidence of Drywood Termites noted at post and trim at patio cover.

Recommendation: Primary recommendation: Seal and fumigate the structure with a lethal gas, to eliminate Drywood Termite infestation(s). As an attached property fumigation of this individual unit is not practical.
Secondary substandard recommendation; in lieu of fumigation drill and treat visible and accessible infestation(s) with a state registered termiticide. Cover or mask assessable evidence.
*Warranty on specific area(s) of treatment only.
*Local treatment is not intended to be an entire structure treatment method. If infestation of wood destroying pests extends or exists beyond the areas of local treatment they may not be exterminated.

Finding: 2C Evidence of Drywood Termite Damage noted at 1 x 4 x 8' trim at patio cover post trim.

Recommendation: (1) Repair area(s) with an epoxy filler.
(2) Paint to match.
*A sample will be used when paint matching, however an exact color match is not guaranteed.

Finding: 2D Evidence of Drywood Termite and Fungus Damage noted at approximately 60 feet of 2 x 8 patio cover ledger board, (34) 2 x 6 x 6' S4S deck boards, 6 x 10 x 10' S4S header, (5) 4 x 6 x 3' blocks, (1) 4 x 8 x 6' joist, (1) 4 x 8 x 8' joist, (1) 4 x 4 x 12', (1) 4 x 4 x 6' lattice, (1) 6 x 6 x 8' post with (4) 1 x 4 x 8' trim and (2) 2 x 3 x 3' post trims.

Recommendation: (1) Remove and replace damage as indicated.
(2) Paint to match.
*A sample will be used when paint matching, however an exact color match is not guaranteed, existing hardware will be re-used.
*Accurate Termite & Pest Control is not responsible for embedded pipes/lines behind wall area(s)
*A supplemental report will be filed should additional Damage/infestation(s)/infection(s) extend into inaccessible area(s) with recommendations and cost if any.

FUNGUS/DRYROT

Finding: 3A Evidence of Fungus/Dryrot Damage noted at (2) 2 x 6 x 4' S4S post with chamfer cuts.

Recommendation: (1) Remove and replace damage as indicated.
(2) Paint to match.
*A sample will be used when paint matching, however an exact color match is not guaranteed, existing hardware will be re-used.
*Accurate Termite & Pest Control is not responsible for embedded pipes/lines behind wall area(s)
*A supplemental report will be filed should additional Damage/infestation(s)/infection(s) extend into inaccessible area(s) with recommendations and cost if any.

Finding: 3B Evidence of Fungus/Dryrot Damage noted at top of (3) 6 x 6' post to match new 6 x 6' post.

Recommendation: Cut back beyond damage, and repair as necessary.

Finding: 3C Evidence of Fungus/Dryrot Damage noted at 6 x 12 x 6' S4S header.

Recommendation: (1) Remove and replace damage as indicated.
(2) Paint to match.
*A sample will be used when paint matching, however an exact color match is not guaranteed, existing hardware will be re-used.
*Accurate Termite & Pest Control is not responsible for embedded pipes/lines behind wall area(s)
*A supplemental report will be filed should additional Damage/infestation(s)/infection(s) extend into inaccessible area(s) with recommendations and cost if any.

Finding: 3D Evidence of Fungus/Dryrot Damage noted at 2 x 6 x 10', 2 x 6 x 8' and 1 x 2 x 10' drip edge trim.

Recommendation: (1) Remove and replace damage as indicated.
(2) Paint to match.
*A sample will be used when paint matching, however an exact color match is not guaranteed, existing hardware will be re-used.
*Accurate Termite & Pest Control is not responsible for embedded pipes/lines behind wall area(s)
*A supplemental report will be filed should additional Damage/infestation(s)/infection(s) extend into inaccessible area(s) with recommendations and cost if any.

Finding: 3E Evidence of Fungus/Dryrot Damage noted at approximately 2 x 6 x 8' trim and 3/4" plywood for radius window trim.

Recommendation: (1) Remove and replace damage as indicated.
(2) Paint to match.
*A sample will be used when paint matching, however an exact color match is not guaranteed, existing hardware will be re-used.
*Accurate Termite & Pest Control is not responsible for embedded pipes/lines behind wall area(s)
*A supplemental report will be filed should additional Damage/infestation(s)/infection(s)

extend into inaccessible area(s) with recommendations and cost if any.

Finding: 3F
Recommendation:

Evidence of Fungus/Dryrot Damage noted at french door at master bedroom.
Others to correct.

*Re-inspection of the area(s) does not guarantee or certify work completed.

Disclaimer

NOTICE TO OWNER/TENANT:

"Under the California Mechanic's 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."

Thank you for selecting Accurate Termite & Pest Control to perform a Wood Destroying Pest and Organisms Inspection on your property. Our inspectors have determined that your property will benefit from the safe application of a chemical(s) listed below commonly used for structural pest control. In accordance with the laws and regulations of the State of California, we are required to notify you and your occupants with the following information prior to any application of chemicals to your property. Please take a few moments to read and become familiar with the content.

"State law requires 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) 876-4766 and your pest control operator immediately"

BY AUTHORIZING THE OUTLINED RECOMMENDATIONS HEREIN, IT IS TO BE UNDERSTOOD THAT THERE ARE NO CHEMICAL SENSITIVE OCCUPANTS.

For further information, contact any of the following:

Accurate Termite & Pest Control.....(949) 461-3390
Poison Control.....(800) 876-4766
Structural Pest Control Board.....(800) 737-8188
Address: 2005 Evergreen St, Ste 1500, Sacramento, CA 92815-3831

DEPARTMENTS.....HEALTH.....AGRICULTURE
Orange County.....(714) 834-4722.....(714) 447-7100
L.A. County.....(213) 240-8203.....(626) 575-5471
Riverside County.....(951) 782-2974.....(951) 955-3045
San Bernardino.....(909) 884-4056.....(909) 387-2105
San Diego.....(619) 725-8000.....(858) 694-2775
Ventura.....(805) 652-6737.....(805) 389-0808

THE FOLLOWING IS A LIST OF PROPOSED CHEMICALS THAT MAY BE USED FOR TREATMENT PURPOSES:

I MAXX PRO: EPA No: 3125-MO-1.....75% Imidacloprid
TERMIDOR SC: EPA No: 7969-210.....9.1% Fipronil
ALTRISSET: EPA No: 100-1503.....18.4% Chlorantraniliprole
BORA-CARE: EPA No: 64405-1.....40% Octaborate tetrahydrate
TIMBOR: EPA No: 64405-8.....98% Octaborate tetrahydrate
ProFoam Platinum: Foaming agent.....60% Sulfate Disodium Lauroampho Diacetate
TALSTAR: EPA No: 279-3206.....7.9% Bifenthrin