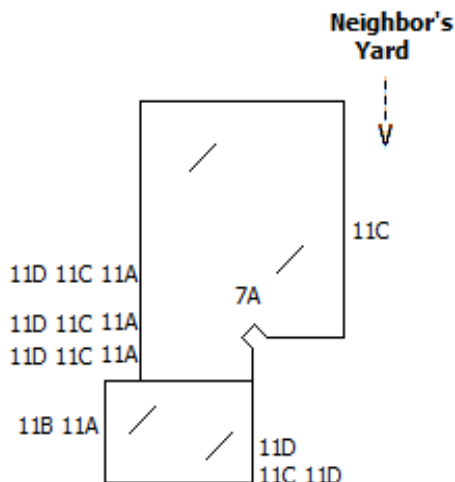


# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. /Street <b>15635 Altamira Dr.</b>	City <b>Chino Hills</b>	Zip <b>91709</b>	Date of Inspection <b>12/30/2016</b>	Number of Pages <b>6</b>
<b><i>Sierra Termite Control, Inc.</i></b> 10441 Los Alamitos Blvd    Los Alamitos, Ca 90720 (562) 493-5700 * (800) 993-9655 Fax (562) 493-5705				
REGISTRATION No. <b>PR0345</b>		REPORT NO. <b>7680-AG 27407 Escrow#</b>		
Ordered By: <b>Bobohomes Realty</b> <b>18 Technology Dr. Suite</b> <b>Irvine, CA 92618</b> Grace Hsiung (909)278-7575		Property Owner and/or Party of Interest: <b>Jianyi Zhang</b>		Report sent to: <b>Jianyi Zhang</b> <b>15635 Altamira Dr.</b> <b>Chino Hills, CA 91709</b>
<b>COMPLETE REPORT <input checked="" type="checkbox"/></b> <b>LIMITED REPORT <input type="checkbox"/></b> <b>SUPPLEMENTAL REPORT <input type="checkbox"/></b> <b>REINSPECTION REPORT <input type="checkbox"/></b>				
General Description: 2 STORY, STUCCO, RESIDENCE, VACANT AND UNOCCUPIED, WITH A TILE ROOF, ATTACHED, GARAGE, ON A CONCRETE SLAB::			Inspection Tag Posted: Attic	
			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.				
<b>Subterranean Termites <input type="checkbox"/></b> <b>Drywood Termites <input checked="" type="checkbox"/></b> <b>Fungus/Dryrot <input checked="" type="checkbox"/></b> <b>Other Findings <input type="checkbox"/></b> <b>Further Inspection <input type="checkbox"/></b> 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.				

FOUNDATION DIAGRAM: (Diagram not to scale)



**Front**

INSPECTED BY: Armando Gomez STATE LICENSE NO. FR23678

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, 2500 Evergreen St. 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](http://www.pestboard.ca.gov)

43M-41 (REV. 10/01)

**15635 Altamira Dr.****Chino Hills****91709****12/30/2016****7680-AG**

REPORT NO.7680-AG 27407

This is a report of an inspection for wood-destroying pest(s). Some areas of the structure are inaccessible for inspection due to furnishings, appliances, floor covering, and stored personal property. We cannot feasibly inspect those areas or inside wall voids and ceiling voids. This report does not include inspection of the electric, plumbing, heating, or mechanical systems of the structure. Our inspection will not detect building code violations. If information is desired about any of these areas, a company who makes home inspections should be contacted.

A separated report which is defined as section I/section II conditions evident on the date of inspection. Section I contains items where there is 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. Unknown, further inspection items are defined as recommendations to inspect area(s) which during the original inspection did not allow the inspector access to complete his/her inspection and cannot be defined as section I or section II.

## SECTION I

### 7. ATTIC

FINDING.....

*7A. Evidence of Drywood termites noted in ATTIC FRAMING as indicated on the diagram.*

RECOMMENDATION 7A. Tent fumigation of entire structure with Vikane gas (SULFURYL-FLORIDE) for the elimination of Drywood termites. Cover or remove evidence of infestation. Please see notes in this report regarding fumigations.

**\*\*FUMIGATION HAS A TWO-YEAR WARRANTY\*\* \$1,700.00 Discounted**

**\*\*Neighbor's release needed for neighbor's yard, to right of this property.**

### 11. OTHER-EXTERIOR

FINDING.....

*11A. Evidence of Drywood termites noted in FIRST AND SECOND STORY EAVES AND WINDOW TRIMS as indicated on the diagram.*

RECOMMENDATION 11A. Tent fumigation of entire structure with Vikane gas (SULFURYL-FLORIDE) for the elimination of Drywood termites. Cover or remove evidence of infestation. Please see notes in this report regarding fumigations.

**\*\*FUMIGATION HAS A TWO-YEAR WARRANTY\*\* (INCLUDED IN ITE, 7A COST)**

FINDING.....

*11B. Termite damage and dry rot noted at SECOND STORY WINDOW TRIMS as indicated on diagram.*

RECOMMENDATION 11B. Cut out damaged timber and replace as needed; 12' 2X6 RESAWN. Prime and paint installed lumber. \$290.00

FINDING.....

*11C. Termite damage and dry rot noted at SECOND STORY ROOF SHEATHING as indicated on diagram.*

RECOMMENDATION 11C. Cut out damage roof sheathing as needed and replace with new timber; APPROXIMATELY 68' 1X8 SHIPLAP. \*Damage may occur to roof covering while performing these repairs. We will repair the roof covering with a one-year guarantee to the roof covering. \* If painting is requested, additional charge may apply. \$1,150.00

15635 Altamira Dr.

Chino Hills

91709

12/30/2016

7680-AG

REPORT NO.7680-AG 27407

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SECTION I

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## 11.OTHER-EXTERIOR

FINDING..... 11D. Termite damage and dry rot noted at SECOND STORY FASCIA as indicated on diagram.

RECOMMENDATION 11D. Cut out damaged timber and replace as needed; APPROXIMATELY 30' 2X8 RESAWN. Prime and paint installed lumber. \$460.00

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SECTION II

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No items found for this section

## ADDITIONAL NOTES or REMARKS

Sierra Termite Control Inc. strives for excellence in the performance of all inspections and corrective work. We have made a careful inspection of your structure(s), and have selected the best possible corrective measures- while maintaining the lowest possible cost level. Should you have any questions regarding the findings and recommendations outlined in this report, please do not hesitate to call us. Sierra Termite Control, Inc. is more than happy to help you understand the conditions that exist in your home, as well as, options available to you in the correcting of these conditions

Reports on the structure 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.

Effective Nov 1, 2010, tent fumigation is a 3-day process; The tent will be installed on day 1 and will be removed on day 3. Once the tent is removed on day 3, the homeowner/occupants may enter the property. Fumigation forms, which has necessary information regarding the fumigation procedure, will be sent to or left with the owner of the property, the tenant(s), or designated agent . These forms must be signed and returned to the termite/fumigation company prior to date of fumigation. Fumigation can not commence without these signed forms and all keys to the structure(s). NOTE: At least one, operable window per room needs to be open no less than 3 INCHES PRIOR to the fumigation. It is the homeowner's or tenant's responsibility to have the windows open no less than three inches, and to secure the windows from moving. By authorizing our company to provide fumigation service, the authorizer also agrees to not hold our company responsible for any burglary or vandalism; our company does NOT provide security. It is recommended to contact your local police department to request patrol during the fumigation process.

Note: any cabinets, storage areas, safes, or gun cabinets must be UNLOCKED during the fumigation process. Any locked doors, cabinets or compartments will result in a cancellation.

Although we take all necessary precautions, plant and roof damage may occur during fumigation. Our company is not responsible for plant or roof damage during the fumigation process.

This company warranties all work performed for one year from date of completion- unless otherwise stated in the recommendation.

**15635 Altamira Dr.****Chino Hills****91709****12/30/2016****7680-AG**

REPORT NO.7680-AG 27407

This company will reinspect repairs done by others within four months of original inspection date. The reinspection is a visual inspection only. A per-trip charge of \$90.00 will be charged to escrow or homeowner. Any guarantees must be received from parties performing repairs.

A certification fee (\$95.00) may be charged for a property needing clearance in order to close escrow. This fee is to be paid by homeowner or through escrow.

This firm reserves the right to substitute materials due to availability and or discontinued materials.

The exterior of the structure(s) was visually inspected from ground level only.

If any infestation, infections, or damage is discovered in a concealed area during the course of performing and recommendation in this report, this company is not responsible for controlling such infestations or infections nor for repairing such damage. A supplemental report will be issued for further recommendations.

Adjacent but not attached fences on the property were not inspected at this time.

Although we make visual examination, we do not deface or probe window/door frames or decorative trims; Unless otherwise noted in this report, we do not inspect fences, detached sheds, detached carports, detached patios, detached patios & decks, dog houses, wood retaining walls, or wood walkways. We assume no responsibility for these areas.

This Wood Destroying Pest & Organisms Report DOES NOT INCLUDE MOLD or mold like conditions. No reference will be made to mold or mold like condition. 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.

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 any 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 under taken.

Owner/agent/tenant acknowledges and agrees that inspection of the premises will not include any type of inspection for the presence or nonpresence of asbestos. If you want this premise inspected for asbestos, we recommend you contact a contractor specifically licensed to engage in asbestos related work. Furthermore, should we discover the presence of asbestos during our inspection or repairs of the premises or should our activity cause a release of asbestos dust or particles, owner/agent/tenant shall be solely responsible for the clean up, removal, disposal of the asbestos and cost thereof. Owner/agent/tenant hereby agrees to waive any and all claims against this company which are in any way related to the presence of asbestos on the premises and further agrees to indemnify and hold this company harmless from any and all claims of any nature asserted by any third party, including this company's employees.

**15635 Altamira Dr.****Chino Hills****91709****12/30/2016****7680-AG**

REPORT NO.7680-AG 27407

This company makes no guarantee or warranty expressed or implied regarding future infections or adverse conditions or conditions present but not evident at time of inspection.

The state structural pest control board requires authorization prior to commencement of work. If it becomes necessary to effect collection of this account, the undersigned agrees to pay all costs and expenses including reasonable attorney's fees.

For the purpose of inspection, the following areas are considered inaccessible or impractical to inspect: furnished interiors, inaccessible attics, the interior of wall voids, spaces between floor or porch decks and the ceiling soffit, stall showers over finished ceilings, structural segments as enclosed bay windows buttresses and similar areas in which there is no access without defacing or tearing out finished carpentry.

This estimate may include removing visible and accessible damage. If during the course of our work additional findings is noted in a previously inaccessible area, we will issue a supplemental report with finding(s) and recommendation(s) with additional cost(s).

This estimate does not include cost for city permits. If required, an additional cost will apply.

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 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 used to satisfy the indebtedness. This could happen even if you have paid your Termite control company in full, if the subcontractor, laborers or supplies 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 supply 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.

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.

Any item outlined in this report at a cost less than \$275.00 applies only if the total authorized work exceeds \$275.00. If the total of authorized work is less than \$275.00, the cost will be increased to our minimum \$325.00.

Any job over \$1,200 will require a 50%-percent deposit (Does not apply if billing Escrow or HOAs). Balance is due once job fulfillment is completed.

Due to the EPA's Toxic Substances Control Act Section 402, any structure built prior to 1978 will be handled per the EPA's guidelines. Therefore, any paint removal, as a result of repairs, is considered toxic. Sierra Termite Control, Inc. is certified by the EPA (NAT-79847-1) as a Lead renovator. Any Lead renovation/removal will result in additional charges.

Building No. /Street

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**15635 Altamira Dr.****Chino Hills****91709****12/30/2016****7680-AG**

REPORT NO.7680-AG 27407

Your termite report and clearance will cover any EXISTING infestation or infection which is outlined in this report. If owner of property desires coverage of any new infestation, it would be advisable to obtain a Control Service Policy which would cover any new infestation for the coming year.

State law requires that you be given the following information: CAUTION- PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Operators are licensed and regulated by the Structural Pest Control Board and apply pesticides which are registered and approved for use by the California Department of Food & Agriculture and the 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 the 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. For further information contact any of the following: SIERRA TERMITE CONTROL, INC.; for health questions: County Health Department- Orange (714) 834-3155; Los Angeles (213) 240-7941; Riverside (909) 955-3000; San Bernardino (909) 387-6280. For application information: County Agriculture Commission- Orange (714) 955-0100; Los Angeles (626) 575-5466 \* (626) 575-5471; Riverside (909) 955-3000; San Bernardino (909) 387-2115. For regulatory information: Structural Pest Control Board: 2005 Evergreen St #1500, Sacramento, CA 92815, (916) 561-8708.

PERSONS WITH RESPIRATORY OR ALLERGIC CONDITIONS, OR OTHERS WHO MAY BE CONCERNED ABOUT THEIR HEALTH RELATIVE TO ANY OF OUR CHEMICAL TREATMENTS, SHOULD CONSIDER ALLOWING ADDITIONAL TIME OUT BEFORE RE-OCCUPANCY ABOVE NORMAL RECOMMENDED TIME OUT OF 2-4 HOURS AND SHOULD CONTACT THEIR PHYSICIAN CONCERNING OCCUPANCY DURING AND AFTER CHEMICAL TREATMENT PRIOR TO AUTHORIZING ANY TREATMENTS.

One of the following chemicals may be used on your property: TIM-BOR (Disodium Octaborate Tetrahydrate, 98%)  
BORA-CARE (Disodium Octaborate Tetrahydrate (NA2B8O13\*4H2O) 40%)  
CY-KICK Aerosal, (Cyfluthrin 0.01%)  
TERMIDOR SC (Fipronil: 5-amino-1 (2,6-dichloro-4-(trifluoromethyl) phenyl)-4-(1,R,S)-(trifluoromethyl)sulfinyl)-1-H-pyrazole-3-carbonitrile 9.1%)  
PREMISE FOAM [(Imidacloprid: 6-Chloro-3-pyridinyl)methyl]-N nitro-2-imidazolidinimine .05%  
PROCITAL-DL (D-Limonene, a botanical insecticide - petroleum distillate - 100%)  
VIKANE fumigate-(sulfur fluoride), CHLOROPICRIN.

An unsigned report is NOT an official report. Signed reports can only be faxed.

# Sierra Termite Control, Inc.

10441 Los Alamitos Blvd Los Alamitos, Ca 90720  
(562) 493-5700 \* (800) 993-9655  
Fax (562) 493-5705

Report#/Stampno:  
7680-AG

Building No. /Street  
15635 Altamira Dr.

City  
Chino Hills

Zip  
91709

Date of Inspection  
12/30/2016

Reference#  
27407

Ordered By:  
Bobohomes Realty  
Attn: Grace Hsiung

Property Owner and/or Party of Interest:  
Jianyi Zhang

Report sent to:  
Jianyi Zhang  
Attn:

## RECOMMENDATION BREAKDOWN

Section I	Item	Cost	Initial	Section II	Item	Cost	Initial	Unknown	Item	Cost	Initial
7A		\$ 1700.00									
11A		\$ 0.00									
11B		\$ 290.00									
11C		\$ 1150.00									
11D		\$ 460.00									
TOTAL		\$ 3600.00		TOTAL		\$ 0.00		TOTAL		\$ 0.00	
TOTAL COST \$3600.00											

Inspection Fee \$0.00

[ ] COMPLETE ALL ITEMS AS LISTED ABOVE

[ ] COMPLETE ONLY THE ITEMS INITIALED ABOVE

- A) The total amount of this contract due and payable upon completion of work listed above unless other wise specified. If bill is sent to Escrow per owners 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/agent's wishes.  
C) 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.  
D) By executing this work authorization contract, customer acknowledges that he or she has read and understood the notes and remarks as stated in the previous pages(s) of this report and have read the terms within this contract and agree to all terms thereof.

**\*\*PRICES EFFECTIVE FOR 60 DAYS FROM DATE OF INSPECTION\*\***

X \$ \_\_\_\_\_  
Amount Authorized

Bill: ( ) Owner VISA/MC \_\_\_\_\_

Expires: \_\_\_\_\_ Last 3 digits (back) \_\_\_\_

X \_\_\_\_\_  
Signature of Person Authorizing Work

( ) Escrow Co: \_\_\_\_\_

Escrow #: \_\_\_\_\_

X \_\_\_\_\_  
Please Print Name

Officer's Name: \_\_\_\_\_

X Date Signed: \_\_\_\_\_

Phone #: (\_\_\_\_\_) \_\_\_\_\_

( ) HOA: \_\_\_\_\_

X Billing Address \_\_\_\_\_  
(Street Address) (City) (State) (Zip)