

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

#: 20200424

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| BUILDING NO. 601-03 | STREET GARNET | CITY REDONDO BEACH | ZIP 90277 | Date of Inspection 01/25/2020 | NUMBER OF PAGES 1 of 7 |
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PR4297



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| Ordered by: | Property Owner and/or Party of Interest | Report sent to: |
|-------------|---|-----------------|

COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐

GENERAL DESCRIPTION:

This is a two story, stucco, 5 unit apartment building with attached garages. It has a flat roof and was occupied and furnished at the time of inspection.

Inspection Tag Posted:

Garage.

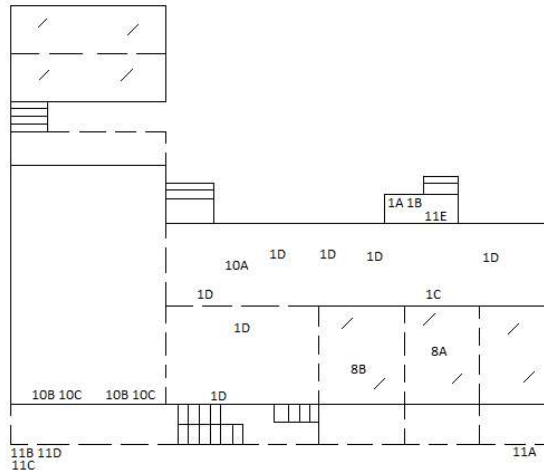
Other Tags Posted:

An inspection has been made of the structure(s) on the diagram in accordance with the 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 the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items

Key: 1 = Substructure 2 = Stall Shower 3 = Foundation 4 = Porches 5 = Vents 6 = Abutments 7 = Attic 8 = Garage 9 = Patio 10 = Interior 11 = Exterior



Inspected By GORDON MATHERS License No. OPR 10420 Signature

You are entitled to obtain copies of all reports and completion notices on this property report to the Structural Pest Control Board during the proceeding 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. (form t1v - 3.15.08)

43M-41 (Rev. 10/01)

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|--------------|--------|---------------|-------|--------------------|-----------------|
| BUILDING NO. | STREET | CITY | ZIP | Date of Inspection | NUMBER OF PAGES |
| 601-03 | GARNET | REDONDO BEACH | 90277 | 01/25/2020 | 2 of 7 |

NOTES, CAUTIONS AND DISCLAIMERS AREA

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|-------------------------|--------------------------|-------------------------|---------------------|
| 1. Substructure: | Dry, accessible, see #1. | 7. Attic: | Inaccessible. |
| 2. Stall Shower: | None tested. | 8. Garage: | Inspected, see #8. |
| 3. Foundation: | Concrete. | 9. Patio / Deck: | Inspected. |
| 4. Porches: | Concrete. | 10. Interior: | Inspected, see #10. |
| 5. Vents: | Adequate. | 11. Exterior: | Inspected, see #11. |
| 6. Abutments: | None. | | |

The pest control industry recognizes a structure to have certain areas both inaccessible and not inspected. These areas include but are not limited to: Inaccessible and/or insulated attics or portions thereof, attics with less than 18" clear crawl space, the interior of hollow walls; the crawl space underneath a deck less than 12"; covered ceilings: false ceilings; spaces between a floor or porch deck and the ceiling below; areas where there is no access without defacing or tearing lumber, masonry, or finished work; areas underneath, behind or below appliances or beneath floor coverings or furnishings or storage, locked areas, and areas requiring an extension ladder; areas where encumbrances, storage, conditions, or locks make inspection impractical; and areas or timbers around eaves that would require use of an extension ladder.

Slab floor construction has become more prevalent in recent years. Floor covering may conceal cracks in the slab that will allow infestations to enter. Infestations may be concealed by plaster, sheetrock or other wall coverings so that a diligent inspection may not uncover the true condition. This company does not guarantee against any infestation, leaks or other adverse conditions which may exist or which may develop in inaccessible areas and become visibly evident after the date of this inspection. This report pertains only to the specific address indicated on the first page of the inspection report and does not include any attached/detached or adjacent units/structures, sheds, decks, gates, fences, decorative walls or outbuildings/structures unless otherwise stated in this report. If any infestation, adverse conditions or additional damage are uncovered in inaccessible areas or during the course of performing any recommendations a supplement report will be issued with findings, recommendations and costs. Stall showers, where present, are water tested for leaks at the time of the inspection and any leaks and/or adverse conditions will be noted. This firm is not responsible for shower pans found to be leaking at a later date. Second level stall showers are not tested. If requested, a re-inspection to determine the completion of work completed by others will be made within 10 days of such request, provided that such request reinspection can be completed 4 months prior to date of original inspection (there will be a re-inspection fee charged). If requested by the person ordering the original report, a reinspection of the structure will be performed if an estimate or bid for making repairs was given with the original inspection report or thereafter. This firm is not responsible for work completed by others and will offer no warranty or guarantee on such. Any Work completed by others will not be certified by this firm it is the responsibility of the homeowner/agent to have person completing the work provide warranty/guarantee or certification. The roof was not inspected due to lack of accessibility, qualification and licensing. These areas are not practical to inspect because of health hazards, damage, obstruction or inconvenience and unless specified or described in this wood destroying pests and organisms inspection report. This company shall exercise due care during inspections and treatments but assumes no liability for any damage to tiles, slates, shingles or other roofing materials, including patio covers, aluminum awnings, solar heating, plants, shrubbery or paint during any type of treatment.

In the performance of corrective measures, it may be necessary to drill into concealed areas and/or to cut or remove plants. The termite exterminator will not be liable for plumbing, heating, electrical, gas lines and equipment in or under a slab, nor to plants which may be damaged during treatments and/or repairs.

Guarantee policy:

This guarantee excludes structures with sub slab heating\air conditioning systems, plenum construction with air conditioning and heating duct in use, a well or cistern within fifty feet and areas that are inaccessible for treatment. Additional exclusions include structures with damage to or from excessive moisture, inadequate construction, areas of inaccessibility, deteriorating materials, masonry failure, grade alteration, pipes and conduits beneath concrete slab, furnishings or contents, etc. No guarantee will be issued for any work that is a secondary recommendation or work completed by others. Guaranteed for thirty days are any plumbing, grouting, caulking and resetting of commodes, sinks or enclosures. Fumigations shall be guaranteed for the duration of three years. All other work performed by this company shall be guaranteed for the duration of one year.

This wood destroying pests and organisms inspection report does not include work which requires contact with materials containing asbestos. Termite inspectors have no expertise or license in asbestos analysis. Asbestos is a natural occurring mineral fiber used extensively in construction prior to 1978. The owner, employee or contractor must determine the asbestos

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|--------------|--------|---------------|-------|--------------------|-----------------|
| BUILDING NO. | STREET | CITY | ZIP | Date of Inspection | NUMBER OF PAGES |
| 601-03 | GARNET | REDONDO BEACH | 90277 | 01/25/2020 | 3 of 7 |

status prior to the commencement of work on a project. Occupants and employees must be protected from asbestos fiber release. Should asbestos be observed during any construction or demolition, work must stop. The owner shall obtain the services of an asbestos abatement contractor to evaluate the situation, provide the necessary services and certify the area safe before work may resume. Asbestos statement ref: Ab2040, sb2572 and general industry safety order number 5208. Mold Policy Statements: Molds , sometimes called mildew, are not wood destroying organisms. Branch 3 licencees do not have a duty under the Structural Pest Control Act and related regulations to classify molds as harmful to human health or not harmful to human health. Any questions regarding mold should be referred to a specialist in that field.

Where replacement requires removal of roof covering during repairs Escocia Termite will repair roof covering immediately above repaired area, but will assume no responsibility for water repellant quality. This firm renders no opinion regarding present or future conditions of roof and offers no warranty or guarantee. Any wood replacement by Escocia Termite will be prime painted. All other painting or color matches are not included in our estimates. If paint is provided and on site at time of repairs, we will paint. We are not responsible for color matching replaced wood with old.

Any estimate made by this firm does not include fees for building permits or for any required engineer reports or drawings.

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 (apr of 18%) will be added to all accounts past due. If invoice is to be billed through escrow and escrow cancels the homeowner is responsible for payment in full to Escocia Termite Inc. It is acknowledged and understood by all parties to this agreement that the making of this report and any subsequent signing of contracts is performed in San Pedro, California. Any suit, arbitrations, mediation or other remedial process shall be filed and maintained in San Pedro, California. Owners agree to pay for Escocia Termite Inc attorney's fees if required by this company to enforce any term of this contract, together with the costs of such action, wether or not suit proceeds to judgement.

The purpose of this report is to document findings and recommendations which pertain to the absence or presence of wood destroying organisms and or conducive condition[s] at the time of inspection. This report should be read carefully and is not to be confused with a home maintenance survey. The client's cooperation and compliance to correct and or complete the recommendations documented in this report are obligatory. Without a mutual effort this company can not assure effective or satisfactory results.

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 Escocia Termite bid or you may contract directly with another registered company licensed to perform the work.

In case of rain or strong winds or property not being properly prepared for the fumigation, the job will be postponed. If the job is postponed and re-scheduled for another day, or if any reason a property is to be re-fumigated again, neither the prime contractor or fumigation licensee is responsible for food and lodging for all occupants and/or pets either day. Please leave an emergency phone number where we can reach you should this occur. If fumigation is canceled there will be a cancelation fee charge.

The owner of this structure has certain obligations regarding maintenance and pertaining to the deterrence of wood destroying organisms. Maintenance procedures include; but are not limited to: Reasonable cleaning, upkeep of roofs, gutters and downspouts; painting and sealing of exposed surfaces; caulking about doors and windows or grouting about commodes, tub and shower enclosures; storing materials one foot away the structure's foundations; providing adequate ventilation, maintaining proper drainage away from structure (including sprinkler systems); keeping soil levels below the top of foundations and prohibiting earth contact with wood components of the structure(s).

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|--------------|--------|---------------|-------|--------------------|-----------------|
| BUILDING NO. | STREET | CITY | ZIP | Date of Inspection | NUMBER OF PAGES |
| 601-03 | GARNET | REDONDO BEACH | 90277 | 01/25/2020 | 4 of 7 |

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: Reports on this structure prepared by various registered companies should list the same findings (ie. 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 is a separated report which is defined as Section I/Section II conditions evident on the date of this 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"

1. SUBSTRUCTURE AREA

ITEM NO. 1A (Section 1)

FINDING AND RECOMMENDATION: 1A Evidence of SUBTERRANEAN TERMITES in as indicated by 1A on the diagram. The evidence was noted in or near: SIDING, STUDS.

Treat infestation by trenching and treating and/or applying to soil surface for the control of SUBTERRANEAN TERMITES with a state approved toxic chemical and break down all subterranean termite tubing. Foam treat wall area as needed with termidor.

ITEM NO. 1B (Section 1)

FINDING: SUBTERRANEAN TERMITE DAMAGE as indicated by 1B on diagram. The damage was noted in or near: SIDING, STUDS.

RECOMMENDATION: 1B Reepair/reinforce damaged wood as necessary with today's available widths and grades.

ITEM NO. 1C (Section 1)

FINDING: FUNGUS DAMAGE indicated by 1C on diagram. The FUNGUS DAMAGE was noted in or near: SUBFLOOR.

RECOMMENDATION: 1C We recommend scraping or brushing area and treating with a registered fungicide.

ITEM NO. 1D (Section 2)

FINDING AND RECOMMENDATION: 1D CELLULOSE DEBRIS noted as 1D on the diagram.

We recommend removing CELLULOSE DEBRIS of rake size or larger.

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|--------------|--------|---------------|-------|--------------------|-----------------|
| BUILDING NO. | STREET | CITY | ZIP | Date of Inspection | NUMBER OF PAGES |
| 601-03 | GARNET | REDONDO BEACH | 90277 | 01/25/2020 | 5 of 7 |

8. GARAGE AREA

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| ITEM NO. 8A | (Section Not Determined) |
| FINDING AND RECOMMENDATION: 8A | <p>An INACCESSIBLE AREA exists as indicated by 8A(LOCKED) on the diagram.</p> <p>FURTHER INSPECTION after owner makes area accessible, issue supplement report with findings, recommendations and costs if any.</p> |
| ITEM NO. 8B | (Section 2) |
| FINDING: | Water stains noted as 8B on the diagram. No moisture was noted. The stains were in or near: GARAGE. |
| RECOMMENDATION: 8B | It is recommended that owner contact a state licensed contractor to determine source of water stains and correct. |

10. INTERIOR AREA

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| ITEM NO. 10A | (Section 2) |
| FINDING AND RECOMMENDATION: 10A | <p>The commode is loose as indicated by 10A(UNIT B) on the diagram.</p> <p>We recommend to contact a licensed plumber to correct this condition.</p> |
| ITEM NO. 10B | (Section 1) |
| FINDING: | Evidence of DRYWOOD TERMITES as indicated by 10B on the diagram. Evidence noted in or near: WINDOWS/TRIM. |
| RECOMMENDATION: 10B | Recommendation : Treat infested lumber with a state approved toxic chemical to eradicate drywood termite infestation . (Termidor/Invader HPX) |
| ITEM NO. 10C | (Section 1) |
| FINDING: | DRYWOOD TERMITE DAMAGE as indicated by 10C on diagram. The damage was noted in or near: WINDOWS/TRIM. |
| RECOMMENDATION: 10C | Remove and replace damaged wood as necessary with today's available widths and grades. |

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|--------------|--------|---------------|-------|--------------------|-----------------|
| BUILDING NO. | STREET | CITY | ZIP | Date of Inspection | NUMBER OF PAGES |
| 601-03 | GARNET | REDONDO BEACH | 90277 | 01/25/2020 | 6 of 7 |

11. EXTERIOR AREA

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| ITEM NO. 11A | (Section 1) |
| FINDING: | FUNGUS DAMAGE indicated by 11A on diagram. The FUNGUS DAMAGE was noted in or near: GARAGE DOOR JAMB. |
| RECOMMENDATION: 11A | Remove and replace damaged wood as necessary with today's available widths and grades. |
| ITEM NO. 11B | (Section 1) |
| FINDING: | Evidence of DRYWOOD TERMITES as indicated by 11B on the diagram. Evidence noted in or near: FRONT DOOR JAMB. |
| RECOMMENDATION: 11B | Recommendation : Treat infested lumber with a state approved toxic chemical to eradicate drywood termite infestation . (Termidor/Invader HPX) |
| ITEM NO. 11C | (Section 1) |
| FINDING: | DRYWOOD TERMITE DAMAGE as indicated by 11C on diagram. The damage was noted in or near: FRONT DOOR JAMB. |
| RECOMMENDATION: 11C | Cut off termite damage and repair with appropriate wood filler. |
| ITEM NO. 11D | (Section 1) |
| FINDING: | Evidence of DRYWOOD TERMITES as indicated by 11D on the diagram. Evidence noted in or near: DOOR. |
| RECOMMENDATION: 11D | Recommendation : Treat infested lumber with a state approved toxic chemical to eradicate drywood termite infestation . (Termidor/Invader HPX) |
| RECOMMENDATION: 11D | See item 11B for price. |
| ITEM NO. 11E | (Section 1) |
| FINDING: | FUNGUS DAMAGE indicated by 11E on diagram. The FUNGUS DAMAGE was noted in or near: THRESHOLD. |
| RECOMMENDATION: 11E | Remove and replace damaged wood as necessary with today's available widths and grades. |

COMMENTS AND OTHER INFORMATION AREA

CALIFORNIA STATE LAW REQUIRES THAT YOU BE GIVEN THE FOLLOWING INFORMATION: "caution pesticides are toxic chemicals". Structural pest control operators 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 risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.

If within twenty-four hours following application you experience symptoms similar to common seasonal illness comparable to the flu, contact you physician or poison control center at: (800) 876-4766 or your pest control operator immediately Escocia (310) 514-8101. For additional information contact the county health department; county agricultural department and the structural pest control board, 2005 Evergreen St. #1500., Sacramento, Ca. 95815.

If we have recommended the use of a fungicide we will use:
 * copper napthenate - (a/i) copper napthenate: 20% - inert ingredients: 80%
 If we have recommended the treatment of subterranean termites we will use:

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|--------------|--------|---------------|-------|--------------------|-----------------|
| BUILDING NO. | STREET | CITY | ZIP | Date of Inspection | NUMBER OF PAGES |
| 601-03 | GARNET | REDONDO BEACH | 90277 | 01/25/2020 | 7 of 7 |

* *Demon t/c - (a/i) cypermethrin 9o-cyano-[3-phenoxyphenyl1] [methyl-cis, trans-3-[2,2-dichloroethenyl]-2,2-dimethylcyclopropane-carboxylate) 25.3%*
If we have recommended the treatment of wood boring beetles we will use:
Dursban lo - (a/i) chloropyrifos (0,0-diethyl 0-[3,5,6-trichloro-2-pyridinyl] phosphorothloate) 41.5%

For further information contact any of the following: SPCB at (800) 737-8188 or

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| Ph#: | County Health | Ag. Dept. | Poison Control |
| LA Co | (213) 974-1234 | (626) 575-5466 | (800) 876-4766 |
| OR Co | (714) 834-7700 | (714) 447-7100 | (800) 876-4766 |
| RV Co | (909) 358-5000 | (909) 955-3045 | (800) 876-4766 |
| SB Co | (909) 387-2105 | (909) 387-9146 | (800) 876-4766 |
| SD Co | (619) 338-2283 | (858) 694-2739 | (800) 876-4766 |