

Transferee / Property / Inspection Information

Transferee Name:	<u>Harry Mckinley</u>	Street Address:	<u>48 Via Divertirse</u>
City:	<u>San Clemente</u>	State / Zip Code:	<u>CA / 92673</u>
Customer:	<u>Graebel Companies</u>	File Number:	<u>247517</u>
Customer Contact:	<u>Diana Lettieri</u>	Inspection / Report Date:	<u>6-27-2017 / 6-28-2017</u>

Issues Identified During Inspection

At the time of inspection, there was evidence of Drywood Termites.

Action Required

Action Required: Treatment / correction of Section I items is required.

If you have any questions or concerns, please do not hesitate to contact us.

Sincerely,

Kelly N. Boak
Senior Inspection Specialist
ReloOlogy Inspection Management Services
Phone: 215/622-4696

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 48	Street Via Divertirse	City San Clemente	Zip 92673	Date of Inspection 6/27/2017	Number of Pages Page 1 of 7
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PEARTREE CONSTRUCTION

and TERMITE CONTROL

License Numbers 775616 & PR 3124

1631 N. Placentia Ave., Suite "C" - Anaheim, California 92806

(San Diego Office) 2425 Cranston Ste #1 Escondido, CA 92025

(800) 310-1984 - (877) 270-2847 - (714) 447-4440 - Fax (877) 962-3794

Ordered By: ReloOlogy Inspection Management Services info@reloology.com 501 Cambria Ave. Benssalem, PA 19020 (215) 604-1580	Property Owner and/or Party of Interest: Harry Mckinley scottmck008@gmail.com 48 Via Divertirse San Clemente, CA 92673 (206) 305-0609	Report Sent to: Escrow # ReloOlogy Inspection Management Services info@reloology.com 501 Cambria Ave. Benssalem, PA 19020 (215) 604-1580
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COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

General Description: 2 Story, Stucco and Frame, Residence, Furnished and Occupied with a Tile Roof	Inspection Tag Posted: Attic
	Other Tags Posted: SEE NOTES

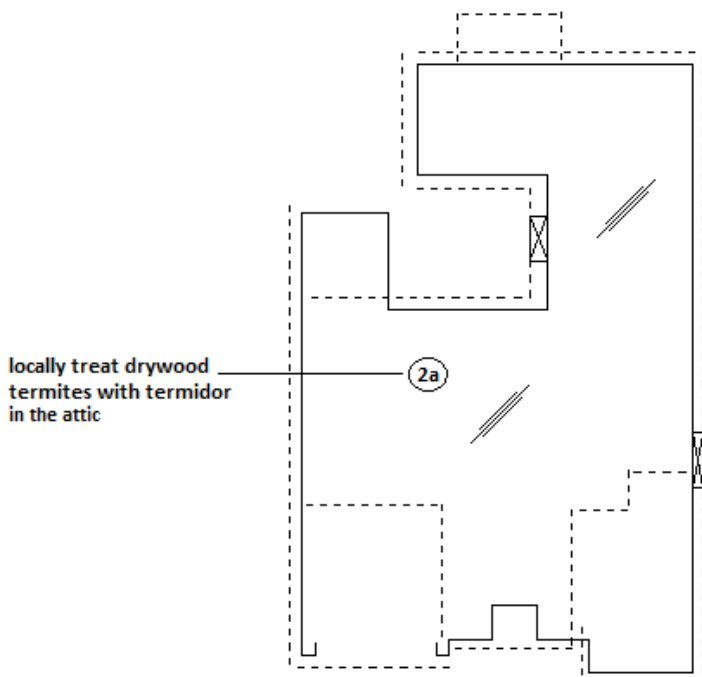
An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites
 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 = Subterranean Termites 2 = Drywood Termites 3 = Fungus / Dryrot 4 = Other Findings 5 = Further Inspection

Report Number: 11064



Note: Diagram Not to Scale

Inspected by: Grady Sean Harp **State License No.** FR 40565 **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, 1418 Howe Avenue, Suite 18, Sacramento, California, 95825-3204.

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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Peartree Construction and Termite Control strives for excellence in the performance of inspections and all corrective work, having more than a third of a century of experience in the fields of pest control and structural repairs. 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 our report please do not hesitate to call us. Peartree Construction and Termite Control will be more than happy to help you understand the conditions that exist in your home as outlined in this report, to include all of the options available to you in the correcting of these conditions.

There are certain areas of a structure which are considered impractical for inspection and were not inspected due to the possibility of damage to the structure and/or furnishings in an occupied or unoccupied structure. These areas were not inspected unless specifically included in the report: Furnished interiors, or spaces beneath and/or behind furniture/furnishings; inaccessible attics or portions thereof; the interior of finished hollow, block or frame walls; spaces between a floor or porch deck and the ceiling or soffit below; stall showers over finished ceilings; abutments, and/or floors beneath coverings; such structural segments as porte cocheres, enclosed bay windows, buttresses, and similar areas to which there is no access without defacing or tearing out lumber, masonry or finished work; built-in cabinet work, and areas where storage conditions or locks make inspection impracticable. The inspection does not include inspection of the roof covering, plumbing, heating, electrical, or mechanical systems in the structure. The inspection will not detect building code violations. If any information is desired about any of these areas, a company who makes home inspections should be engaged. This inspection is limited to the disclosure of wood-destroying organisms and related adverse conditions only and does not include reporting of general pest organisms and/or rodents. Wood fences and gates are not considered part of the structure(s) and were not inspected or conditions included in this report. Upstairs stall shower(s) were not water tested due to finished ceilings below. (If water stains are present, or become apparent, we suggest further inspection by an appropriate tradesperson). Second story eave structure(s), beyond the reach of decks or balconies, or eave structure(s) above ten (10) feet, were not probed due to the inaccessibility of these areas. A visual inspection only was performed. If a detailed probing inspection is requested or required, there will be an additional charge. A supplemental report will be issued outlining findings, recommendations, and cost, if applicable. When structural repairs are performed, reconstruction will be done to match existing construction design only and not as an improvement in design. If improvement(s) of existing structural design is desired or required it will be performed at an additional cost. Size(s) of replaced wood may differ from size(s) of wood used in the original construction. Peartree Construction and Termite Control will endeavor to match existing wood sizes as close as possible according to standard building practices without incurring additional costs for specialized milling. Peartree Construction and Termite Control does not normally prime, paint, or stain replaced wood/timbers and/or repaired surfaces, unless specifically included in the body of this report. If priming, painting, or staining of replaced wood/timbers and/or repaired surfaces is required or requested, it will be performed to blend with the color of existing surfaces only, and there may be an additional charge. (Note: An exact color match may not be possible due to aging of paint, or stain, on existing surfaces). Peartree Construction and Termite Control guarantees only the area(s) chemically treated and/or work performed by this company for a period of one (1) year from the date of completion, unless otherwise stated in the Wood Destroying Pests and Organisms Inspection Report, or Standard Notice of Work Completed and Not Completed.

This inspection and report does not include the detection, disclosure, and/or testing for mold. Whereas the presence of mold can indicate the conditions that cause the mold, these same conditions may cause the development of a wood destroying fungi, (high humidity, excessive moisture, lack of ventilation, plumbing leaks, roof leaks, exterior sprinkler/watering patterns, sewer line leaks, high water tables). The actual presence of mold does not indicate the presence of a wood destroying organism form of fungi. Should interested parties be concerned about the presence of mold, we suggest further inspection by an appropriate mold expert and/or tradesperson. (It is possible for mold, as it is with wood destroying organisms, or any microscopic organisms, to be concealed and, therefore, not evident at the time of inspection(s), and to become apparent during the course of time).

Wood destroying organism inspections are limited to visible and accessible areas only. It is possible for wood destroying organisms, infestations, and infections to be concealed and, therefore, not evident at the time of our inspection, and to become apparent during the course of time. A very careful inspection was made of this property on this date, and no other evidence of wood destroying organisms and/or adverse conditions were noted other than as mentioned in the body of this report. Should evidence of wood destroying organisms become apparent in the future, or during the course of corrective work performed by this company, a licensed contractor, handyman, and/or owner, another inspection must be made outlining findings, recommendations, and cost.

A wood-destroying organism report is regarded by the State of California legal system as a legal document, and subject to scrutiny and discipline under the Department of Consumer Affairs, Structural Pest Control Act, Rules and Regulations.

If this report has been designated a "Separated Report" the following language from the State of California, Department of Consumer Affairs, Structural Pest Control Act, Rules and Regulations, Article 5, Wood-Destroying Organisms, Section 1990, paragraph (f) applies:

"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."

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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Section I

Drywood Termites

- FINDING: 2a Evidence of drywood termites identified at attic framing timber(s), as indicated on the diagram.
- RECOMMENDATION: Chemically treat local drywood termite infested timbers with Termidor SC, (Active ingredients - Fipronil: 5-amino-1-(2,6-dichloro-4-(trifluoromethyl)phenyl)-4-((1,R,S)-(trifluoromethyl)sulfinyl)-1-H-pyrazole-3-carbonitrile...9.1%: Inert ingredients - 90.9%), in visible and accessible areas. Remove or cover evidence of infestations(s).

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Notes:

Please allow 7 to 10 days advance notice for scheduling of work.

"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 (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."

If requested by the person ordering this report, a reinspection of the structure will be performed. This request must be within four months of the date of this inspection and there will be a reinspection fee. The reinspection will be performed within ten (10) working days of the request, and the reinspection fee will not exceed the cost of the original inspection.

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.

Wood destroying organism inspections are limited to visible and accessible areas only. A very careful inspection was made of this property upon this date, and no other evidence of wood destroying organisms and/or adverse conditions were noted other than as mentioned in the body of this report. Should additional evidence of wood destroying organisms become apparent in the future, or during the course of corrective work, another inspection must be made outlining findings, recommendations, and cost. A guarantee of one (1) year is given on immediate areas chemically treated, and/or all corrective work performed by this company, only.

"State law requires that you be given the following information: CAUTION - PESTICIDES / TERMITICIDES ARE TOXIC CHEMICALS. Structural pest control companies are registered and regulated by the Structural Pest Control Board, and apply pesticides/termiticides which are registered and approved for use by the California Department of Food and Agriculture 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 of dizziness, headache, nausea, reduced awareness, slowed movement, garbled speech or difficulty breathing, leave the structure immediately and seek medical attention by contacting your physician, or the Poison Control Center, and Peartree Construction and Termite Control immediately.

For further information, contact any of the following; Peartree Construction and Termite Control; for health questions – The County Health Department; for application information – The County Agricultural Commissioner; and for regulatory information – The Structural Pest Control Board, 2005 Evergreen St., Suite #1500, Sacramento, California 95815-3831.

(Phone numbers listed below).

Peartree Construction and Termite Control 800-310-1984

County Health Department

(714) 834-7700

(800) 427-8700

(951) 358-5000

(909) 387-6280

County Agricultural Commissioner

(626) 575-5466

(714) 955-0100

(951) 955-3000

(909) 387-2115

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Poison Control Center

(310) 222-3212

(714) 634-5988

Structural Pest Control Board

(800) 737-8188

(916) 561-8708

(916) 263-2469 (Fax)

OTHER TAGS NOTED: INSPECTION TAG - QUALITY CARE - GARAGE - 05/29/13, TREAT TAG - GARAGE - 08/21/13

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Authorization Agreement

No work will be started until a signed copy of this agreement is received. The improved real property upon which work is to be performed is located at:

PROPERTY ADDRESS: 48 Via Divertirse, San Clemente 92673

TERMS: Net cash upon our Notice of Completion unless otherwise specified herein. A service charge of 10 per cent per annum will be added to the balances 30 days or more past due.

BILL TO: ESCROW _____ HOMEOWNER _____

Elimination and/or control of wood-destroying organisms, and/or adverse conditions in visible and accessible areas, as outlined under the following items of above-mentioned report. Upon authorization, please return the original copy of the Work Order to Peartree Construction and Termite Control.

Section I Items: 2a - Sub Total:

Section II Items: Sub Total: \$0.00

Further Inspection Items: Sub Total: \$0.00

Total For All Items Above:.....

Inspection Fee: \$0.00

Other Costs: \$0.00

Total Cost:.....

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

Please check appropriate boxes (If no box is checked, all items will be completed)

- Complete Section I Items Complete Section II Items
 Complete Further Inspection Items Complete Other Costs

NOTICE TO OWNER

Peartree Construction and Termite Control appreciates this opportunity to serve you and will do the work outlined in this report in a competent, workmanlike manner. We assume no responsibility for damage or infestations that cannot be reasonably detected without opening concealed timbers or areas. If it is necessary for Peartree Construction and Termite Control to take legal action to enforce, protect or defend any of its rights under this order, you agree to pay such sum as attorney's fees and court costs as the court deems reasonable. Before signing this report read it thoroughly. If there are any questions, please contact us.

Under the California Mechanics Lien Law, California Civil Code, Section 3109, et seq., 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 this 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, but the subcontractor, laborers or supplier 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.

To insure extra protection for yourself and your property, you may wish to take one or more of the following steps:

1. Require that your contractor supply you with a payment and performance bond (not a license bond), which provides a guarantee that all work and proper payments will be completed. This payment and performance bond as well as a copy of the construction contract may be filed with the county recorder for your future protection.
2. Before making payment on any completed phase of the project, require your contractor to provide you with unconditional lien releases signed by each material supplier, subcontractor and laborer invoiced on that project phase. Anyone signing this release loses the right to file a claim against your property. To protect yourself under this option you must be certain that all material suppliers, subcontractors, and laborers have signed.

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Notice to customer required by Federal Law: You have entered into a transaction on _____, 20____, which may result in a lien, mortgage, or other security interest on your home. You have a legal right under federal law to cancel this transaction, if you desire to do so, without any penalty or obligation within three business days from the above date or any later date on which all material disclosures required under the Truth in Lending Act have been given to you. If you so cancel the transaction, any lien, mortgage, or other security interest on your home arising from this transaction is automatically void. You are entitled to receive a refund of any down payment or other consideration if you cancel. If you decide to cancel this transaction you may do so by notifying: Peartree Construction and Termite Control at 1631 N. Placentia Ave., Suite C, Anaheim, California 92806 by mail or telegram sent not later than Midnight of _____, 20____. You may also use any other form of written notice identifying the transaction if it is delivered to the above address not later than that time. This notice may be used for that purpose by dating and signing below.

I hereby cancel this transaction _____, 20____. Signature: _____

AUTHORIZATION TO PROCEED

We hereby acknowledge that we have read and understand all of the terms and conditions of this agreement. We hereby agree to those terms and conditions, and authorize Peartree Construction and Termite Control 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 within 30 days from date of completion.

SIGNED _____ DATE _____

SIGNED _____ DATE _____

Peartree Construction and Termite Control

BY  DATE 6/28/2017

