

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. <b>7</b>	STREET, CITY, STATE, ZIP <b>Cinchring Road, Rolling Hills CA 90274</b>	Date of Inspection <b>10/1/2019</b>	No. of Pages <b>7</b>
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## COAST CHEM EXTERMINATING

2826 Gundry Avenue, Signal Hill, CA 90755  
 Tel: (562) 981-8433 or (800) 892-6100  
 (562) 981-8434 Fax

Firm Registration No. <b>PR 0862</b>	Report No. <b>15695</b>	Escrow No.
Ordered By: Re/Max Palos Verdes 450 Silver Spur Road Rolling Hills Est., CA 90274 Attn: [REDACTED]	Property Owner/Party of Interest [REDACTED] 7 Cinchring Road Rolling Hills, CA 90274	Report Sent To: Peninsula Escrow 734 Silver Spur Rd. #104 Rolling Hills, CA 90274  Re/Max Palos Verdes 450 Silver Spur Road Rolling Hills Est., CA 90274

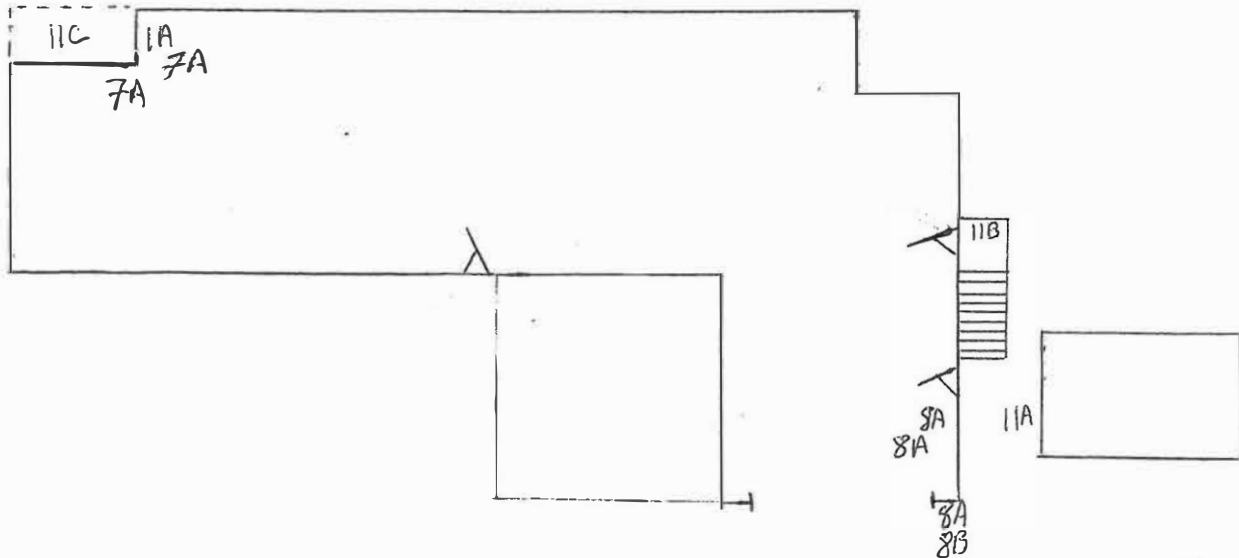
COMPLETE REPORT      
 LIMITED REPORT      
 SUPPLEMENTAL REPORT      
 REINSPECTION REPORT

General Description: 1 Story/Single Family Residence/Furnished and occupied with attached garage.	Inspection Tag Posted: Attic
	Other Tags Posted:

An inspection has been made to 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 above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.



Inspected by Ryan Dover State License No. FR 35525 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, California 95815.  
 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, or (800) 737-8188 or www.pestboard.ca.gov. 43M-41 (Rev. 10/01)

7

Cinchring Road, Rolling Hills CA 90274

10/1/2019

15695

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

A. Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These 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; spaces between a floor or porch deck and the ceiling below; area where there is no access without defacing or tearing out lumber, masonry or finished work; areas behind stoves, refrigerators or beneath floor coverings, furnishings; areas where encumbrances and storage, conditions or locks make inspection impractical, portions of the subarea concealed or made inaccessible by ducting or insulation, area beneath wood floors over concrete, and areas concealed by heavy vegetation. Areas or timbers around eaves were visually inspected from ground level only. Although we make visual examinations, we do not deface or probe window/door frames or decorative trims. Unless otherwise specified in this report, we do not inspect fences, sheds, dog houses, detached patios, detached wood decks, wood retaining walls or wood walkways. We assume no responsibility for work done by anyone else, for damage to structure or contents during our inspection, or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non-disclosure by owner/agent/tenant.

B. Slab floor construction has become more prevalent in recent years. Floor covering may conceal cracks in the slab that will allow infestation to enter. Infestations in the walls may be concealed by plaster so that a diligent inspection may not disclose the true condition. These areas are not practical to inspect because of health hazards, damage to the structure; or inconvenience. They were not inspected unless described in this report. We recommend further inspection if there is any question about the above noted areas. Ref: Structural Pest Control Act, Article 6, Section 8516(b), paragraph 1990(i). Amended effective March 1, 1974. Inspection is limited to disclosure of wood destroying pests or organisms as set forth in the Structural Pest Control Act, Article 6, Section 8516(b), Paragraph 1990-1991.

C. A re-inspection will be performed, if requested within four (4) months from date of original inspection, on any corrective work that we are regularly in the business of performing. If CERTIFICATION is required, then any work performed by others must be CERTIFIED by them. There is a re-inspection fee.

D. This company 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.

E. This report includes findings related to the presence/non-presence of wood destroying organisms and/or visible signs of leaks in the accessible portions of the roof. The inspector did not go onto the roof surface due to possible physical damage to the roof, or personal injury. No opinion is rendered nor guarantee implied concerning the water-tight integrity of the roof or the condition of the roof and roofing materials. If interested parties desire further information on the condition of the roof, we recommend that they engage the services of a licensed roofing contractor.

F. Second story stall showers are inspected but not water tested unless there is evidence of leaks in ceiling below. Ref: Structural Pest Control Rules and Regulations, Sec. 8516G. Sunken or below grade showers or tubs are not water tested due to their construction.

G. During the course of/or after opening walls or any previously concealed areas, should any further damage or infestation be found, a supplementary report will be issued. Any work completed in these areas would be at Owner's direction and additional expense.

H. During the process of treatment or replacement it may be necessary to drill holes through ceramic tiles or other floor coverings; These holes will then be sealed with concrete. We will exercise due care but assume no responsibility for cracks, chipping or other damage to floor coverings. We do not re-lay carpeting.

I. We assume no responsibility for damage to any Plumbing, Gas or Electrical lines, etc., in the process of pressure treatment of concrete slabs or replacement of concrete or structural timbers.

J. When a fumigation is recommended we will exercise all due care but assume no responsibility for damage to Shrubbery, Trees, Plants, TV Antennas or Roofs. A FUMIGATION NOTICE will be left with, or mailed to the Owner of this property, or his designated Agent. Occupant must comply with instructions contained in Fumigation Notice. During fumigation and aeration, the possibility of burglary exists as it does any time you leave your home. Therefore, we recommend that you take any steps that you feel necessary to prevent any damage to your property. We also recommend that you contact your insurance agent and verify that you have insurance coverage to protect against any loss, damage or vandalism to your property. The company does not provide any onsite security except as required by state or local ordinance and does not assume any responsibility for care and custody of the property in case of vandalism, breaking or entering.

K. Your termite report and clearance will cover 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.

L. If you should have any questions regarding this report, please call or come by our office any weekday between 8:00 a.m. and 5:00 p.m. We also provide information about additional services for the control of Household Pests such as Ants and Fleas, etc.

7

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REPORT NO.

M. I agree to pay reasonable attorney's fees if suit is required by this COMPANY to enforce any terms of this contract, together with the costs of such action, whether or not suit proceeds to judgement.

N. 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.

O. If this report is used for escrow purposes then it is agreed that this inspection report and Completion, if any, is part of the ESCROW TRANSACTION. However, if you received written or verbal instructions from any interested parties involved in this escrow (agents, principals, etc.) to not pay our invoice at close of escrow, you are instructed by us not to use these documents to satisfy any conditions or terms of your escrow for purposes of closing the escrow. Further, you are instructed to return all of our documents and the most current mailing address you have on file for the property owner.

P. Owner/agent/tenant acknowledges and agrees that inspection of the premises will not include any type of inspection for the presence or non-presence of asbestos and that this report will not include any findings or opinions regarding the presence or non-presence of asbestos in, upon or about the premises, we recommend that you contact a contractor specifically licensed to engage in asbestos related work. Further, should we discover the presence of asbestos during our inspection of the premises or should our inspection of the premises cause a release of asbestos dust or particles, owner/agent/tenant shall be solely responsible for the cleanup, removal and disposal of the asbestos and the 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, which is in any way related to the presence of asbestos on the premises.

Q. 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 Coast Chem Exterminating, Inc. 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, Coast Chem Exterminating, 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."

R. "This Wood Destroying Pests & Organisms Report DOES NOT INCLUDE MOLD or any 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."

7

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10/1/2019

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**1. Subterranean Areas:**

Inspected

## FINDING 1A

Evidence of drywood termites noted in areas marked (1A) on diagram, extending into inaccessible areas.

## PRIMARY 1A-1

Cover entire structure(s) and fumigate for the elimination of drywood termites. Cover or remove termite pellets.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

## SECONDARY 1A-2

SECONDARY

RECOMMENDATION At owners request locally treat accessible areas for the control of drywood termites in lieu of a fumigation. Coast Chem Exterminating will not guarantee this method as it is considered substandard and may not eliminate all infestation(s).

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

**2. Stall Shower:**

Tested/Second Story Stall Shower Not Tested

**3. Foundations:**

Concrete/Raised/Slab

**4. Porches - Steps:**

Concrete

**5. Ventilation:**

Adequate

**6. Abutments:**

None

**7. Attic Spaces:**

Inspected/See 7 Below

## FINDING 7A

Evidence of drywood termites noted in areas marked (7A) on diagram, extending into inaccessible areas.

## PRIMARY 7A-1

Cover entire structure(s) and fumigate for the elimination of drywood termites. Cover or remove termite pellets.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

7

Cinchring Road, Rolling Hills CA 90274

10/1/2019

15695

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**7. Attic Spaces:**

SECONDARY 7A-2

SECONDARY

RECOMMENDATION At owners request locally treat accessible areas for the control of drywood termites in lieu of a fumigation. Coast Chem Exterminating will not guarantee this method as it is considered substandard and may not eliminate all infestation(s).

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

**8. Garages:**

Inspected/See 8 Below

FINDING 8A

Evidence of drywood termites noted in areas marked (8A) on diagram, extending into inaccessible areas.

PRIMARY 8A-1

Cover entire structure(s) and fumigate for the elimination of drywood termites. Cover or remove termite pellets.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

SECONDARY 8A-2

SECONDARY

RECOMMENDATION At owners request locally treat accessible areas for the control of drywood termites in lieu of a fumigation. Coast Chem Exterminating will not guarantee this method as it is considered substandard and may not eliminate all infestation(s).

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

FINDING 8B

Termite damage noted at trim marked (8B) on diagram.

RECOMMENDATION 8B

Fill areas with wood filler.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

**9. Decks - Patios:**

Inspected/See 9 Below

**10. Other - Interiors:**

Inspected

**11. Other - Exteriors:**

Inspected/See 11 Below

FINDING 11A

Fungus damage noted at siding at storage shed marked (11A) on diagram.

7

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REPORT NO.

**11. Other - Exteriors:**

## RECOMMENDATION 11A

Install trim at seam in siding.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

## FINDING 11B

Fungus damage noted at rim joist at landing marked (11B) on diagram.

## RECOMMENDATION 11B

Fill areas with wood filler.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

## FINDING 11C

Fungus damage noted at blocking at sunshade outside of master bedroom bathroom marked (11C) on diagram.

## RECOMMENDATION 11C

Replace fungus damaged wood. Replaced wood will be primed white.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

TO PERFORM FUMIGATIONS, WALKING ON TILE ROOF SURFACES IS REQUIRED. DAMAGE TO TILE MAY/WILL OCCUR. THIS PRICE DOES NOT INCLUDE TILE REPLACEMENT. COAST CHEM EXTERMINATING, INC. ASSUMES NO RESPONSIBILITY FOR REPLACEMENT OF DAMAGED TILES.

NOTE Owner to have vegetation trimmed back from structure(s) prior to fumigation.

7

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OCCUPANTS CHEMICAL NOTICE

Coast Chem Exterminating, Inc. will use pesticide chemical(s) specified below for the control of wood destroying pests or organisms in locations identified in the Structural Pest Control Report as indicated above.

(1) The pest(s) to be controlled:

- SUBTERRANEAN TERMITES  FUNGUS OR DRYROT
- BEETLES  DRYWOOD TERMITES  OTHER \_\_\_\_\_

(2) The pesticide(s) proposed to be used and the active ingredient(s).

- A. PREMISE\*: Active ingredient: Imidacloprid:1-[(6-Chloro-3-pyridinyl)methyl]-N nitro-2-imidazolidinimine.....0.05%  
other ingredients...99.95%
- B. COPPER NAPHTHENATE: Active ingredients:  
Copper Naphthenate 20%; Inert Ingredients 80%.
- C. CY-KICK: Active ingredients: Cyfluthrin.....01%  
other ingredients (petroleum distillates.....99.9%
- D. TIMBOR: Active Ingredients: Disodarm Oceborate Tetrahydrate 98%;  
inert ingredients: 2%
- E. VIKANE: Active Ingredients: Sulfuryl-Fluoride mixed with chloroppcirin..
- F. TENGARD SFR: Active Ingredients: Permethrin\* 36.8% Inert ingredients....63.2%

(3) "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 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 similar to common seasonal illness comparable to the flu, contact your physician or poison control center and your pest operator immediately. (This statement shall be modified to include any other symptoms of overexposure which are not typical of influenza.)"

For further information, contact any of the following:

- Coast Chem Exterminating, Inc.....(562) 981-8433
- Los Angeles County Health Dept.....(213) 250-8055
- Orange County Health Dept.....(714) 834-3155
- Los Angeles County Agriculture Commission....(626) 575-5466
- Orange County Agriculture Commission.....(714) 955-0100
- Structural Pest Control Board-1418 Howe Avenue
- Suite 18, Sacramento, CA 95825.....(800) 737-8188
- Poison Control Center.....(800) 876-4766

Persons with respiratory or allergic conditions, or others who may be concerned about their health relative to this chemical treatment, should contact their physician concerning occupancy during and after chemical treatment prior to signing this NOTICE.

NO CHEMICAL APPLICATION WILL BE PERFORMED UNTIL SUCH TIME THAT THIS NOTICE IS RETURNED. HAVING READ THE INSTRUCTIONS, I, THE UNDERSIGNED, WILL ACCEPT RESPONSIBILITY FOR ALL THE AFOREMENTIONED.

OWNER/OCCUPANT \_\_\_\_\_ DATE \_\_\_\_\_

OWNER/OCCUPANT \_\_\_\_\_ DATE \_\_\_\_\_

# COAST CHEM EXTERMINATING

2826 Gundry Avenue, Signal Hill, CA 90755  
Tel: (562) 981-8433 or (800) 892-6100  
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## WORK AUTHORIZATION CONTRACT

Address of Property: 7 Cinchring Road, Rolling Hills CA 90274  
Inspection Date: 10/1/2019  
Report #: 15695  
Title Co. & Escrow #:

SECTION 1	SECTION 2	FURTHER INSPECTION
1A-1 \$ 2000.00		
1A-2 \$ 560.00		
7A-1 See 1A-1		
7A-2 See 1A-2		
8A-1 See 1A-1		
8A-2 See 1A-2		
8B \$ 25.00		
11A \$ 90.00		
11B \$ 35.00		
11C \$ 290.00		

We Authorized the Following Section 1 Items to be Performed.

Secondary treatment \$560.00  
Fumigation \$2,000.00  
Repair \$440.00

We Authorized the Following Section 2 Items to be Performed.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

We Authorized the Following Items for Further Inspection.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed Cost Section 1: \$3,000.00

Proposed Cost Section 2: \$0.00

Proposed Cost Fur.Insp.: \$0.00

Inspection Fee: \$ 150.00

**Total:** \$3,150.00

Guard Service available upon request, at owner's expense  
Visa and master card are accepted with at \$25.00 convenience fee on balance charged

Coast Chem Exterminating has a minimum of \$310.00

\*\*\*\*\*  
NOTICE TO PROPERTY OWNERS (Section 7018 of the California Contractors License Law, Business & Professional Code Div. 3, Ch. 9) Provides under Mechanic's Lien law any contractor, Laborer, supplier or other person who helps to improve your property but is not paid for his 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 the court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if the subcontract, laborer or supplier remains unpaid.  
\*\*NOTE\*\* Inspection fee is billed separately above any work costs.

I have read this work authorization contract and WDO inspection report it refers to. SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED. I have read and understand the terms of this work authorization contract and hereby agree to all

APPROVED AND READ BY: \_\_\_\_\_

DATE \_\_\_\_\_

ACCEPTED FOR: \_\_\_\_\_

DATE \_\_\_\_\_

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### CUSTOMER INFORMATION

\* NOTE: INSPECTION FEE IS WAIVED IF WORK PERFORMED BY THIS COMPANY IS OVER THE MINIMUM OF \$310.00

The total amount of this contract is due and payable upon completion of the work listed above unless otherwise specified. Only the work specified in the contract is being done at this time due to owners wishes. ANY WORK PERFORMED AGAINST AN EXISTING TITLE ESCROW WILL BE THE FINANCIAL RESPONSIBILITY OF THE PARTY ORDERING THE INSPECTION REPORT, IN THE EVENT OF A CANCELLED TITLE ESCROW.

Work completed (LABOR) by operator shall be guaranteed for a period of one year from completion. Toilet plumbing(parts supplied by this firm), showers, floors or any measures for the control of moisture are guaranteed for (30) days only. Chemical treats are guaranteed for one year. Only the areas treated are guaranteed. All fumigations guaranteed two years.

Customer agrees to hold company harmless for any damage which may occur to plant life, wiring, trees, vines, pets, tile roofs, plumbing leaks, or changes beyond control of the company which may occur during the performance of this work. In case of non-payment by owner, reasonable attorney's fees and costs of collection shall be paid by the owner, whether suit be filled or not. A SERVICE CHARGE OF 1-1/2 PERCENT, PER MONTH WILL BE CHARGED ON ALL BALANCES OVER (30) DAYS. THE 1-1/2 PERCENT, PER MONTH, EQUALS 18 PERCENT PER ANNUM ON THE UNPAID BALANCES.

Any additional damage found while work is being performed will be supplemented by a report as to additional findings and costs.

We do not guarantee work completed by others. This firm does not make statements concerning workmanship. Workmanship is only determinable by those paying for or receiving those services.

If at the time of repairs to decks, the damage is found to be more extensive, a Supplemental report will be given along with a bid for any other corrections that maybe necessary.

A re-inspection of specific items on the report or of any other conditions pertaining to this structure can be done at an ADDITIONAL COST PER TRIP. The re-inspection must be done within (4) months of the original inspection.

Our inspectors are not equipped with 40 ft. ladders therefore all two story building will not be inspected at the eaves unless requested.

NOTICE TO PROPERTY OWNERS : (Section 7018 of the California Contractors License Law, Business & Professional Code Div. 3, Chap. 9) Provides under the Mechanic's Lien Law any contractor, subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for his 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 the court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if the subcontractor, laborer, or supplier remains unpaid.

\*\* NOTE \*\*: Inspection fee is billed separately above any work costs but it will be waived if work is performed by this company.

### \*\*MOLD DISCLAIMER\*\*

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 such 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 started.

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