

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 1640	STREET, CITY, STATE, ZIP Via Machado , Palos Verdes CA 90274	Date of Inspection 4/18/2018	No. of Pages 8
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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. PR 0862	Report No. 14467	Escrow No.
Ordered By: Re/Max Palos Verdes-Silver Spur 450 Silver Spur Road Rolling Hills Est., CA 90274 Attn: Patricia Hedstrom	Property Owner/Party of Interest Bob Palomba 1640 Via Machado Palos Verdes, CA 90274	Report Sent To: Re/Max Palos Verdes-Silver Spur 450 Silver Spur Road Rolling Hills Est., CA 90274 Attn: Patricia Hedstrom

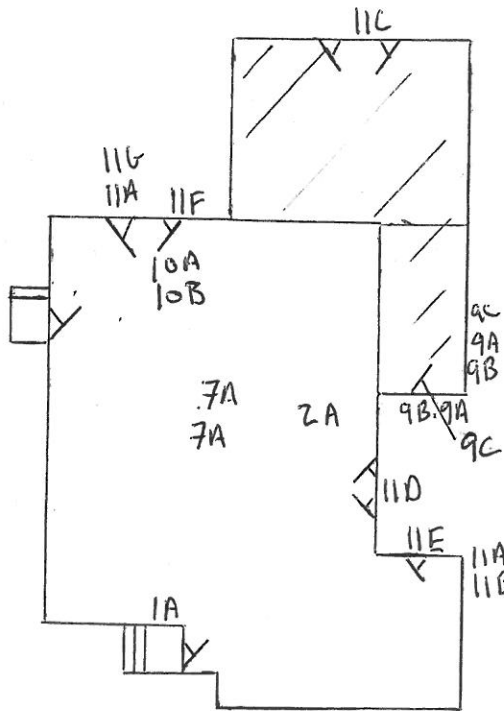
COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

General Description: 1 Story single family residence furnished, no garage	Inspection Tag Posted: Meter Box
	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.

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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.

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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.-"

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1. Subterranean Areas:

Inspected see #1

FINDING 1A

Evidence of subterranean termites noted in areas marked (1A) on diagram coming out of earth filled porch.

RECOMMENDATION 1A

Drill through slab and pressure treat front porch for the control of subterranean termites. Remove accessible termite tunnels, seal holes with concrete.

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

2. Stall Shower:

Tested see #2

FINDING 2A

Leak noted in stall shower pan marked (2A) on diagram.

RECOMMENDATION 2A

Remove base from leaking shower(s), install proper pan and sub drain. Retile up to two tile courses high. If rot extends into wall there will be an additional charge.

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

3. Foundations:

Concrete

4. Porches - Steps:

Concrete

5. Ventilation:

Adequate

6. Abutments:

None

7. Attic Spaces:

Inspected see #7 - Heavy insulation

FINDING 7A

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

RECOMMENDATION 7A

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

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

8. Garages:

None

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9. Decks - Patios:

Inspected see #9

FINDING 9A

Evidence of drywood termites noted in areas marked (9A) on diagram, extending into inaccessible areas.

RECOMMENDATION 9A

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

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

FINDING 9B

Termite damage and dry rot noted at door, jambs, and window at sunroom marked (9B) on diagram.

RECOMMENDATION 9B

Owner to contact a licensed tradesman to inspect and repair as deemed necessary.

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

FINDING 9C

Fungus damaged wood noted in fascia boards marked (9C) on diagram.

RECOMMENDATION 9C

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

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

10. Other - Interiors:

Inspected see #10

FINDING 10A

Evidence of drywood termites noted in door marked (10A) on diagram, extending into inaccessible areas.

RECOMMENDATION 10A

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

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

FINDING 10B

Termite damage noted at door marked (10B) on diagram.

RECOMMENDATION 10B

Fill areas with wood filler.

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

11. Other - Exteriors:

Inspected see #11

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11. Other - Exteriors:

FINDING 11A

Evidence of drywood termites noted in areas marked (11A) on diagram, extending into inaccessible areas.

RECOMMENDATION 11A

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

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

FINDING 11B

Termite damaged wood noted in fascia boards marked (11B) on diagram.

RECOMMENDATION 11B

Fill areas with wood filler.

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

FINDING 11C

Fungus damage noted at french door marked (11C) on diagram.

RECOMMENDATION 11C

Fill areas with wood filler.

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

FINDING 11D

Fungus damage noted at french doors and door sill marked (11D) on diagram.

RECOMMENDATION 11D

Owner to contact a licensed tradesman to inspect and repair as deemed necessary.

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

FINDING 11E

Fungus damage noted at door and sill marked (11E) on diagram.

RECOMMENDATION 11E

Owner to contact a licensed tradesman to inspect and repair as deemed necessary.

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

FINDING 11F

Fungus damage noted at 16' of siding marked (11F) on diagram.

RECOMMENDATION 11F

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

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

FINDING 11G

Termite damage noted at door marked (11G) on diagram.

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11. Other - Exteriors:

RECOMMENDATION 11G

Fill areas with wood filler.

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

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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 _____

INVOICE

COAST CHEM EXTERMINATING

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

DATE	REPORT #	ESCROW #	PROPERTY LOCATION
04/19/2018	14467		1640 Via Machado, Palos Verdes CA 90274

TO: Re/Max Palos Verdes-Silver Spur
450 Silver Spur Road
Rolling Hills Est., CA 90274
ATTN: Patricia Hedstrom

257516	04/18/2018	Inspection	\$150.00
Balance Due:			\$150.00

RETAIN THIS COPY FOR YOUR RECORDS

VISA AND MASTER CARD ARE ACCEPTED WITH A \$25.00 CONVENIENCE FEE ON BALANCE CHARGED
DUE A PAYABLE WITHIN 10 DAYS

1.5% per month charged on all past due accounts. This is an annual percentage rate of 18%
(Interest charged pursuant to the Robinson-Patman Act)

NOTICE. "Under the Mechanics'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 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 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."

THANK YOU FOR YOUR BUSINESS

COAST CHEM EXTERMINATING

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Tel: (562) 981-8433 or (800) 892-6100
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WORK AUTHORIZATION CONTRACT

Address of Property: 1640 Via Machado , Palos Verdes CA 90274
Inspection Date: 4/18/2018
Report #: 14467
Title Co. & Escrow #:

SECTION 1	SECTION 2	FURTHER INSPECTION
1A \$ 280.00		
2A \$ 1550.00		
7A \$ 1450.00		
9A See 7A		
9B Referred		
9C \$ 520.00		
10A See 7A		
10B \$ 180.00		
11A See 7A		
11B See 9C		
11C See 10B		
11D See 9B		
11E See 9B		
11F \$ 200.00		
11G See 10B		

We Authorized the Following Section 1 Items to be Performed.

We Authorized the Following Section 2 Items to be Performed.

We Authorized the Following Items for Further Inspection.

Subterranean treatment \$280.00
Fumigation \$1,450.00
Repairs \$2,450.00

Proposed Cost Section 1: \$4,180.00

Proposed Cost Section 2: \$0.00

Proposed Cost Fur.Insp.: \$0.00

Inspection Fee: \$ 150.00

Total: \$4,330.00

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

Coast Chem Exgterminating has a minimum of \$310.00

NOTICE TO PROPERTY OWNERS (Section 7018 of the California Contractors License Law, Business & Professional Code Div, 3, Chap. 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 subcontractor, laborer or supplier remains unpaid.

NOTE Inspection fee is billed sperately above any work costs.

I have read this work authorization contract and WDO inpection 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 terms thereof.

APPROVED AND READ BY:

DATE

ACCEPTED FOR:

DATE

COAST CHEM EXTERMINATING

COAST CHEM EXTERMINATING

2826 Gundry Avenue, Signal Hill, CA 90755

Tel: (562) 981-8433 or (800) 892-6100

(562) 981-8434 Fax

WORK AUTHORIZATION CONTRACT

Address of Property: 1640 Via Machado , Palos Verdes CA 90274

Inspection Date: 4/18/2018

Report #: 14467

Title Co. & Escrow #:

CUSTOMER INFORMATION

* COAST CHEM EXTERMINATING HAS A 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 filed 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.

****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.