

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 9	Street Sunnyfield Drive	City Rolling Hills Estates	Zip 90274	Date of Inspection 05/18/17	Number of Pages 1 of 6
--------------------------	-----------------------------------	--------------------------------------	---------------------	---------------------------------------	----------------------------------

 <p>Professional Real Estate Services Inc.</p>	<p>Vital Signs Professional Real Estate Services, 1647 W. Sepulveda Blvd., Suite 10 Torrance, CA 90501 Phone: 310-326-6939 Fax: 310-326-6937 www.VitalSignsTermite.com Registration # PR4659</p>			<p>Report # 15567</p>
--	--	---	---	------------------------------

Ordered by: Hunter Mason Realty Courtney Self 609 Deep Valley Drive, Suite 200 Rolling Hills Estates, CA 90274 courtney@huntermason.com	Property Owner and/or Party of Interest:	Report sent to:
---	--	-----------------

COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

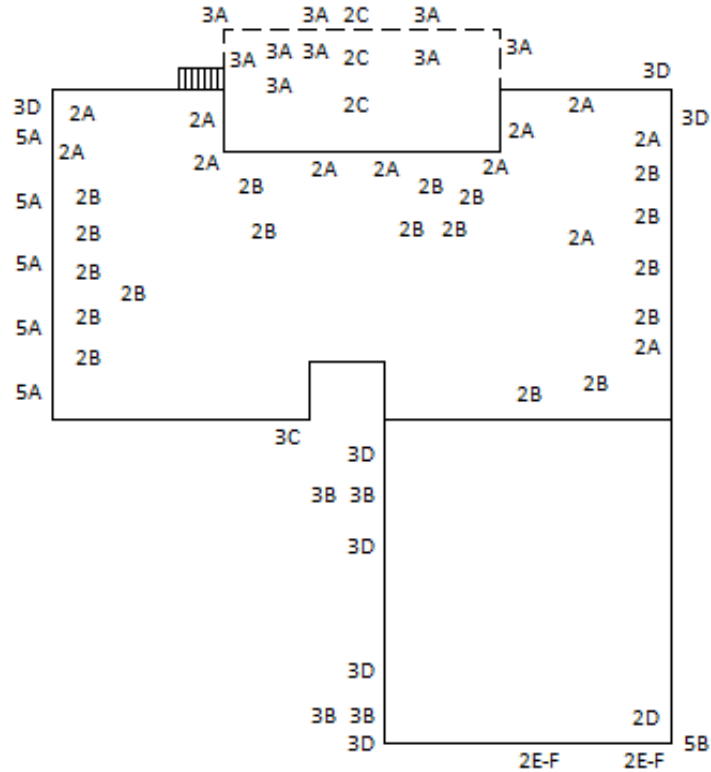
General Description: One story single family residence, furnished, unoccupied	Inspection Tag Posted: Garage
	Other Tags Posted:

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

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.

Diagram not to scale



Inspected by: Steven R. Pegram State License No. FR 44114 Signature Steven R. Pegram

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, (800) 737-8188 or www.pestboard.ca.gov. 43M-41 (REV. 10/01)

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 9	Street Sunnyfield Drive	City Rolling Hills Estates	Zip 90274	Date of Inspection 05/18/17	Report # 15567	Page 2 of 6
--------------------------	-----------------------------------	--------------------------------------	---------------------	---------------------------------------	--------------------------	-----------------------

NOTICE: 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.

A. This inspection pertains only to the specific addresses indicated and does not include any attached or adjacent units.

B. The Structural Pest Control Act requires inspection of only those areas, which are visible and accessible at the time of inspection. Many areas of the structure are not accessible to inspection, such as the interior of hollow walls, spaces between floors, areas concealed by insulation, carpeting, appliances, furniture or cabinets. Infestations or infections may be active in these areas without visible and accessible evidence. If you desire information about areas that were not inspected, a further inspection may be performed at an additional cost. Carpets, furniture, appliances or personal items are not moved and windows are not opened during a routine inspection. Slab floor construction is common. Floor coverings may conceal cracks in the slab that can allow infestation and infection to enter. Infestations and infections in the walls may be concealed by plaster so that a diligent inspection will 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. Inspection is limited to disclosure of wood destroying pests or organisms as set forth in the Structural Pest Control Act. Unless otherwise specified in this report, we do not inspect fences, sheds, doghouses, detached patios, detached wood decks, wood retaining walls or wood walkways.

C. 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 contractor's state license board.

D. Unless otherwise stated, stall showers are tested. Exception; stall showers over finished ceilings are inspected but not water tested unless specifically requested. Owner's permission in writing and a signed release of damages must be received prior to water testing.

E. Should any party in interest desire further information pertaining to the condition of the PLUMBING or ROOF, we recommend the employment of a licensed contractor, as this is not within the scope of our license and we do not issue certifications in these areas.

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

G. 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.

H. Reinspection of repair items (Only for items that this company makes a bid on): This company will reinspect repairs done by others within four months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each reinspection. The reinspection must be done within ten (10) working days of request. The reinspection is a visual inspection and if inspection of concealed areas is desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs.

I. When fumigation is recommended, all fumigation work will be subcontracted to a qualified, and properly licensed third party. This company will recommend the third party. You may accept this company's 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, this company will not be responsible for any act or omission in the performance of work that you directly contract with another to perform.

J. Your termite report and clearance pertain only to any existing infestation or infection, which is outlined in this report. If the Owner of the property desires coverage of new infestations, contact this company regarding a Control Service Agreement to cover any new infestations.

K. This inspection report has a value of \$150.00. This company may "waive" invoicing for this value (i.e. agree not to invoice the fee even though the charge for this value still exists). This company retains the right to invoice the owner up to this amount as a fee for this report, even if originally waived. In addition, up to the same fee amount may be charged for each additional report, and or certification written.

L. If this report is used for escrow purposes then it is agreed that this Inspection Report, Work Agreement and Completion, if

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Report #	Page
9	Sunnyfield Drive	Rolling Hills Estates	90274	05/18/17	15567	3 of 6

any, is part of the ESCROW TRANSACTION. If any charges are to be billed to an escrow transaction, the property owner will still be responsible for payment in the event that escrow is prolonged, closes, or is cancelled without payment being made for all costs incurred by this company. A limited inspection should not be used for an escrow transaction; a full inspection should be performed.

M. Though not common, there exists a fast moving wood destroying fungus called "Poria incrassata" that can remain hidden until serious damage has already occurred. This company will endeavor to, but does not guarantee to, identify this type of infestation when evidence is visible. This company cannot be held responsible for eradication of this serious pest or correction of damages caused by it.

N. This Wood Destroying Pests and Organisms Report DOES NOT INCLUDE MOLD or any mold-like condition. Reference in any documents by the company to moisture conditions or wood destroying fungus should not be construed as an indication of anything other than what is stated. Wood destroying fungi should not be confused with mold. This company does not inspect for or render any opinion on the existence of any mold in the structures inspected. If the customer has any questions about molds in the structure they should direct their questions to a properly credentialed professional.

O. If you should have any questions regarding this report, please call (310) 326-6939, any weekday between 8:00 A.M. and 5:00 P.M. We also provide additional services for the control of General Household pests (ants, rats, etc.)

P. References: Structural Pest Control Act, Business and Professions Code, Division 3, Chapter 14. & CCR Title 16, Division 19.

NOTES:

1. Unless otherwise specified, the guaranty on this company's work is for one year from the date of the original Notice Of Completion. Guaranty only valid upon full payment. This guaranty covers only work performed and the eradication for infestations of the treated species of termites in any portion of the structure(s). A continuing warranty which extends coverage year by year for both Drywood termites and Subterranean termites may be available. Please contact us for details.
2. Prices quoted are valid for 60 days from the date of inspection.
3. If localized treatment is performed: Local treatment is not intended to be an entire structure treatment method. If infestations of wood destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated.
4. This company will perform a free, one time, quality control inspection of the property if contacted by the homeowner prior to the guaranty expiration date.
5. IMPORTANT: Prices listed are based on the "Whole Job" contract. If the customer chooses partial performance, the prices of individual items will increase to cover overhead costs.
6. As a SECONDARY/SUBSTANDARD option for treatment of Drywood termites, a localized treatment is offered at owner's request.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 9	Street Sunnyfield Drive	City Rolling Hills Estates	Zip 90274	Date of Inspection 05/18/17	Report # 15567	Page 4 of 6
--------------------------	-----------------------------------	--------------------------------------	---------------------	---------------------------------------	--------------------------	-----------------------

This is a separated report which is defined as Section I / Section II conditions evident on the date of completion.

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.

Findings and Recommendations

SECTION I:

(2) DRYWOOD TERMITES

2A. FINDING: Evidence of Drywood termite infestation(s) noted at subarea.

RECOMMENDATION: Fumigate the entire structure with either Vikane, Zythor, or other fumigant (with active ingredient Sulfuryl Flouride) for the eradication of Drywood termites. Cover or remove the currently accessible termite pellets and nuptial frass. This company is not responsible for possible plant and roof damage that may occur during the fumigation.

SECONDARY RECOMMENDATION: For the reason(s) listed in the notes, the following sub-standard method is suggested. In lieu of fumigation, drill and treat the infested wood with Termidor SC (active ingredient Fipronil) for the eradication of Drywood termites. Full control may not be achieved immediately with this method. Cover or remove the currently accessible termite pellets and nuptial frass.

[SECTION I]

2B. FINDING: Evidence of Drywood termite infestation(s) noted at attic.

RECOMMENDATION: Fumigate the entire structure, see first fumigation recommendation above for details.

SECONDARY RECOMMENDATION: For the reason(s) listed in the notes, the following sub-standard method is suggested. In lieu of fumigation, drill and treat the infested wood with Termidor SC (active ingredient Fipronil) for the eradication of Drywood termites. Full control may not be achieved immediately with this method. Cover or remove the currently accessible termite pellets and nuptial frass.

[SECTION I]

2C. FINDING: Evidence of Drywood termite infestation(s) noted at back patio cover.

RECOMMENDATION: Fumigate the entire structure, see first fumigation recommendation above for details.

SECONDARY RECOMMENDATION: For the reason(s) listed in the notes, the following sub-standard method is suggested. In lieu of fumigation, drill and treat the infested wood with Termidor SC (active ingredient Fipronil) for the eradication of Drywood termites. Full control may not be achieved immediately with this method. Cover or remove the currently accessible termite pellets and nuptial frass.

[SECTION I]

2D. FINDING: Evidence of Drywood termite infestation(s) noted at garage.

RECOMMENDATION: Fumigate the entire structure, see first fumigation recommendation above for details.

SECONDARY RECOMMENDATION: For the reason(s) listed in the notes, the following sub-standard method is suggested. In

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 9	Street Sunnyfield Drive	City Rolling Hills Estates	Zip 90274	Date of Inspection 05/18/17	Report # 15567	Page 5 of 6
--------------------------	-----------------------------------	--------------------------------------	---------------------	---------------------------------------	--------------------------	-----------------------

lieu of fumigation, drill and treat the infested wood with Termidor SC (active ingredient Fipronil) for the eradication of Drywood termites. Full control may not be achieved immediately with this method. Cover or remove the currently accessible termite pellets and nuptial frass.

[SECTION I]

2E. FINDING: Evidence of Drywood termite infestation(s) noted at garage door jambs.

RECOMMENDATION: Fumigate the entire structure, see first fumigation recommendation above for details.

SECONDARY RECOMMENDATION: For the reason(s) listed in the notes, the following sub-standard method is suggested. In lieu of fumigation, drill and treat the infested wood with Termidor SC (active ingredient Fipronil) for the eradication of Drywood termites. Full control may not be achieved immediately with this method. Cover or remove the currently accessible termite pellets and nuptial frass.

[SECTION I]

2F. FINDING: Evidence of Drywood termite damaged wood noted at garage door jambs.

RECOMMENDATION: Repair and/or replace damaged wood.

[SECTION I]

(3) FUNGUS/DRYROT

3A. FINDING: Fungus damaged wood noted at back patio cover framing which appears to be caused by failure/lack of a water proof coating.

RECOMMENDATION: Repair or replace fungus damaged wood and apply a water proof coating.

[SECTION I]

3B. FINDING: Fungus damaged wood noted at custom beams which appears to be caused by failure/lack of a water proof coating.

RECOMMENDATION: Repair or replace fungus damaged wood and apply a water proof coating.

[SECTION I]

3C. FINDING: Fungus damaged wood noted at starter boards which appears to be caused by failure/lack of a water proof coating.

RECOMMENDATION: Repair or replace fungus damaged wood and apply a water proof coating.

[SECTION I]

3D. FINDING: Fungus damaged wood noted at fascia and fascia trim which appears to be caused by failure/lack of a water proof coating.

RECOMMENDATION: Repair or replace fungus damaged wood and apply a water proof coating.

[SECTION I]

FURTHER INSPECTION:

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Report #	Page
9	Sunnyfield Drive	Rolling Hills Estates	90274	05/18/17	15567	6 of 6

(5) FURTHER INSPECTION

5A. FINDING: Inaccessible area noted at side of house due to ivy/foliage.

RECOMMENDATION: Owner or owner's contractor to make area accessible for further inspection.

[UNKNOWN, FURTHER INSPECTION]

5B. FINDING: Inaccessible area noted at front of garage due to large shrubbery.

RECOMMENDATION: Owner or owner's contractor to make area accessible for further inspection.

[UNKNOWN, FURTHER INSPECTION]