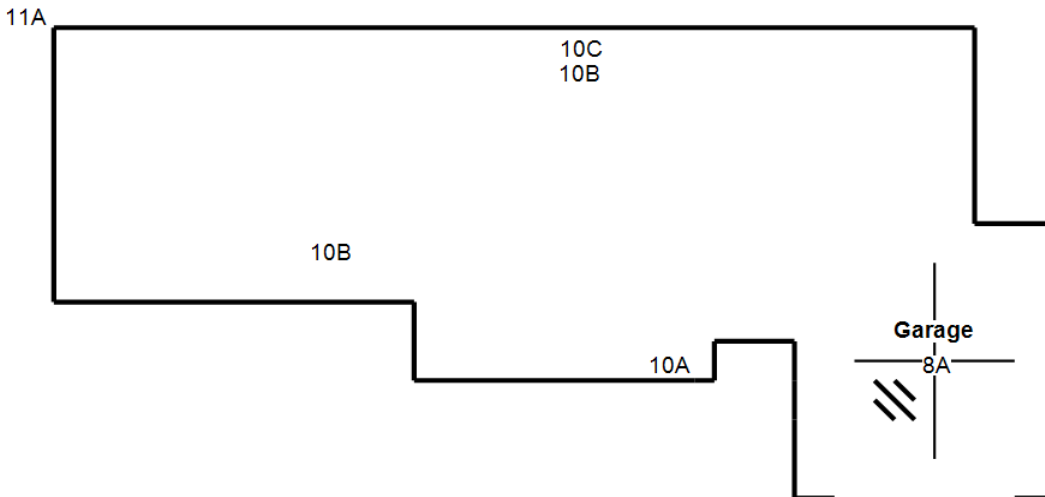


## WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building Address: <b>17 Comstock Rd., Chico, CA 95928</b>		Date of Inspection <b>06/16/2017</b>	Number of Pages <b>5</b>
<b>John Moss Pest Control</b> 6595 Perry Rd. Magalia CA 95954 Phone: (530) 228-1568 Fax: (530) 873-3276		Report # <b>W9556</b>	
		Lic. Registration # <b>PR 6242</b>	
		Escrow #	
Ordered by: Peoples Choice Brokers & Mortgage group. Crystal P. Landini 3888 Dusty Ln. Chico, CA 95973 (530) 321-5528 - Company 519-4804 - Cell	Property Owner and/or Party of Interest: Rebecca Rios 664 E. 1st Av. Chico, CA 95926	Report Sent to: Peoples Choice Brokers & Mortgage group. Crystal P. Landini 3888 Dusty Ln. Chico, CA 95973 (530) 321-5528 - Company 519-4804 - Cell	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: Single story occupied and furnished wood framed slab foundation single family residence and an attached garage		Inspection Tag Posted:    Water Heater	
		Other Tags Posted: None	
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 <input type="checkbox"/> Drywood Termites <input type="checkbox"/> Fungus / Dryrot <input type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input checked="" type="checkbox"/>			
If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for the details on checked items.			



This Diagram is not to scale

Inspected by: John Moss State License No. OPR 12096 Signature *John Moss*

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceeding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Ste. 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 the services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov

Initials

SECOND PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

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What is a Wood Destroying Pest and Organism Inspection Report?

The following explains the scope and limitations of a structural pest control inspection and a Wood Destroying Pest & Organism Inspection Report.

A Wood Destroying Pest & Organism Inspection Report contains finding as to the presence or absence of wood destroying insects or organisms in visible and accessible areas on the date of inspection and contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the wood destroying pest & organism inspection report are governed by the structural pest control act and its rules and regulations.

Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to this report. This report does not address any such defects as they are not within the scope of the license of the inspector or the company issuing this report.

The following areas are considered inaccessible for purposes of inspection or are not included in a normal inspection report and therefore are excluded in this report: the interior of hollow walls; spaces between an upstairs floor and the ceiling below or a porch deck and soffit below; stall showers over finished ceilings; such structural segments as areas enclosed by bay windows, buttresses, built in cabinet work, areas under floor covering; any areas requiring the removal of storage, furnishings or appliances; any areas to which there is no access without defacing or removing lumber, masonry or finished workmanship.

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; areas where there is no access without defacing or tearing out lumber, masonry or finished work; make inspection impractical; and areas or timbers around eaves that would require use of an extension ladder. We did not inspect any wood member that was covered by insulation, plaster, paint, stucco, tile, or any other material. We did not inspect wood members hidden by floor covering, chattels, or furniture. We did not inspect the interior of hollow walls, or the spaces between a ceiling or the soffit below. Conditions conducive to an infestation or infection by wood destroying organisms could exist in an uninspected area. This report expresses no opinion regarding the condition of uninspected areas. Although it appears to be not practical to open these areas for inspection. We do not have the expertise to inspect for building code violations or the quality of work completed by others. We recommend that you contact a licensed engineer for opinions beyond the scope of our license. For more information as to the condition of electrical systems, plumbing, and appliances, we recommend you employ a home inspection service.

Certain areas may be inaccessible for inspection due to construction or storage. We recommend further inspection of areas where inspection was impractical. Re: Structural Pest Control Act, Article 6, section 8516 (b), paragraph 1990 (l). Amended effective March 1, 1974. Stall shower, if any, are water tested in compliance with Section 1991 (12) of the Structural Pest Control Act. The absence or presence of leaks through sub-floor, adjacent floors or walls will be reported. This is a report of the condition of the stall shower at the time of inspection only, and should not be confused as a guarantee. Although we make a visual examination, we do not deface or probe into window or door frames, decorative trim, roof members, etc., in search of wood destroying pests or organisms.

"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."

NOTE: We do not inspect or certify plumbing, plumbing fixtures, etc.

**NOTE: "The exterior surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contract a roofing contractor who is licensed by the Contractor's State License Board."**

"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 John Moss Pest Control'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, John Moss Pest Control 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."

**"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."**

This Wood Destroying Pest & Organisms Report DOES NOT INCLUDE MOLD or any mold like conditions. No reference will be made to mold or mold-like conditions. 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.

"Local treatment is not intended to be an entire structure treatment method. If infestations or wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated."

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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 of 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.

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**FINDINGS AND RECOMMENDATIONS**

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NOTE: This is to certify that the above property is free of active infestation or infection in all visible and accessible areas.

**Attic Spaces:** Insulation caused limited inspection

**Garages:**

- 8A PRICE: Not Estimated (Further Inspection)  
FINDINGS: The garage has been converted into a living space as indicated in the area on the diagram.  
RECOMMENDATION: Interested parties should engage the services of a licensed contractor to further inspect the area and/or repair as necessary.
  
- 8B PRICE: Not Estimated (Further Inspection)  
FINDINGS: Partially accessible areas due to stored items preventing inspection.  
RECOMMENDATION: If further inspection is required, owner to make the perimeter area accessible.

**Other Interior:**

- 10A PRICE: Not Estimated (Further Inspection)  
FINDINGS: Stains were noted at time of inspection to the sink shelf. John Moss Pest Control does not guarantee the presence or absence of any leaks or hidden damage from same.  
RECOMMENDATION: Interested parties should engage the services of a licensed contractor to further inspect the area and/or repair as necessary.
  
- 10B PRICE: \$150.00 (Section II)  
FINDINGS: The toilet in the bathroom indicated on the diagram is rocking on its drain flange.  
RECOMMENDATION: Remove the toilet and inspect adjacent wood members. If no further damage is found reset the commode with a new wax seal.
  
- 10C PRICE: Not Estimated (Section II)  
FINDINGS: A plumbing leak was noted at the bathtub valve at the time of inspection.  
RECOMMENDATION: Interested parties should engage the services of a licensed plumber to make repairs as needed.

**Other Exterior:**

FOURTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

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**- Findings and Recommendations continued from previous page -**

11A PRICE: \$25.00 (Section II)  
FINDINGS: There is a void in the stucco siding.  
RECOMMENDATION: Seal the void as necessary.

NOTE: The roof covering is not walked on or inspected. Wood members at 2nd story height or accessible from the roof were not inspected.

NOTE: The exterior stucco/brick (masonry wallcovering) extends below the exterior grade. This condition can be conducive to wood destroying pests. Infestations of wood destroying pests in inaccessible areas can not be identified. Periodic inspection of these areas is advised.

NOTE: This is to certify that the above property is free of active infestation or infection in all visible and accessible areas.

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In accordance with the laws and regulation of the State of California, we are required to provide you with the following information prior to application of pesticides to your property.

"State law requires that you be given the following information: CAUTION--PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Companies 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 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 (800) 876-4766 and your pest control company immediately." "For further information, contact any of the following:

For further information, contact any of the following:

John Moss Pest Control	530 228 1568
Poison Control Center	(800) 876-4766
(Health Questions) County Health Dept. Butte County Health Dept.	800 876- 4766
(Application Info.) County Agriculture Commission Butte County Agricultural Commissioner	530 538 7381
Structural Pest Control Board (Regulatory Info.) 2005 Evergreen Street, Ste. 1500 Sacramento, CA 95815	(916) 561-8704

**NOTICE TO OWNER**

Under the California Mechanics Lien Law any structural pest control company which 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 his or her 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 structural pest control company in full if the subcontractor, laborers or suppliers 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." Prime 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.

NOTE: If the Home Owner fails to pay billing in full, John Moss Pest Control will have the right to be paid back for all its costs and expenses to the extent not prohibited by applicable law. Those expenses include, for example (but not limited to), reasonable attorney's fees. If for any reason this account is to be turned over to our collection agency, You will be responsible for all cost of collecting.

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**Findings and Recommendations estimated by this Company:**

Item	Approval	Primary Estimate	Section
8A		Not Estimated	Further Insp.
8B		Not Estimated	Further Insp.
10A		Not Estimated	Further Insp.
10B	<input type="checkbox"/>	\$150.00	II
10C		Not Estimated	II
11A	<input type="checkbox"/>	\$25.00	II

Complete all of the items quoted above with Primary Estimate.

**Total Estimate \$175.00**

Complete only the above Items checked.

Total \$ \_\_\_\_\_

*I have read and understand the terms of the Report referenced above and agree to the terms and conditions set forth. John Moss Pest Control is hereby authorized to complete the Items selected above and it is agreed that payment shall be made as follows:*

Payment shall be made as follows:  With close of Escrow  \$ \_\_\_\_\_ Deposit  \$ \_\_\_\_\_ on Completion

Escrow Number: \_\_\_\_\_ Escrow Company: \_\_\_\_\_ Escrow Officer: \_\_\_\_\_

Phone ( ) \_\_\_\_\_ - \_\_\_\_\_ Fax ( ) \_\_\_\_\_ - \_\_\_\_\_ Address: \_\_\_\_\_

Owner or Authorized Representative:  Owner  Representative's Title: \_\_\_\_\_

Print Name: \_\_\_\_\_ X \_\_\_\_\_ Date \_\_\_\_\_

Owner or Authorized Representative:  Owner  Representative's Title: \_\_\_\_\_

Print Name: \_\_\_\_\_ X \_\_\_\_\_ Date \_\_\_\_\_

