

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 6851	STREET, CITY, STATE, ZIP FAIRCOVE DRIVE, RANCHO PALOS VERDES CA 90275	Date of Inspection 5/13/2014	No. of Pages 7
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RICHLAND TERMITE AND CONSTRUCTION

10842 Noel Street, #109, Los Alamitos, CA 90720
Ph: (714) 484-6626 (714) 484-6610 Fax

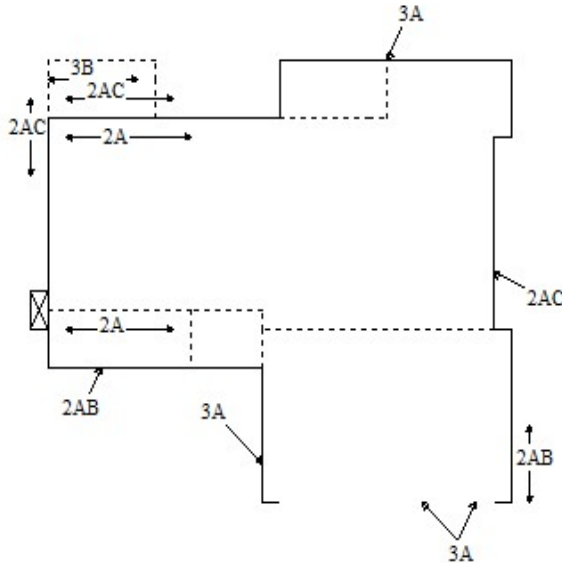
Firm Registration No. PR 6155	Report No. 140628	Escrow No.
Ordered By: HOME OWNER 6851 FAIRCOVE DRIVE RANCHO PALOS VERDES, CA 90275	Property Owner/Party of Interest HOME OWNER 6851 FAIRCOVE DRIVE RANCHO PALOS VERDES, CA 90275	Report Sent To: PATRICIA HEDSTROM/COLDWELL BANKER 600 DEEP VALLEY DRIVE ROLLING HILLS ESTATES, CA 90274

COMPLETE REPORT LIMITED REPORT SUPPLEMENTAL REPORT REINSPECTION REPORT

General Description: TWO STORY WOOD SIDED STUCCO HOUSE, FURNISHED AND OCCUPIED, FLAT TILE ROOF, WITH ATTACHED THREE CAR GARAGE	Inspection Tag Posted: ATTIC
	Other Tags Posted: NONE FOUND

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 ALBERT OWEN State License No. FR28048 Signature *Albert Owen*

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)

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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 eaves, fascia board, rafters, siding, beams, wall studs, garage doors or any other wood members on this structure. These also include 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 are not responsible for damage concealed under texture coating, painted surfaces, stained and varnished surfaces. 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. "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."

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

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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.

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.

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"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."

THE EXTERIOR SURFACE OF THE ROOF WILL NOT BE 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.

PESTICIDES ARE THE PRODUCTS RICHLAND TERMITE COMPANY USES TO CONTROL THE TARGET PEST LISTED IN YOUR INSPECTION. PESTICIDES MAKE A BETTER LIFE FOR ALL OF US. THEY HELP CONTROL DISEASE CARRIERS THUS PROTECTING YOUR HEALTH AND PROPERTY. WHEN PROPERLY USED, PESTICIDES POSE NO PROBLEM TO MAN OR THE ENVIRONMENT. YOUR RICHLAND TERMITE COMPANY TECHNICIAN IS A STATE CERTIFIED APPLICATOR AND IS CONSTANTLY BEING UPGRADED BY OUR TRAINING SESSIONS. IF YOU HAVE ANY QUESTIONS PLEASE CALL THE FOLLOWING NUMBER (714) 484-6626.

"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."

"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 Richland Termite Inc. bid or you may contract directly with another registered company licensed to perform the work. If you chose to contract directly with another registered company, Richland Termite 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."

Fume Company: AAA FUMIGATION
5606 RAWLINGS AVENUE
622-0915

NOTE: WHEN A FUMIGATION IS PERFORMED ALL ITEMS SUCH AS FOOD, FEED, DRUGS, AND MEDICINALS (INCLUDING THOSE ITEMS IN REFRIGERATORS AND FREEZERS) MUST EITHER BE REMOVED FROM THE STRUCTURE BEING FUMIGATED OR SEALED IN PROTECTIVE BAGS PROVIDED BY RICHLAND TERMITE COMPANY INC.,

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Drywood Termites:

ITEM 2A FUMIGATION

Evidence of drywood termite infestation to ATTICS, EXTERIOR as indicated on diagram.

RECOMMENDATION: As a primary measure, tape and/or tarp and fumigate the structure with an approved fumigant. Cover or remove drywood pellets in the designated areas as access allows. SEE FUMIGATION NOTICE AND CHEMICAL DISCLOSURE FOR DETAILS ON GAS AND OTHER INFORMATION REGARDING CONSEQUENTIAL DAMAGES THAT CAN OCCUR WHEN TARPING BUILDINGS OR PATIOS (THIS MUST BE SIGNED BEFORE FUMIGATION IS PERFORMED). NOTE: This is guaranteed for 100% extermination of drywood termites.

NOTE: THIS EXTERMINATION WILL NOT ELIMINATE SUBTERRANEAN TERMITES

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

NOTE: Tile roof noted on this building, and damage will occur when tarping this structure. However, the extent of damage will not be known until tarps are removed from the structure. NOTE: THIS COMPANY GIVES NO GUARANTEE TO ROOFS ON THIS PROPERTY.

ITEM 2B REPAIR/REPLACE DAMAGE

DRYWOOD TERMITE damage noted to EAVES as indicated on diagram.

RECOMMENDATION: REMOVE THE DAMAGE FOR FURTHER INSPECTION. IF NO FURTHER DAMAGE IS EXPOSED RESUPPORT/REPLACE WITH NEW MATERIAL. *NOTE:* IF FURTHER INSPECTION REVEALS REPORTABLE CONDITIONS, A SUPPLEMENTAL REPORT WILL BE ISSUED AND ADDITIONAL COSTS WILL NEED TO BE AUTHORIZED BY OWNER OR REPRESENTING AGENT.

NOTE: Although the roofing material will be removed or pulled back to cut out damaged timbers and patched, this company gives no guarantee as to the life expectancy of the roof in this area nor is it licensed to do so. THIS ONLY APPLIES IF REPAIRS ARE BEING DONE TO EAVES OR ROOFING!

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

ITEM 2C SECOND STORY DAMAGE

DRYWOOD TERMITE damage noted to second story TWO STORY EAVES, RAFTER as indicated on diagram.

RECOMMENDATION: REMOVE THE DAMAGE FOR FURTHER INSPECTION. IF NO FURTHER DAMAGE IS EXPOSED RESUPPORT/REPLACE WITH NEW MATERIAL. *NOTE:* IF FURTHER INSPECTION REVEALS REPORTABLE CONDITIONS, A SUPPLEMENTAL REPORT WILL BE ISSUED AND ADDITIONAL COST WILL NEED TO BE AUTHORIZED BY OWNER OR REPRESENTING AGENT.

NOTE: Second story timbers were visually inspected from the ground level. However, this company did not probe, scrape, or climb upon roof to expose any hidden infestation, or damage.

NOTE: Although the roofing material will be removed or pulled back to cut out damaged timbers and patched, this company gives no guarantee as to the life expectancy of the roof in this area nor is it licensed to do so.

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

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Fungus/Dryrot:

ITEM 3A REPAIR/REPLACE DAMAGE

DRYROT damage noted to EAVES as indicated on diagram.

RECOMMENDATION: REMOVE THE DAMAGE FOR FURTHER INSPECTION. IF NO FURTHER DAMAGE IS EXPOSED RESUPPORT/REPLACE WITH NEW MATERIAL. *NOTE:* IF FURTHER INSPECTION REVEALS REPORTABLE CONDITIONS, A SUPPLEMENTAL REPORT WILL BE ISSUED AND ADDITIONAL COSTS WILL NEED TO BE AUTHORIZED BY OWNER OR REPRESENTING AGENT.

NOTE: Although the roofing material will be removed or pulled back to cut out damaged timbers and patched, this company gives no guarantee as to the life expectancy of the roof in this area nor is it licensed to do so. THIS ONLY APPLIES IF REPAIRS ARE BEING DONE TO EAVES OR ROOFING!

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

ITEM 3B REPAIR/REPLACE DAMAGE

DRYROT damage noted to REAR BALCONY JOIST as indicated on diagram.

RECOMMENDATION: REMOVE THE DAMAGE FOR FURTHER INSPECTION. IF NO FURTHER DAMAGE IS EXPOSED RESUPPORT/REPLACE WITH NEW MATERIAL. *NOTE:* IF FURTHER INSPECTION REVEALS REPORTABLE CONDITIONS, A SUPPLEMENTAL REPORT WILL BE ISSUED AND ADDITIONAL COSTS WILL NEED TO BE AUTHORIZED BY OWNER OR REPRESENTING AGENT.

NOTE: Although the roofing material will be removed or pulled back to cut out damaged timbers and patched, this company gives no guarantee as to the life expectancy of the roof in this area nor is it licensed to do so. THIS ONLY APPLIES IF REPAIRS ARE BEING DONE TO EAVES OR ROOFING!

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

Owner contact a licensed person in this field to check and make corrections, as needed. This item is not being done by this company. If requested we will re-inspect and issue a limited report. NOTE: When an item which was previously inaccessible and required a further inspection is exposed, a fee will be charged for re-inspection. An inspection must be done to insure proper workmanship prior to completion of repairs such as paneling, plasterboard, drywall, stucco, carpeting, floorings, or any other item which would make visual inspection impossible when completed. A \$75.00 re-inspection fee will be charged an additional \$37.50 per trip when items are not Completed Correctly. NOTE: Prior to Richland Termite And Construction Re-Inspecting work done by owner or other contractors owner must submit to Richland Termite And Construction an invoice from contractor stating work performed, Name, Address, Telephone Number of contractor, Contractor License # and statement of length of warranty for work that was completed.

NOTE: NO CERTIFICATION WILL BE ISSUED IF ABOVE IS NOT COMPLIED WITH.

Other Findings:

NOTE: STAINS NOTED TO/ON FRONT DOWNSTAIRS CORNER BEDROOM CLOSET CEILING. WE SUGGEST THAT THE OWNER SHOULD EMPLOY A LICENSED PERSON TO INSPECT AND MAKE CORRECTIONS AS NEEDED.

NOTE: PREVIOUSLY PATCHED BALCONY RAILINGS AND POSTS WITH FRESH PAINT NOTED AT TIME OF INSPECTION.

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OCCUPANTS CHEMICAL NOTICE

Richland Termite Inc. will use pesticide chemicals 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 DRY ROT
 BEETLES DRY-WOOD TERMITES OTHER _____

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

A. INVADER HPX-20 RESIDUAL WITH BAYGON: active ingredient:
Propoxur (CAS# 114-26-1) 1.00% OTHER INGREDIENTS 99%
 B. TIM-BOR INSECTICIDE: Active ingredients:
Disodium octaborate tetrahydrate 98%; Inert ingredients
 C. TERMIDOR SC TERMITICIDE/INSECTICIDE: Active Ingredients:Fipronil:
5-amino 1-(2,6dichloro-4-(trifluoromethyl)phenyl)4-(1,R,S)-
(trifluoromethyl)sulfinyl) -1-H-pyrazole-3-carbonitrile
9.1% INERT INGREDIENTS:90.9%
 D. PREMISE FOAM: Active ingredient: Imidacloprid: 1-[6-Chloro-3-
pyridinyl)methyl]-N nirtro-2-imidazolidinimine..0.05% OTHER
INGREDIENTS..99.95%

(3) "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

immediately. (This statement shall be modified to include any other symptoms of over exposure which are not typical of influenza.)"

For further information, contact any of the following: Your pest control company; for Health Questions-the County Health Department; for Application Information-the County Agricultural Commissioner and for Regulatory Information-the Structural Pest Control Board, 800/737-8188, 2005 Evergreen Street, Suite 1500 Sacramento, CA 95815

FOR HEALTH QUESTIONS: County Dept of Agriculture	Health Department
Los Angeles (626) 575-5466	(213) 250-8055
Orange (714) 955-0100	(714) 834-7700
Riverside (951) 955-3000	(909) 358-5000
San Bernardino (909) 387-2105	(909) 387-6280
Ventura (805) 933-3165	(805) 654-2639

Structural Pest Control Board (916) 561-8704 Poison Center

(All Counties (900) 876-4766

Richland Termite Inc. (888) 483-7648

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