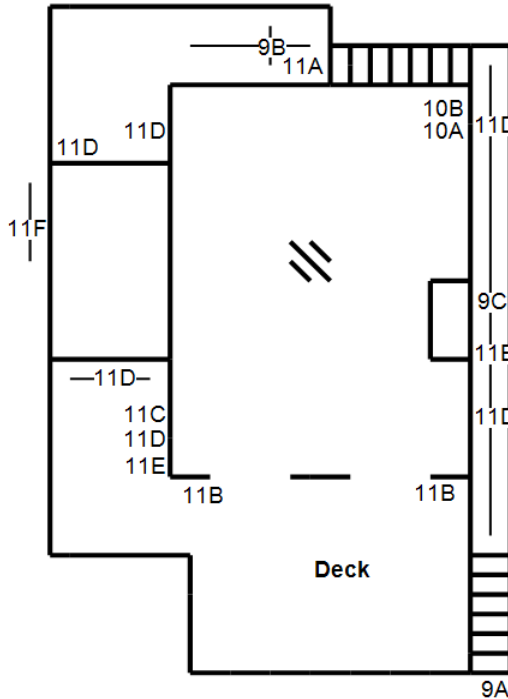


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building Address: 16277 Conestoga Wy., Forest Ranch, CA 95942		Date of Inspection 04/11/2018	Number of Pages 6
John Moss Pest Control 6595 Perry Rd. Magalia CA 95954 Phone: (530) 228-1568 Fax: (530) 873-3276		Report # W10109	
		Lic. Registration # PR 6242	
		Escrow #	
Ordered by: Crane Realty Kiersten Morgan 254 E. 8th St. Chico, CA 95926	Property Owner and/or Party of Interest: Crane Realty Kiersten Morgan 254 E. 8th St. Chico, CA 95926	Report Sent to: Crane Realty Kiersten Morgan 254 E. 8th St. Chico, CA 95926	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: Two story wood framed 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 checked="" 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:

Address 16277 Conestoga Wy., Forest Ranch, CA 95942

04/11/2018

W10109

Date

Report #

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."

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

Address 16277 Conestoga Wy., Forest Ranch, CA 95942

04/11/2018

W10109

Date

Report #

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.

FINDINGS AND RECOMMENDATIONS

Decks - Patios:

- 9A PRICE: \$200.00 (Section I)
FINDINGS: Wood decay fungi damage (Dry Rot) found at time of inspection to the stair plate as indicated on the diagram.
RECOMMENDATION: Replace or repair visible dry-rot damaged wood members as necessary.
- 9B PRICE: Not Estimated (Further Inspection)
FINDINGS: Inaccessible areas at the underside of the deck due to the deck height preventing inspection.
RECOMMENDATION: Due to the type of construction there is no practicle way to make this area accessible for inspection. Contact John Moss Pest Control for a supplemental report after area is opened for inspection if required by interested parties.
- 9C PRICE: Not Estimated (Further Inspection)
FINDINGS: Inaccessible areas at the underside of the deck due to the deck height preventing inspection.
RECOMMENDATION: Due to the type of construction there is no practicle way to make this area accessible for inspection. Contact John Moss Pest Control for a supplemental report after area is opened for inspection if required by interested parties.

Other Interior:

- 10A PRICE: Not Estimated (Section II)
FINDINGS: The shower valve assembly is loose in the upstairs bathroom 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.
- 10B PRICE: \$150.00 (Section II)
FINDINGS: There is water damage to the drywall adjacent to the toilet at the area indicated at the diagram.
RECOMMENDATION: Remove the damaged portions of drywall and further inspect the adjacent wood members. A supplemental report will be issued with any additional findings and recommendations. If no additional findings are present replace drywall as necessary.

Other Exterior:

- 11A PRICE: Not Estimated (Section II)
FINDINGS: The gutter(s) are leaking and rusted at the area indicated in the diagram.
RECOMMENDATION: Clean Gutters and repair or replace the damaged gutters/downspouts as necessary.

Address 16277 Conestoga Wy., Forest Ranch, CA 95942

04/11/2018

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Date

Report #

- Findings and Recommendations continued from previous page -

- 11B PRICE: \$200.00 (Section I)
FINDINGS: Wood decay fungi damage (Dry Rot) found at time of inspection to the door jamb as indicated on the diagram.
RECOMMENDATION: Replace or repair visible dry-rot damaged wood members as necessary.
- 11C PRICE: \$200.00 (Section I)
FINDINGS: Wood decay fungi damage (Dry Rot) found at time of inspection to the door trim and frame as indicated on the diagram.
RECOMMENDATION: Replace or repair visible dry-rot damaged wood members as necessary.
- 11D PRICE: \$1,350.00 (Section I)
FINDINGS: Wood decay fungi damage (Dry Rot) found at time of inspection to the lower siding as indicated on the diagram.
RECOMMENDATION: Replace or repair visible dry-rot damaged wood members as necessary.
- 11E PRICE: \$175.00 (Section I)
FINDINGS: Wood decay fungi damage (Dry Rot) found at time of inspection to the trim as indicated on the diagram.
RECOMMENDATION: Replace or repair visible dry-rot damaged wood members as necessary.
- 11F PRICE: \$700.00 (Section I)
FINDINGS: Wood decay fungi damage (Dry Rot) found at time of inspection to the roof sheathing as indicated on the diagram.
RECOMMENDATION: Replace or repair visible dry-rot damaged wood members 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: If additional damage is identified during the course of repairs a supplemental report will be issued with any findings, recommendations, and additional charges. Additional work will not continue without the approval of the owner. John Moss Pest Control will not inspect or reinspect work in progress done by (others), unless requested.

NOTE: All estimates include one coat of primer/finish paint or stain on wood members repaired or installed. Paint will not be an exact color match.

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

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04/11/2018

W10109

Date

Report #

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. (Application Info.) County Agriculture Commission Butte County Agricultural Commissioner	800 876- 4766 530 538 7381
Structural Pest Control Board (Regulatory Info.) 2005 Evergreen Street, Ste. 1500 Sacramento, CA 95815	(916) 561-8704

TERMITE AND FUNGUS CONTROL CHEMICALS

Tim-bor (EPA Reg. No. 1624-39)

Active Ingredients: Disodium Octaborate Tetrahydrate 98%

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.

Address 16277 Conestoga Wy., Forest Ranch, CA 95942

04/11/2018

W10109

Date

Report #

Findings and Recommendations estimated by this Company:

Item	Approval	Primary Estimate	Section
9B		Not Estimated	Further Insp.
9C		Not Estimated	Further Insp.
9A	<input type="checkbox"/>	\$200.00	I
11B	<input type="checkbox"/>	\$200.00	I
11C	<input type="checkbox"/>	\$200.00	I
11D	<input type="checkbox"/>	\$1,350.00	I
11E	<input type="checkbox"/>	\$175.00	I
11F	<input type="checkbox"/>	\$700.00	I
10A		Not Estimated	II
10B	<input type="checkbox"/>	\$150.00	II
11A		Not Estimated	II

Complete all of the items quoted above with Primary Estimate.

Total Estimate \$2,975.00

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 _____

Initials

John Moss Pest Control
6595 Perry Rd.
Magalia CA 95954
Phone: (530) 228-1568 Fax: (530) 873-3276

INVOICE	
14823	
<small>PAGE</small>	1 of 1
<small>JOB NUMBER</small>	W10109

Bill To: Attn: Kiersten Morgan
 Crane Realty
 254 E. 8th St.
 Chico, CA 95926

Remit To: John Moss Pest Control
 6595 Perry Rd.
 Magalia, CA 95954

<small>REFERENCE NO.</small>	<small>SERVICE ADDRESS</small> 16277 Conestoga Wy. Forest Ranch, CA 95942
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ITEM	DATE	QTY	DESCRIPTION	AMOUNT	TAX AMT	TOTAL
1	04/12/2018		Termite Inspection Fee.			\$175.00

<p style="text-align: center; margin: 0;"><small>PLEASE INCLUDE THE INVOICE NUMBER IN ALL CORRESPONDENCE</small></p> <p>Balances that remain unpaid for 30 days may be subject to 1 1/2 % per month interest and/or lien fees.</p>	<p><small>GRAND TOTAL</small></p> <p>\$175.00</p>
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