

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 10	Street Empty Saddle Road	City Rolling Hills Estates	Zip 90274	Date of Inspection 02/26/18	Number of Pages 1 of 7
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	Andy's Termite & Pest Control 25030 Narbonne Ave Lomita, CA 90717 Phone: 310-534-2700 Fax: 310-534-1918 e-mail: info@andystermite.com Registration # PR 0593	 Report # 20180393
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Ordered by: Ann Dean (Daughter) 10 Empty Saddle Road Rolling Hills Estates, CA 90274	Property Owner and/or Party of Interest: Phil Hughes 10 Empty Saddle Road, Rolling Hills Estates, CA 90274	Report sent to:
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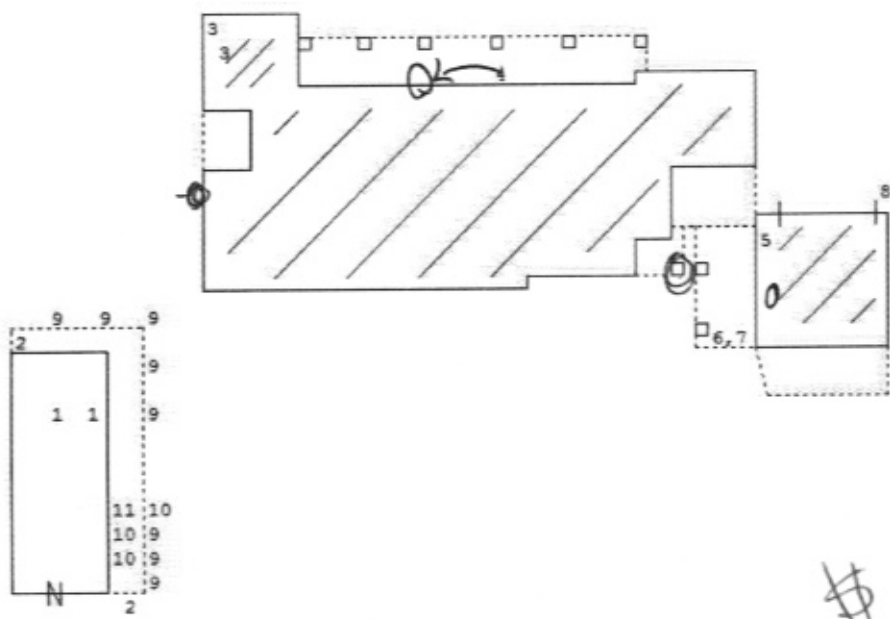
COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

General Description: 1 STORY SINGLE FAMILY RESIDENCE; WOOD SIDING WITH WOOD TRIM & TILE ROOF	Inspection Tag Posted: SUBSTRUCTURE AREA Other Tags Posted:
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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.



2620

Inspected by: Kenneth B. Nilsson State License No. FR 31814 Signature *Kenneth Nilsson*

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.

WORK AUTHORIZATION CONTRACT

Building No. 10	Street Empty Saddle Road	City Rolling Hills Estates	Zip 90274	Date of Inspection 02/26/18	Page No. 1
		Andy's Termite & Pest Control 25030 Narbonne Ave Lomita, CA 90717 Phone: 310-534-2700 Fax: 310-534-1918 e-mail: info@andystermite.com Registration # PR 0593			For Report # 20180393

ITEMIZED COST BREAKDOWN (Refer to items on the report)

	Primary Work Bid	Secondary Work Bid
SECTION 1:	1: Primary Call For Bid;	1 / 2 / 3 / 4 / 5 / 6: \$400.00
	2: Inc. #1	
	3: Inc. #1	
	4: Inc. #1	
	5: Inc. #1	
	6: Inc. #1	
	7: Call For Bid	
	8: \$80.00	
	9: \$1475.00	*** TOTAL: \$400.00
	10: Inc. #9	
	11: \$280.00	
	*** TOTAL: \$1835.00	
SECTION 2:	NONE	NONE
FURTHER INSPECTION:	NONE	NONE

THIS IS A BINDING CONTRACT between our company and Ann Dean (Daughter), and incorporates our termite report # 20180393 dated 02/26/18 for real property located at 10 Empty Saddle Road Rolling Hills Estates CA 90274. Items on the report may contain provisions for additional costs over and above the original estimate. Please read the report carefully and completely.

Work completed (LABOR) by Andy's Termite & Pest Control shall be guaranteed for a period of two years from date of completions. 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 guaranteed for two years. Only the areas treated are guaranteed.

CONDITIONS:

1. This offer is limited to 4 months for the date of the report.
2. Any additional damage found while work is being performed will be issued in a Supplemental Report as to the additional findings and costs. Interested parties will be notified prior to any work being done.
3. We will use due caution and diligence in their operations and care will always be taken to minimize any damage, but assumes no responsibility for matching existing colors and styles, or for incidental damage to roof coverings, TV antennas, wiring, solar panels, rain gutters, plant life, trees, vines, pets, tile roofs, plumbing leaks paint or wall coverings, or changes beyond control of the 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 undertaken. By executing this work authorization contract, customer acknowledges that he or she has been advised of the foregoing and has had the opportunity to consult with a qualified professional.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 10	STREET, CITY, STATE, ZIP EMPTY SADDLE LANE, ROLLING HILLS ESTATE CA 90274	Date of Inspection 3/6/2018	No. of Pages 7
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All City Termite Co., Inc.
10565 Bloomfield Street
Los Alamitos, CA 90720
Ph: (310) 796-0822
Fax: (562) 493-1875

Firm Registration No. PR 2130	Report No. 180203	Escrow No.
Ordered By: HUNTER MASON REALTY 1926 S. PCH SUITE 111 REDONDO BEACH, CA 90277 Attn: ANN DEAN annhdean@gmail.com 310-503-9225	Property Owner/Party of Interest PHILIP HUGHES 10 EMPTY SADDLE LANE ROLLING HILLS ESTATE, CA 90274 Attn: PHILIP HUGHES	Report Sent To:

COMPLETE REPORT <input checked="" type="checkbox"/>	LIMITED REPORT <input type="checkbox"/>	SUPPLEMENTAL REPORT <input type="checkbox"/>	REINSPECTION REPORT <input type="checkbox"/>
General Description: ONE STORY SINGLE FAMILY HOME, ATTACHED GARAGE		Inspection Tag Posted: KITCHEN SINK	
		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.

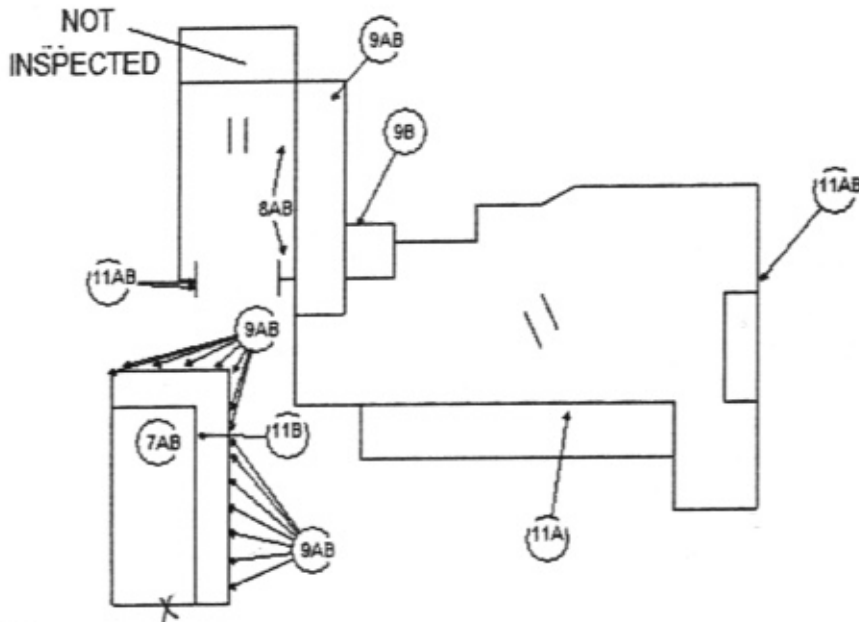


DIAGRAM NOT TO SCALE

Inspected by COREY GERRITSE State License No. FR 45195 Signature *CG*

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 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) 561-6708, or (800) 737-8188 or www.pestboard.ca.gov. 43M-41 (Rev. 10/01)

4/3-5/20/18, 8:30-10AM

WORK AUTHORIZATION CONTRACT

Building No. Street 10 Empty Saddle Road	City Rolling Hills Estates	Zip 90274	Date of Inspection 02/26/18	Page No. 1
		Andy's Termite & Pest Control 25030 Narbonne Ave Lomita, CA 90717 Phone: 310-534-2700 Fax: 310-534-1918 e-mail: info@andystermite.com Registration # PR 0593		
				For Report # 20180393

ITEMIZED COST BREAKDOWN (Refer to items on the report)

	Primary Work Bid	Secondary Work Bid
SECTION 1:	1: Primary Call For Bid;	1 / 2 / 3 / 4 / 5 / 6: \$400.00
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	9: \$1475.00	
	10: Inc. #9	
	11: \$280.00	
	*** TOTAL: \$1835.00	
SECTION 2:	NONE	NONE
FURTHER INSPECTION:	NONE	NONE

THIS IS A BINDING CONTRACT between our company and Ann Dean (Daughter), and incorporates our termite report # 20180393 dated 02/26/18 for real property located at 10 Empty Saddle Road Rolling Hills Estates CA 90274. Items on the report may contain provisions for additional costs over and above the original estimate. Please read the report carefully and completely.

Work completed (LABOR) by Andy's Termite & Pest Control shall be guaranteed for a period of two years from date of completions. 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 guaranteed for two years. Only the areas treated are guaranteed.

CONDITIONS:

1. This offer is limited to 4 months for the date of the report.
2. Any additional damage found while work is being performed will be issued in a Supplemental Report as to the additional findings and costs. Interested parties will be notified prior to any work being done.
3. We will use due caution and diligence in their operations and care will always be taken to minimize any damage, but assumes no responsibility for matching existing colors and styles, or for incidental damage to roof coverings, TV antennas, wiring, solar panels, rain gutters, plant life, trees, vines, pets, tile roofs, plumbing leaks paint or wall coverings, or changes beyond control of the 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

WORK AUTHORIZATION CONTRACT

Building No. Street 10 Empty Saddle Road	City Rolling Hills Estates	Zip 90274	Date of Inspection 02/26/18	Page No. 2
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 Andy's Termite & Pest Control	Andy's Termite & Pest Control 25030 Narbonne Ave Lomita, CA 90717 Phone: 310-534-2700 Fax: 310-534-1918 e-mail: info@andystermite.com Registration # PR 0593	For Report # 20180393
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undertaken. By executing this work authorization contract, customer acknowledges that he or she has been advised of the foregoing and has had the opportunity to consult with a qualified professional.

4. This report is limited to the accessible areas of the structure shown on the diagram. Please refer to the report for areas not inspected and further information.
5. All repairs performed by others must be re-inspected by Andy's Termite & Pest Control before CERTIFICATION will be issued. We do not guarantee work completed by others. 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.
6. I authorize this company to perform items #1-6 (secondary), 8-11 (refer to inspection report for list of item numbers) for a contract price of \$ 2235.-. NOTE: PRIME AND PAINT IS NOT INCLUDED IN THIS PRICE
7. I authorize this company to prime and paint the new wood only for an additional cost of \$ 385.-.
8. I authorize this company to repair the broken roof tiles at an additional cost of \$ N/A.

TERMS OF PAYMENT

9. A.(HOMEOWNERS). I agree to pay the sum of \$ 2620.- upon arrival to the job (COD). If paying by credit card (VISA & MASTERCARD only) your credit card information must be received 72 business hours prior to the scheduled work date. Credit card payments are accepted in office only for services between \$200.00 - \$5000.00. Credit card payments accepted over the phone will incur a \$25.00 convenience fee.

-OR-

9. B.(ESCROW). I instruct, holder of to pay the sum of N/A upon the close of escrow. We understand that we are responsible for payment, and if escrow does not close on date: N/A I will pay the amount due in full, and upon notification late fees may apply if payment is not made. IN THE EVENT ESCROW DOES NOT CLOSE LIST THE PARTY RESPONSIBLE FOR PAYMENT BELOW.

NAME: _____ [] SELLER [] BUYER

ADDRESS: N/A

PHONE: _____

9. C.(HOME OWNERS ASSOCIATIONS &/or PROPERTY MANAGER). I authorize this company to perform items N/A (refer to inspection report for list of item numbers) for a contract price of N/A. Payments up to \$500.00 are due 30 days from the date of completion. Any work over \$500.00 is due COD (Upon arrival of the crew). Credit card payments are accepted in office only for services between \$200.00 - \$5000.00. Credit card payments accepted over the phone will incur a \$25.00 convenience fee.

I have read this work authorization contract and WDO inspection report it refers to. SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED. I have read the work authorization contact and hereby agree to all conditions.

WORK AUTHORIZATION CONTRACT

Building No. Street 10 Empty Saddle Road	City Rolling Hills Estates	Zip 90274	Date of Inspection 02/26/18	Page No. 3
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IF SCHEDULED WORK IS CANCELLED WITH LESS THAN FOUR (4) WORKING DAYS NOTICE A CANCELLATION FEE OF 20% OF THE JOB COST WILL BE CHARGED.

IT IS ASSUMED THAT IF AN AGENT ORDERS WORK ON THE OWNERS BEHALF, AND THAT THEY WERE NOTIFIED PRIOR BY SAID AGENT, IF PAYMENT IS NOT MADE BY THE AGENT OR ESCROW COMPANY IT WILL BE THE RESPONSIBILITY OF THE OWNER TO PRODUCE PAYMENT.

✗ DATE: 3/8/18

✗ APPROVED AND READ BY: [] SELLING AGENT [] LISTING AGENT OWNER [] OTHER _____

✗ Anndean
(Print Name)

✗ Anndean
(Signature)

STANDARD NOTICE OF WORK COMPLETED AND NOT COMPLETED

NOTICE - All recommendations may not have been completed - See below - Recommendations not completed.
This form is prescribed by the Structural Pest Control Board.

Building No. 10	Street Empty Saddle Road	City Rolling Hills Estates	Zip 90274	Date of Completion 04/04/18
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Andy's Termite & Pest Control
 25030 Narbonne Ave
 Lomita, CA 90717
 Phone: 310-534-2700 Fax: 310-534-1918
 e-mail: info@andystermite.com
 Registration # PR 0593



Report # 20180393

Ordered By: Ann Dean (Daughter) 10 Empty Saddle Road Rolling Hills Estates, CA 90274	Property Owner and/or Party of Interest: Phil Hughes 10 Empty Saddle Road, Rolling Hills Estates, CA 90274	Completion Sent To:
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The following recommendations on the above designated property, as outlined in Wood Destroying Pests and Organisms Inspection Report dated 02/26/2018 have been and/or have not been completed.

Recommendations completed by this firm that are in accordance with the Structural Pest Control Board's Rules and Regulations:
 ITEM(S) 8, 9, 10, 11

Recommendations completed by this firm that are considered secondary and substandard measures under Section 1992 of the Structural Pest Control Board's Rules and Regulations including person requesting secondary measure:
 ITEM(S) 1, 2, 3, 4, 5, 6
 CHEMICAL TREATMENT UPON THE REQUEST OF ANN DEAN.

Cost of work completed:	Cost: \$	THIS IS NOT A BILL! PLEASE PAY THE INVOICE AMOUNT!
	Inspection Fee: \$	
	Other: \$	
	Total: \$	

Recommendations not completed by this firm:
 ITEM(S) 7
 1 (FUMIGATION), 2 (FUMIGATION), 3 (FUMIGATION), 4 (FUMIGATION),
 5 (FUMIGATION), 6 (FUMIGATION)

Estimated Cost \$ _____

Remarks:

Signature Kal Muehl

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Andy's Termite & Pest Control
25030 Narbonne Ave
Lomita, CA 90717
Phone: 310-534-2700
Fax: 310-534-1918
e-mail: info@andystermite.com

Property Billing Statement

Ann Dean (Daughter)
10 Empty Saddle Road
Rolling Hills Estates, CA 90274

Statement Date: 04/05/18

Report #: 20180393

Service Address: 10 Empty Saddle Road - Rolling Hills Estates, CA 90274

Date	Description	Charge	Payment	Balance
03/08/18		0.00	2620.00	-2620.00
04/04/18	PRIME & PAINT	385.00	0.00	-2235.00
04/04/18	Completion	2235.00	0.00	0.00

Balance: \$ 0.00

We appreciate your Business!!!!

PAID

Make your check payable to: Andy's Termite & Pest Control
Send to: 25030 Narbonne Ave
Lomita, CA 90717
For billing questions, call: 310-534-2700

Thank You!

Please make sure you reference the address where the work was provided or the report # on your payment. THANKS FOR YOUR BUSINESS