

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 94	Street New Season	City Irvine	Zip 92602	Date of Inspection 12/17/2021	Number of Pages 1 / 4
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Urban Wildlife Professionals

Animal Pest Management Services, Inc
13655 Redwood Court
Chino, CA 91710
Phone: 800-344-6567
http://www.animalpest.com
Fax: 909-590-1435
Registration # PR2253

Report # 19304

Ordered by: Mitsu & Eriko Hiro 94 New Season Irvine, CA 92602 Loriloucks@gmail.com	Property Owner and/or Party Of Interest: Mitsu & Eriko Hiro 94 New Season Irvine, CA 92602	Report sent to: Mitsu & Eriko Hiro 94 New Season Irvine, CA 92602 Loriloucks@gmail.com
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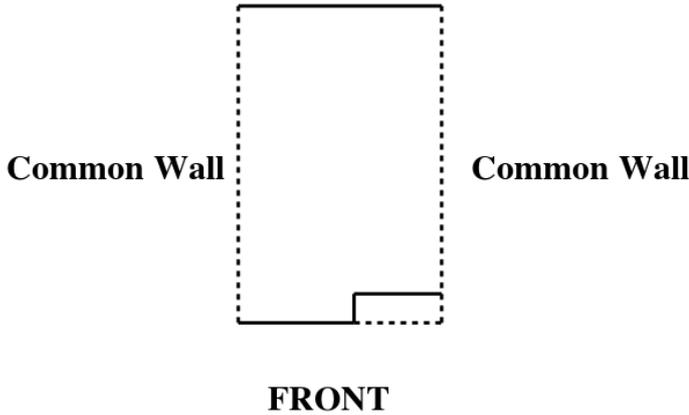
COMPLETE REPORT LIMITED REPORT SUPPLEMENTAL REPORT REINSPECTION REPORT

General Description: 2 Story, Multi-Unit, Wood Framing, Stucco Siding, Attached Garage, Tile Roof, Slab Foundation, Vacant and Unoccupied.	Inspection Tag Posted: Attic
	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: Thayde Hernandez State License No. FR48080 Signature

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, CA 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.
 04/2015

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CERTIFICATION REGARDING TERMITES, FUNGUS AND DRY-ROT: This is to certify that the above property was inspected on 12/17/2021 in accordance with The Structural Pest Control Act and rules and regulations adopted pursuant thereto, and that no evidence of active infestation or infection was found in the visible and accessible areas.

SCOPE OF INSPECTION. IMPORTANT INFORMATION. This is a report of an inspection for wood destroying pests and organisms at 94 New Season, Irvine, CA 92602. This inspection was of only the visible and accessible areas of the structure. This inspection report does not reveal building code compliance or non-compliance. For information about code compliance, a company that makes structural home inspections should be engaged. We have not inspected areas under furnishings, appliances, storage or floor coverings nor did we inspect inside finished walls and ceilings. Inspection of these areas is not practical. If inspection of any of these areas is requested, we would perform that inspection for an additional charge of \$95.00, after area(s) are made accessible. Water stains at subflooring can and do occur for any number of reasons during the history of a structure. Water stains in the subarea will only be mentioned if they appear to be recent in nature or indicative of damage. We did not inspect electrical, heating or mechanical systems nor did we inspect the plumbing systems except as may be specifically noted below. Inspection of these systems is beyond the scope of this inspection report. **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 CONTRACTORS STATE LICENSE BOARD.**

NOTES: THIS INSPECTION WAS LIMITED TO 94 NEW SEASON ONLY. WE RECOMMEND THE ENTIRE BUILDING BE INSPECTED. INSPECTION LIMITED IN ATTIC DUE TO INSULATION. INSPECTION LIMITED IN GARAGE DUE TO STORAGE/ENCLOSED WALLS. INSPECTION WAS PERFORMED FROM GROUND LEVEL ONLY.

CONDITIONS:

It is assumed that if an agent orders work on the owner's behalf, and that they were notified prior by said agent, that if payment is not made by the agent or escrow company it will be the responsibility of the owner to produce payment as agreed in a separate financial responsibility form. A service charge of 1.5% per month equivalent to an annual percent rate of 18% will apply to past due accounts.

Notice to owner of Mechanic's Lien as required by the Structural Pest Control Board: Under the California Mechanics Lien Law, any structural pest control operator who 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 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 contractor 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". General 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.

1. This offer is limited to 4 months from the date of the report.
2. If further inspection is recommended, or if additional work is required, we will provide prices or recommendations for correction. Interested parties will be notified prior to any work being done.
3. APM employees and subcontractors 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, solar panels, rain gutters, fencing, plant life, paint or wall coverings. There may be health-related issues associated with the structural 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, the owner/owner's agent acknowledges that he or she has been advised of the foregoing and has had the opportunity to consult with a quality 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. This is a report of an inspection for wood destroying pests and organisms of an unoccupied, or occupied and furnished structure. This inspection was of only the visible and accessible areas of the structure; If townhouse/condominium or attached dwelling, we recommend further inspection of the remainder of structure. We have not inspected areas under furnishings, appliances, and storage or floor coverings, nor did we inspect inside finished walls, ceilings, enclosed abutments or hollow stucco walls. Inspection of these areas is not practical. If inspection of any of these areas is requested, we would perform that inspection for an additional charge of \$95.00 after area(s) have been made accessible. Water stains at subflooring can and do occur for any number of reasons during the history of a structure. Water stains in the subarea will only be mentioned if they appear to be recent in nature or indicative of damage. We did not inspect electrical, heating or

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mechanical systems, nor did we inspect the plumbing systems, except as may be specifically noted below. Inspection of these systems is beyond the scope of this inspection report. 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 contractors' state license board. Furthermore, the inspection and report does not reveal building code compliance or non-compliance. For information about code compliance, a company that makes structural home inspections should be engaged.

6. 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 the opinion of another company.

7. This company will re-inspect work performed by others within four months of the original inspection. A charge of \$95.00 will be assessed, which can be no greater than the original inspection 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. This company does not take responsibility for the workmanship of others or warranty the work completed by others.

8. We guarantee, secondary recommendations of localized treatments, done by this company, for one-year from the completion date. Fumigations are guaranteed for three-years from the date of the fumigation by the subcontracted company. We cannot guarantee work done by the owners or the owners' agent(s) or their hired contractors. We make no guarantee against future infections/infestations, adverse conditions/damage or conditions/damage present but not evident at the time of our inspection. We reserve the right to retract bids at any time prior to receipt of a signed Work Authorization Contract.

9. Slab foundation type of construction: it is possible for subterranean termite infestations to be concealed and not evident at the time of our inspection.

10. The insulation and/or storage in the attic and garage areas limits our inspection to the visible and accessible portions of these areas. No comment can be made for inaccessible areas.

11. If, during the performance of any repairs or re-inspections by this company, any infestations or infections are revealed that were not evident at the time of our original inspection, we would issue a supplemental report with FINDINGS, recommendations and additional costs for corrections.

12. If a separated report was requested and received, it will only reveal section I/section II conditions present on the date of inspection only. Section I contains items where there is 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 until further inspection can be completed. No comment can be made on inaccessible areas.

13. The second-story eaves are inspected visually from ground level, and with the use of an inspection probe. If necessary (and when feasible to perform in a safe manner), inspections are done with the use of a ladder.

14. If eaves are covered by areas of tile roofing, an inspection from the rooftop may be necessary. This company does not take any responsibility for incidental damage to roof tiles that may occur as a result of this inspection.

15. 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 degrees 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) 523-2222 and your pest control company immediately.

COUNTY AGRICULTURAL COMMISSIONER:

(626) 575-5520 - Los Angeles

(714)447-7100 - Orange

(909) 387-2130 - San Bernardino

(951) 955-3014 - Riverside

(805) 681-5603 - Santa Barbara

(805) 933-2926 - Ventura

(858) 694-2739 - San Diego

COUNTY HEALTH DEPARTMENTS:

(213) 240-8203 - Los Angeles

(714) 834-7700 - Orange

(951) 955-5172 - Riverside

(909) 387-6280 - San Bernardino

(858) 694-7000 - San Diego

(805) 654-2813 - Ventura

(805) 681-4900 - Santa Barbara

16. MOLD DISCLAIMER: There may be health related issues associated with the findings reflected in this report. We are not qualified to and do not render an opinion concerning any such health issues. The inspection reflected by this report was limited to the visible and accessible areas only. Questions concerning health related issues, which may be associated with the FINDINGS or recommendations reflected in this

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report, the presence of mold, and the release of mold spores or concerning indoor air quality should be directed to a Certified Industrial Hygienist.

17. Localized treatments will be performed with the use of Termidor S.C. termiticide/insecticide (Active ingredient: Fipronil, EPA reg. 7969-210). Local treatment is not intended to be an entire structure treatment method. If infestations of wood destroying pest extend or are beyond the area(s) of local treatment, they may not be exterminated.

18. Ail preventative attic treatments are performed using Timbor Professional (active ingredient: Disodium Tetrahydrate, EPA reg. 64405-8) and/or BoraCare (active ingredient: Disodium Octaborate Tetrahydrate, EPA Reg. 64405-1). Preventative attic treatments are only performed in conjunction with other localized treatments as recommended on the inspection report.

19. If requested by the person ordering this report, our inspection will be performed within 4 months of date of this report for an additional charge of \$95.00.

20. If, during the performance of any repairs or re-inspections by this company, any infestation or infections are revealed that were not evident at the time of our original inspection, we will issue a supplemental report with FINDINGS, recommendations and additional cost to correct, if any.

21. If a building permit is needed for items report then it must be secured prior to commencement of work. The cost for building permit will be in addition to repair costs.