
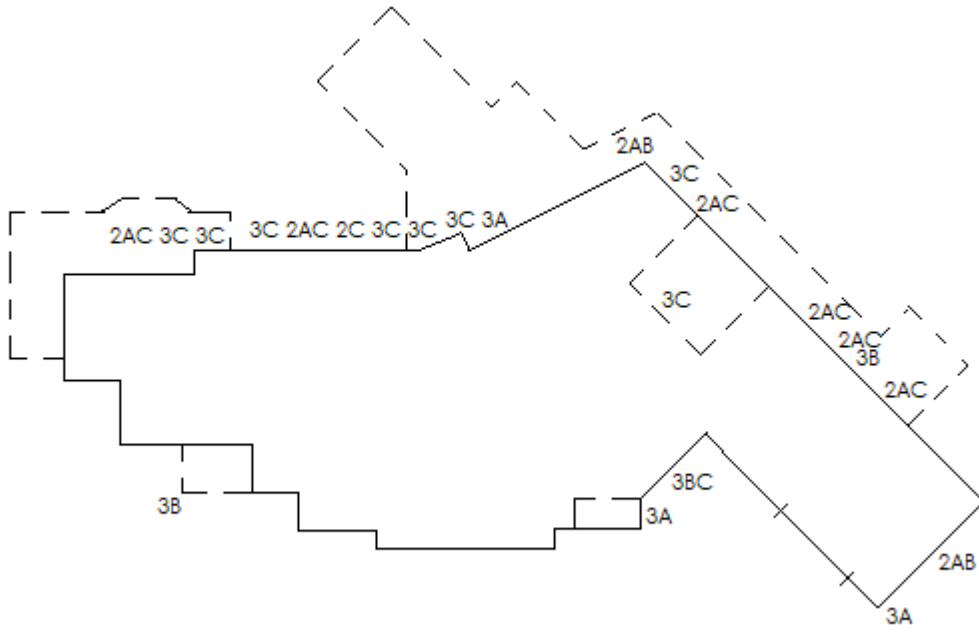


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

| | | | | | |
|---|----------------------|---|--------------|---|----------------------|
| Building No. 11 | Street Bowie Road | City Rolling Hills | Zip 90274 | Date of Inspection 02/17/2023 | Number of Pages 6 |
|  | | | | 964 E. Badillo Street, Suite 237 Covina, California 91724 Phone: 310.482.0720 www.dabtermite.net | |
| Report # 106144 | | Lic. Registration # PR 6216 | | Escrow # | |
| Ordered by: Michael Majid Sotheby's Intl Realty 35 Peninsula Center Rolling Hills Estates, CA 90274 310-592-1243 Michael.majid@vistasir.com | | Property Owner and/or Party of Interest: Owner 11 Bowie Road Rolling Hills, CA 90274 | | Report sent to: Michael Majid Sotheby's Intl Realty 35 Peninsula Center Rolling Hills Estates, CA 90274 310-592-1243 Michael.majid@vistasir.com | |
| COMPLETE REPORT <input type="checkbox"/> | | LIMITED REPORT <input checked="" type="checkbox"/> | | SUPPLEMENTAL REPORT <input type="checkbox"/> | |
| REINSPECTION REPORT <input type="checkbox"/> | | General Description: 1 story single family residence, attached garage, tile roof, slab foundation, furnished, occupied | | Inspection Tag Posted: Garage | |
| | | | | Other Tags Posted: None Noted | |
| 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 checked="" type="checkbox"/> | | Fungus/Dryrot <input checked="" type="checkbox"/> | |
| Other Findings <input type="checkbox"/> | | Further Inspection <input type="checkbox"/> | | | |
| If any of the above boxes are marked, it indicates that there were visible problems in accessible areas, Read the report for details on marked items. | | | | | |
| Key: 1 = Subterranean Termites | | 2 = Drywood Termites | | 3 = Fungus/Dryrot | |
| 4 = Other Findings | | 5 = Unknown Further Inspection | | | |



This Diagram is not to Scale



Inspected by: Pablo Guzman State License No. OPR 11951 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, 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 43M-41 (REV. 1-/01)

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

| | | | | | |
|--------------------|----------------------|-----------------------|--------------|----------------------------------|---------------------------|
| Building No. 11 | Street Bowie Road | City Rolling Hills | Zip 90274 | Date of Inspection 02/17/2023 | Number of Pages 2 of 6 |
|--------------------|----------------------|-----------------------|--------------|----------------------------------|---------------------------|

General Comments

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 laws and regulations.

Some structures may not comply with building code requirements or may have structural, plumbing, electrical, mechanical, heating and air conditioning or other defects that do not pertain to this report nor wood destroying organism. A Wood Destroying Pest & Organism Inspection Report does not address information on such defects, if any, as they are not within the scope of license of neither this company, nor the inspector issuing this report.

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of inspection. Some areas of the structure are not accessible for inspection, this includes but are not limited to: inaccessible and/or insulated attics or portions thereof, the interior of hollow walls, spaces between a floor, or porch deck and the ceiling below, areas concealed by carpeting, appliances, furniture, cabinets or storage; attics with less than 18" clear crawl space, sub areas with less than 12" clearance from the soil to the base of floor joists; or any areas to which there is no access without defacing or removing lumber, masonry or finished workmanship. Unless otherwise specified in this report, this company does not inspect fences, sheds, dog houses, detached patios, detached wood decks, wood retaining walls or wood walkways. Infestations or infections may be active in these areas without visible and accessible evidence. If you desire information about areas that were not inspected, a further inspection may be performed at an additional cost.

Carpets, furniture or appliances are not moved; windows are not opened; and screens are not removed during a routine inspection. This company will not deface or probe window(s), door frame(s), nor decorative trim(s).

NOTICE: "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 Contractor's State License Board."

Under no circumstance should this Wood Destroying Pests and Organisms Inspection Report be construed as a guarantee of the structure or any of its parts nor is it a guarantee of code compliance of the structure(s). Inspection report is intended to disclose infestations, infections and/or conducive conditions which are noted on the date of inspection in the visible and accessible areas only, as required by the Structural Pest Control Act. Any Infestation, infection, and/or conducive condition which are found after the date of inspection by any other person(s) will require an additional inspection report with findings, recommendations, and estimates. This company does not certify or guarantee against any leakage, such as but not limited to plumbing, appliances, or any type of seepage on or around walls, doors, and windows, roof or deck coverings. This company renders no guarantee, whatsoever against any infection, infestation or any other adverse condition which may exist in such areas or may become visibly evident in such area after the date of inspection. Upon request, further inspection of these areas would be performed at an additional charge. In the event damage or infestation described herein is later found to extend further than anticipated, our bid will not include such repairs.

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 DAB Termite & Pest Solution'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, DAB Termite & Pest Solution 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."

"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."

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 an inspection for the presence or absence of health related molds or any mold like conditions. No reference will be made to mold or mold-like conditions. This company is neither qualified, authorized, nor licensed to inspect for the presence or absence of mold-like conditions or health related molds. If you wish your property to be inspected for the presence or absence of mold-like conditions, you should contact an 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." If any warranty is provided on local treatment, warranty is limited to area(s) treated only.

All pesticides and fungicides must be applied by a state licensed applicator and in accordance with the manufacturer's label requirements.

This inspection pertains only to the specific address indicated above and does not include any attached or adjacent unit(s), unless otherwise specified.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

| | | | | | |
|--------------------|----------------------|-----------------------|--------------|----------------------------------|---------------------------|
| Building No. 11 | Street Bowie Road | City Rolling Hills | Zip 90274 | Date of Inspection 02/17/2023 | Number of Pages 3 of 6 |
|--------------------|----------------------|-----------------------|--------------|----------------------------------|---------------------------|

Description of Findings

- 2A **FINDING** – Evidence of drywood termites noted at exterior.
 RECOMMENDATION – Cover entire structure and fumigate for the elimination of drywood termites. Cover or remove accessible termite pellets and/or swarmer wings. Electricity must be on at time of fumigation and the gas company must have access to the gas meter in order to shut the gas off prior to fumigation. If either of these are not available, the fumigation will not be done and additional fees may be charged. Fumigation is warranted for a period of two years.
PRICE: \$4000.00
- 2B **FINDING** – Termite damage wood noted at sheathing and tails.
 RECOMMENDATION – Repair termite damage. DAB Termite & Pest Solution will prime area repaired with one coat of primer.
PRICE: \$6000.00
- 2C **FINDING** – Termite damage wood noted at sheathing.
 RECOMMENDATION – Remove and replace termite damaged wood with new material. Priming / Painting is not included in this estimate.
PRICE: See item 2B
- 3A **FINDING** – Surface fungus / infestation noted at sheathing, which appears to have been caused by moisture.
 RECOMMENDATION – Scrape off surface fungus from wood members and apply a fungicide (copper naphthenate) or Timbor to unpainted surface areas.
PRICE: See item 2B
- 3B **FINDING** – Fungus damaged wood noted at siding, which appears to have been caused by moisture.
 RECOMMENDATION – Cut out fungus damage and repair area(s) noted on the diagram.
PRICE: See item 2B
- 3C **FINDING** – Fungus damaged wood noted at eaves and patio slats, which appears to have been caused by moisture.
 RECOMMENDATION – Remove and replace fungus damaged wood with new material. Priming / painting is not included in this estimate.
PRICE: See item 2B

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

| | | | | | |
|--------------------|----------------------|-----------------------|--------------|----------------------------------|---------------------------|
| Building No. 11 | Street Bowie Road | City Rolling Hills | Zip 90274 | Date of Inspection 02/17/2023 | Number of Pages 4 of 6 |
|--------------------|----------------------|-----------------------|--------------|----------------------------------|---------------------------|

Disclaimer

This inspection is limited to the exterior of a single family residence at the request of the owner. DAB Termite & Pest Solution recommends a further inspection of the entire structure.

Deck was not inspected.

The following areas were found to be inaccessible for the purpose of inspection as indicated in section #1990, paragraph (d) of the Laws and Regulations Relating to the Practice of Structural Pest Control; furnished interiors; inaccessible attics or portions thereof; the interior of hollow walls; spaces between floor or porch deck and the ceiling or soffit below; stall showers over finished ceilings; such structural segments as porte cocheres, enclosed bay windows, buttresses and similar areas to which there is no access without defacing or tearing out lumber, masonry and finished work; built-in cabinet work; floor beneath coverings, areas where storage conditions or locks makes inspection impractical; and areas or timbers around eaves that require the use of an extension ladder.

A building permit may be required to perform work recommended in this report. The owner is required to disclose a signed off building permit for the construction work recommended in this report when applicable. Any person who violates this regulation is subject to the actual damages suffered by a transferee, including attorney fees (Civil Code 1134.5).

Second story stall showers are inspected but not water tested in accordance with Title 16, Section 1991, paragraph 12 of the Structural Pest Control Act, unless there is evidence of leaks or water stains in ceiling below.

In the course of repairs, if it is found that fixture covers are no longer usable or the fixtures are deteriorated, additional funds will be required in order to complete the repairs.

This company assumes no responsibility for work done by others, recommended or not; damage to structure or to contents during our inspection; damage that is undetectable due to non-disclosure by owner, agent, tenant or responsible party.

This estimate does not include painting or priming of any wood members unless stipulated otherwise in the findings and recommendations.

During the course of repairs if damage or infestation is exposed that was previously concealed, a supplemental report will be issued with the finding, recommendation and/or estimate for repair.

NOTE: When whole structure fumigation is recommended, this company will assume no responsibility for damage caused to shrubbery, trees, plants, TV antennas or satellite dishes, and roofs. This company does not provide on site security and does not assume any responsibility in case of vandalism, breaking or entering. The possibility of burglary exists as it does any time you leave your home; as a result, it is advised that the owner or responsible party take any steps necessary to prevent any damage to the property.

This company warrants all areas worked on and areas treated for a period of one year unless stated otherwise in the findings and recommendations. If applicable, a Termite Service Plan may be obtained to cover any new infestation caused by drywood and/or subterranean termites for the coming year.

The total amount or any remaining balance of contracted work is due upon completion of work unless otherwise specified. Any past due amounts will be subject to a 1.5% Finance Charge Per Month or annual percentage rate of 18%. Customer agrees to pay accrued expenses in the event of collection.

The following may be used on your property:

| | | |
|---------------------------------|---|--|
| Termidor SC (Fipronil) | Chloropicrin | Copper Green Wood (Copper Naphthenate) |
| Vikane (Sulfural Flouride) | Timbor (Disodium Octaborate Tetrahydrate) | Premise Foam (Imidacloprid) |
| Master Fume (Sulfural Flouride) | Jasco Termin-8 (Copper Naphthenate) | Wasp & Hornet Jet Freeze (Pyrethrins) |
| Zythor (Sulfural Flouride) | | |

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

| | | | | | |
|--------------------|----------------------|-----------------------|--------------|----------------------------------|---------------------------|
| Building No. 11 | Street Bowie Road | City Rolling Hills | Zip 90274 | Date of Inspection 02/17/2023 | Number of Pages 5 of 6 |
|--------------------|----------------------|-----------------------|--------------|----------------------------------|---------------------------|

In accordance with the laws and regulation of the State of California, the following information is required to be given to you.

“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 Pesticides Regulations 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 benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.”

If within 24 hours you experience symptoms of dizziness, headache, nausea, reduced awareness, slowed movement, garbled speech or difficulty in breathing, leave the structure immediately and seek medical attention by contacting your physician or Poison Control Center (800-876-4766) and your pest control company immediately.

For further information, contact any of the following:

Jab Termite & Pest Solution: (310) 482-0720 / (818) 482-7306

County Health Departments: (Health Questions)

| | |
|----------------|----------------|
| Los Angeles | (323) 881-4046 |
| Orange | (714) 834-3155 |
| Riverside | (951) 358-5000 |
| San Diego | (858) 694-2888 |
| San Bernardino | (909) 884-4056 |
| Ventura | (805) 654-2813 |

County Agriculture Commissioner: (Application Information)

| | |
|----------------|----------------|
| Los Angeles | (626) 575-5471 |
| Orange | (714) 447-7100 |
| Riverside | (951) 955-3000 |
| San Diego | (858) 694-2739 |
| San Bernardino | (909) 387-2105 |
| Ventura | (805) 933-8415 |

Pesticide Medical Emergencies: (800) 655-7262

Regulatory Information:

Structural Pest Control Board (800) 737-8188 / (916) 561-8750
2005 Evergreen Street, Ste. 1500
Sacramento, CA 95825.

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 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 documented 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.

IMPORTANT NOTE: Homes and other structures constructed prior to 1978 are presumed to have lead paint that may cause serious health issues if disturbed during repairs. Certain guidelines by the U.S. EPA and Federal Law require that individuals receive certain information before renovating more than six square feet or more of painted surfaces in a room for interior projects or more than twenty square feet of painted surfaces for exterior projects in housing, child care facilities and schools built before 1978. Local and state requirements may be more restrictive. Those doing the repairs are required by the EPA to be Certified Lead Renovators and must adhere to strict testing, containment, repair, clean up and debris disposal practices.

It is necessary that this company has knowledge and accurate information as to date of construction for the structure being inspected. Estimate is given under the assumption that lead paint is not present. Depending on the scope of work, estimate may be revised if structure was built prior to 1978 and an EPA pamphlet entitled “Renovate Right – Important Lead Hazard information for Families”, will be provided to you prior to the start of repairs.

This company has been informed by: _____ Date: _____

that the structure(s) inspected, the subject(s) of this report was/were constructed in the year: _____.

WORK AUTHORIZATION

| | | | | | |
|--------------------|----------------------|-----------------------|--------------|----------------------------------|---------------------------|
| Building No. 11 | Street Bowie Road | City Rolling Hills | Zip 90274 | Date of Inspection 02/17/2023 | Number of Pages 6 of 6 |
|--------------------|----------------------|-----------------------|--------------|----------------------------------|---------------------------|

Estimate of Findings and Recommendations:

| <u>Item</u> | <u>Section</u> | <u>Amount</u> |
|-------------|----------------|---------------|
| 2A | | \$4000.00 |
| 2B | | \$6000.00 |
| 2C | | See item 2B |
| 3A | | See item 2B |
| 3B | | See item 2B |
| 3C | | |
| | Total: | \$10,000.00 |

Items with NO Estimate by this Company:

| <u>Item</u> | <u>Section</u> |
|-------------|----------------|
| NONE | |

Items Authorized:

Conditions:

I have read and understand the terms of the Wood Destroying Pests and Organisms Inspection Report and agree to the terms and conditions set forth:

DAB Termite & Pest Solution is hereby given permission to complete the items authorized above. Refer to the report for details regarding the above items.

Payment shall be made as follows: Close of Escrow Deposit \$ _____ Completion \$ _____
(check one)

Balances that are paid with a credit card will be assessed an additional 2.0% charge.

Owner Authorized Representative: (check one)

Print Name

Phone Number

Signature

Date