

Building No. <b>201</b>	Street <b>E Platt St. Long Beach CA 90805</b>	City <b>Long Beach CA 90805</b>	Zip <b>90805</b>	Date of Inspection <b>06/06/24</b>	Report# <b>ja8633</b>
----------------------------	--	------------------------------------	---------------------	---------------------------------------	--------------------------



5732 Panorama Dr. Whittier, Ca. 90601  
562-583-8240

Ordered by: EXP Realty of California- Long Beach Tony Lanz 562-225-2221	Property Owner and/or Party of Interest: EXP Realty of California- Long Beach	Report sent to: Pacific Escrow - Pico Rivera 562-863-2121 Ruby Ramirez
---	--	---

**RECOMMENDATION BREAKDOWN**

Section 1 Item	Cost	Initial	Section 2 Item	Cost	Initial	Unknown Item	Cost	Initial
8A. REPAIRS	\$	3900.00	1A. OTC	\$	0.00			
8B. SEE 8A COST	\$	0.00	8F. OTC	\$	0.00			
8C. FUME	\$	1885.00	10B. OTC	\$	0.00			
8D. SEE 8A COST	\$	0.00						
8E. SUB TREAT	\$	895.00						
9A. SEE 8A COST	\$	0.00						
9B. SEE 8C COST	\$	0.00						
9C. SEE 8A COST	\$	0.00						
9D. FUNGUS, SEE 8A COST	\$	0.00						
10A. SEE 8C COST	\$	0.00						
11A. SEE 8A COST	\$	0.00						
11B. SEE 8C COST	\$	0.00						
11C. SEE 8A COST	\$	0.00						
11D. OTC	\$	0.00						
11E. SEE 8A COST	\$	0.00						

Inspection Fee: \$95.00

Section 1 - Repairs & Materials \$3900 Fume \$1885 Sub Treat \$895 Total \$6680

\*\*NOTE: The inspection fee will be waived if any work is ordered and completed.

\*\*NOTE: Some of the items on the report may recommend a licensed contractor, roofer, others, etc. It is the responsibility of the homeowner and/or agent to hire the proper tradesman.

ANY WORK ORDER THAT IS CANCELLED OR RESCHEDULED WITHOUT 24 HOUR NOTICE MAY BE SUBJECT TO A SERVICE CHARGE OF \$195.

PRICE EFFECTIVE FOR 90 DAYS FROM DATE OF CONTRACT -- ALL CONTRACTS SUBJECT TO OUR OFFICE APPROVAL.

APPROVED: \_\_\_\_\_

- A) The total amount of this contract due and payable upon completion of work listed above unless otherwise specified. If bill is sent to Escrow per owner request and Escrow cancels then seller agrees to pay said bill immediately.
- B) Only the work specified in this contract is being done at this time due to owners wishes.
- C) We take no responsibility for plant damage nor for tile roof damage, if any due to fumigation. Our fumigation company does not provide onsite security and does not assume any responsibility for the care and custody of the property in case of vandalism or breaking and entering. Our insurance company requests that all valuables such as jewelry, coin collections, large amounts of cash, art objects and other small items of value be removed prior to fumigation.
- D) We will exercise caution but we cannot be liable for possible damage to hidden pipes, conduits or other items in or under concrete slab(s) when drilling is done. Cost for repairs should damage occur will be the owners responsibility.
- E) If work specified includes repairs to a shower, unless otherwise specified to the contrary, we shall not be responsible for any damage to the tile or plaster 12 inches above floor level of such shower, nor do we take any responsibility for matching of the tile color or dry rot repairs found in shower walls or floors not visible at time of inspection. Cost of repairs will be additional to our bid.
- F) No painting to be done unless specified in body of this contract. We only primer wood replaced.
- G) We take no responsibility for replacing damaged wood unless specified on our report.
- H) In case of non-payment by owner, reasonable attorney's fees and costs of collection shall be paid by owner whether suit be filed or not.
- I) Our insurance policy will not cover any liabilities to person(s) not employed by WARRIOR TERMITE, therefore we cannot allow any person(s) to be present at the time of the work being performed.
- J) It is the responsibility of the Owner/Agent to determine if city permits are required.
- K) 2nd story eaves and framing are inspected visually from ground level only. If 2nd story inspection is required the Owner should contact a licensed contractor.
- L) Any repairs to roof sheeting, rafters, fascia, etc. done by WARRIOR TERMITE does not guarantee the water tightness of the roof. Homeowner should seek a licensed roofer.
- M) The inspection fee is not included in the cost of treatments, fumigation or repair.

ESCROW INFORMATION:

COMPANY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_

FAX: \_\_\_\_\_

ESCROW OFFICER EMAIL ADDRESS: \_\_\_\_\_

ESCROW OFFICER: \_\_\_\_\_

ESCROW NUMBER: \_\_\_\_\_

### **WORK AUTHORIZATION**

PLEASE SIGN AND RETURN 1 COPY IF WE ARE TO PERFORM WORK. Initialize on signed copy each recommendation you are authorizing.

---

Signature

Date