

INVOICE



TERMITE & PEST CONTROL CO., INC.
1613 West Burbank Boulevard
Burbank, California 91506
Office #818 841.2220 or 1-800-PEST(7378)
Email: jenningstermite@yahoo.com
Fax (818)842-7436

DATE	REPORT #	ESCROW #	PROPERTY LOCATION
05/17/2024	10069		6064 Hazelhurst Pl. #1, North Hollywood CA 91606

TO: Ryan & Alice Cavanaugh
c/o Jim Casey
Harcourts PrimeProp., CA 91606

051933	05/16/2024	Inspection	\$150.00
Balance Due:			\$150.00

RETAIN THIS COPY FOR YOUR RECORDS

DUE AND PAYABLE UPON RECEIPT

1.5% per month charged on all past due accounts. This is an annual percentage rate of 18%
(Interest charged pursuant to the Robinson-Patman Act)

NOTICE: "Under the Mechanics' Lien law, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for his work or supplies, has the 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 own contractor in full, if the subcontractor, laborer, or supplier remains unpaid."

THANK YOU FOR YOUR BUSINESS

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 6064	STREET, CITY, STATE, ZIP Hazelhurst Pl. #1, North Hollywood CA 91606	Date of Inspection 5/16/2024	No. of Pages 5
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Firm Registration No. PR 1033	Report No. 10069	Escrow No.
Ordered By: Jim Casey/HarcourtsPrimeProperties Email: jim.casey@harcourtsprime.co Burbank, CA 91502 Attn: Jim Casey 818-641-9050	Property Owner/Party of Interest Ryan & Alice Cavanaugh c/o Jim Casey Harcourts PrimeProp., CA 91606	Report Sent To: Jim Casey/HarcourtsPrimeProperties Email: jim.casey@harcourtsprime.co Burbank, CA 91502 Attn: Jim Casey 818-641-9050

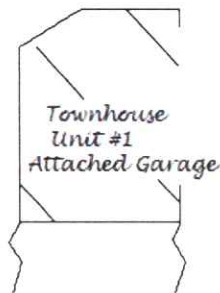
COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

General Description: Three story frame and stucco condominium unit #1 with attached garage of a multi unit complex. The interior of unit #1 has been staged with furnishings and has wood floors and carpet floor coverings.	Inspection Tag Posted: Garage
	Other Tags Posted: None noted

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.



Report #10069
 Diagram not to scale.

Inspected by William L. Jennings State License No. OPR8061 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, or (800) 737-8188 or www.pestboard.ca.gov.

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This property was inspected for visible and accessible evidence of wood destroying organisms such as wood rot by fungi. The inspection and report do not address fungi other than wood destroying fungi. We are neither qualified, authorized nor licensed to inspect for health related fungi, including molds, or to make an opinion as to the health impacts of any fungus, including wood rot fungi. If you desire information about the presence or absence of health related fungi, including molds, you should contact a qualified industrial hygienist or other relevant health professional.

The following paragraphs explain the scope and limitations of a Structural Pest Control Wood Destroying Pests and Organisms Inspection Report.

A "Wood Destroying Pests and Organisms Inspection Report" contains findings as to the presence or absence of evidence 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 adverse conditions found. The contents of the Wood Destroying Pests and Organisms Report are governed by the California 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 condition, or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pests and Organisms Inspection Report does not contain information about any such defects as they are not within the scope of the license of the inspector or the company issuing this report.

Items relate to locations, accessibility, conditions, infestations and infections noted at the time of inspection. Although we make a visual inspection there are areas which are inaccessible for inspection. These include areas to which there is no access without defacing or tearing out lumber, masonry or finished work. We do not move furniture, appliances, or raise floor coverings, nor do we routinely inspect the following areas; behind built in cabinets, behind or under appliances beneath floor coverings, under concrete slab, the interiors of hollow walls, bay windows, porte cohere's, columns or abutments. Unless there are specific areas noted in the body of this report, any further inspection other than set forth in this report would be impractical. This inspection only pertains to the structure(s) indicated on the diagram. This report is a statement of conditions at the time of this inspection only. Jennings Termite & Pest Control Company Inc., does not certify the water integrity of roofs. Please read all of the information contained within this report. We assume no liability and do not guarantee any work performed by other person's). This report is not to be used to satisfy escrow requirements unless our inspection fee is paid and or all monies due for any work performed and completed by our company and or our subcontractors is paid in full.

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FURTHER INSPECTION: ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREAS WHICH DURING THE ORIGINAL INSPECTION DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CANNOT BE DEFINED AS SECTION 1 and SECTION 2.

OUR TERMITE COMPANY IS NOT A LICENSED ROOFING FIRM. IF ANY INTERESTED PARTY DESIRES FURTHER INFORMATION, A LICENSED ROOFER SHOULD BE CONSULTED.

NOTE: IF REQUESTED BY THE PERSON ORDERING THIS REPORT, A RE INSPECTION OF THE STRUCTURE WILL BE MADE, THIS REQUEST MUST BE WITHIN FOUR MONTHS OF THE DATE OF THIS REPORT AND THERE WILL BE A FEE.

THE FOLLOWING INFORMATION IS BEING SUPPLIED TO HELP OUR CUSTOMERS BETTER UNDERSTAND THE DIFFERENCE BETWEEN SECTION 1 AND SECTION 2 FINDINGS.

SECTION 1

Section 1: contains items where there is evidence of active infestations, infection or conditions that have resulted in or from infestation or infection on the date of inspection.

SECTION 2

Section 2: contains conditions deemed likely to lead to infestation or infection, but where no visible active evidence of such was found on the date of inspection.

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5/16/2024

10069

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

REMARKS: DURING PROCESS OF ANY WOOD REPAIRS, REPLACEMENTS OR TEAR OUTS IF DAMAGE, INFECTION OR INFESTATION IS FOUND TO EXTEND BEYOND OUR ORIGINAL FINDINGS A SUPPLEMENTAL REPORT WILL BE ISSUED WITH ADDITIONAL FINDINGS, RECOMMENDATION AND COST.

REMARKS: JENNINGS TERMITE & PEST CONTROL COMPANY INC., ASSUMES NO LIABILITY FOR WORK PERFORMED AND COMPLETED BY OTHERS AND WE DO NOT WARRANTY ANY WORK PERFORMED OR COMPLETED BY OTHERS. ANY RE INSPECTION REQUESTED OF THIS COMPANY FOR WORK COMPLETED BY OTHERS OR FOR ANY INACCESSIBLE AREAS MADE ACCESSIBLE WILL BE AN ADDITIONAL CHARGE. CONTACT OUR OFFICE FOR THIS PRICE QUOTE.

REMARKS: JENNINGS TERMITE & PEST CONTROL COMPANY INC., DOES NOT DO PRIMER, PAINT OR STAINING OR NEW MATERIALS. WE ALSO DO NOT DO DECK COATINGS. IF DESIRED PARTIES OF INTEREST SHOULD CONTACT A LICENSED PAINTER AND OR DECK COMPANY.

REMARKS: PRICE LISTED FOR STALL SHOWER REPAIRS ARE NOT FINAL, AS ADDITIONAL DAMAGE MAYBE FOUND DURING PROCESS OF TEAR OUT. IF ANY ADDITIONAL DAMAGE IS FOUND ADDITIONAL PRICE WILL BE QUOTED FOR ADDITIONAL REPAIRS. ALL SHOWERS WILL BE RE-TILED WITH STANDARD WHITE TILE. IF REQUEST FOR DIFFERENT TILE COLOR OR STYLE OF TILE IS REQUESTED ADDITIONAL COST WILL BE QUOTED. IF SHOWER DOOR IS NOT TO CODE A PRICE WILL B QUOTED FOR NEW SHOWER DOOR, THIS WILL BE DETERMINED UPON START OF SHOWER REPAIR BY OUR SUBCONTRACTING SHOWER PAN COMPANY.

REMARKS: ALL PRICES QUOTED IN THIS REPORT OR ITS CORRESPONDING WORK AUTHORIZATION CONTRACT ARE SUBJECT TO CHANGE IF PARTIAL AUTHORIZATION IS RECEIVED.

"Notice: The Structural Pest Control Board encourages competitive business practices among registered companies. 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. Therefore you may wish to seek a second opinion since there maybe alternative methods of correcting the findings on this report that maybe less costly."

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REMARKS: This was an inspection to the interior of a townhouse unit and therefore is limited to the interior of the townhouse unit. Some of the interior areas are inaccessible for inspection. These include the areas inside finished walls and ceilings, areas under floor coverings and areas concealed by furnishings and appliances. We did not inspect any of the common areas of the Townhouse Project. Our inspection does not include inspection of the electric, plumbing, heating or mechanical systems in the structure. Our inspection will not detect building code violations. If any information is desired about any of these areas, a company who makes home inspections should be engaged. It is also this company's recommendation that further inspection of attached units and accessible areas of entire structure be made.

Other - Interiors:

ITEM 10A Visible and physically accessible interior areas of townhouse unit #1 and attached garage were inspected and no visible evidence of active infestations were found at this time.
***** Information Item *****

Certification: This is to certify the interior of the property described herein was inspected on 5/16/2024 and no visible evidence of active infestation or infection was found on this date in the exposed and physically accessible areas.

Inspection & Report Fee: \$150.00

TOTAL DUE: \$150.00

Thank you