

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. 1468 | Street Mentone Ave | City Pasadena | ZIP 91103 | Date of Completion 04/29/2019 |
|----------------------|-----------------------|------------------|--------------|----------------------------------|



JTS PEST SERVICES, INC

2820 E. GARVEY AVE, SO

WEST COVINA CA 91791

(626) 569-9785

jtspest@yahoo.com Fax (626) 332-9300

Report # : 10432 - 1

Registration # : PR7770

Escrow # :

☐ CORRECTED REPORT

| | | |
|--|--|-----------------|
| Ordered by: Sean Church HomeSmart Professional Partners Realty | Property Owner and/or Party of Interest: | Report sent to: |
|--|--|-----------------|

The following recommendations on the above designated property, as outlined in Wood Destroying Pests and Organisms Inspection Report dated 03/27/2019 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:
1A, 1B, 2A, 3A, 3B, 4B, 4C

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:

Cost of work completed:

| | |
|--------------------|-----------|
| Cost: \$ | 16,965.00 |
| Inspection Fee: \$ | 0.00 |
| Other: \$ | 7,025.00 |
| Total: \$ | 23,990.00 |

Recommendations not completed by this firm:
4A

Estimated Cost: \$

Remarks:

This is to certify that the above property is now free of evidence of active infestations and infections in the visible and accessible areas and is in compliance with the Structural Pest Control Act.

Inspected By: Jesse Gonzalez State License No. OPR10351 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, 95815-3831.

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-44 (Rev. 04/2015)

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

| | | | | | |
|----------------------|-----------------------|------------------|--------------|----------------------------------|----------------------|
| Building No. 1468 | Street Mentone Ave | City Pasadena | ZIP 91103 | Date of Inspection 03/27/2019 | Number of Pages 5 |
|----------------------|-----------------------|------------------|--------------|----------------------------------|----------------------|



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| Ordered by: Sean Church HomeSmart Professional Partners Realty | Property Owner and/or Party of Interest: | Report sent to: |
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COMPLETE REPORT ☒
 LIMITED REPORT ☐
 SUPPLEMENTAL REPORT ☐
 REINSPECTION REPORT ☐

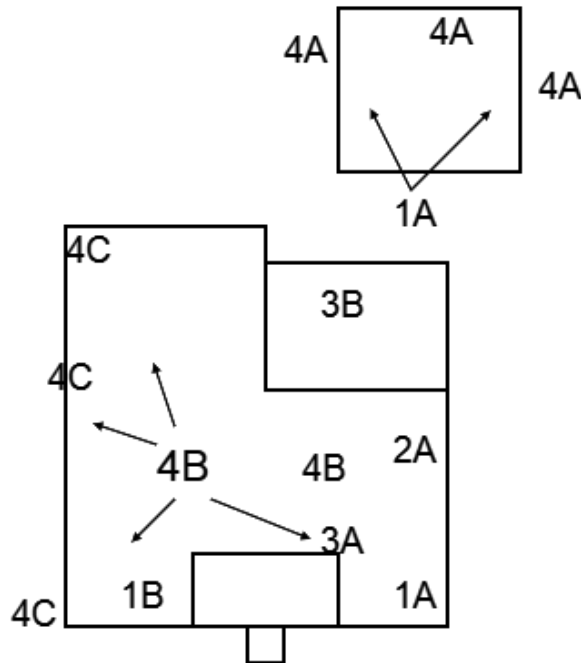
| | |
|--|---|
| GENERAL DESCRIPTION: One-story single-family residence, tile roof, detached garage. | Inspection Tag Posted: Subarea Other Tags Posted: |
|--|---|

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: Jesse Gonzalez
 State License No. OPR10351
 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, 95815-3831.
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JTS PEST SERVICES, INC

Page 2 of 5 inspection report

| | | | | |
|-------------------------------|--------------------------|------------|-------|-------|
| 1468 | Mentone Ave | Pasadena | CA | 91103 |
| Address of Property Inspected | | City | State | ZIP |
| 03/27/2019 | 10432 | | | |
| Date of Inspection | Corresponding Report No. | Escrow No. | | |

WHAT IS A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT? READ THIS DOCUMENT. IT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT.

A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying pests and organisms in visible and accessible areas and contains recommendations for correcting any infestations or infections found. The contents of Wood Destroying Pest & Organism Inspection Reports are governed by the Structural Pest Control Act and regulations.

Some structures do not comply with building code requirements or may have structural, plumbing, electrical, mechanical, heating, air conditioning or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information on such defects, if any, as they are not within the scope of the licenses of either this company, or it's employees.

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 to inspection, such as the interior of hollow walls, spaces between floors, areas concealed by carpeting, appliances, furniture or cabinets. 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 and windows are not opened during a routine inspection.

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.

This company does not certify or guarantee against any leakage, such as (but not limited to) plumbing, appliances, walls, doors, windows, any type of seepage, 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 this date. 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. OWNER SHOULD BE AWARE OF THIS CLOSED BID WHEN CONTRACTING WITH OTHERS OR UNDERTAKING THE WORK HIMSELF/HERSELF.

If requested by the person ordering this report, a re-inspection of the structure will be performed. Such requests must be within four (4) months of the date of this inspection. Every re-inspection fee amount shall not exceed the original inspection fee.

Wall paper, stain, or interior painting are excluded from our contract. New wood exposed to the weather will be prime painted, only upon request at an additional expense.

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 MOLD or any mold like conditions. No reference will be made to mold or mold-like conditions. Mold is not a Wood Destroying Organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold like conditions, please contact the appropriate mold professional.

JTS PEST SERVICES, INC

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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 HIS INSPECTION AND CANNOT BE DEFINED AS SECTION I OR II.

1. SUBTERRANEAN TERMITES:

1A - Section I

FINDING - Evidence of Subterranean Termites noted to the Mudsill

RECOMMENDATION - Chemically treat at probable termite entry for control of subterranean termites. In the course of performing the subterranean termite treatment JTS will not be responsible for damage to floor covering, hidden pipes, conduits, or ducts or their repair.

1B - Section I

FINDING - Evidence of Subterranean Termites noted to the Subfloor

RECOMMENDATION - Chemically treat at probable termite entry for control of subterranean termites. In the course of performing the subterranean termite treatment JTS will not be responsible for damage to floor covering, hidden pipes, conduits, or ducts or their repair.

2. DRYWOOD TERMITES:

2A - Section I

FINDING - Evidence of drywood termites noted in the Subfloor

RECOMMENDATION - Fumigate the structure for the control of drywood termites. Remove or cover drywood termite fecal pellets in accessible areas. Owner/agent to prepare for fumigation as per list of instructions to be furnished by this company. The structure must be vacated until released for re-entry by the licensed fumigator.

3. FUNGUS / DRYROT:

3A - Section I

FINDING - Evidence of dry rot damage noted at the old stair jack and cripple studs

RECOMMENDATION - Remove & replace or repair/reinforce fungus damaged member(s) as needed to correct condition. (Note: Painting is not included in the estimate, if given by this company). See item for the recommendation to correct the adverse moisture condition that has contributed to this infection. Also recommend periodic inspection of area.

3B - Section I

FINDING - Evidence of dryrot damage noted at the Patio

RECOMMENDATION - Remove entire roof, change plywood and re-roof as necessary to correct conditions.

4. OTHER FINDINGS:

4A - Section I

FINDING - Evidence of Faulty Grade noted to the Foundation at Garage

RECOMMENDATION - Dig around perimeter approximately 12 inches in depth, raise concrete minimum 6 inches to install cement flash wall.

JTS PEST SERVICES, INC

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| | | | | |
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| 03/27/2019 | 10432 | | | |
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4B - Section I

FINDING - Evidence of deterioration noted to the foundation.

RECOMMENDATION - Pressure wash damage area and apply cement glue slurry as a veneer to protect and stop further damage

4C - Section I

FINDING - Evidence of Faulty grade noted to the exterior north side of the house.

RECOMMENDATION - ?Dig around perimeter approximately 12 inches in depth, raise concrete minimum 6 inches to install cement flash wall.

Thank you for selecting our company to perform a structural pest control inspection on your property. Should you have any questions regarding this report, please call us directly by the contact information provided on the first page of the inspection report.

Please take a few moments to read and become familiar with the following content. 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 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 on the degree of exposure, so exposure should be minimized.

If within 24 hours following application of pesticides, you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center and your pest control operator immediately.

For further information, contact any of the following agencies in your area:

For health questions contact County Health Departments:

Los Angeles County (213) 250-8055

Orange County (714) 834-7700

San Bernardino County (909) 387-6280

Riverside County (909) 358-5000

County Poison Control (800) 876-4766

For application information contact County Agricultural Commissioners:

Los Angeles (626) 575) 5465

Orange County (714) 447-7100

San Bernardino (909) 387-2130

Riverside County (909) 955-3000

FOR REGULATORY INFORMATION:

Structural Pest Control Board (800) 737-8188

2005 Evergreen Street, Suite 1500

Sacramento, Ca 95815-3831

County Health Department (408) 555-1111

County Poison Control Center (408) 555-2222

County Agricultural Commissioner (408)555-3333

JTS PEST SERVICES, INC

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Structural Pest Control Board (916) 263-2540

If this report recommends treatment for drywood termites the following chemicals may be used:

BORACARE: Active ingredient is Disodium Octaborate Tetrahydrate

VIKANE GAS: Active ingredient is Sufuryl Flouride

TIMBOR: Active ingredient is Disodium Octoborate Tetrahydrate

TERMIDOR: Active ingredient is Fipronil

If this report recommends treatment for subterranean termites thie following chemical will be used:

PRELUDE: Active ingredient is Permethrin

TERMIDOR: Active ingredient is Fipronil

| | |
|--|----------------|
| Poison Control Center | (800) 222-1222 |
| Agricultural Department | (626) 575-5471 |
| Health Department | (213) 989-7140 |
| Structural Pest Control Board | (916) 561-8700 |
| 2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815 | |



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WEST COVINA CA 91791

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WORK AUTHORIZATION

Report #: 10432

No work will be performed until a signed copy of this agreement has been received.

Address of Property : 1468 Mentone Ave

City: Pasadena

State/ZIP: CA 91103

The inspection report of the company dated, **03/27/2019** is incorporated herein by reference as though fully set forth.

The company is authorized to proceed with the work outlined in the items circled below from the Termite Inspection Report for the property inspected, for a total sum of \$ _____. This total amount is due and payable within 30 days from completion repair work and/or chemical application.

THE COMPANY AGREES

To guarantee all repair completed by this company for one year from date of completion except for caulking, grouting, or plumbing, which is guaranteed for a period of **ninety (90) days**. We assume no responsibility for work performed by others, to be bound to perform this work for the price quoted in our cost breakdown for a period not to exceed 30 days, to use reasonable care in the performance of our work but to assume no responsibility for damage to any hidden pipes, wiring, or other facilities or to any shrubs, plants, or roof.

THE OWNER OR OWNER'S AGENT AGREES

To pay for services rendered in any additional services requested upon completion of work to pay a service charge of one and one-half percent (1 1/2%) interest per month, or portion of any month, annual interest rate of eighteen percent (18%) on accounts exceeding the ten (10) day full payment schedule. The Owner grants to The Company a security interest in the property to secure payment sum for work and inspection fee completed. In case of non-payment by The owner, reasonable attorney fees and costs of collection shall be paid by owner, whether suit be filed or not.

ALL PARTIES AGREE

If any additional work is deemed necessary by the local building inspector, said work will not be performed without additional authorization from owner or owner's agent. This contract price does not include the charge of any Inspection Report fees. Circle the items you wish performed by The Company, below and enter total amount above:

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 or her 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 document entitled "Preliminary Notice." Prime 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.

ITEMS

| Prefix | Section I | Section II | Further Inspection | Other |
|--------|-----------|------------|--------------------|-------|
| 1A | 395.00 | 0.00 | 0.00 | 0.00 |
| 1B | 1,895.00 | 0.00 | 0.00 | 0.00 |
| 2A | 1,850.00 | 0.00 | 0.00 | 0.00 |
| 3A | 3,250.00 | 0.00 | 0.00 | 0.00 |
| 3B | 1,700.00 | 0.00 | 0.00 | 0.00 |
| 4A | 2,250.00 | 0.00 | 0.00 | 0.00 |
| 4B | 6,250.00 | 0.00 | 0.00 | 0.00 |
| 4C | 1,625.00 | 0.00 | 0.00 | 0.00 |
| Total: | 19,215.00 | 0.00 | 0.00 | 0.00 |

GRAND TOTAL: 19,215.00

Property Owner:

Date:

Inspected By: Jesse Gonzalez

Date:

Owner's Agent:

Date: