

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 28724	Street Gunter Ave	City Rancho Palos Verdes	ZIP 90275	Date of Inspection 11/26/2023	Number of Pages 9
-----------------------	----------------------	-----------------------------	--------------	----------------------------------	----------------------

 <p>VITAL SIGNS TERMITE AND PEST CONTROL</p>	<p>Vital Signs Professional Real Estate Services, Inc.</p> <p>1645 W. Sepulveda Blvd., Suite 3 Torrance CA 90501 (310) 326-6939 office.vspc@gmail.com Fax (310) 326-6937</p>	<p>Report # : 17822 Registration # : PR4659 Escrow # : <input type="checkbox"/> CORRECTED REPORT</p>
---	---	--

Ordered by: Kathy Tyndall 28724 Gunter Ave Rancho Palos Verdes CA 90275	Property Owner and/or Party of Interest:	Report sent to:
--	--	-----------------

COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

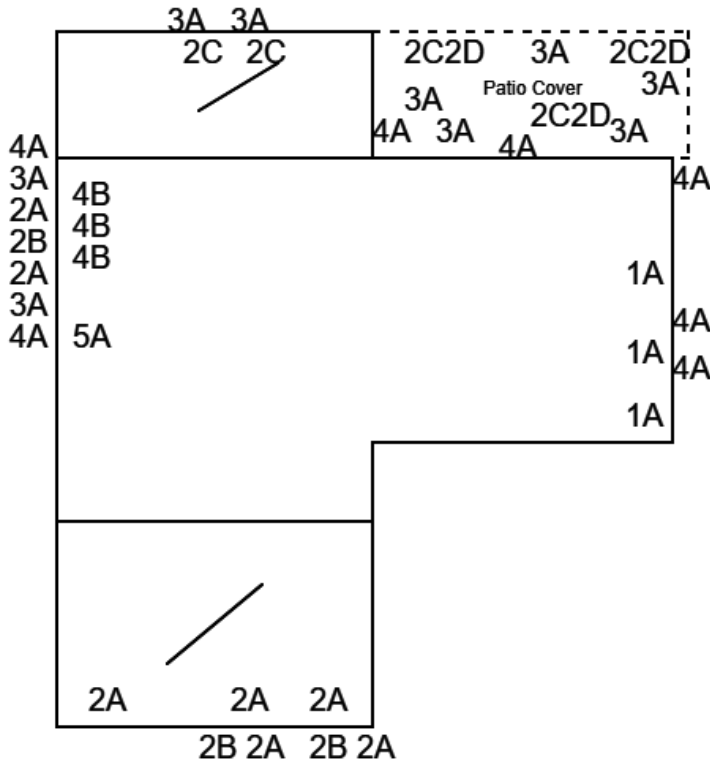
GENERAL DESCRIPTION: One-story single-family residence, stucco, composition roof, occupied, attached garage	Inspection Tag Posted: Attic
	Other Tags Posted:

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: Chasen Berry
 State License No. OPR14416
 Signature: *Chase Berry*

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.

VITAL SIGNS PROFESSIONAL REAL ESTATE SERVICES, INC.

Page 2 of 9 inspection report

28724	Gunter Ave	Rancho Palos Verdes	CA	90275
Address of Property Inspected		City	State	ZIP
11/26/2023	17822			
Date of Inspection	Corresponding Report No.		Escrow No.	

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.

A. This inspection pertains only to the specific addresses indicated and does not include any attached or adjacent units.

B. The Structural Pest Control Act requires inspection of only those areas, which are visible and accessible at the time of inspection. Many areas of the structure are not accessible to inspection, such as the interior of hollow walls, spaces between floors, areas concealed by insulation, 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, appliances or personal items are not moved and windows are not opened during a routine inspection. Slab floor construction is common. Floor coverings may conceal cracks in the slab that can allow infestation and infection to enter. Infestations and infections in the walls may be concealed by plaster so that a diligent inspection will not disclose the true condition. These areas are not practical to inspect because of health hazards, damage to the structure, or inconvenience. They were not inspected unless described in this report. Inspection is limited to disclosure of wood destroying pests or organisms as set forth in the Structural Pest Control Act. Unless otherwise specified in this report, we do not inspect detached items such as but not limited to: fences, sheds, doghouses, detached patios, detached wood decks, wood retaining walls or wood walkways.

C. 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.

D. Unless otherwise stated, stall showers are tested. Exception; stall showers over finished ceilings are inspected but not water tested unless specifically requested. Owner's permission in writing and a signed release of damages must be received prior to water testing in these cases.

E. Should any party in interest desire further information pertaining to the condition of the PLUMBING or ROOF, we recommend the employment of a licensed contractor, as this is not within the scope of our license and we do not issue certifications in these areas.

J. Your termite report and clearance pertain only to any existing infestation or infection, which is outlined in this report. If the Owner of the property desires coverage of new infestations, contact this company regarding a Control Service Agreement to cover any new infestations.

K. This inspection report has a value of \$150.00. This company may "waive" invoicing for this value (i.e. agree not to invoice the fee even though the charge for this value still exists). This company retains the right to invoice the owner up to this amount as a fee for this report, even if originally waived. In addition, up to the same fee amount may be charged for each additional report, and or certification written.

L. If this report is used for escrow purposes then it is agreed that this Inspection Report, Work Agreement and Completion, if any, is part of the ESCROW TRANSACTION. If any charges are to be billed to an escrow transaction, the property owner will still be responsible for payment in the event that escrow is prolonged, closes, or is cancelled without payment being made for all costs incurred by this company. A limited inspection should not be used for an escrow transaction; a full inspection should be performed.

M. Though not common, there exists a fast moving wood destroying fungus called "Poria incrassata" that can remain hidden until serious damage has already occurred. This company will endeavor to, but does not guarantee to, identify this type of infestation when evidence is visible. This company cannot be held responsible for eradication of this serious pest or correction of damages caused by it.

N. This Wood Destroying Pests and Organisms Report DOES NOT INCLUDE MOLD or any mold-like condition. Reference in any documents by the company to moisture conditions or wood destroying fungus should not be construed as an indication of anything other than what is stated. Wood destroying fungi should not be confused with mold. This company does not inspect for or render any opinion on the existence of any mold in the structures inspected. If the customer has any questions about molds in the structure they should direct their questions to a properly credentialed professional.

O. If you should have any questions regarding this report, please call (310) 326-6939, any weekday between 8:00 A.M. and 5:00 P.M. We also provide additional services for the control of General Household pests (ants, rats, etc.)

P. References: Structural Pest Control Act, Business and Professions Code, Division 3, Chapter 14. & CCR Title 16, Division 19.

VITAL SIGNS PROFESSIONAL REAL ESTATE SERVICES, INC.

Page 3 of 9 inspection report

28724	Gunter Ave	Rancho Palos Verdes	CA	90275
Address of Property Inspected		City	State	ZIP
11/26/2023	17822			
Date of Inspection	Corresponding Report No.		Escrow No.	

IMPORTANT INFORMATION ABOUT YOUR PROPERTY

NOTES:

1. **GUARANTEE:** Unless otherwise specified, the guarantee on this company's work is for one year from the date of the original Notice Of Completion. Guarantee only valid upon full payment. This guarantee covers only work performed and the eradication for infestations of the treated species of termites in any portion of the structure(s) identified herein as the target of the inspection. Other attached units and unlisted exterior portions in a multi-unit situation are not covered when inspection of only a limited portion is being conducted. A continuing warranty which extends coverage year by year for both Drywood termites and Subterranean termites may be available. Please contact this company for details. **IMPORTANT:** Secondary/substandard or other recommendations may have different guarantee terms. Please read the findings and recommendations carefully.
2. Action under the guarantee is limited to additional treatments only and does not include repairs or monetary compensation.
3. Prices quoted are valid for 90 days from the date of inspection for the conditions found and bid on.
4. **IMPORTANT:** Prices listed are based on the "Whole Job" contract. If the customer chooses partial performance, the prices of individual items will increase to cover overhead costs.
5. If localized treatment is performed: Local treatment is not intended to be an entire structure treatment method. If infestations of wood destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated.
6. This company will perform a free, one time, quality control inspection of the property if contacted by the homeowner prior to the guarantee expiration date.

FINDINGS AND RECOMMENDATIONS

This is a **Separated Report** which is defined as Section I / Section II conditions evident on the date of inspection. Here are the definitions for these terms.

SECTION I: Contains items where there is **VISIBLE 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 recommendation 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 II.**

SECTION I:

1A - Subterranean

Evidence of Subterranean termites noted at the subfloor and wall studs.

Recommend a local treatment: We suggest drilling a series of holes in concrete cement slab and pressure treating infested soil below slab with state-approved Termidor SC, Termidor HE or Termidor Dry in accordance with label instructions. This local treatment method will eradicate subterranean termite infestations specifically at treated areas of home only. We will plug and patch holes in concrete, and remove or cover any visible fecal pellets, and scrape mud tubes for monitoring purposes. Any structural repairs or restoration costs caused by completing this recommendation will be completed only at owner's direction and at an additional cost. Treatment recommendation must be completed prior to a repair work being completed by Vital Signs Termite or any other contractor to avoid complications with control treatments. **STRONGLY RECOMMEND: ANNUAL TERMITE PROTECTION PLAN**

WITHIOCAL TREATMENT

2A - Drywood

FINDINGS: Evidence of Drywood termite infestation(s) garage wall studs fascia and rafter tails.

At the request of the homeowner, we recommend a local treatment in lieu of a whole home fumigation: We suggest drilling a series of holes in and adjacent to the visible active infestation, we will inject Termidor SC, Termidor HE or Termidor Dry into the infested wood and adjacent members. This local treatment method will eradicate drywood termite infestations specifically at treated areas of home only. We will then remove or cover any visible fecal pellets for monitoring purposes. Any structural repairs

VITAL SIGNS PROFESSIONAL REAL ESTATE SERVICES, INC.

Page 4 of 9 inspection report

28724	Gunter Ave	Rancho Palos Verdes	CA	90275
Address of Property Inspected		City	State	ZIP
11/26/2023	17822			
Date of Inspection	Corresponding Report No.		Escrow No.	

or restoration costs caused by completing this recommendation will be completed only at owner's direction and at an additional cost. Treatment recommendations must be completed prior to any repair work being completed by Vital Signs Termite or any other contractor to avoid complications with control treatments. Local treatment is not intended to be an entire structure treatment method. **STRONGLY RECOMMEND: ANNUAL TERMITE PROTECTION PLAN WITH IOCAL TREATMENT**

2A - Secondary Recommendation

FINDING: Evidence of Drywood termites noted at garage wall studs, fascia, and rafer tails.

RECOMMENDATION: Sealing the entire structure and fumigating it with Vikane Gas,Chloropicrin - Flushing Gas will also be used as a warning agent. The structure must be vacated for a minimum period of (3) three days and (2) nights and then ventilated for a minimum of 12 to 24 hours after treatment is completed as part of state required - CAPS program, depending on initial concentration of fumigant introduced, weather conditions and temperature. This is a whole home treatment for complete eradication of drywood termites. We will remove or mask any visible fecal pellets. Occupants must sign the Occupants Fumigation Notice and comply with all instructions. Owners and occupants must receive and sign copies of the CalEPA Department of Pesticide Regulation Fact Sheet regarding Vikane Gas. Owner must comply with all preparation paperwork in order to complete the Fumigation Process/ Treatment recommendation must be completed prior to any repair work being completed by Vital Signs Termite or any other contractor to avoid complications with control treatments.

2B - Drywood

FINDING: Drywood termite damaged wood noted at Garage fascia and rafter tails.

RECOMMENDATION: Recommendation: Termite damaged wooden members should be repaired, reinforced, patched, or replaced. In some cases, minor patching may suffice. Please note that Exterminators cannot be held responsible for any damage to roofing materials that may occur during repairs made to roof eave members.. If any additional adverse conditions are discovered during the repairs, we will recommend further inspection and issue a supplemental report indicating any infection or additional repairs needed. Please also note that we include one coat of paint in the repair process, using white or color matched if the color matched paint is provided by the Home Owner.

2C - Drywood

FINDINGS: Evidence of Drywood termite infestation(s) patio cover framing

At the request of the homeowner, we recommend a local treatment in lieu of a whole home fumigation: We suggest drilling a series of holes in and adjacent to the visible active infestation, we will inject Termidor SC, Termidor HE or Termidor Dry into the infested wood and adjacent members. This local treatment method will eradicate drywood termite infestations specifically at treated areas of home only. We will then remove or cover any visible fecal pellets for monitoring purposes. Any structural repairs or restoration costs caused by completing this recommendation will be completed only at owner's direction and at an additional cost. Treatment recommendations must be completed prior to any repair work being completed by Vital Signs Termite or any other contractor to avoid complications with control treatments. Local treatment is not intended to be an entire structure treatment method. **STRONGLY RECOMMEND: ANNUAL TERMITE PROTECTION PLAN WITH IOCAL TREATMENT**

2C - Secondary Recommendation

FINDING: Evidence of Drywood termites noted at

RECOMMENDATION: Sealing the entire structure and fumigating it with Vikane Gas,Chloropicrin - Flushing Gas will also be used as a warning agent. The structure must be vacated for a minimum period of (3) three days and (2) nights and then ventilated for a minimum of 12 to 24 hours after treatment is completed as part of state required - CAPS program, depending on initial concentration of fumigant introduced, weather conditions and temperature. This is a whole home treatment for complete eradication of drywood termites. We will remove or mask any visible fecal pellets. Occupants must sign the Occupants Fumigation Notice and comply with all instructions. Owners and occupants must receive and sign copies of the CalEPA Department of Pesticide Regulation Fact Sheet regarding Vikane Gas. Owner must comply with all preparation paperwork in order to complete the Fumigation Process/ Treatment recommendation must be completed prior to any repair work being completed by Vital Signs Termite or any other contractor to avoid complications with control treatments.

VITAL SIGNS PROFESSIONAL REAL ESTATE SERVICES, INC.

Page 5 of 9 inspection report

28724	Gunter Ave	Rancho Palos Verdes	CA	90275
Address of Property Inspected		City	State	ZIP
11/26/2023	17822			
Date of Inspection	Corresponding Report No.		Escrow No.	

2D - Drywood

FINDING: Drywood termite-damaged wood was noted at the patio cover in the backyard.

RECOMMENDATION: Recommendation: Termite damaged wooden members at the patio cover should be completely torn down trash should be hauled away and a new patio cover should be built. If any additional adverse conditions are discovered during the repairs, we will recommend further inspection and issue a supplemental report indicating any infection or additional repairs needed. Please also note that we include one coat of paint in the repair process, using white or color matched if the color matched paint is provided by the Home Owner.

2D - Secondary Recommendation

Finding: Heavy termite damage was noted on the patio cover.

Recommendation: Knock down, remove the patio cover, and haul away all debris.

3A - Fungus / Dryrot

FINDING: Fungus-damaged wood noted at fascia boards which appears to be caused by failure/lack of a waterproof coating.

RECOMMENDATION: Repair or replace fungus damaged wood and apply a waterproof coating.

[SECTION I]

SECTION II:

4B - Other Findings

FINDING: Excessive moisture condition noted office sealing which appears to be caused by a roofing leak.

RECOMMENDATION: Make necessary repairs to correct leaks in these areas. No warranty or opinion is extended by our company regarding the quality of the water tightness of the roof. 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. You may request for the roofer to certify the roof for water tightness.

[SECTION II]

4B - Secondary Recommendation

FINDING: Excessive moisture condition noted at @ as evidenced by @ that appears to be caused by a roofing leak.

RECOMMENDATION: Owner to contact a licensed roofer to inspect and make all necessary repairs. No warranty or opinion is extended by our company regarding the water tightness of the roof. 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. You may request for the roofer to certify the roof for water tightness.

[SECTION II]

FURTHER INSPECTION:

5A - Further Inspection

FINDING:: The subarea was wet due to heavy rain the night before at the access point.

Recommendation: Inspect the subarea once the soil has fully dried out.

OTHER:

4A - Other Findings

Finding: Missing stucco, subarea access cover, and multiple subarea vent screen. These openings have led to rodents inside the house, under the house, and in the attic space.

Recommendation: Repair stucco, and seal all access covers and subvents with wire mesh. A bid for rodents and exclusion can be submitted at the homeowner's request.

CONTRACTUAL ITEMS AND ADDITIONAL INFORMATION

THIS ENTIRE REPORT IS A PART OF THE CONTRACTUAL AGREEMENT BETWEEN OUR COMPANY AND THE PROPERTY OWNER/CUSTOMER. PLEASE READ ALL ITEMS CAREFULLY. ANY SUBSEQUENT REPORTS AND

VITAL SIGNS PROFESSIONAL REAL ESTATE SERVICES, INC.

Page 6 of 9 inspection report

28724	Gunter Ave	Rancho Palos Verdes	CA	90275
Address of Property Inspected		City	State	ZIP
11/26/2023	17822			
Date of Inspection	Corresponding Report No.		Escrow No.	

DOCUMENTS ALONG WITH THE WORK AUTHORIZATION ARE INCLUDED AS WELL.

Items on the report(s) may contain provisions for additional costs over and above the original estimate. Please read this agreement and the inspection report(s) carefully and completely prior to signing the Work Authorization or any agreement.

If this property is the subject of a real estate transaction, the customer hereby instructs the escrow company or other responsible party to pay the agreed upon sum upon close of escrow/sale. If further inspection is recommended, or if additional work is required, this company will provide additional prices and recommendations for correction. Interested parties will be notified prior to additional work being performed. The guaranty if any, shall be assignable to a subsequent owner, provided that the customer gives a copy of this agreement and all included documents to the new owner at the time of the property transfer. Any new property owner must agree to perform under the terms of this agreement as listed for the owner/customer. Failure of the new owner to perform the owner/customer's responsibilities will relieve the company from any guaranty and performance under this agreement at the company's discretion.

SUBCONTRACTING NOTICE: When fumigation is recommended, all fumigation work will be subcontracted to a qualified, and properly licensed third party. This company will recommend the third party. Other subcontractors may also be enlisted such as for shower pan replacement. The charge for service that this company subcontracts to another person or entity 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 this company'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, this company will not be responsible for any act or omission in the performance of work that you directly contract with another to perform.

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.

IT IS AGREED THAT:

1) Reference in any documents by the company to moisture conditions or wood destroying fungus shall not be construed as an indication of anything other than what is stated. Wood destroying fungi should not be confused with mold. This company does not inspect for or render any opinion on the existence of any mold in the structures inspected. If the customer has any questions about molds in the structure, they should direct their questions to a properly credentialed professional.

2) Though not common, there exists a fast moving wood destroying fungus called "Poria incrassata". It resembles other fungus infections and can remain hidden until serious damage has already occurred. The company will endeavor to detect, but does not guaranty to identify this type of infestation even when evidence is visible. The company does not contract for the eradication of this pest and is not responsible for eradication of this serious pest, correction of damage caused by it, or subsequent financial hardship.

3) WE PERFORM NON-DESTRUCTIVE VISUAL INSPECTIONS.

A. NOT EVERYTHING THAT EXISTS WILL BE DISCOVERED. Our employees do not possess powers of observation beyond the normal human.

B. All treatments, repairs and recommendations by the company are based on a non-destructive visual inspection.

C. Due to the very nature of wood destroying pests to live hidden inside of wood, surface inspection of building materials, even bare wood, may not disclose all infestations or infections.

D. Painted surfaces and surfaces covered with other protective coatings such as stucco can hide substantial damage. Materials inside of walls and inaccessible areas are not visible at all. Portions of the structure beneath and behind floor coverings, furniture and decorations are not inspected as these items are not moved or removed during inspection.

VITAL SIGNS PROFESSIONAL REAL ESTATE SERVICES, INC.

Page 7 of 9 inspection report

28724	Gunter Ave	Rancho Palos Verdes	CA	90275
Address of Property Inspected		City	State	ZIP
11/26/2023	17822			
Date of Inspection	Corresponding Report No.		Escrow No.	

E. The company will report on visible evidence of infestations, infections, and their damage, as well as conducive conditions found at the time of our inspection. Items outside of our scope of licensing will not be reported on.

F. If there is visible evidence of infestation of termites or wood destroying insects or organisms, it must be understood that, by definition, there exists some hidden damage along with it in the building materials they infested. We do not call out each tiny bit of damage separately from the infestation. Only damage of a size that, in our professional estimation, warrants repairs will be designated as being "damaged" and will be listed separately on the inspection report. This company is not responsible for these minor hidden damages from infestations.

G. The following is a list of examples of "inaccessible areas" found in many structures. It is impractical to make these areas accessible for inspection without due cause because of the disruption, damage, time and expense of doing so and we will not list them in the report item by item. These include: furnished interiors; inaccessible attics or portions thereof due to low/inadequate clearance; the interior of hollow walls; spaces between a floor or porch deck and the ceiling or soffit below; stall showers over finished ceilings; such structural segments as "porte cocheres" (those decorative stucco arches over the driveway/carport entrance); enclosed bay windows; buttresses and similar. These and many other areas can hide infestation, infection or damage but would be prohibitively expensive and damaging to tear out or deface. Also, areas with stored items or locks for example that would be difficult and take prohibitively long time to uncover and return items. We will note any areas that are inaccessible that we feel are out of the ordinary.

H. All buildings that are not brand new are very likely to have a history of infestations/infections and damage. These buildings will have had previous damages that were repaired in a myriad of manners and various levels of quality over the years. We do not tear apart previous repairs, no matter the quality or lack thereof, to see how well they were performed. This company does not note or make any statement of quality or workmanship about these old repairs. Items that are visible but have been reinforced with new materials are not considered as being currently damaged.

**Beware of unscrupulous companies that will deface and break out old repairs in order to sell you unnecessary work. You have the right to request that they repair, free of cost, damage exposed by excessive force while inspecting your property. This is why we don't tear apart your property. If you need assistance contact the Structural Pest Control Board.*

4) OLD AND EXISTING ITEMS WILL MAKE THEMSELVES KNOWN IN THE FUTURE.

A. The customer agrees that the company will not be held responsible for such hidden or undiscovered pests and damages when these previously hidden items are discovered.

B. During the course of remodeling, repair work or other companies' inspections, any previously painted or concealed area that is newly exposed may show evidence of damage and possible infestation. When this occurs, contact this company for further inspection, a supplemental report will be issued. Any work completed in such areas will be done only at the owner's explicit direction and owner's agreement to pay for any additional expense.

5) The company is not responsible for damage to any plumbing, gas, electrical, solar panels and systems, alarm wires or similar lines that we may encounter in the process of treatment or repair work.

6) In the case where the company must drill through a concrete slab to allow access to the soil for treatment of subterranean termites, the following is understood and agreed upon;

A. If the surface to be drilled has a covering, the owner is responsible for removal and replacement of the covering. If the company has to drill through any coverings we will not perform any repairs to the coverings. This company will fill the drilled holes in the concrete slab only.

B. If the floor is presently carpeted, our company will lift the carpet before treatment and reinstall after treatment. If difficulty in reinstalling the carpet is encountered, the owner will need to hire a carpet installer at owner's expense to properly reinstall carpeting.

7) The company is not responsible for work performed by others, recommended or not, including by Owner. Contractor bills should be submitted to escrow as certification of work completed by others.

8) The company is not responsible for any losses that occur due to conditions out of the control of the company such as weather, acts of God, or interference by outside agencies or people.

9) This proposal does not include painting or decoration in the process of work performed unless otherwise stated in writing. Items recommended will be replaced close to the original but are not guaranteed to match. Exact matching of color, texture, dimensions, orientation or finish is not guaranteed even when attempted.

10) Conducive conditions are items that, if left uncorrected, are likely to lead to infestations and infections in the future. The company considers these items to be important to the proper maintenance of the structure and should be corrected by the owner in a timely manner. If these items are not corrected and their existence contributes to further problems, the company may at its discretion, adjust or void any guaranty to protect itself from liability. Specifically, the company is not responsible to perform work

VITAL SIGNS PROFESSIONAL REAL ESTATE SERVICES, INC.

Page 8 of 9 inspection report

28724	Gunter Ave	Rancho Palos Verdes	CA	90275
Address of Property Inspected		City	State	ZIP
11/26/2023	17822			
Date of Inspection	Corresponding Report No.		Escrow No.	

under any guaranty if the infestation, infection and/or damage, is a result of a conducive condition that was allowed to exist due to the owner's failure to perform corrective measures in a timely manner. In addition, because old damage from termites that have been eradicated can continue to falsely show evidence of being currently infested, the company will not retreat any old damage unless there is a clear indication that a truly live infestation may exist. The owner must repair or replace the damaged wood prior to any additional treatments being performed on old termite damaged areas.

11) The total amount of this contract is due and payable upon completion of work item(s) unless otherwise specified. The date of the Notice of Work Completed and Not Completed serves as date of completion.

12) If this work is billed to an escrow company, the customer is responsible for full payment within 30 days if escrow should be prolonged, canceled, or closes without payment being made for all costs incurred by the company.

13) A finance charge computed at a monthly rate of 1.5% of the unpaid balance (annual percentage rate of 18%) may be added to all accounts past due.

14) Customer agrees to pay all reasonable attorneys' fees if the company files suit to enforce any terms of this contract, together with the costs of such action, whether or not suit proceeds to judgment.

15) This agreement, including any reports, work authorization, notices of work completed, annual renewal agreements, and any additional documents constitute the entire agreement between parties, and may not be varied, altered or modified in any way except by written agreement between the parties and approved in writing by a company executive. No verbal changes in the terms of the agreement or verbal approval of deviations from performance of this agreement are permitted.

16) The company and the customer acknowledge and agree that there shall be no intended third party beneficiaries to this agreement. The treatments and repairs being performed at the request of the customer are at the level of quality intended to satisfy their needs only.

17) The company shall not be responsible for increased costs resulting from enforcement of any ordinance or law regulating the construction, repair or demolition of a building or other structure.

18) This company is not responsible for work completed by others, recommended or not, including by Owner. Contractor bills should be submitted to Escrow as certification of work completed by others.

19) Reinspection of repair items (Only for items that this company makes a bid on): 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.

20) In the case of a dispute arising during or after the performance of work, the company is due payment for any non-disputed work performed.

21) The company and the customer acknowledge and agree that this agreement, and all provisions, terms, and conditions contained herein, shall be binding upon and inure to the benefit of their marital communities, successors in interest, heirs, assigns, representatives, agents, insurers, devisees and or transferees fully allowed by law.

22) The customer must notify the company at least 48 hours prior to the scheduled work time if the customer wishes to cancel an appointment. At the company's discretion, a 10% surcharge may be added to the job cost, if the customer fails to give adequate notice of a cancelation.

23) In the event the customer chooses to stop or cancel work under this agreement after work has commenced, the company shall be due payment in fair compensation for any partial performance. The customer agrees that repairs or extermination of infestations cannot be undone and that they materially improve the property. The amount owed will depend on the extent of work performed but shall not be less than full payment of any monies due to subcontractors plus 25% of the total original job cost. The customer agrees that the company's opinion of the extent of work performed shall be accepted as the basis for fair compensation.

24) It is assumed that if an agent orders work on the owners behalf, that they were notified prior by said agent. If payment is not made by the agent or escrow company it will be the responsibility of the owner to produce payment.

25) The invalidity or unenforceability of any provision(s) of this agreement, including those on other documents that are part of this agreement, shall not affect the validity or enforceability of any other provision hereof, which shall remain in full force and effect.

26) Definitions

A. Owner/customer: The lawful owner (including the seller and or buyer of the property in a real estate transaction), or their agent, of the property upon which work is performed. This includes a person ordering a report other than the owner.

B. Company: Vital Signs Professional Real Estate Services, Inc. and its affiliates and subcontractors.

VITAL SIGNS PROFESSIONAL REAL ESTATE SERVICES, INC.

Page 9 of 9 inspection report

28724	Gunter Ave	Rancho Palos Verdes	CA	90275
Address of Property Inspected		City	State	ZIP
11/26/2023	17822			
Date of Inspection	Corresponding Report No.		Escrow No.	

C. Agent: A lawful agent acting on behalf of the owner.

D. Report: The original or additionally issued Wood Destroying Pests and Organisms Inspection Report and associated or included paperwork.

E. Completion/Notice of Work Completed: The Notice of Work Completed and Not Completed issued under the Structural Pest Control Act.

Ver. 17.1

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 and 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 weighted by the benefits. The degree of risk depends on the degree 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 and your pest control operator immediately.

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

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



Vital Signs Professional Real Estate Services, Inc.

1645 W. Sepulveda Blvd., Suite 3
Torrance CA 90501
(310) 326-6939

office.vspc@gmail.com Fax (310) 326-6937

WORK AUTHORIZATION

Report #: 17822

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

Address of Property : 28724 Gunter Ave
City: Rancho Palos Verdes
State/ZIP: CA 90275

The inspection report of the company dated, 11/26/2023 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 15 days from completion repair work and/or chemical application. IMPORTANT: Prices listed are based on the "Whole Job" contract. If the customer chooses partial performance, the prices of individual items will increase to cover overhead costs.

Circle the items you wish performed by The Company, below and enter total amount above. This contract price does not include the charge of any Inspection Report fees. Do not change pricing as listed. If you wish to change what work is being ordered contact our office before signing this document. We will then produce a new document for all parties to sign.

By signing this agreement, the customer acknowledges that they have read, understand and agree to abide by this agreement which includes any and all referenced documents. THIS DOCUMENT IS A BINDING CONTRACT between our company and the property owner and incorporates our termite reports and additional contract items found therein. Items on the report(s) may contain provisions for additional costs over and above the original estimate. Please read the inspection report(s) carefully and completely prior to signing.

If this property is, or becomes the subject of a real estate transaction, the customer hereby instructs the escrow company or other responsible party to pay the agreed upon sum(s) upon close of escrow/sale. If further inspection is recommended, or if additional work is required, this company will provide additional prices and recommendations for correction. Interested parties will be notified prior to additional work being performed.

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

Table with 5 columns: Prefix, Section I, Section II, Further Inspection, Other. Rows include items 1A through 5A with associated costs.

Section Subtotals

Using Primary Rec 14,340.00 1,250.00 0.00 0.00

Property Owner: Date: Inspected By: Chase Berry Date:10/03/23

Owner's Agent: Date:



Vital Signs Professional Real Estate Services, Inc.

1645 W. Sepulveda Blvd., Suite 3
Torrance CA 90501
(310) 326-6939
office.vspc@gmail.com Fax (310) 326-6937

WORK AUTHORIZATION

Report #: 17822

Table with 5 columns: Prefix, Section I, Section II, Further Inspection, Other. Row 1: Using Secondary Rec, 9,410.00, 0.00, 0.00, 0.00

PLEASE INITIAL YOUR SELECTION BELOW

Primary Total: \$15,590.00

OR

Secondary Total: \$9,410.00

Property Owner: Date: Inspected By: Chase Berry Date:10/03/23

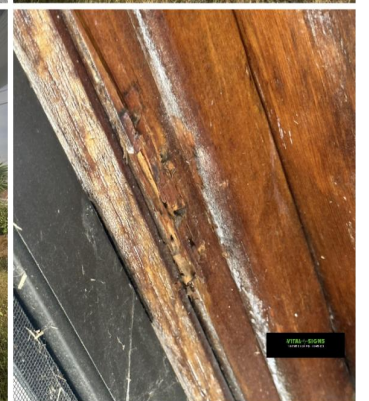
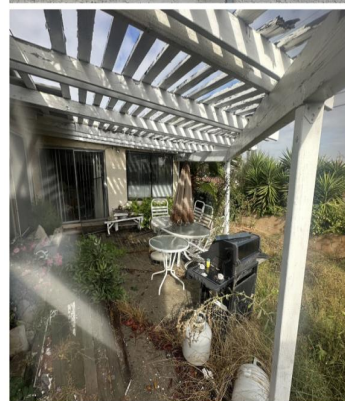
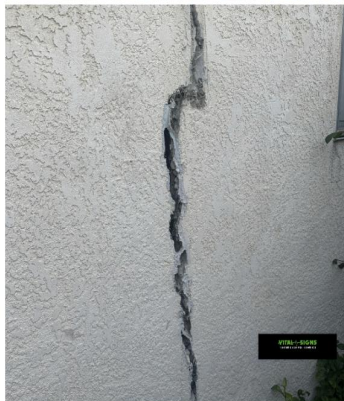
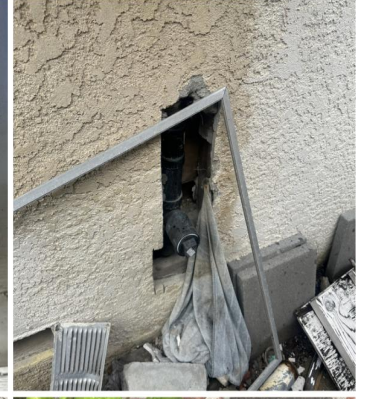
Owner's Agent: Date:

28724 Gunter Ave
Address of Property Inspected

Rancho Palos Verdes
City

CA
State

90275
ZIP



28724 Gunter Ave
Address of Property Inspected

Rancho Palos Verdes
City

CA 90275
State ZIP

