

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
2113	Bristol Park Cir	Turlock	95382-2968	04/27/2023	1 of 12

	Allpro Pest Services 5151 Pentecost Drive Ste E Modesto, CA 95356 Tel 209-602-5203 Fax Registration #: PR 6261	A LICENSED PEST CONTROL OPERATOR IS AN EXPERT IN HIS/HER FIELD. QUESTIONS RELATIVE TO THIS REPORT SHOULD BE REFERRED TO HIM/HER. Report #: 2163
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Ordered by: Keller Williams Realty Nino Pascolati 136 S Center St Turlock, CA 95380-4508	Property Owner and Party of Interest: Keller Williams Realty Nino Pascolati 136 S Center St Turlock, CA 95380-4508	Report sent to:
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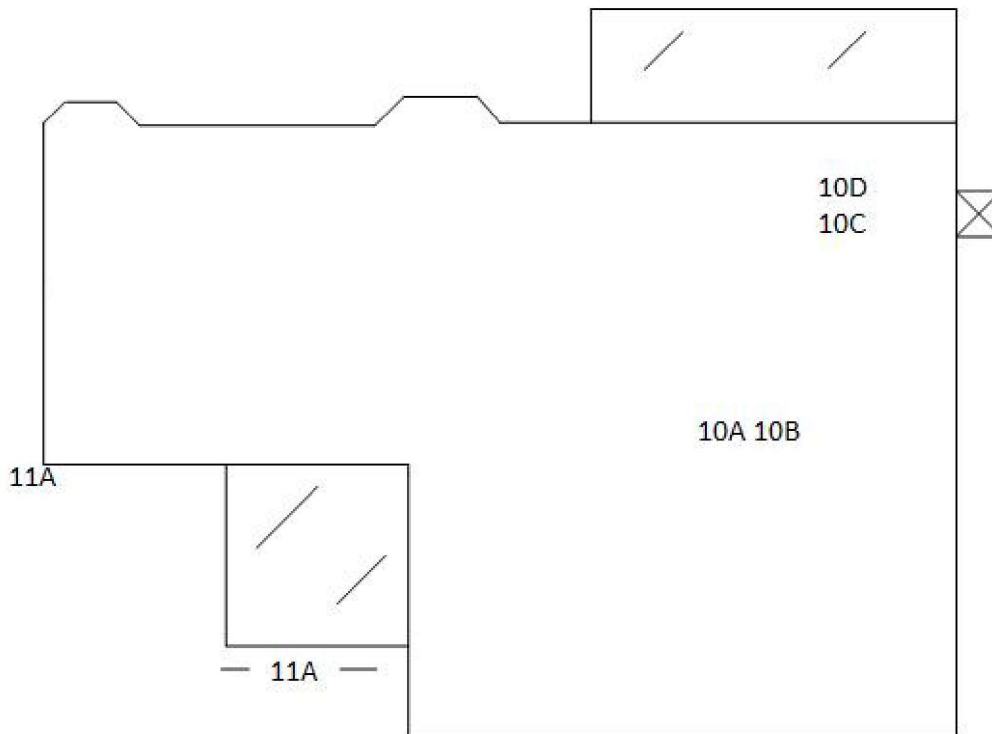
COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

General Description: 2 Story, Single Family Family Residence, Vacant	Inspection Tag Posted: Garage
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.



Inspected By: Felipe Casalduc State License No.: FR59956 Signature: *Felipe J Casalduc*

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, CA 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.

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General Comments

SCOPE OF INSPECTION. IMPORTANT INFORMATION:

This is a report of an inspection for wood destroying pests and organisms of an occupied/unoccupied, furnished/unfurnished structure. This inspection was of only the visible and accessible areas of the structure. This inspection and report does not reveal building code compliance or non-compliance. For information about code compliance, a company that makes structural home inspections should be engaged. We have not inspected areas under furnishings, appliances, storage or floor coverings nor did we inspect inside finished walls or ceilings. Inspection of these areas is not practical. If inspection of any of these areas is requested, we would perform that inspection for an additional charge. Water stains at sub flooring can and do occur for any number of reasons during the history of a structure. Water stains in the subarea will only be mentioned if they appear to be recent in nature or indicative of damage. We did not inspect electrical, heating or mechanical systems nor did we inspect the plumbing systems except as may be specifically noted below. Inspection of these systems is beyond the scope of this inspection report.

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 CONTRACTORS STATE LICENSE BOARD.

IF A SEPARATED REPORT HAS BEEN REQUESTED, IT IS DEFINED AS SECTION 1 & SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

SECTION 1: CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OF INFECTION.

SECTION 2: CONTAINS ITEMS WHERE CONDITIONS ARE 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 AREAS WHICH DURING THE ORIGINAL INSPECTION, DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CANNOT BE DEFINED AS SECTION 1 OR SECTION 2.

NOTE: A PATCH WAS NOTED AT THE CEILING IN THE GARAGE. NO WATER STAINING OR VISIBLE DAMAGE WAS NOTED AT THIS TIME. NO RECOMMENDATIONS ARE MADE.

NOTE: INTERESTED PARTIES ARE TO ENGAGE OTHER SPECIALTY TRADES TO REPAIR AND/OR REPLACE.

1. SUBSTRUCTURE AREA:
2. SHOWER:
3. FOUNDATIONS:
4. PORCHES:
5. VENTILATION:
6. ABUTMENTS:
7. ATTIC SPACES:
8. GARAGES:
9. PATIOS AND/OR DECKS:
10. INTERIOR:
11. EXTERIOR:

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This is a separated report which is defined as Section I/Section II conditions evident on the date of the inspection. 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 recommendations 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 Section II.

Description of Findings

SECTION: I EXTERIOR



Finding: 11A Fungus has damaged the roof sheathing at the eaves.
Recommendation: Remove enough roof covering to allow for the removal of the damaged sheathing. If no further damage is exposed, replace sheathing with new material and install roofing material. If damage extends into inaccessible areas, a supplemental report will be issued with additional findings/recommendations and costs.
Price: Other Trades

SECTION: II INTERIOR

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Finding: 10A A plumbing leak was noted at the shower head in the downstairs hall bath.
Recommendation: Repair the leak as found to be necessary.
Price: Other Trades

Finding: 10B Caulking is missing at the shower valve/tub spout in the upstairs hall bath.
Recommendation: Caulk as necessary.
Price: Other Trades



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Finding: 10C A plumbing leak was noted at the faucet in the master bath right sink.
Recommendation: Repair the leak as found to be necessary.
Price: Other Trades

Finding: 10D A plumbing leak was noted at the sink plumbing in the master bath.
Recommendation: Repair the leak as found to be necessary.
Price: Other Trades

Section I Total: \$0.00
Section II Total: \$0.00

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Disclaimer

A. Certain areas are recognized by the industry as inaccessible and/or for other reasons, not inspected. These include but are not limited to: inaccessible and/or insulated attics or portions thereof, attic with less than 18" clear crawlspace, the interior of hollow walls; spaces between a floor or porch deck and the ceiling below; area where there is no access without defacing or tearing out lumber, masonry or finished work; areas behind stoves, refrigerators or beneath wood floors over concrete, areas concealed by heavy vegetation. Areas or timbers around eaves were visually inspected from ground level only. Although we make visual examination, we do not deface or probe window/door frames or decorative trims. Unless otherwise specified in this report, we do not inspect fences, sheds, dog houses, detached patios, detached wood decks wood retaining walls or wood walkways. We assume no responsibility for work done by others, for damage to structure or contents during our inspection, or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non-disclosure by owner/agent/tenant.

B. Slab floor construction has become more prevalent in recent years. Floor covering may conceal cracks in the slab that will allow infestation to enter. Infestations in the walls may be concealed by plaster so that a diligent inspection may 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. We recommend further inspection if there is any question about the above noted areas. Ref: Structural Pest Control Board Act, Article 6, section 8516(b), paragraph 1990(I). Amended effective March 1, 1974. Inspection is limited to disclosure of wood destroying pests or organisms as set forth in the Structural Pest Control Act, Article 6, Section 8516(b), paragraph 1990-1991.

C. This company will reinspect repairs done by others within four months of the original inspection date. A fee will be charged for each reinspection which will be no greater than the original inspection fee. Allpro Pest Services has ten (10) working days to complete reinspections from the date they are ordered. A reinspection is a visual inspection of work in progress and any work completed. If any of the repairs outlined in this report call for further inspection and are to be completed by others, an open inspection must be performed by Allpro Pest Services if the appropriate certification is desired. If further inspection items noted in this report are not performed, Allpro Pest Services will assume no liability for any infestations or infection which may be concealed in these areas. Any guarantees must be received from parties performing repairs. Any bids attached to this report are based on what was visible and accessible today. If Allpro Pest Services finds more damage upon opening any inaccessible areas, a supplemental report and new bid will be given.

D. Allpro Pest Services is not responsible for work completed by others, recommended or not, including work completed by Owner. Contractor bills should be submitted to Escrow as certification of work completed by others.

E. This report includes findings related to the presence/non-presence of wood destroying organisms and/or visible signs of leaks in the accessible portions of the roof. The inspector did not go onto the roof surface due to possible physical damage to the roof or personal injury. No opinion is rendered, nor guarantee implied concerning the water-tight integrity of the roof or the condition of the roof and roofing materials. If interested parties desire further information on the condition of the roof, we recommend that they engage the services of a licensed roofing contractor.

F. Second story stall showers are inspected but not water tested unless there is evidence of leaks in ceiling below. Ref: Structural Pest Control Rules and Regulations, Sec. 8516G. Sunken or below grade showers or tubs are not water tested due to their construction.

G. During the course of or after opening walls or any previously concealed areas, should any further damage or infestation be found, a supplemental report will be issued. Any completed in these areas would be Owner's direction and additional expense.

H. During the process of treatment or replacement, it may be necessary to drill holes through ceramic tiles or other floor coverings; These holes will then be sealed with concrete. We will exercise due care but assume no responsibility for cracks, chipping or other damage to floor coverings. We do not relay carpeting.

I. We assume no responsibility for damage to any Plumbing, Gas or Electrical lines, etc., in the process of pressure treatment of concrete slabs or replacement of concrete or structural timbers.

J. When a fumigation is recommended, we will exercise all due care but assume no responsibility for damage to Shrubbery, Trees, Plants, TV Antennas or Roofs. A FUMIGATION NOTICE will be left with, or mailed to the Owner of this

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property, or his designated Agent. Occupant must comply with instructions contained in Fumigation Notice. During fumigation and aeration, the possibility of burglary exists as it does any time you leave your home; therefore, we recommend that you take any steps that you feel necessary to prevent any damage to your property. We also recommend that you contact your insurance agent and verify that you have insurance coverage to protect against any loss, damage or vandalism to your property. The company does not provide any onsite security except as required by state or local ordinance and does not assume any responsibility for care and custody of the property in case of vandalism, breaking or entering.

K. Your termite report and clearance will cover EXISTING infestation or infection which is outlined in this report. If Owner of property desires coverage of any new infestation, it would be advisable to obtain a CONTROL SERVICE POLICY which would cover any new infestation for the coming year.

L. If you should have any questions regarding this report, please call or come by our office any weekday between 8:00 am and 5:00 pm. We also provide information about additional services for the control of Household Pests such as Ants, Fleas, etc.

M. I agree to pay reasonable attorney's fees if suit is required by this COMPANY to enforce any terms of this contract, together with the costs of such actions, whether or not suit proceeds to judgement.

N. The total amount of this contract is due and payable upon completion of work unless otherwise specified. A finance charge computed at a monthly rate of 1.5% of the unpaid balance (annual percentage rate of 18%) will be added to all accounts past due.

O. If this report is used for escrow purposes, then it is agreed that this inspection report and Completion, if any, is part of the ESCROW TRANSITION. However, if you received written or verbal instructions from any interested parties involved in this escrow (agents, principals, etc) to not pay our invoice at the close of escrow, you are instructed by us not to use these documents to satisfy any conditions or terms of your escrow for purposes of closing the escrow. Further, you are instructed to return all of our documents and the most current mailing address you have on file for the property owner.

P. Owner/agent/tenant acknowledges and agrees that inspection of the premises will not include any type of inspection for the presence or no-presence of asbestos and that this report will not include any findings or opinions regarding the presence or non-presence of asbestos in, upon or about the premises, we recommend that you contact a contractor specifically licensed to engage in asbestos related work. Further, should we discover the presence of asbestos during our inspection of the premises or should our inspection of the premises cause a release of asbestos dust or particles, owner/agent /tenant shall be solely responsible for the cleanup, removal and disposal of asbestos and the cost thereof. Owner/agent/tenant hereby agrees to waive any and all claims against this Company which are in any way related to the presence of asbestos on the premises and further agrees to indemnify and hold this company harmless from any and all claims of any nature asserted by any third party, including this Company's employees, which is in any way related to the presence of asbestos on the premises.

Q. MOLD POLICY STATEMENT:

Molds, sometimes called mildew, are not wood destroying organisms. Branch 3 licensees do not have a duty under the Structural Pest Control Act and related regulations to classify molds as not harmful to human health. This does not modify the Structural Pest Control Act or related regulations.

PESTICIDES

A registered structural pest control company shall provide the owner, or owner's agent, and tenant of the premises for which the work is to be done with clear written notice which contains the following statements and information using words with common and everyday meaning:

- (1) The pest to be controlled.
- (2) The pesticide or pesticides proposed to be used, and the active ingredient or ingredients.
- (3) "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

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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 existing 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 upon 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 (telephone number) and your pest control company immediately." (This statement shall be modified to include any other symptoms of overexposure which are not typical of influenza.)

"For further information, contact any of the following: Your Pest Control Company (telephone number); for Health Questions - the County Health Department (telephone number); for Application Information - the County Agricultural Commissioner (telephone number), and for Regulatory Information - the Structural Pest Control Board (telephone number and address)."

(4) If a contract for periodic pest control has been executed, the frequency with which the treatment is to be done.

(b) In the case of Branch 1 applications, the notice prescribed by subdivision (a) shall be provided at least 48 hours prior to application unless fumigation follows inspection by less than 48 hours.

24BUSINESS AND PROFESSIONS CODE

In the case of Branch 2 or Branch 3 registered company applications, the notice prescribed by subdivision (a) shall be provided no later than prior to application.

In either case, the notice shall be given to the owner, or owner's agent, and tenant, if there is a tenant, in at least one of the following ways:

- (1) First-class or electronic mail, if an electronic mailing address has been provided.
- (2) Posting in a conspicuous place on the real property.
- (3) Personal delivery.

If the building is commercial or industrial, a notice shall be posted in a conspicuous place, unless the owner or owner's agent objects, in addition to any other notification required by this section.

The notice shall only be required to be provided at the time of the initial treatment if a contract for periodic service has been executed. If the pesticide to be used is changed, another notice shall be required to be provided in the manner previously set forth herein.

(c) Any person or licensee who, or registered company which, violates any provision of this section is guilty of a misdemeanor and is punishable as set forth in Section 8553.

IN THE EVENT LOCALIZED TREATMENT IS RECOMMENDED IN THIS REPORT: Local treatment is noted 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.

NOTICE: The charge for services that this company subcontracts to another registered 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 Allpro Pest Services 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, Allpro Pest Services will not in any way be responsible for any act or omission in the performance of work that you directly with another to perform.

THE EXTERIOR SURFACE OF THE ROOF WAS NOT INSPECTED. IF YOU WANT THE WATER TIGHTNESS OF THE

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ROOF DETERMINED, YOU SHOULD CONTACT A ROOFING CONTRACTOR WHO IS LICENSED BY THE CONTRACTORS STATE LICENSING BOARD.

LEAD BASED PAINT

WARNING: Repairs by this company to residences built before 1978 may disturb materials containing lead-based paint and may release debris or dust contaminating lead. Lead is a chemical known to the State of California to cause cancer and birth defects or other reproductive harm. (This notice is provided in compliance with California's proposition 65). For further information, contact your health care provider or an industrial hygienist. A licensed pest control inspector is not an expert in lead, lead-based paint or exposure to lead. This report is not intended to identify the presence or absence of lead or lead-based paint, exposure to lead. This report is not intended to identify the presence or absence of lead or lead-based paint in the building inspected. Whether lead-based paint is present can be determine only by a certified lead inspector. For a list of certified lead inspectors, call the California Department of Health Services Lead-Related Construction Information Line at 1-800-597-5323.

ASBESTOS ***IMPORTANT NOTE FOR ALL PARTIES REGARDING THIS PROPERTY****

Notice to customer and buyers having repairs done--Some residential structures are constructed with material that may contain material manufactured with asbestos. Our company is not qualified or certified to identify these materials. If the owner or interested parties are aware of, interested in, or concerned about this condition, they should contact the appropriate agencies that are qualified or certified on this field.

There may be health related issues associated with the findings reflected on this report. We are not qualified to and do not render an opinion concerning any such health issues. The inspection reflected by this report was limited to the visible accessible areas only. Questions concerning health related issues, which may be associated with the findings or recommendations reflected in this report, the presence of mold, the release of mold spores or concerning indoor air quality, should be directed to a Certified Industrial Hygienist.

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. THIS STATEMENT SHALL BE MODIFIED TO INCLUDE ANY OTHER SYMPTOMS OF OVER EXPOSURE WHICH ARE NOT TYPICAL OF INFLUENZA.

FOR FURTHER INFORMATION, CONTACT ANY OF THE FOLLOWING:

ALLPRO PEST SERVICES- (209)602-5203
POISON CONTROL CENTER- (800)876-4766
COUNTY HEALTH DEPARTMENT- (209)558-7000
STANISLAUS COUNTY AG COMMISSIONER- (209)525-4730
STANISLAUS COUNTY HEALTH DEPARTMENT- (209)558-7400
SAN JOAQUIN COUNTY AG COMMISSIONER- (209)956-6000
SAN JOAQUIN COUNTY HEALTH DEPARTMENT- (209)468-3400
MERCED COUNTY AG COMMISSIONER- (209)385-7431
MERCED COUNTY HEALTH DEPARTMENT- (209)385-7710
SACRAMENTO COUNTY AG COMMISSIONER- (916)366-2291
STRUCTURAL PEST CONTROL BOARD- (916)924-2291

PERSONS WITH RESPIRATORY OR ALLERGIC CONDITIONS OR OTHERS WHO MAY BE CONCERNED ABOUT THEIR HEALTH RELATIVE TO THIS CHEMICAL TREATMENT, SHOULD CONTACT THEIR PHYSICIAN CONCERNING OCCUPANCY DURING AND AFTER CHEMICAL TREATMENT.

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.

ALLPRO PEST SERVICES DOES NOT GUARANTEE WORK PERFORMED BY OTHERS, SUCH GUARANTEES SHOULD BE OBTAINED FROM THOSE PERFORMING THE REPAIRS. ALLPRO PEST SERVICES ONLY CERTIFIED THE ABSENCE OF INFESTATION OR INFECTION IN THE VISIBLE AND ACCESSIBLE AREAS. IF IT IS FOUND THAT

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OTHERS HAVE CONCEALED OR HIDDEN INFESTATIONS OR INFECTIONS DURING THE COURSE OF THEIR REPAIRS, IT WILL BE THE RESPONSIBILITY OF THE INTERESTED PARTIES TO PURSUE THE RESPONSIBLE PARTIES.

THE FOURTH AND FINAL CONTRACT PAGE OF OUR INSPECTION REPORT STATES OUR GUARANTEE PERIOD, TERMS, CONDITIONS AND LIMITATIONS. THERE IS A MINIMUM OF \$300.00 FOR ALLPRO PEST SERVICES TO DO ANY WORK. CHEMICAL TREATMENTS ARE GUARANTEE FOR A PERIOD OF ONE YEAR. PLUMBING AND MAINTENANCE REPAIRS ARE GUARANTEED FOR A PERIOD OF 90DAYS.

DIAGRAM NOT SCALE

ALL REPAIRS COMPLETED BY OTHERS MUST BE REINSPECTED BY ALLPRO PEST SERVICES BEFORE A CERTIFICATION WILL BE ISSUED. THE RE-INSPECTION WILL ONLY CERTIFY THE ABSENCE OF INFESTATION OR INFECTION IN THE ACCESSIBLE AND VISIBLE AREAS. WE DO NOT GUARANTEE WORK COMPLETED BY OTHERS, NOR DOES THIS FIRM MAKE ANY STATEMENTS CONCERNING WORKMANSHIP OF THOSE REPAIRS. WORKMANSHIP IS ONLY DETERMINABLE BY THOSE PAYING FOR OR RECEIVING THOSE SERVICES. A REINSPECTION OF SPECIFIC ITEMS ON THE REPORT OR OF ANY OTHER CONDITION PERTAINING TO THIS STRUCTURE CAN BE DONE AT AN ADDITIONAL COST. THIS RE-INSPECTION MUST BE DONE WITHIN 4 MONTHS OF THE ORIGINAL INSPECTION. SEE ITEM C ABOVE FOR SPECIFIC INFORMATION ON REINSPECTIONS.

THIS IS A STRUCTURAL PEST CONTROL INSPECTION REPORT NOT A BUILDING INSPECTION REPORT, THEREFORE NO OPINION IS BEING RENDERED REGARDING THE STRUCTURAL INTEGRITY OF THE BUILDING. THE FOLLOWING AREAS WERE NOT INSPECTED, AS INDICATED IN SECTION #1990, PARAGRAPH (j) OF THE STRUCTURAL PEST CONTROL ACT AND RULES AND REGULATIONS FURNISHED INTERIORS, INACCESSIBLE ATTICS, INSULATED ATTICS, AND PORTIONS THEREOF, THE INTERIOR OF HOLLOW WALLS SPACES BETWEEN A FLOOR OR PORCH DECK AND THE CEILING OR SOFFIT BELOW STALL SHOWERS OVER FINISHED 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.

PLUMBING WAS NOT TESTED AT THE TIME OF THE INSPECTION UNLESS VISIBLE STAINS OR DAMAGE WAS NOTED AT OR AROUND THE PLUMBING. WE CANNOT BE RESPONSIBLE FOR ANY LEAKS THAT DEVELOP AFTER INSPECTION IS MADE.

WHEN WORK IS RECOMMENDED A REINSPECTION WILL BE MADE IF REQUESTED WITHIN FOUR (4) MONTHS OF ORIGINAL REPORT, FOR AN ADDITIONAL FEE. WE CANNOT GUARANTEE WORK DONE BY OTHERS OR THEIR AGENTS. THIS COMPANY MUST BE CONTACTED PRIOR TO COMMENCING ANY WORK. A BUILDING PERMIT MAY BE REQUIRED TO PERFORM WORK RECOMMENDED IN THIS REPORT. THE AGENT AND/OR 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).

NO PRIMER PAINT, PAINT, WALL PAPER, TEXTURE OR STAIN IS INCLUDED IN ANY BIDS UNLESS OTHERWISE INDICATED IN THE BODY OF THIS REPORT.

MOLD DISCLAIMER

There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this Work Order Agreement. These health issues include but are not limited to the possible release of mold spores during the course of repairs. We are not qualified to and do not render any opinion concerning such health issues or any special precautions. Any questions concerning health issues or any special precaution to be taken prior to or during the course of such repairs should be directed to a Certified Industrial Hygienist before any such repairs are undertaken.

BY AUTHORIZING THIS WORK ORDER AGREEMENT, YOU ACKNOWLEDGE THAT YOU HAVE BEEN ADVISED OF THE FOREGOING AND HAVE HAD THE OPPORTUNITY TO CONSULT WITH A QUALIFIED PROFESSIONAL.

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TERMS & CONDITIONS

WORK ORDER AGREEMENT

IMPORTANT NOTE: The first page of our disclaimer on the body of our report states our guarantee period, terms, conditions and limitations. There is a minimum charge of \$200.00 for Allpro Pest Services to do any work.

AMOUNT DUE: The total amount of this contract is due and payable upon completion of the work listed above unless otherwise specified. Only the work specified in the Approval Section on page 1 of this agreement is being completed as per the authorizing party. Should an escrow be involved and the undersigned requests that the amount of this contract be billed to an existing escrow, the undersigned hereby agrees that the escrow holder will be provided with instructions that all monies due to ALLPRO PEST SERVICES IS TO BE PAID THROUGH THE PROCEEDS AT CLOSE OF ESCROW OR IN THIRTY DAYS, WHICHEVER OCCURS FIRST. IF ESCROW DOES NOT CLOSE WITHIN THIRTY DAYS, ALLPRO PEST SERVICES WILL EXPECT PAYMENT FROM THE PARTY WHO ORDERED THE WORK. SHOULD AT ANY TIME AN EXISTING ESCROW BE CANCELLED, ALL MONIES OWED ALLPRO PEST SERVICES BECOME IMMEDIATELY DUE AND PAYABLE. Monies are not to be held past the close of escrow without the prior consent of Allpro Pest Services.

GUARANTEES: Work completed shall be guaranteed for a period of 1 year from the date of completion, with the exception of plumbing (parts supplied by this firm) grouting, floors, or any measures for the control of moisture which are guaranteed for 30 days only. Chemical treats are guaranteed for 1 year. ONLY the areas treated are guaranteed. If owner does not maintain grout and caulking of tile work and floors, all guarantees are null and void.

LIABILITY LIMITATIONS: Customer agrees to hold company harmless for any damage which may occur to plant life, wiring, trees, vines, pets, tile roofs, plumbing leaks or changes beyond control of the company which may occur during the performance of this work.

NON-PAYMENT: In case of non-payment by the owner, reasonable attorney's fees and collection costs shall be paid by the authorizing party, whether suit is filed. A SERVICE CHARGE OF 1-1/2 PERCENT, PER MONTH WILL BE CHARGED ON ALL BALANCES OVER (30) DAYS. THE 1-1/2 PERCENT, PER MONTH, EQUALS 18 PERCENT PER ANNUM ON UNPAID BALANCES/

UPGRADES: Estimates are based upon standard grade materials. There is an additional charge for any upgrades selections or alterations. These costs must be paid before the work commences.

REPAIRS/RE-INSPECTIONS: Any additional damage found while work is being performed will be reported on a supplemental report which will list additional findings and costs. All repairs performed by others must be re-inspected by Allpro Pest Services before a CERTIFICATION will be issued. We do not guarantee work completed by others. Any repairs completed by others must be guaranteed in writing and submitted to Allpro Pest Services before a CERTIFICATION will be issued. Allpro Pest Services does not make statements concerning the workmanship of others. Workmanship is only determinable by those paying for or receiving those services. A re-inspection of specific items on the report or of any other conditions pertaining to this structure can be done at an ADDITIONAL COST PER TRIP. The re-inspection must be done within (4) months of the original inspection. Our inspectors are not equipped with 40ft ladders therefore all two-story buildings will not be inspected at the eaves unless requested.

NOTICE TO PROPERTY OWNERS: Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, 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 indebtedness. This can happen even if you have paid your 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 the right to file a lien against your property if they are not paid.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
2113	Bristol Park Cir	Turlock	95382-2968	04/27/2023	12 of 12

NOTICE: REPORTS ON THIS STRUCTURE PREPARED BY VARIOUS 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. 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 ALLPRO PEST SERVICES'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, ALLPRO PEST SERVICES WILL NOT BE RESPONSIBLE FOR ANY ACT OR OMISSION IN THE PERFORMANCE OF WORK THAT YOU DIRECTLY CONTRACT WITH ANOTHER TO PERFORM. Pesticides are the products Allpro Pest Services uses to control the target pests listed in your agreement. Pesticides make a better life for all by helping control disease carriers and wood destroying insects, thus protecting our health and property. When properly used, pesticides pose no problems to humans or the environment. Your Technician is a State certified applicator whose knowledge is constantly being upgraded through regularly scheduled training sessions. If you have any questions, please call us at: 209-602-5203 or write to: Allpro Pest Services, 5151 Pentecost Drive Ste E, Modesto, CA 95356.

**State Law Requires That We Provide You With The Following Information:
PESTICIDE NOTICE (SECTION 8538)**

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 existing 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 upon the degree of exposure, so exposure should be minimized. PESTICIDES: 20 Mule Team Tim-Bor Industrial(Disodium Octaborate Tetrahydrate), Advance Dual Choice(Sulfuramid), Advance Ant Bait(Abamectin), Agri-Fos(Mono-and di-potassium salts of Phosphorous Acid), Allette(Aluminum tris(O-ethylphosphonate), Archer(Pyriproxifen), Astro(Permethrin), Avert Roach Bait(Abamectin), Avitrol(4-Aminopyridine), Award Fire Ant Bait(Abamectin), Azatrol(Azadirachtin), Banner Maxx(Propiconazole), Barricade(Prodiamine), Bora-Care(Boron sodium oxide, tetrahydrate), Borid(Orthoboric Acid), 1-2-3 Cardinal(Pyrethrin & Piperonyl Butoxide), 3-6-10 Cardinal(Pyrethrin & Piperonyl Butoxide), 25-5 Cardinal(Pyrethrin & Piperonyl Butoxide), Citation(Cyromazine), Compass(Trifloxystrobin), Conquer(Esfenvalerate), Conrac Rodenticide(Bromadiolone), Cool Power(MCPA, Triclopyr, Dicamba), CyKick(Cyfluthrin), Deadline T&O(Metaldehyde), Deltaguard G(Deltamethrin), Demand(Lambda-cyhalothrin), Demize EC(Linalool), Demon(Cypermethrin), D-Force HPX-15(Deltamethrin), Dimension (Dithiopyr), Ditrac Rodenticide(Diphacinone), Diuron(Diuron), Dr Moss Liquid Ant Bait(Orthoboric Acid), Dagnet(Permethrin), Drax(Orthoboric Acid), Drione(Pyrethrins), Eco Exempt G(Eugenol Oil & Thyme Oil), Eco Exempt IC(Rosemary Oil), Ecofume(Phosphine), Eco Pco D(Eugenol Oil), Endeavor(Pyrethrin), Endure(Cyano), Envoy(Clethodim), FirstLine(Sulfuramid), Florel(Ethepon), Flourgard Ant Bait Stations(Sulfuramid), Flytek(Methomyl), Fumitoxin(Aluminum Phosphide), Fusilade II(Fluazifop-P-butyl), Gallery(Isoxaben), Garlon (Triclopyr), Generation Rodenticide(Difethialone), Gentrol(Hydroprene), Greyhound(Abamectin B1), Heritage(Azoxystrobin), Impelrods(Anhydrous Disodium Octaborate), Intruder HPX-20(Cyfluthrin, Pyrethrins, Piperonyl Butoxide, Technical), Jecta(Disodium Octaborate Tetrahydrate), Kicker EC(Pyrethrin & Piperonyl Butoxide), Krovar(Bromacil, Diuron), Labyrinth(Diflubenzuron), Liqua-Tox II(Sodium Salt of Diphacinone), Maki Rodenticide(Bromadiolone), Manage(Halosulfuron-methyl), Maxforce(Fipronil,Hydramethylnon), Maxforce Granular Fly Bait(Imidacloprid), MCPP-4 Amine(Dimethylamine salt of 2 MCPP), Mecomec(Potassium salt of 2-MCPP), Medallion(Fludioxnil), Merit(Imidacloprid), Microcare(Pyrethrins), Mop Up(Disodium Octaborate Tetrahydrate), Musca Cide Fly Baits(Methomyl), Niban Bait(Orthoboric Acid), OUST XP(Sulfometuron methyl), Outpost TBR(Diflubenzuron), PCQ Pellet Bait(Diphacinone), Pendulum (Pendimethalin), Penra-Bark(Polyalkylene Modified Heptamethyltrisiloxane and nonionic surfactants), PermaDust(Boric Acid), Permethrin Pro(Permethrin), Phostoxin(Aluminum Phosphide), Pointer(Imidacloprid), Precore 1%(Methoprene), Precore 2000(Methoprene & Permethrin), Prelude(Permethrin), Premise(Imidacloprid), Premise Foam(Imidacloprid), Prevail FT (Cypermethrin), Prozap Fly Killer D(Dibrom), Prozap Insectrin X(Permethrin), PT Clear Zone Metered(Pyrethrin & Piperonyl Butoxide), Purge III(Pyrethrin & Piperonyl Butoxide), Pyrenone Crop Spray(Pyrethrin & Piperonyl Butoxide), Quell(R-metalaxy/mefenoxam), Quicksilver(Carfenrazone), Quick Strike(Nithiazine), Quintox Pellets(Cholecalciferol), Quintox Seeds(Cholecalciferol), Recruit(Hexaflumaron), Recruit III(Noviflumuron), Recruit IV(Noviflumuron), Rodeo(Glyphosate), Roundup Pro(Glyphosate), Saga WP(Tralometrin), Shepard(Propiconazole), Siege(Hydramethylnon), Simazine 4L(Simazine), Sluggo(Iron Phosphate), Snapshot(Trifluralin+Isoxaben), Speed Zone(Carfenrazone, 2,4-D,2-Ethylhexylester, Mecoprop-p acid, Dicamba acid) Subdue Maxx(methoxyacetylaminopropionic & methyl ester), Subterfuge(Hydramethylnon), Surflan(Oryzalin), Suspend(Deltamethrin), Talstar(Bifenthrin), Tempo(Cyfluthrin), Termidor(Fipronil), Terro Ant Bait(Sodium Tetraborate, Decahydrate), Tim-Bor (Disodium Octaborate Tetrahydrate), Transline(Clopyralid), Turflon Ester(Triclopyr), ULD BP(Pyrethrin & Piperonyl Butoxide), Victor Poison Free Ant & Roach(Mint Oil), Victor Poison Free Vikane(Sulfuryl fluoride), Poison Free Wasp(Mint Oil), Weed Whacker(2,4, D + MCPP + 2,4, DP), Weed-Hoe(Monosodium Acid Methanearsonate), Whitmire Wasp Freeze(Allethrin), Wilco Gopher Bait(Chlorophacinone-Liphadione), Wilco Ground Squirrel Bait(Diphacinone), Yardex(Tau-Fluvalinate), ZP Tracking Powder(Zinc Phosphide). **Allpro Pest Services will not apply any compound not authorized for use in California.**

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 (800) 222-1222 and your pest control company immediately.

For further information, contact any of the following: Your Pest Control Company (209-602-5203); for Health Questions—the County Health Department (see list below); for Application Information—the County Agricultural Commissioner (see list below), and for Regulatory Information—the Structural Pest Control Board (916-561-8708; 2005 Evergreen Street, Suite 1500, Sacramento, CA 95815).

<u>County</u>	<u>Health Dept.</u>	<u>Ag. Comm.</u>	<u>County</u>	<u>Health Dept.</u>	<u>Ag. Comm.</u>	<u>County</u>	<u>Health Dept.</u>	<u>Ag. Comm.</u>
Alameda:	()-	()-						

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, 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. It's purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

Allpro Pest Services, License Number PR 6261