WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO.	STREET, CITY, STATE, ZIP	Date of Inspection	No. of Pages
1410	5th St, Manhattan Beach CA 90266	10/15/2026	8

International Termite Co, Inc.
14799 Carmenita Road
Norwalk, CA 90650
Ph: (562) 623-4450 Fax: (562) 623-4430
www.internationaltermite.com

Firm Registration No. **PR 3870**	Report No. **132633**	Escrow No.
Ordered By: Re/Max Professionals 11887 Valley View St Garden Grove, CA 92845 Attn: Kathy Ladd (714) 328-6342 (714) 379-8144	Property Owner/Party of Interest	Report Sent To:

COMPLETE REPORT [X] LIMITED REPORT [ ] SUPPLEMENTAL REPORT [ ] REINSPECTION REPORT [ ]

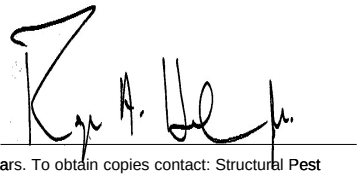
General Description:	Inspection Tag Posted:
Two story stucco house with attached two car garage.	Garage
	Other Tags Posted:

An inspection has been made to the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites [ ] Drywood Termites [X] Fungus/Dryrot [X] Other Findings [ ] Further Inspection [ ]
If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.

NOTE: DIAGRAM IS DISPLAYED ON PAGE 2

Inspected by Roger Hamel State License No. OPR-10371 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 preceeding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California 95815.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control board at (916) 561-8708, or (800) 737-8188 or www.pestboard.ca.gov.

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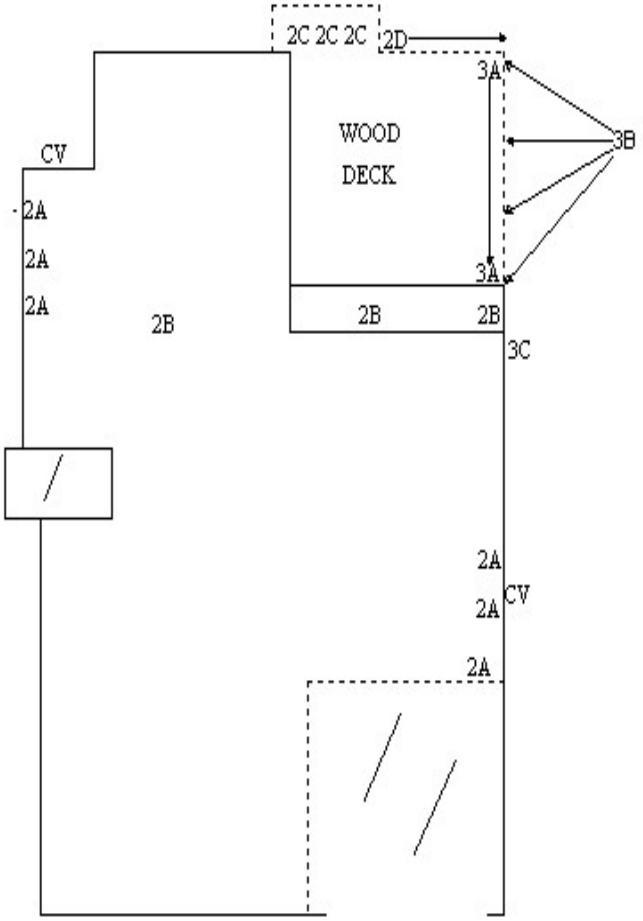
DIAGRAM NOT TO SCALE



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A. Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These included but are not limited to: inaccessible and/or insulated attics or portions thereof, attics with less than 18" clear crawl space, 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 floor coverings, furnishings; areas where encumbrances and storage, conditions or locks make inspection impractical, portions of the the subarea concealed or made inaccessible by ducting or insulation, area beneath wood floors over concrete, and areas concealed by heavy vegetation. Second story areas or timbers around eaves were visually inspected from ground level only. During termite inspection, we will probe all timbers on first story, therefore, if damage exists it will be exposed. This company is not responsible for exposing damage at timbers caused by dryrot or termites. 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 any one else, 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. We are not responsible for gutter damage when gutter removal is necessary to provide access to areas being repaired or replaced.

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 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. A re-inspection will be performed, if requested within four (4) months from date of original inspection, on any corrective work that we are regularly in the business of performing. If CERTIFICATION is required, then any work performed by others must be CERTIFIED by them. There is a re-inspection fee.

D. 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.

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 supplementary report will be issued. Any work completed in these areas would be at 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 re-lay carpeting.

I. All work to be completed in a workmanlike manner according to standard practice. Any alteration, additional to repairs or deviation from report specifications involvong extra costs, but not limited to City requiring city permits and/or architectural designs, blueprints, and/or structural civil engineering approval will be executed upon written order and will become an extra charge over and above the initial estimate/work authorization. All agreements are coningent upon delays beyond our control.

J. 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.

K. 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 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 on site 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.

L. 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.

M. If you should have any questions regarding this report, please call or come by our office any weekday between 8:30 a.m. and 5:00 p.m. We also provide information about additional services for the control of Household Pests such as Ants and Fleas, etc.

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

O. 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.

P. 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 TRANSACTION. 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 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.

Q. Owner/agent/tenant acknowledges and agrees that inspection of the premises will not include any type of inspection for the presence or non-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 the 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.

R. Cancellation fee of $200.00 will apply if the owner or agent does NOT give a 48 hour notice prior to scheduled date of work. Such cancellation fee will also apply due to lack of electricity prohibiting work on the property.

S. Prices/estimates are based on International Termite Co., Inc. completing all repairs. If partial repairs are requested, a new estimate will be provided and prices will be adjusted. In some cases, pricing may increase due to minimum job charge. Additionally, International Termite Co., Inc. may decline to complete partial repairs.

T. Transactions not in a sale transaction and/or escrow will require 50% payment at time of contract acceptance and balance due upon completion.

U. Failure to pay any inspection fees/invoices associated with your termite report clearance including notice of completion and clear reports will void any guarantee/warrantees by International Termite Co., Inc.

U.1. Escrow transactions are to be paid upon escrow closing.

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U.2. Private party transactions (homeowners) are to be paid upon completion.

V. Customers paying with a credit card/debit card agree to a 3.5% fee of the total invoice amount.

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2. Drywood Termites:

ITEM 2A Evidence of drywood termites was noted in the sub-area as marked 2a on the diagram.

RECOMMENDATION: Tarp and fumigate the structure with an approved fumigant.Mask over or remove the termite pellets. While due care will be taken, we cannot not be responsible for any damage to roofs, plants and/or antennas.

FUMIGATIONS GUARANTEED FOR 100% EFFECTIVENESS FOR DRYWOOD TERMITES. TWO (2) YEAR LIMITED GUARANTEE.
****** This is a Section 1 Item ******

ITEM 2B Evidence of drywood termite damage and dryrot damage noted to corbels at end at second story as marked 2b on the diagram.

RECOMMENDATION: Remove and replace damaged wood as needed to correct this item. (NO painting/priming/staining included). (NOTE: UPON REMOVAL OF DAMAGED WOOD, IF INFESTATION/INFECTION/DAMAGE IS EXTENDING INTO INACCESSIBLE AREAS A SUPPLEMENTAL REPORT WILL BE ISSUED, OUTLINING FINDINGS, RECOMMENDATIONS AND ADDITIONAL CHARGES,IF ANY).
****** This is a Section 1 Item ******

ITEM 2C Evidence of drywood termite damage and dryrot damage noted to deck planks as marked 2c on the diagram.

RECOMMENDATION: Remove and replace damaged wood as needed to correct this item. (NO painting/priming/staining included). (NOTE: UPON REMOVAL OF DAMAGED WOOD, IF INFESTATION/INFECTION/DAMAGE IS EXTENDING INTO INACCESSIBLE AREAS A SUPPLEMENTAL REPORT WILL BE ISSUED, OUTLINING FINDINGS, RECOMMENDATIONS AND ADDITIONAL CHARGES,IF ANY).
****** This is a Section 1 Item ******

ITEM 2D Evidence of drywood termite damage and dryrot damage noted to steps at deck as marked 2d on the diagram.

RECOMMENDATION: Remove and replace damaged wood as needed to correct this item. (NO painting/priming/staining included). (NOTE: UPON REMOVAL OF DAMAGED WOOD, IF INFESTATION/INFECTION/DAMAGE IS EXTENDING INTO INACCESSIBLE AREAS A SUPPLEMENTAL REPORT WILL BE ISSUED, OUTLINING FINDINGS, RECOMMENDATIONS AND ADDITIONAL CHARGES,IF ANY).
****** This is a Section 1 Item ******

3. Fungus/Dryrot:

ITEM 3A Dryrot noted to header as marked 3a on the diagram.

RECOMMENDATION: Remove and replace infected wood. (NO painting/priming/staining included).(NOTE: UPON REMOVAL OF DAMAGED WOOD, IF INFECTION IS EXTENDING INTO INACCESSIBLE AREAS, A SUPPLEMENTAL REPORT WILL BE ISSUED,OUTLINING FINDINGS, RECOMMENDATIONS AND ADDITIONAL CHARGES, IF ANY).
****** This is a Section 1 Item ******

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3. Fungus/Dryrot:

ITEM 3B Dryrot noted to joists (5) as marked 3b on the diagram.

RECOMMENDATION: Remove and replace infected wood. (NO painting/priming/staining included).(NOTE: UPON REMOVAL OF DAMAGED WOOD, IF INFECTION IS EXTENDING INTO INACCESSIBLE AREAS, A SUPPLEMENTAL REPORT WILL BE ISSUED,OUTLINING FINDINGS, RECOMMENDATIONS AND ADDITIONAL CHARGES, IF ANY).
****** This is a Section 1 Item ******

ITEM 3C Dryrot noted to fascia at second story as marked 3c on the diagram.

RECOMMENDATION: Remove and replace infected wood. (NO painting/priming/staining included).(NOTE: UPON REMOVAL OF DAMAGED WOOD, IF INFECTION IS EXTENDING INTO INACCESSIBLE AREAS, A SUPPLEMENTAL REPORT WILL BE ISSUED,OUTLINING FINDINGS, RECOMMENDATIONS AND ADDITIONAL CHARGES, IF ANY).
****** This is a Section 1 Item ******

NOTE: HEAVY INSULATION OVER SUB-FLOOR IN SUB-AREA.

NOTE: DUE TO FLUCTUATING COST OF LUMBER, WOOD REPAIR ESTIMATES ARE SUBJECT TO CHANGE DEPENDING ON LUMBER MARKET COST.

PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

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OCCUPANTS CHEMICAL NOTICE

International Termite Company will use pesticide chemical(s) specified below for the control of wood destorying pests or organisms in locations identified in the Structural Pest Control report as indicated above.

(1) The pest(s) to be controlled:

___ SUBTERRANEAN TERMITES ___ FUNGUS or DRY ROT

___ BEETLES _X_ DRY-WOOD TERMITES OTHER _____

(2) The pesticide(s) proposed to be used and the active ingredient(s).

___ A. DURSBAN TC: Active ingredients: Chlorpyrifos (0,0-diethyl 0-(3,5,6-trichloro-2-pryidinyl) phosphorothioate) 42.8%.

___ B. XT-2000 ORANGE OIL PLUS: (D-LIMONENE, 95%) ORGANIC LIQUID

_X_ C. VIKANE: Sulfuryl Flouride in conjunction with Chloropicrin

___ D. TERMIDOR (Fipronil) ___ E. TIMBOR (DOT) ___ F. FENDONA (Alpha-Cypermethrin)

(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 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 theat 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 and your pest control company 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:

International Termite Company	(562) 623-4450
Los Angeles County Health Department	(213) 250-8055
Los Angeles County Agriculture Commissioner	(626) 575-5465
Orange County Agriculture Commissioner	(714) 955-0100
Orange County Health Department	(916) 558-1784
San Bernardino County Health Department	(760) 995-8154
Riverside County Health Department	(951) 358-5000
Poison Control Center	(800) 876-4766
Structural Pest Control	(800) 737-8188

2005 Evergreen Street, Suite 1500, Sacramento, CA 95815

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 prior to signing this NOTICE.

NO CHEMICAL APPLICATION WILL BE PERFORMED UNTIL SUCH TIME THAT THIS NOTICE IS RETURNED. HAVING READ THE INSTRUCTIONS, I, THE UNDERSIGNED, WILL ACCEPT RESPONSIBILITY FOR ALL THE AFOREMENTIONED.

_____ _____

OWNER/OCCUPANT DATE

_____ _____

OWNER/OCCUPANT DATE