

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 2500	Street Vanderbilt Ln	City Redondo Beach	Zip 90278	Date of Inspection 10/6/2015	Number of Pages 5
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Vital Signs Professional Real Estate Services, Inc.
1647 W. Sepulveda Blvd., Suite #10
Torrance, CA 90501
(310) 326-6939
 PR 4659
 Company Report # 14619



Ordered by: Courtney Self Hunter Mason	Property Owner and/or Party of Interest:	Report sent to: None
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COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

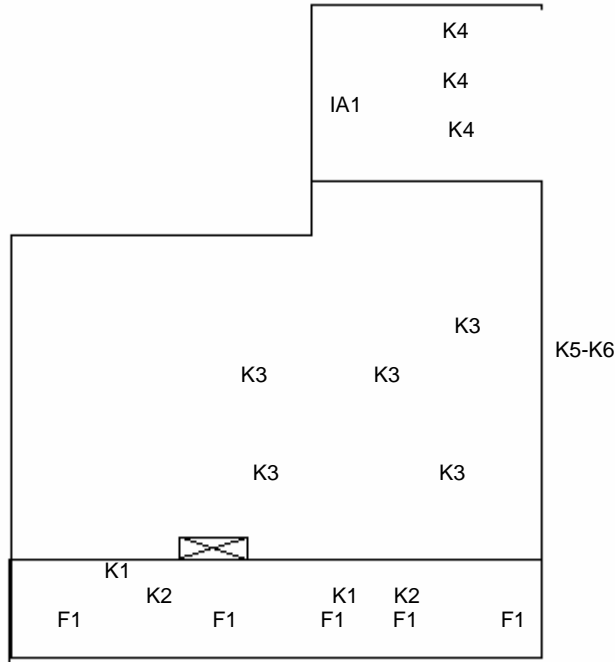
General Description: Two story single family residence, unfurnished and vacant	Inspection Tag Posted: Garage
	Other Tags Posted: None

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 is not to scale.



Inspected by: Brennan Berry State License No. FR 47511 Signature: Brennan 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. 43M-41 (REV. 10/01)

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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 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.

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.

F. During the course of/ or after opening walls or any previously concealed areas, should any damage or infestation be found, an inspection by this company will be necessary and a supplementary report will be issued. Any work completed in these areas would be at Owner's direction and additional expense.

G. 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.

H. 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.

I. 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. 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.

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.

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. 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) 876-4766 and your pest control company (310) 326-6939 immediately.

For further information, contact any of the following:

For Health questions: County Health Department - Los Angeles (213) 240-8117; Orange (714) 834-8180.

For Application info: County Agriculture Comm. - Los Angeles (626) 575-5466; Orange (714) 447-7100.

For Regulatory Info: Structural Pest Control Board: 2005 Evergreen St., #1500, Sacramento, CA 95815, (800) 737-8188.

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Address of property inspected: 2500 Vanderbilt Ln, Redondo Beach, CA 90278

Date of inspection: 10-06-2015

Notes

1. Unless otherwise specified, the guarantee on this company's work is for one year from the date of completion. This guarantee covers eradication for infestations of the treated species of termites in any portion of the structure(s). A continuing warrantee which extends coverage for both Drywood termites and Subterranean termites may be available. Please contact us for details.
2. Prices quoted are valid for 60 days from the date of inspection.
3. 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.

Findings and Recommendations

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.

Item F1

Finding:

Fungus damaged wood noted throughout the front balcony system which appears to be caused by failure of paint or other waterproof coating.

Recommendation:

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

This is a Section I item.

Item IA1

Finding:

Inaccessible area at rear deck due to no access.

Recommendation:

Owner to make area accessible. Further inspection is recommended. A supplemental report with additional items and bid, if any, will be written.

Further inspection.

Item K1

Finding:

Evidence of Drywood termites noted throughout the front balcony system.

Recommendation:

Drill and treat the infested wood with Termidor SC (active ingredient: fipronil) according to label directions. Remove or cover all accessible termite evidence.

This is a Section I item.

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Item K2

Finding:

Drywood termite damaged wood noted throughout the front balcony system.

Recommendation:

Repair damaged wood.

This is a Section I item.

Item K3

Finding:

Drywood termite damaged wood noted at area(s) of attic.

Recommendation:

Repair damaged wood.

This is a Section I item.

Item K4

Finding:

Drywood termite damaged wood noted at rear deck arbor.

Recommendation:

Repair damaged wood.

This is a Section I item.

Item K5

Finding:

Evidence of Drywood termites noted at exterior wall trim.

Recommendation:

Drill and treat the infested wood with Termidor SC (active ingredient: fipronil) according to label directions.

Remove or cover all accessible termite evidence.

This is a Section I item.

Item K6

Finding:

Drywood termite damaged wood noted at exterior wall trim.

Recommendation:

Repair damaged wood.

This is a Section I item.

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Pricing

<u>Grouping</u>	<u>For item(s):</u>	<u>Price</u>
Drywood Termites:	K1, K3, K4, & K5 \$985.00
Repair Items:	F1, K2, & K6 <u>\$3,800.00</u>
	Total for Whole Job Bid \$4,785.00

Note: Prices listed above are for whole job contract only. Prices subject to increase for partial completion.

Owner Items: IA1 No Bid Given.

Abbreviations B = Wood boring beetles
C = Conducive conditions (Moisture leaks and termite attracting construction for example.)
F = Wood decay fungus
K = Drywood termites (From the Latin Kalotermitidae, archaic, but still used in the industry.)
S = Subterranean termites

Vital Signs Professional Real Estate Services, Inc.
WORK AUTHORIZATION AND AGREEMENT

NOTICE: 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.

DETAILED CONTRACT ITEMS

- 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. The 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, but does not guarantee to, identify this type of infestation 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 or correction of damages caused by it.
- 3) Due to the very nature of wood destroying pests to live hidden inside of wood, surface inspection of building materials may not disclose all infestations or infections. The customer agrees that the company will not be held responsible for such undiscovered pests and damages.
- 4) The company will report on visible evidence of infestations, infections, and their damage. If there is visible evidence of infestation of termites or wood destroying insects or organisms, it must be understood that, by definition, there is hidden damage to the building associated with this current infestation. Also, damage following past treatments may exist. Damage that is hidden, repaired or superficial in nature is not usually called out as a separate item but it is understood that it may exist whether or not an infestation or infection is noted on the report.
- 5) During the course of work or other companies' inspections, any previously painted or concealed area that is exposed may show evidence of damage and possible infestation. When this occurs, contact this company for further inspection, a supplementary 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.
- 6) The company is not responsible for the repair or replacement of either visible or hidden damage existing as of the date of the agreement. All treatments, repairs and recommendations by the company are based on non-destructive visual inspection. Damage may be present in painted, unexposed, inaccessible or hidden areas of the structures not detectable during visual inspection. The company is not responsible for the repair of any present or future damage that is uncovered. The company does not guarantee that any damage discovered during the initial or subsequent visual inspections of the structures comprises all of the damage that may exist in the structures at the time of inspection.
- 7) The company is not responsible for damage to any plumbing, gas, electrical, alarm wires or similar lines that we may encounter in the process of treatment or repair work.
- 8) In the case where the company must drill through the 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 other than filling the drilled holes in the concrete slab.
 - 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 reinstall carpet.
- 9) 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.
- 10) The company is not responsible for any losses that occur due to conditions out of the control of the company such as acts of God, or interference by outside agencies or people.
- 11) 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.
- 12) Action under the guarantee is limited to additional treatments only and does not include repairs or monetary compensation.
- 13) 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 guarantee to protect itself from liability. Specifically, the company is not responsible to perform work under any guarantee 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 infested, the company will not retreat any old damage unless there is a clear indication that a 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.

- 14) Definitions
 - a) Owner/customer: The lawful owner, or their agent, of the property upon which work is performed.
 - b) Company: Vital Signs Professional Real Estate Services, Inc.
 - 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.
- 15) The total amount of this contract is due and payable upon completion of work item(s) unless otherwise specified.
- 16) If this work is billed to an escrow company, the customer is responsible for full payment within 30 days if escrow should be prolonged, cancelled, or closes without payment being made for all costs incurred by the company.
- 17) 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.
- 18) 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 of not suit proceeds to judgment.
- 19) The invalidity or unenforceability of any provision(s) of this agreement shall not affect the validity or enforceability of any other provision hereof, which shall remain in full force and effect.
- 20) This agreement, including any reports, notices of work completed, annual renewal agreements, 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.
- 21) The company and the customer acknowledge and agree that there shall be no intended third party beneficiaries to this agreement.
- 22) 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.
- 23) 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.
- 24) The guarantee 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 performance under this agreement at the company's discretion.
- 25) 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.
- 26) 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 cancellation.
- 27) 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.
- 28) By signing this agreement, the customer acknowledges that they have read, understand and agree to abide by this agreement and any and all included documents.

Signature hereby acknowledges that this obligation took place in the city of

Redondo Beach state of California.

Property Address: 2500 Vanderbilt Ln, Redondo Beach, CA 90278

Regarding Report(s) Dated: 10/6/2015

Items authorized: F1, K1, K2, K3, K4, K5, & K6

Total Cost: \$ 4,785.00

Accepted by Signature: _____ [] Owner [] Agent

Owner/Agent Name: (Please Print) _____

Date Signed: _____

Company Representative's Signature: _____