

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 26915	STREET, CITY, STATE, ZIP Grayslake Dr, Rancho Palos Verdes CA 90275	Date of Inspection 4/15/2024	No. of Pages 9
 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. 131137	Escrow No.
Ordered By: Compass- The Kondo Group 21250 Hawthorne Blvd #750 Torrance, CA 90503 Attn: Tadashi Kondo (310) 567-8790 (310) 544-6166		Property Owner/Party of Interest	Report Sent To:
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: One story stucco and wood trim house with attached garage.		Inspection Tag Posted: 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 <input checked="" type="checkbox"/> Drywood Termites <input checked="" type="checkbox"/> Fungus/Dryrot <input checked="" type="checkbox"/> Other Findings <input type="checkbox"/> Further Inspection <input type="checkbox"/>			
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 Scott Goehring State License No. FR14809 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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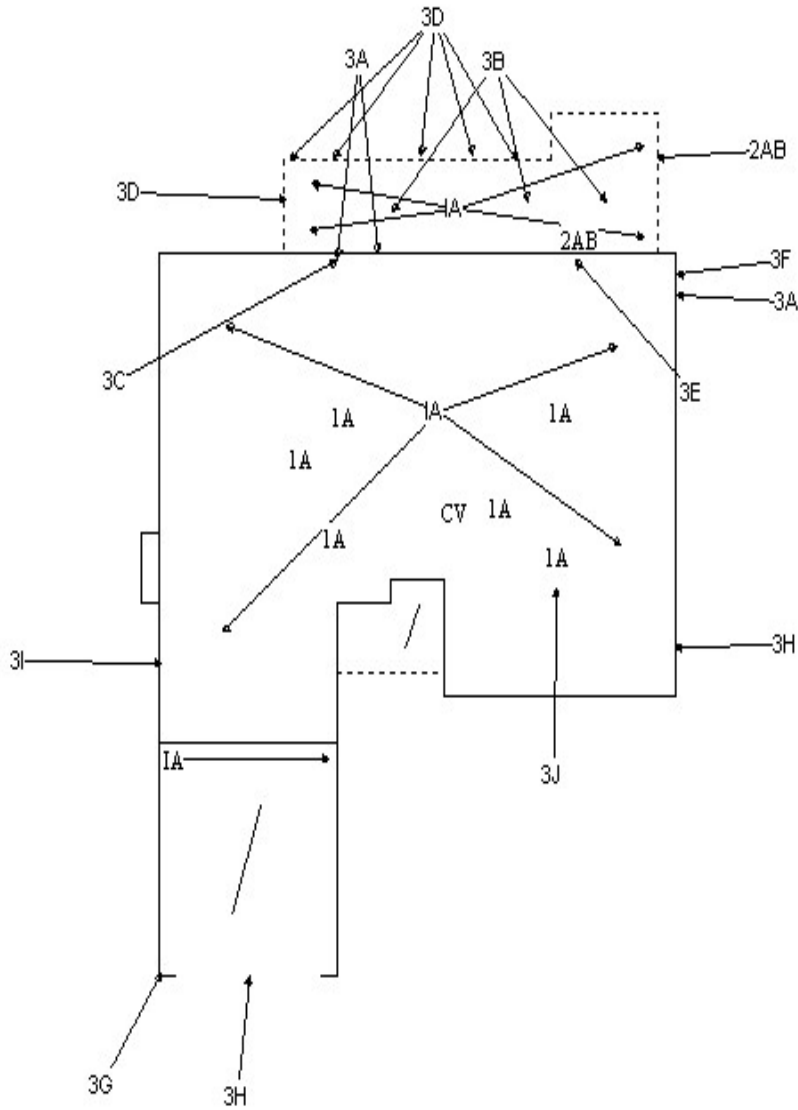
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DIAGRAM NOT TO SCALE



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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 involving 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 contingent 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

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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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1. Subterranean Termites:

ITEM 1A Cellulose debris (wood, paper products) with evidence of subterranean termites was noted in the sub-area as marked 1a on the diagram.

RECOMMENDATION: Remove the cellulose debris of a rakable size from the sub-area and dispose of. Treat the sub-area with a state approved chemical in accordance with the manufacturers label.

***** This is a Section 1 Item *****

2. Drywood Termites:

ITEM 2A Evidence of drywood termites noted to decking and joists as marked 2a on the diagram.

RECOMMENDATION: Local treatment of infested areas with a State approved liquid chemical. (Hand drill & pressure injection). If infestations of wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated.

***** This is a Section 1 Item *****

ITEM 2B Evidence of drywood termite damage noted to decking and joists 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 *****

3. Fungus/Dryrot:

ITEM 3A Dryrot noted to rafters at patio 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 *****

ITEM 3B Dryrot noted to lattice at patio 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 *****

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3. Fungus/Dryrot:

ITEM 3C Dryrot noted to fascia and rafter at house 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 *****

ITEM 3D Dryrot noted to decking as marked 3d 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 3E Dryrot noted to decking and joist as marked 3e 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 3F Dryrot noted to fascia at rear as marked 3f 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 3G Evidence of minor dryrot damage noted to fascia at garage as marked 3g on the diagram.

RECOMMENDATION: Chisel out minor damage and wood fill damaged areas as needed to correct. (**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, RECOMMENDATION AND ADDITIONAL CHARGES, IF ANY).

***** This is a Section 1 Item *****

ITEM 3H Dryrot noted to beams at garage and side of house as marked 3h on the diagram.

RECOMMENDATION: Cut back to correct. (**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 3I Dryrot noted to eaves as marked 3i 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 3J Dryrot noted to base board at master bath as marked 3j 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: PARTS OF THE ATTIC ARE INACCESSIBLE DUE TO LOW CLEARANCE/CONSTRUCTION/INSULATION. NO RECOMMENDATION IS BEING MADE TO MAKE ACCESSIBLE AS IT IS NOT PRACTICAL TO DO SO.

NOTE: THE GARAGE WALLS AND/OR CEILINGS WERE INACCESSIBLE DUE TO FINISHED WALLS/CEILINGS. IT IS NOT PRACTICAL TO MAKE ACCESSIBLE.

NOTE: INACCESSIBLE UNDER DECK DUE TO LOW CLEARANCE.

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

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OCCUPANTS CHEMICAL NOTICE

International Termite Company will use pesticide chemical(s) specified below for the control of wood destroying 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 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-pyridinyl) phosphorothioate) 42.8%.
- ___ B. XT-2000 ORANGE OIL PLUS: (D-LIMONENE, 95%) ORGANIC LIQUID
- ___ 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 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 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 _____



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

WORK AUTHORIZATION CONTRACT

Address of Property: 26915 Grayslake Dr, Rancho Palos Verdes CA 90275
 Inspection Date: 4/15/2024
 Report #: 131137
 Title Co. & Escrow #:

SECTION 1	SECTION 2	FURTHER INSPECTION
1A \$ 420.00		
2A \$ 600.00		
2B \$ 4000.00		
3A See 2b		
3B See 2b		
3C See 2b		
3D See 2b		
3E See 2b		
3F See 2b		
3G See 2b		
3H See 2b		
3I See 2b		
3J See 2b		

We Authorized the Following Section 1 Items to be Performed.	We Authorized the Following Section 2 Items to be Performed.	We Authorized the Following Items for Further Inspection.
<u>1A, 2A, 2B, 3A, 3B, 3C, 3D, 3E, 3F, 3G</u>	_____	_____
<u>3H, 3I, 3J</u>	_____	_____
Proposed Cost Section 1: <u>\$5,020.00</u>	Proposed Cost Section 2: <u>\$0.00</u>	Proposed Cost Fur.Insp.: <u>\$0.00</u>
	Total: <u>\$5,020.00</u>	

PAYMENT FOR SERVICES DUE UPON COMPLETION

1.5% Per month charged on all past due accounts. This is an annual percentage rate of 18%
 (Interest charged pursuant to the Robinson-Patman Act)

NOTICE: "Under the mechanics' Lien law, any contractor, subcontractor, laborer, supplier, or other person who helps to improve your property but is not paid for his work or supplies, has the 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 will be used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full and the subcontractor, laborer, or supplier remains unpaid.
Transactions not in a sale transaction and/or escrow will require 50% payment at the time of the contract acceptance and the balance will be due upon completion. Customers paying with a credit card/debit card have agreed to a 3.5% service fee.

I have read this work authorization contract and WDO inspection report it refers to. **SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED.**
 I have read and understand the terms of this work authorization contract and hereby agree to all terms thereof.

APPROVED AND READ BY:	DATE	ACCEPTED FOR: INTERNATIONAL TERMITE CO., INC.
		DATE



International Termite Co, Inc.
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Norwalk, CA 90650
Ph: (562) 623-4450 Fax: (562) 623-4430
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CUSTOMER INFORMATION

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 contract is being done at this time due to owners wishes. ANY WORK PERFORMED AGAINST AN EXISTING TITLE ESCROW WILL BE THE FINANCIAL RESPONSIBILITY OF THE PARTY ORDERING THE INSPECTION REPORT, IN THE EVENT OF A CANCELLED TITLE ESCROW.

Work completed (LABOR) by operator shall be guaranteed for a period of one year from completion. Toilet plumbing (parts supplied by this firm), showers, floors or any measures for the control of moisture are guaranteed for (30) days only. Chemical treats are guaranteed for one year. Only the areas treated are guaranteed.

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. In case of non-payment by owner, reasonable attorney's fees and costs of collection shall be paid by th owner, whether suit be filed or not.

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 THE UNPAID BALANCES.

Any additional damage found while work is being performed will be supplemented by a report as to additional findings and costs.

All repairs performed by others must be re-inspected by OUR COMPANY before 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 OUR COMPANY before a CERTIFICATION will be issued. This form does not make statements concerning workmanship. Workmanship is only determinable by those paying for or receiving those services.

If at any time of repairs to decks, the damage is found to be more extensive, a supplemental report will be given along with a bid for any other corrections that maybe necessary.

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 40 ft. ladders therefore all two story buildings will not be inspected at the eaves unless requested.

NOTE TO PROPERTY OWNERS: (Section 7018 of the California Contractors License Law, Business & Professional Code Div. 3, Chap.9) Provides under the Mechanic's Lien Law any contractor, subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for his 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 the court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if the subcontractor, laborer, or supplier remains unpaid.

****NOTE**:** Inspection fee is billed separately above any work costs.

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