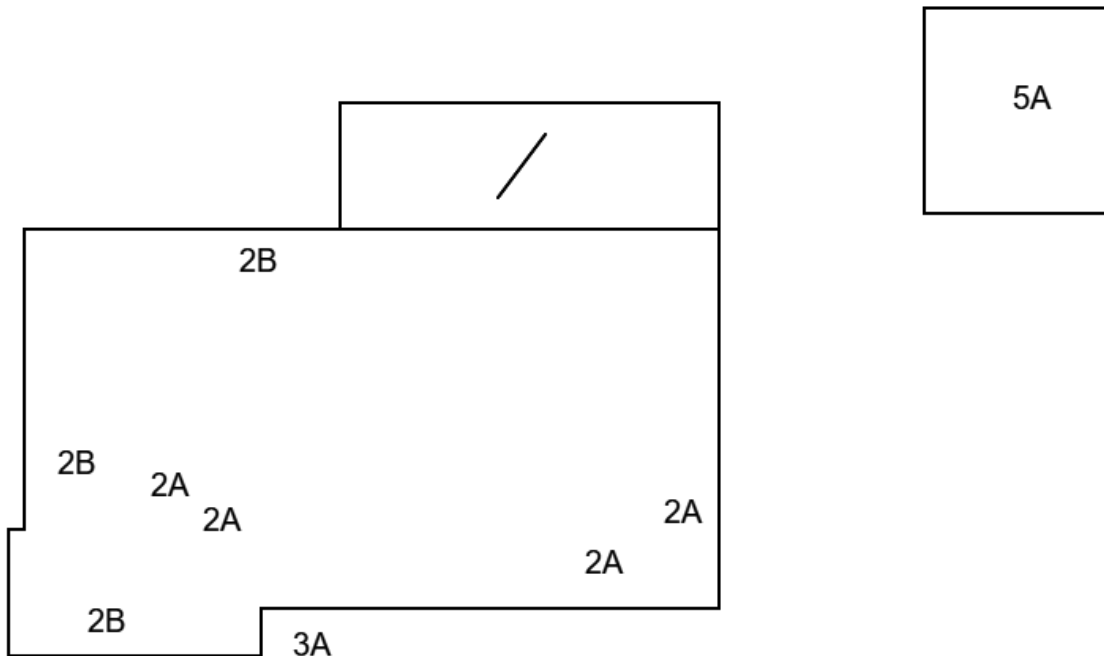


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 16256	Street HoraceSt.	City Granada Hills	ZIP 91344	Date of Inspection 04/11/2023	Number of Pages 4
Bon Pest Control Inc 12621 Venice Boulevard LA CA 90066 (310) 391-1697 Fax (310) 572-1677				Report # : 23151 Registration # : PR4952 Escrow # : <input type="checkbox"/> CORRECTED REPORT	
Ordered by: Braemon M. Hanes (805) 795-5735 Braemon@SummitRealty.pro United States		Property Owner and/or Party of Interest:		Report sent to:	
COMPLETE REPORT <input checked="" type="checkbox"/>			LIMITED REPORT <input type="checkbox"/>		SUPPLEMENTAL REPORT <input type="checkbox"/>
GENERAL DESCRIPTION: One-story frame and stucco house with a detached garage. Furnished and occupied.			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 <input type="checkbox"/> Drywood Termites <input checked="" type="checkbox"/> Fungus / Dryrot <input checked="" type="checkbox"/> Other Findings <input type="checkbox"/> Further Inspection <input checked="" type="checkbox"/>					
If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.					

Diagram Not To Scale



Inspected By: Javier Concepcion State License No. FR30688 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 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. 04/2015)

BON PEST CONTROL INC

Page 2 of 4 inspection report

16256	HoraceSt.	Granada Hills	CA	91344
Address of Property Inspected		City	State	ZIP
04/11/2023	23151			
Date of Inspection	Corresponding Report No.		Escrow No.	

WHAT IS A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT? READ THIS DOCUMENT. IT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT.

A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying pests and organisms in visible and accessible areas and contains recommendations for correcting any infestations or infections found. The contents of Wood Destroying Pest & Organism Inspection Reports are governed by the Structural Pest Control Act and regulations.

Some structures do not comply with building code requirements or may have structural, plumbing, electrical, mechanical, heating, air conditioning or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information on such defects, if any, as they are not within the scope of the licenses of either this company, or it's employees.

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of inspection. Some areas of the structure are not accessible to inspection, such as the interior of hollow walls, spaces between floors, areas concealed by 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 or appliances are not moved and windows are not opened during a routine inspection.

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.

This company does not certify or guarantee against any leakage, such as (but not limited to) plumbing, appliances, walls, doors, windows, any type of seepage, roof or deck coverings. This company renders no guarantee, whatsoever, against any infection, infestation or any other adverse condition which may exist in such areas or may become visibly evident in such area after this date. Upon request, further inspection of these areas would be performed at an additional charge.

In the event damage or infestation described herein is later found to extend further than anticipated, our bid will not include such repairs. OWNER SHOULD BE AWARE OF THIS CLOSED BID WHEN CONTRACTING WITH OTHERS OR UNDERTAKING THE WORK HIMSELF/HERSELF.

If requested by the person ordering this report, a re-inspection of the structure will be performed. Such requests must be within four (4) months of the date of this inspection. Every re-inspection fee amount shall not exceed the original inspection fee.

Wall paper, stain, or interior painting are excluded from our contract. New wood exposed to the weather will be prime painted, only upon request at an additional expense.

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.

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.

This Wood Destroying Pest & Organisms Report DOES NOT INCLUDE MOLD or any mold like conditions. No reference will be made to mold or mold-like conditions. Mold is not a Wood Destroying Organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold like conditions, please contact the appropriate mold professional.

BON PEST CONTROL INC

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SECTION I CONTAINS ITEMS WHERE THERE IS 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 HIS INSPECTION AND CANNOT BE DEFINED AS SECTION I OR II.

2. DRYWOOD TERMITES:

2A - Section I

FINDING: Evidence of dry wood termites was noted on the attic area mark 2A on the diagram.

RECOMMENDATION: To Ensure complete elimination of Drywood Termites, fumigate the entire structure with Vikane Gas (Sulfuryl Fluoride) with Chloropicrin as a warning agent. Remove or cover dry wood termite droppings. Fumigation is a guarantee for two years. Fumigation cannot be done in strong winds or inclement weather and may be rescheduled. NOTE: All thought care will be taken we do not assume responsibility for roof, plants or antenna damage during fumigation.

2B - Section I

FINDING: Evidence of dry wood termites was noted on the substructure area mark 2B on the diagram.

RECOMMENDATION: Same as 2A.

3. FUNGUS / DRYROT:

3A - Section I

FINDING: Fungus/ dry rot damage was noted on the window jamb due to direct weathering mark 3A on the diagram.

RECOMMENDATION: Cut and replace or repair damaged wood as necessary. Repaired wood will be painted with one coat of primer. If the damage extends to inaccessible areas a supplemental report will be issued at an additional cost to the owner.

5. FURTHER INSPECTION:

5A - Further Inspection

FINDING: Areas of the garage are inaccessible for inspection due to storage mark 5A on the diagram.

RECOMMENDATION: Call for further inspection when access is available.

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 FOOD and AGRICULTURE and the UNITED STATES ENVIRONMENTAL PROTECTIVE 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 (213) 222-3212 and your pest control company immediately.

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.

NOTICE: The STRUCTURAL PEST CONTROL BOARD encourages competitive business practices among the registered companies. Report's of 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. Therefore, you may wish to seek a second opinion since there may be alternative methods of correcting the findings listed on this report that may be less costly.

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04/11/2023	23151			
Date of Inspection	Corresponding Report No.		Escrow No.	

NOTICE: The following statement is an essential part of each and every inspection report done by this company. Let it be clearly understood by both parties of interest that:

- A) It is the opinion/view of the Structural Pest Control Act/Board as well as this company that our licensed inspectors are not qualified to give or express valid opinions as to whether any type of health hazardous molds or sometimes called mildew exists or does not exist in and/or around the structure. Identification of such molds or remedies to control are not within the scope of our branch 3 license since mold and mildew are not wood destroying organisms. Branch 3 licenses do not have duty under the Structural Pest Control Act and related regulations to classify molds as harmful to human health or not harmful to human health.
- B) All parties concerned about molds or mildew and their potential health hazards should contact an industrial Hygienist or mold specialist.

NOTICE: The purpose of this inspection is to report conditions that exist at the time of this inspection. No Guarantees or warranties are being implied nor given for any condition which may or may not occur after this date.

NOTICE: Bon Pest Control Inc. does not guarantee work done by others, such guarantee should be obtained from those performing the repairs. Bon Pest Control Inc. only certifies the absence of infestation of infection in the visible and accessible areas from the date of inspection. If it is found that 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. Bon Pest Control Inc. does not inspect for or comment on the quality of the workmanship on repairs done by others. Interested parties must satisfy themselves as to the quality or appearance of work which is not completed by Bon Pest Control Inc. This company is not responsible for any future infestation, dry rot or adverse conditions beyond the time of inspection.

NOTICE: Prior to fumigation, the gas must be turned off. This can ONLY be done by the gas company.

This WILL be scheduled on your behalf by the fumigation company. Please ensure that the meter is accessible, dogs are confined or removed, and the gate(s) are UNLOCKED. It is the HOMEOWNER or OCCUPANTS responsibility to have the gas restored.

Poison Control Center	(800) 222-1222
Agricultural Department	(626) 575-5471
Health Department	(213) 989-7140
Structural Pest Control Board	(916) 561-8700
2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815	

Bon Pest Control Inc

12621 Venice Boulevard
LA CA 90066
(310) 391-1697
Fax (310) 572-1677

WORK AUTHORIZATION

Report #: 23151

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

Address of Property : 16256 HoraceSt.
City: Granada Hills
State/ZIP: CA 91344

The inspection report of the company dated, **04/11/2023** is incorporated herein by reference as though fully set forth. The company is authorized to proceed with the work outlined in the items circled below from the Termite Inspection Report for the property inspected, for a total sum of \$ _____. This total amount is due and payable within 10 days from completion repair work and/or chemical application.

THE COMPANY AGREES

To guarantee all repair completed by this company for one year from date of completion except for caulking, grouting, or plumbing, which is guaranteed for a period of **ninety (90) days**. We assume no responsibility for work performed by others, to be bound to perform this work for the price quoted in our cost breakdown for a period not to exceed 30 days, to use reasonable care in the performance of our work but to assume no responsibility for damage to any hidden pipes, wiring, or other facilities or to any shrubs, plants, or roof.

THE OWNER OR OWNER'S AGENT AGREES

To pay for services rendered in any additional services requested upon completion of work to pay a service charge of one and one-half percent (1 1/2%) interest per month, or portion of any month, annual interest rate of eighteen percent (18%) on accounts exceeding the ten (10) day full payment schedule. The Owner grants to The Company a security interest in the property to secure payment sum for work and inspection fee completed. In case of non-payment by The owner, reasonable attorney fees and costs of collection shall be paid by owner, whether suit be filed or not.

ALL PARTIES AGREE

If any additional work is deemed necessary by the local building inspector, said work will not be performed without additional authorization from owner or owner's agent. This contract price does not include the charge of any Inspection Report fees. Circle the items you wish performed by The Company, below and enter total amount above:

NOTICE TO OWNER

Under the California Mechanics Lien Law, any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid.

To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice." Prime contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

ITEMS

Prefix	Section I	Section II	Further Inspection	Other
2A	2,500.00	0.00	0.00	0.00
2B	0.00	0.00	0.00	0.00
3A	275.00	0.00	0.00	0.00
5A	0.00	0.00	0.00	0.00
Total:	2,775.00	0.00	0.00	0.00
GRAND TOTAL:	2,775.00			

Property Owner: _____ Date: _____ Inspected By: _____ Date: _____
Owner's Agent: _____ Date: _____