



WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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|---|--------------------------------------|---|---------------------|--|---|--------------------------|
| Building No. 310 | Street E San Jose Unit 110 | City Palm Springs | Zip 92264 | Date of Inspection 02/02/23 | Page 1 of 4 | |
|  | | Frazier Pest Control, Inc. 68920 Adelina Road Cathedral City, CA 92234 Phone: 760-328-6115 Fax: 760-328-6511 www.frazierpestcontrol.com Registration # PR5204 | | |  | Report # 49666 LI |
| Ordered by: Better Homes & Garden Michael Taylor Fenwick 200 N Sunrise Way, Suite B Palm Springs, CA 92262 | | Property Owner and/or Party of Interest: Nathan Sobers Power of Attorney - Nathan Sobers | | Report sent to: Joshua Tree Escrow Crystal Serrano 777 E. Tahquitz Canyon Way, Palm Springs, CA 92262 Escrow: 3045-CS Close 02/28/23 | | |
| COMPLETE REPORT <input type="checkbox"/> LIMITED REPORT <input checked="" type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/> | | | | | | |
| General Description: A ONE STORY CONDO ON SLAB, BOTTOM UNIT, VACANT, FURNISHED WITH NO GARAGE AND A TILE/FLAT ROOF. | | | | Inspection Tag Posted: SINK Other Tags Posted: FRAZIER 06/06/2019 | | |
| 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. Diagram is not to scale. Locations are only approximate. | | | | | | |
| Subterranean Termites <input type="checkbox"/> Drywood Termites <input type="checkbox"/> Fungus / Dryrot <input checked="" type="checkbox"/> Other Findings <input type="checkbox"/> Further Inspection <input 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. | | | | | | |
| KEY: 1 - Subterranean Termites 2 - Drywood Termites 3 - Fungus/Dryrot 4 - Other Findings 5 - Unknown Further Inspection | | | | | | |

LIMITED DUE TO COMMON WALLS

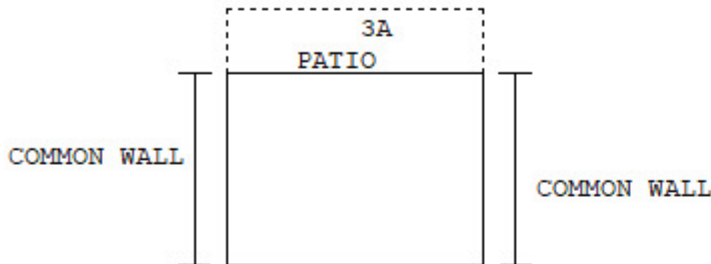


DIAGRAM NOT TO SCALE

Inspected by: Mike Chambers

State License No. FR61663

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.

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|---------------------|-------------------------------|----------------------|--------------|--------------------------------|----------------------|----------------|
| Building No. 310 | Street E San Jose Unit 110 | City Palm Springs | Zip 92264 | Date of Inspection 02/02/23 | Report # 49666 LI | Page 2 of 4 |
|---------------------|-------------------------------|----------------------|--------------|--------------------------------|----------------------|----------------|

THIS IS A SEPARATED REPORT WHICH 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 OR INFECTION.

SECTION 2: SECTION 2 ITEMS AREA CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION, BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

FURTHER INSPECTION: 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 1 OR SECTION 2.

THIS IS A "WOOD DESTROYING PEST AND ORGANISM 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.

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.

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).

THIS COMPANY DOES NOT GUARANTEE WORK PERFORMED BY OTHERS, SUCH GUARANTEES SHOULD BE OBTAINED FROM THOSE PERFORMING THE REPAIRS. THIS COMPANY ONLY CERTIFIES THE ABSENCE OF INFESTATION OR INFECTION IN THE VISIBLE AND ACCESSIBLE AREAS. 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.

THIS COMPANY DOES NOT INSPECT FOR OR COMMENT ON WORKMANSHIP ON REPAIRS DONE BY OTHERS. INTERESTED PARTIES MUST SATISFY THEMSELVES AS TO QUALITY OR APPEARANCE OF WORK WHICH IS NOT COMPLETED BY OUR COMPANY.

GUARANTEES ON WORK (LABOR) PERFORMED BY THIS COMPANY ARE ONE YEAR FROM DATE OF COMPLETION. PLUMBING REPAIRS (PARTS-PROVIDED BY THIS FIRM), LINOLEUM (VINYL MATERIALS), TOILET RESETS OR ANY OTHER MEASURES FOR THE CONTROL OF MOISTURE (CAULKING & GROUTS, ETC,) ARE GUARANTEED FOR 30 DAYS. WE ASSUME NO RESPONSIBILITY FOR WATER DAMAGE IF THE SHOWER ENCLOSURE IS NOT INSTALLED IMMEDIATELY. THE GUARANTEE ON SHOWERS OR TUB UNITS IS VOID IF THE AREA IS USED BEFORE 24 HOURS. IF SHOWER FIXTURES DO NOT FIT THE OWNER MUST CONTOACT OTHER TRADESMAN TO HAVE NEW FIXTURES INSTALLED.

ALL REPAIRS COMPLETED BY OTHERS MUST BE REINSPECTED BY THIS COMPANY BEFORE A CERTIFICATION

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| | | | | | | |
|----------------------------|--------------------------------------|-----------------------------|---------------------|---------------------------------------|-----------------------------|-----------------------|
| Building No. 310 | Street E San Jose Unit 110 | City Palm Springs | Zip 92264 | Date of Inspection 02/02/23 | Report # 49666 LI | Page 3 of 4 |
|----------------------------|--------------------------------------|-----------------------------|---------------------|---------------------------------------|-----------------------------|-----------------------|

WILL BE ISSUED. THE REINSPECTION 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 PER REQUEST. THIS REINSPECTION MUST BE DONE WITHIN 4 MONTHS OF THE ORIGINAL TRIP.

NOTE: IF IT IS FOUND THAT DAMAGE EXTENDS INTO PREVIOUSLY INACCESSIBLE AREAS, OR AREAS CONCEALED BY FURNITURE, PERSONAL BELONGINGS ETC., A SUPPLEMENTAL REPORT WILL BE ISSUED AS TO FINDINGS AND ADDITIONAL COSTS.

THERE MAY BE HEALTH RELATED ISSUES ASSOCIATED WITH THE FINDINGS REFLECTED IN 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 AND ACCESSIBLE AREAS ONLY. QUESTIONS CONCERNING HEALTH RELATED ISSUES, WHICH MAY BE ASSOCIATED WITH THE FINDINGS AND 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. INSPECTION FEES ARE TO BE PAID AT THE TIME OF INSPECTION UNLESS ESCROW INFORMATION IS PROVIDED AT THE TIME OF REQUEST. THE PERSON ORDERING THIS REPORT IS HELD RESPONSIBLE FOR THE INSPECTION FEE IF ESCROW IS CANCELLED. BILLS ARE DUE AND PAYABLE WITHIN 30 DAYS, 1.5% WILL BE CHARGED ON ALL PAST DUE ACCOUNTS UNLESS OTHER ARRANGEMENTS ARE MADE.

PESTICIDES ARE THE PRODUCTS FRAZIER PEST CONTROL, INC. USES TO CONTROL THE TARGET PEST LISTED IN YOUR INSPECTION. PESTICIDES MAKE A BETTER LIFE FOR ALL OF US. THEY HELP CONTROL DISEASE CARRIERS THUS PROTECTING YOUR HEALTH AND PROPERTY. WHEN PROPERLY USED, PESTICIDES POSE NO PROBLEM TO MAN OR THE ENVIRONMENT. YOUR FRAZIER PEST CONTROL TECHNICIAN IS A STATE CERTIFIED APPLICATOR AND IS CONSTANTLY BEING UPGRADED BY OUR TRAINING SESSIONS. IF YOU HAVE ANY QUESTIONS PLEASE CALL THE FOLLOWING NUMBER: (888) PEST-JOE

STATE LAW REQUIRES THAT YOU BE GIVEN THE FOLLOWING INFORMATION: CAUTION: PESTICIDES ARE TOXIC CHEMICALS. STRUCTURAL PEST CONTROL OPERATORS ARE LICENSED 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 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 OR YOUR PEST CONTROL OPERATOR IMMEDIATELY.

FOR FURTHER INFORMATION, CONTACT ANY OF THE FOLLOWING: FRAZIER PEST CONTROL, INC. - (888) PEST-JOE, POISON CONTROL CENTER - (800) 523-2222, COUNTY HEALTH DEPARTMENT CONTRA COSTA HEALTH DISTRICT - (510) 370-5000, SACRAMENTO COUNTY HEALTH DISTRICT - (916) 366-2174, COUNTY AGRICULTURE COMMISSIONER CONTRA COSTA COUNTY - (510) 646-5250, SACRAMENTO COUNTY - (916) 366-2003, STRUCTURAL PEST CONTROL BOARD - (916) 924-2291

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.

NOTICE TO OWNER....of Mechanic's Lien as required by the Structural Pest Control Board: Under the California Mechanics

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|----------------------------|--------------------------------------|-----------------------------|---------------------|---------------------------------------|-----------------------------|-----------------------|
| Building No. 310 | Street E San Jose Unit 110 | City Palm Springs | Zip 92264 | Date of Inspection 02/02/23 | Report # 49666 LI | Page 4 of 4 |
|----------------------------|--------------------------------------|-----------------------------|---------------------|---------------------------------------|-----------------------------|-----------------------|

Lien Law, any structural pest control operator who 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 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 contractor 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". General 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.

THANK YOU FOR CHOOSING FRAZIER PEST CONTROL, INC. SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS REPORT DON'T HESITATE TO CONTACT US AT: 760-328-6115. JOE A. FRAZIER SR. LICENSE # OPR 11443, HE WILL BE HAPPY TO ANSWER ANY QUESTIONS REGARDING THIS REPORT.

NOTE: IF WORK IS COMPLETED BY FRAZIER PEST CONTROL, INC. AND PAYMENT IS NOT RECEIVED THE WARRANTY FOR WORK COMPLETED WILL BE NULL AND VOID.

- 1- Substructure: SLAB
- 2- Stall Shower: TESTED
- 3- Foundation: INSPECTED
- 4- Porches Steps: N/A
- 5- Ventilation: N/A
- 6- Abutments: N/A
- 7- Attic: N/A
- 8- Garage: N/A
- 9- Patio's: INSPECTED
- 10- Interior: INSPECTED
- 11- Exterior: INSPECTED

SECTION I:

(3) FUNGUS/DRYROT

3A. PRICE: \$325.00

FINDING:

DRYROT NOTED AT BOTTOM OF PATIO POST AS INDICATED BY 3A IN DIAGRAM.

RECOMMENDATION:

DIGOUT DRYROT, WOODFILLER, AND PRIME PAINT.