

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 9504 Lefty Ln., Rightway City, CA 90009	Street	City	Zip	Date of Inspection 01/01/2006	Number of Pages 5
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Your Pest Company Inc.
 234 Your Street, City, CA. 90000
 (800) Your Number - www.yourcompany.com

Report # W20934
Lic. Registration # PR 9999
Escrow # 064919-AC

Ordered by: Dan Theman 6000 Lookout Ln. Timbucktwo, CA 98765	Property Owner and/or Party of Interest: Dan Theman 6000 Lookout Ln. Timbucktwo, CA 98765	Report Sent to: Dan Theman 6000 Lookout Ln. Timbucktwo, CA 98765
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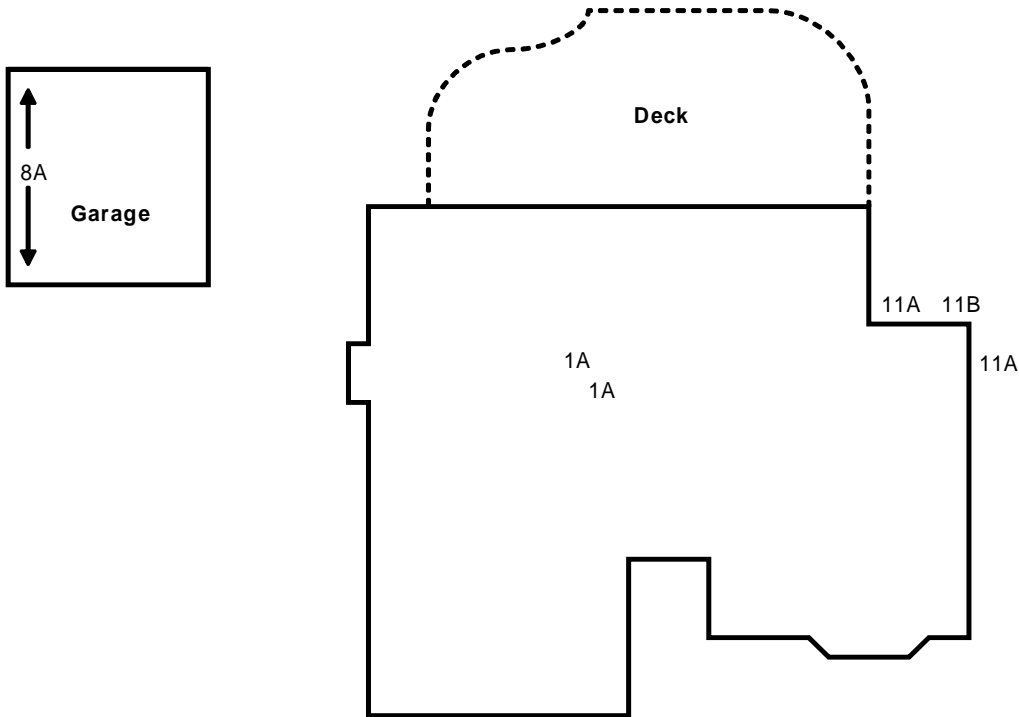
COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

General Description: Two story wood framed stucco single family residence with a tile roof and an attached garage.	Inspection Tag Posted: Attic Other Tags Posted:
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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 the details on checked items.



This Diagram is not to scale

Inspected by: Jack Findsall State License No. FR 99999 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, 1418 Howe Avenue, Suite 18, Sacramento, California, 95825-3204.

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

SECOND PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

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PLEASE READ: IMPORTANT INFORMATION CONCERNING THE TERMS OF THIS INSPECTION.

NOTE: SPECIFIC LIST OF AREAS WHICH HAVE NOT BEEN INSPECTED ON YOUR PROPERTY AS FOLLOWS.

This report regards the inspection of that part of the premises as identified on the drawing within this report. In accordance with the standard practice of pest control operators, certain structural areas are considered inaccessible for purposes of inspection, including but are not limited to this structure in these specific areas: (1.) Furnished interiors (2.) Portions of attic concealed or made inaccessible by insulation and/or inadequate crawl space. (3.) The interior of hollow walls. (4.) Space between a floor or porch deck and the ceiling below. (5.) Stall showers over finished ceilings. (6.) Areas concealed by built-in cabinet work. (7.) Hardwood floor beneath linoleum, carpet, or tile. (8.) Inside kitchen or bathroom cabinets where food or supplies are stored. (9.) Areas concealed by appliances. (10.) Interiors of enclosed boxed eaves. (11.) All second story eaves, fascia, rafters and roof sheathing (12.) All eaves where access is impractical with out an extension ladder. (13.) Exterior eaves and siding where access is limited due to zero lot lines, neighbors access, heavy plant growth or abutments. (14.) Fences and gates surrounding or attached to the property. (15.) Areas where there is no access without defacing or tearing out lumber.

The above areas were not inspected unless described in this report. We recommend further inspection if there is any question about the above noted areas. Re: Structural Pest Control Act, Article 6, section 8516 (b), paragraph 1990 (I). Amended effective March 1, 1974. Stall showers, if any, are water tested in compliance with Section 1991 (12) of the Structural Pest Control Act. The absence or presence of leaks through sub-floor, adjacent floors or walls will be reported. This is a report of the condition of the stall shower at the time of inspection only, and should not be confused as a guarantee. Although we make a visual examination, we do not deface or probe into window or door frames, decorative trim, roof members, etc., in search of wood destroying pests or organisms.

Slab floor construction has become more prevalent in recent years. Floor coverings may conceal cracks in the slab that will allow infestations to enter undetected. Slab construction prevents inspection and/or detection of infestations underneath them. Subterranean termites that enter from under slab floors are not under warranty. Infestations in the wall may be concealed by plaster, drywall or wall paper so that a diligent inspection may not uncover the true condition. These areas are not practical to inspect because of inaccessibility and/or damage to the wall structure and therefore are not under warranty.

Important Note Regarding Subterranean Termites: Subterranean termites that appear after our original inspection are not under any guarantee by this company. Subterranean termites sometimes live in the soil under concrete slabs and can often go undetected for months or years. These termites can not be detected during our visual inspections. There will be a fee for treating any newly detected infestation.

Note: The bid below includes Standard Readily Available Lumber. Old or Custom sized materials will be replaced with an available alternative. Custom order or special milled items will only be used when the person(s) ordering the corrective work makes a special request. All custom order or special milled items will be ordered only after the approval of additional costs.

Note: All repair bids on this report are to repair existing structures as noted on our report. It is the responsibility of the owner of this property to inform this company if some existing structure being repaired is not permitted or not built to code. It is the property owners responsibility prior to approving any repairs to check with the City Building Dept. to see if permits are required for the work estimated below. If required, the property owner will need to pull permits as an owner builder and notify this company. Any additional work required by City Building Dept. and/or field inspectors will be at an additional cost.

Mold Policy Statement: Structural Pest Control Board, May 2002

Molds, sometimes called mildew, are not wood-destroying organisms. Branch 3 licensees do not have a duty under the Structural Pest Control Act and related regulations to classify molds as harmful to human health or not harmful to human health.

NOTE: We do not inspect or certify plumbing, plumbing fixtures, etc.

NOTE: "The exterior surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contract a roofing contractor who is licensed by the Contractor's State License Board." We do not inspect or certify roofs.

Hidden damage is possible any time evidence of subterranean termites, drywood termites, fungus (dry rot), beetles, faulty grade, earth to wood contact, dampwood termites, shower leaks or excessive moisture is noted on this report. It is also possible for hidden damage to be present in the interior of walls, flooring and other areas that are not readily accessible for inspection. This company will not be held responsible for any hidden damage.

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.

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 is necessary. Any guarantees must be received from parties performing repairs. The original inspection fee is \$65.00, which is waived if work is performed by this company. The cost of reinspection is \$65.00.

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CONDITIONAL GUARANTEE: This company guarantees all work performed by this company for one year, subcontract work contracted for by this company is guaranteed 30 days. This company is not responsible for any future infestation, dry rot or adverse conditions beyond the time of inspection. If fumigation is performed, we are not liable for any damage to shrubs, vines, trees, etc. or any damage to roofs or roof members at the time of Fumigation. In the event that a re-treatment, re-fumigation or any other repair work is to be performed to honor a guarantee issued by this company, the home-owner is responsible to make the property available for any work to be performed. This company will not be liable for any cost of vacating or preparing the residence for re-treatment; and / or repairs. NOTE: A new and/or extension of guarantee is never given for re-treatments done under the original guarantee.

NOTICE: This company does not warranty work completed by the owner or individuals contracted by the owner of the property or there representative. Such warranties should be obtained from those performing the repairs. This company only re-inspects for the absence of infestation or infection in the visible and accessible areas when requested. If it is found 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.

NOTICE TO OWNER: Under the California Mechanic's Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who help 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 used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the sub-contractor, laborers, or suppliers remain unpaid.

To preserve their right to file a claim of 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.

NOTE: If the Home Owner fails to pay billing in full, This company will have the right to be paid back for all its costs and expenses to the extent not prohibited by applicable law. Those expenses include, for example (but not limited to), reasonable attorney's fees. If for any reason this account is to be turned over to our collection agency, You will be responsible for all cost of collecting.

In accordance with the laws and regulation of the State of California, we are required to provide you with the following information prior to application of Pesticides to your property.

"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 Dept. 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 operator immediately." Effects of over exposure to these materials can include tremors and tonic and colonic convulsions.

For further information, contact any of the following:

Your Pest Company (800) 999-9999

Orange County Health Dept.
Los Angeles County Health Dept.

(714) 834-7700
(213) 250-8055

San Bernardino County Health Dept.
Riverside County Health Dept.

(909) 387-6280
(909) 358-5000

Orange County Agriculture Dept.
Los Angeles County Agriculture Dept.

(714) 447-7100
(626) 575-5465

San Bernardino County Agriculture Dept.
Riverside County Agriculture Dept.

(909) 387-2115
(909) 955-3045

Poison Control Center
Structural Pest Control Board

(800) 876-4766
(916) 561-8704

Mailing Address: 1418 Howe Ave. Suite 18, Sacramento, Ca. 95825

Termite and Fungus Control Chemicals:

Invaser HPX-20 (EPA 9444-204) Termidor SC (EPA 7969-210)

Timbor (EPA 1624-39)

"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."

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"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 our 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, we will not in any way be responsible for any act or omission in the performance of work that you directly contract with another to perform."

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 of 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.

FINDINGS AND RECOMMENDATIONS

Substructure: Concrete slab construction - see report for terms and conditions.

1A PRICE: \$530.00 (Section I)

FINDINGS: Evidence of subterranean termite infestation at sub area under main bath.

RECOMMENDATION: Treat soil with Termidor termicide by slab injection and/or trench application for the control of subterranean termites infestations as noted on the diagram. Remove accessible subterranean termite tunnel tubes.

Garages: Two car attached. In cases of areas covered by dry wall and/or cabinets, these areas were impractical for inspection. In cases of areas covered by storage, these areas were not inspected; further inspection recommended after storage is removed.

8A PRICE: \$190.00 (Section I)

FINDINGS: Evidence of drywood termite infestations at garage framing.

RECOMMENDATION: Drill and inject termicide solution into visible and accessible infested wood members. Remove or cover accessible pellets.

Interior: Inspected visible and accessible areas. See report for terms and conditions.

Exterior: Inspected visible and accessible areas. See report for terms and conditions.

11A PRICE: \$370.00 (Section I)

FINDINGS: Evidence of drywood termite infestations at exterior window trim.

RECOMMENDATION: Drill and inject termicide solution into visible and accessible infested wood members. Remove or cover accessible pellets.

11B PRICE: \$240.00 (Section I)

FINDINGS: Evidence of termite damaged wood members noted at time of inspection at 2 x 8 fascia board.

RECOMMENDATION: Replace termite damaged wood members and/or repair non-structural damaged wood members with construction grade materials. No painting is included in this estimate.

NOTE: This is a limited inspection report requested by the owner, limited to the inspection of the areas noted only. Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

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Findings and Recommendations estimated by this Company:

Approval	Item	Primary Estimate	Section
<input type="checkbox"/>	1A	\$530.00	I
<input type="checkbox"/>	8A	\$190.00	I
<input type="checkbox"/>	11A	\$370.00	I
<input type="checkbox"/>	11B	\$240.00	I

Complete all of the above listed Items.

Complete all items with Primary Estimate: **Total Estimate \$1,330.00**

Complete only the above Items checked.

Total \$ _____

*I have read and understand the terms of the Report referenced above and agree to the terms and conditions set forth.
Your Pest Company is hereby authorized to complete the Items selected above and it is agreed that payment shall be made as follows:*

Payment shall be made as follows: With close of Escrow \$ _____ Deposit \$ _____ on Completion

Escrow Number: _____ Escrow Company: _____ Escrow Officer: _____

Phone () _____ - _____ Fax () _____ - _____ Address: _____

Owner or Authorized Representative: Owner Representative's Title: _____

Print Name: _____ X _____ Date _____

Owner or Authorized Representative: Owner Representative's Title: _____

Print Name: _____ X _____ Date _____