

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 3376	Street Temescal Ave	City Norco	Zip 92860	Date of Inspection 02/11/20	Number of Pages 5
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Compass Pest Management, Inc.
5925 Rickenbacker Ave
Riverside CA 92504
 Tel 951-688-8066 Fax 951-688-6294
 kariem@bye2bugs.com

Report # : 37302
 Registration # : PR4268
 Escrow # :
 CORRECTED REPORT

Ordered by: Ruben Muro Keller Williams	Property Owner and/or Party of Interest: 3376 Temescal Ave Norco CA 92860	Report sent to:
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COMPLETE REPORT LIMITED REPORT SUPPLEMENTAL REPORT REINSPECTION REPORT

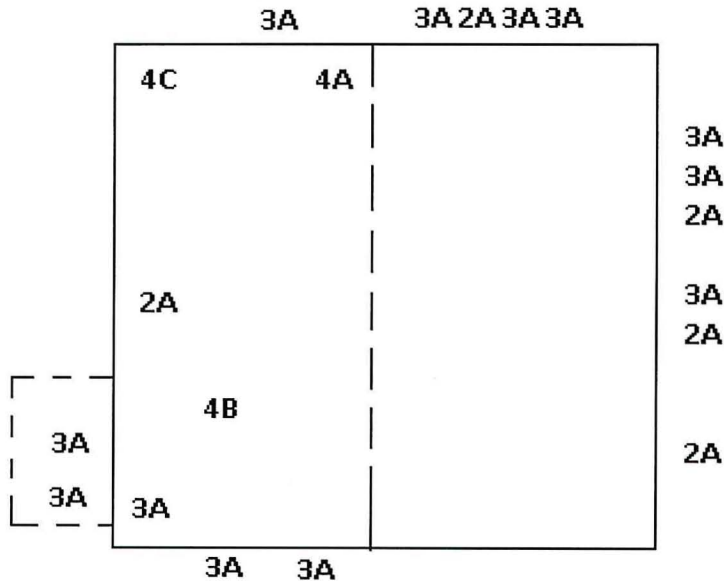
GENERAL DESCRIPTION: One story single family residence with comp roof and stucco exterior	Inspection Tag Posted: water heater
	Other Tags Posted:

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 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

Diagram Not To Scale



Inspected By: John Burnard

State License No. OPR 9644

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.

Compass Pest Management, Inc.

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Norco

CA

92860

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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.

Compass Pest Management, Inc.

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Compass Pest Management INC. guarantees the work completed by this company for a period of one year from the date of completion unless otherwise stated in the body of this report, with the exception of plumbing, grouting, caulking, resetting of toilets, resetting of enclosures or floor coverings, which are guaranteed for 30 days, as these are homeowner maintenance areas.

The structure is constructed on a concrete slab with finished walls on the interior and exterior. These areas are inaccessible for inspection and interior conditions are not known.

If damage extends into inaccessible areas, a Supplemental Inspection will be made and Report issued outlining our findings, recommendations and any additional cost.

The exterior of the roof will not be 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.

MOLD DISCLAIMER. There may be health-related implications associated with the finding reflected on this report. We are not qualified to render any opinion concerning any such health implications, and no such opinion is expressed. The inspection reflected by this report was limited to visible and accessible surfaces only; we are not qualified to render any opinion as to indoor air quality, and no such opinion is expressed. Any questions concerning any health-related implications which may be associated with the findings or recommendations (including recommendations for structural repairs) that are reflected in this report, or concerning indoor air quality, should be directed to a qualified professional.

"Local treatment is not intended to be an entire structure treatment method.
If infestations of wood-destroying pest extend or exist beyond the area(s) of local treatment, they may not be exterminated."

A separate report has been requested which is defined as SECTION 1/SECTION 2 conditions evident on the date of inspection.

SECTION 1 contains items where there is visible evidence of active infestation, infection or conditions that have resulted in or from infestation or infection.

SECTION 2 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 1/SECTION 2.

NOTE: Due to current regulations, many items that were formerly listed "SECTION 1" are now listed under "FURTHER INSPECTION" Special attention should be given these items.

2. DRYWOOD TERMITES (Section 1)

2A: FINDING : Evidence of drywood termite infestation noted at the rafter tail, 2 x 4 trim and fascia.

2A: RECOMMENDATION : Drill and treat drywood termite infested wood members with the registered termiticide, as noted on the chemical page of the report. Remove or cover accessible evidence of infestation.

3. FUNGUS AND DRYROT (Section 1)

3A: FINDING : Fungus infection and damage noted at the fascia, roof sheathing and roof joist. Moisture appears to be caused by leaking roof.

3A1: RECOMMENDATION : Owner to consult a licensed roofer for further inspection and recommendation for repair.

3A2: RECOMMENDATION : Inspect after owner has made roof covering accessible. A Supplemental Inspection will be made and a Report issued outlining our findings, recommendations and any additional costs.

4. OTHER FINDINGS (Section 2)

4A: FINDING : Delamination noted to the wood floor at sliding glass door to back yard.

4A: RECOMMENDATION: Source of moisture not known. Periodically inspect for water intrusion.

4B: FINDING : Excessive moisture noted in the subarea which appears to be caused by plumbing leak.

4B: RECOMMENDATION : Owner to consult a licensed plumber for further inspection and recommendation for repair.

4C: FINDING : Excessive moisture noted in the subarea which appears to be caused by vent well at grade.

Compass Pest Management, Inc.

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4C: RECOMMENDATIONS : Dig soil out of vent well and top off with pea gravel.

Recommendations not being performed by Compass Pest Management, INC. must be inspected during process by a licensed Wood-destroying Pests and Organisms Inspector. Compass Pest Management, INC. is NOT responsible for, nor implies any knowledge as to the quality of, work performed by others.

If additional infestations or infections are found, a Supplemental Inspection will be made and Report issued outlining our findings, recommendations and any additional cost.

Areas above the first story eaves are inaccessible for physical inspection due to height, and are not included in our Report, unless our visual inspection from the ground revealed conditions that need recommendations. If requested, a physical inspection will be made of the upper areas of the structure and a Supplemental Report issued outlining our findings, recommendations and any additional cost.

ARBITRATION OF DISPUTES:

BY RELYING ON THIS WOOD DESTROYING ORGANISMS REPORT, YOU AGREE THAT ANY CONTROVERSY OR CLAIM ARISING OUT OF OR RELATING TO COMPASS PEST MANAGEMENT'S INSPECTION AND/OR THIS REPORT SHALL BE SETTLED BY ARBITRATION IN ACCORDANCE WITH THE CONSTRUCTION INDUSTRY ARBITRATION RULES OF THE AMERICAN ARBITRATION ASSOCIATION, AND JUDGEMENT UPON THE AWARD RENDERED BY THE ARBITRATION(S) MAY BE ENTERED IN ANY COURT HAVING JURISDICTION THEREOF.

COMPASS PEST MANAGEMENT'S PERFORMANCE OF THE RECOMMENDATIONS DESCRIBED ABOVE IS GOVERNED BY THE TERMS OF A WORK AUTHORIZATION, WHICH PROVIDES THAT ANY CONTROVERSY OR CLAIM ARISING OUT OF OR RELATING TO COMPASS PEST MANAGEMENT'S WORK SHALL BE SETTLED BY ARBITRATION IN ACCORDANCE WITH THE CONSTRUCTION INDUSTRY ARBITRATION RULES OF THE AMERICAN ARBITRATION ASSOCIATION, AND JUDGEMENT UPON THE AWARD RENDERED BY THE ARBITRATOR(S) MAY BE ENTERED IN ANY COURT HAVING JURISDICTION THEREOF.

NOTICE: The Structural Pest Control Board encourages competitive business practices among registered companies. Reports on this substructure 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.

This is a list of pesticides which may be used to treat the structure described in this report.

- Cy-kick CS (Cyfluthrin) 499-470
- D-Foam (Deltamethrin) 9444-227
- Premise 75 WP (Chloronicotinyl) 432-1332
- Premise Foam (Imidacloprid) 432-1391
- Timbor (Disodium Octaborate Tetrahydrate) 64405-8
- I MaxxPro (Imadacloprid) 432-1332-73748
- Masterline (Bifenthrin) 73748-7
- Termidor SC (Fipronil Dichloro Trifluoromethyl Sulfinyl) 7969-210
- HPX-20 Intruder (Cyfluthrin/Pyrethrin/Piperonyl Butoxide) 9444-201
- Talstar One (Bifenthrin) 279-3206
- Jecta (Disodium Octaborate Tetrahydrate) 64405-4

"Thank you for selecting our company to perform a structural pest control inspection on your property. Our inspectors have determined that your property will benefit from the application of a chemical commonly used for structural pest control. In accordance with the laws and regulations of the State of California, we are required to provide you and your occupants with the following information prior to any application of chemicals to such property. Please take a few moments to read and become familiar with the content.

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 Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that based on scientific evidence, there are no appreciable risks weighted by the benefits. The degree of risk depends on 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 operator immediately."

For further information contact any of the following: Your local office of Compass Pest Management (951)688 8066; for Health Questions - Your County Health Department RIV 951-358-5055, S.B. 909-387-9146, O.C. 714-834-3155, L.A. 888-700-9995; Application Information Your County Agricultural Commissioner, RIV

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951-955-3000, SB 909-387-2115, O.C. 714-955-0100 and L.A. 626-575-5466; and for Regulatory Information, The Structural Pest Control Board, (916) 561-8700, (800) 737-8188, 2005 Evergreen Street #1500, Sacramento, CA 95815. California Poison Control 800-876-4766

THANK YOU FOR SELECTING COMPASS PEST MANAGEMENT!

Compass Pest Management, Inc.

5925 Rickenbacker Ave

Riverside CA 92504

Tel 951-688-8066 Fax 951-688-6294

kariem@bye2bugs.com

AGREEMENT

Report #: 37302

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

Address of Property: 3376 Temescal Ave
City: Norco
State/Zip: CA 92860

The inspection report of the company dated, 02/11/20 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 Ten (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

SECTION 1 ITEMS:

2A (treatment).....\$ 885.00

3A1 (repairs).....Roofer

3A2 (roof).....Further Inspect

SECTION 2 ITEMS:

4A and 4B.....Others/Plumber

4C\$ 100.00

To schedule the work, Please sign the work order and fax it to Compass Pest Management at (951) 688-6294. Visit our website at www.bye2bugs.com

Any job will be C.O.D. unless billed through Escrow and closing within 45 days. If escrow cancels, job charge will be due and payable by owner within 10 days.

Thank you for selecting Compass Pest Management, Inc.

Property Owner: _____

Date: _____

Inspected By: _____

Date: _____

Owner's Agent: _____

Date: _____