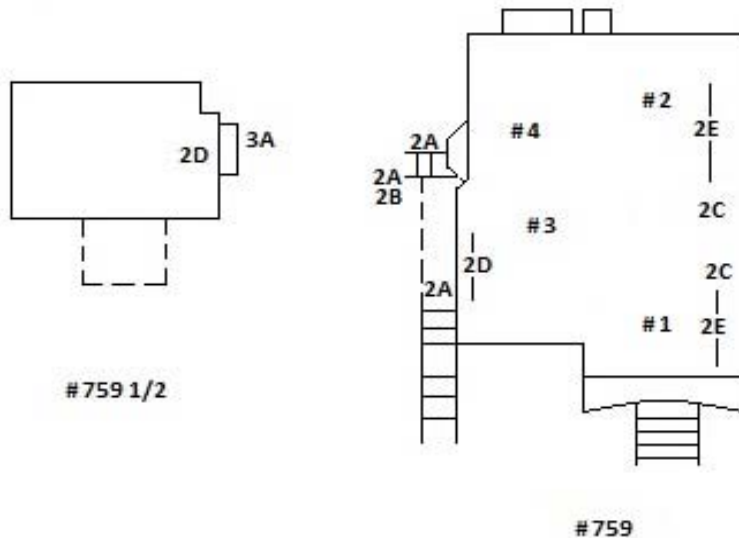


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 759	Street N. RAYMOND AVE.	City PASADENA	Zip 91103	Date of Inspection 5/3/2018	Number of Pages 8
UNICARE PEST MANAGEMENT, INC. 230 E. FOOTHILL BLVD. MONROVIA CA 91016 Tel 626-396-3088 UPMMAILS@GMAIL.COM				Report # : 87803 Registration # : PR 3830 Escrow # : <input type="checkbox"/> CORRECTED REPORT	
Ordered by: JERRY SUN REMAX ELITE REALTY 913 E. WALNUT STREET PASADENA CA 91106		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"/> REINSPECTION REPORT <input type="checkbox"/>					
GENERAL DESCRIPTION: A TWO AND ONE STORY STUCCO AND WOOD APARTMENT BUILDING, FURNISHED AND OCCUPIED.				Inspection Tag Posted: ATTIC 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 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					

Diagram Not To Scale



Inspected By: EDWIN MAGNO

State License No. OPR 12547

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. 10/01)

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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.

All pesticides and fungicides must be applied by a state certified applicator (sec. 8555 Business and Professions Code Division 3) and in accordance with the manufacturer's label requirements.

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.

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***** THE EXTERIOR SURFACE OF THE ROOF WILL NOT BE INSPECTED, IF YOU WANT THE WATER TIGHTNESS OF THE ROOF DETERMINED, YOU SHOULD CONTACT A ROOF CONTRACTOR WHO IS LICENSED BY THE STATE CONTRACTOR'S LICENSE BOARD.

"NOTICE: THE STRUCTURAL PEST CONTROL BOARD ENCOURAGES COMPETITIVE BUSINESS PRACTICES AMONG REGISTERED COMPANIES. REPORT ON THIS STRUCTURE PREPARED BY VARIOUS REGISTERED COMPANIES SHOULD LIST THE SAME FINDINGS(I.E. TERMITE INFESTATION, TERMITE DAMAGES, FUNGUS DAMAGES, 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 FINDING LISTED ON THIS REPORT THAT MAY BE LESS COSTLY."

***** NOTE: UNICARE PEST MANAGEMENT INSPECTOR DO NOT POKE ANY WOOD MEMBERS ON OR/AND ABOVE SECOND STORY EAVES FOR INSPECTION, INSPECTOR DO NOT CARRY EXTENSION LADDER TO REACH SECOND STORY EAVES FOR SAFETY REASON. SECOND STORY EAVES IS NOT INCLUDING IN THIS INSPECTION REPORT UNLESS SPECIFIED.

NOTE: UNLESS REQUESTED, ANY/ALL DETACHED STRUCTURE(S) EXCEPT GARAGE, JACUZZI PATIO COVER(S), FENCES AND GATES ARE NOT INSPECTED AT THE TIME OF THIS INSPECTION. NO FINDINGS AND RECOMMENDATIONS ARE BEING MADE.

NOTE: WHEN FUMIGATE A STRUCTURE THAT HAS LESS THAN MINIMUM ACCESS SPACE, THE STRUCTURE WILL BE FUMIGATED WITH TAPE AND SEAL METHOD, UNLESS THE HOME OWNER/AGENT GET A WRITTEN PERMISSION FROM THE ADJACENT NEIGHBOR(S).

NOTE: ANY LOCALIZED TREATMENT IS NOT INTEND TO BE AN ENTIRE STRUCTURE TREATMENT, IF INFESTATION OF WOOD DESTROYING PESTS EXTEND OR EXIST BEYOND THE AREA(S) OF LOCALIZED TREATMENT, THEY MAY NOT BE EXTERMINATED.

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(SECTION THREE 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 CAN NOT BE DEFINED AS SECTION I OR SECTION II.

FINDING(S) AND RECOMMENDATION(S):

2. Drywood Termite

2A

FINDING - Evidence of drywood termite was noted at exterior window trim & balcony joist as indicated on the diagram. The evidence appears to extend into inaccessible areas. (Section I)

RECOMMENDATION - Seal and fumigate the structure for the control of drywood termites. Remove or cover drywood termite fecal pellets in accessible areas by owner.

2B

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FINDING - Evidence of drywood termite damage was noted at balcony joist as indicated on the diagram. (Section I)

RECOMMENDATION - Replace/resupport/repair the damaged wood member(s) with an approved material as needed. Painting is included.

2C

FINDING - Evidence of drywood termite was noted at #759 kitchen & bedroom window frames as indicated on the diagram. The evidence appears to extend into inaccessible areas. (Section I)

RECOMMENDATION - Seal and fumigate the structure for the control of drywood termites. Remove or cover drywood termite fecal pellets in accessible areas by owner.

2D

FINDING - Evidence of drywood termite was noted at attic wood frames as indicated on the diagram. The evidence appears to extend into inaccessible areas. (Section I)

RECOMMENDATION - Seal and fumigate the structure for the control of drywood termites. Remove or cover drywood termite fecal pellets in accessible areas by owner.

2E

FINDING - Evidence of drywood termite was noted at subarea wood frames as indicated on the diagram. The evidence appears to extend into inaccessible areas. (Section I)

RECOMMENDATION - Seal and fumigate the structure for the control of drywood termites. Remove or cover drywood termite fecal pellets in accessible areas by owner.

3. Fungus/Dryrot

3A

FINDING - Evidence of wood destroying fungus/dry rot damage was noted at #759 1/2 eaves roof sheathing, fascia board & 759 staircase frame as designated on the diagram. (Section I)

RECOMMENDATION - Replace/resupport/repair the damaged wood member(s) with an approved material as needed. Painting is included.

COST OF ITEM(S): 2A, 2C, 2D, 2E = \$3190.00
2B, 3A = \$600.00

Total = \$3790.00

THIS IS A STRUCTURAL PEST INSPECTION REPORT: NOT A BUILDING INSPECTION REPORT, THEREFORE NO OPINION IS BEING RENDERED REGARDING THE STRUCTURAL INTGRITY OF THE BUILDING.

THE FOLLOWING AREAS WERE NOT INSPECTED AS INDICATED IN SECTION #1990, PARAGRAPH (J) OF THE STRUCTURAL PEST CONTROL ACT RULES AND REGULATIONS: FURNISHED INTERIORS, INACCESSIBLE

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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.

NOTE: THIS WOOD DESTROYING PEST & ORGANISMS REPORT DOES NOT INCLUDE MOLD, SOMETIMES CALLED MILDEW OR ANY MOLD LIKE CONDITIONS. NO REFERENCE WILL BE MADE TO MOLD OR MOLD CONDITION. 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 AN APPROPRIATE MOLD PROFESSIONAL

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 CALIFORNIA CONTRACTORS 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 LIEN AGAINST YOUR PROPERTY IF THEY ARE NOT PAID.

WARRANTY:

Unless otherwise specified, repair and/or treatment(s) performed by this company carry a one year warranty from the date of completion. This warranty does not include condition hidden by finished surfaces or that may develop in/or from inaccessible areas and/or after the date of inspection. Secondary substandard treatment(s) carry a ninety day warranty for areas treated only unless specified. All fumigation carry a two year warranty. Any and all work completed as a secondary recommendation is to be classified as secondary substandard. A one hundred eighty day warranty is provided to the treated area that is listed on the original inspection report. No guarantee shall commence until full payment has been received by this company for work performed.

TERMS AND CONDITIONS:

A. Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These include 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 subzero concealed or made inaccessible by ducting or insulation, area beneath wood floors over concrete, and areas concealed by heavy vegetation. Areas or timbers around eaves were visually inspected from ground level only. Although we make visual examinations, we do not deface or probe window/door frames or decorative trims. Unless otherwise specified in

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this report, we do not inspect fences, sheds, detached patios, detached wood decks, wood retaining walls or wood walkways. We assume no responsibility for work done by anyone else, for damage to structure or contents during our inspection, or for infestation, infection, adverse or damage undetected due to inaccessibility or non-disclosure by owner/agent/tenant.

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 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. The re-inspection fee is \$45.00.

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 roof 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 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. We assume no responsibility for damage to any Plumbing, Gas or Electrical Lines, etc., in the process of pressure treatment of concrete slabs or replacement of concrete or structural timbers; Also we assume no responsibility for damage to any tile roof during the process of structure wood repair work.

J. 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

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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 onsite 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.

K. 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.

L. If you should have any questions regarding the report, please call or our office any weekday between 9:00am and 5:00pm. We also provide information about additional services for the control of Household Pests Such as Ants and Fleas, etc.

M. I agree to pay reasonable attorney's fees if suit is required by this Company to enforce any terms of this contract, together with the cost of such action, whether or not suit proceeds to judgment.

N. 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.

O. 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 (agent, 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.

P. 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 premise, 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 premise 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 identify 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.

Q. Any detached structure(s), patio covers, play house, storage, wood fence and wood gates are not included in this report unless request by property owner and/or agent.

THANK YOU for selecting UNICARE PEST MANAGEMENT, INC. to perform a structural pest control inspection on your property. Our inspectors have determined that your property

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will benefit from the safe 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 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 scientific evidence, there are no appreciable risks weighed 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:

County Health Department: Los Angeles 213-350-8055; Orange 714-834-7700; San Bernadino 909-387-6280; Riverside 909-358-5000; Ventura 805-652-6670
Poison Control Center: 800-222-1222
County Agricultural Commissioner: Los Angeles 626-575-5471; Orange 714-955-0100;
San Bernadino 909-387-2115; Riverside 909-275-3000; Ventura 805-933-3165
Unicare Pest Management Inc.: 626-396-3088
Structural Pest Control Board: 916-561-8708, Evergreen Street, Suite 1500, Sacramento, CA 95815

LISTED BELOW ARE PESTICIDES THAT MAY BE USED ON YOUR PROPERTY DURING THE COURSE OF OUR WORK*:

*The names of materials actually used during each visit will be on the Completion Notice or the Invoice / Service Slip.

*Dragnet SFR(Permethrin), Intruder HPX-20(Cyfluthrin/ Pyrethrins/ Piperonyl Butoxide), Premise 75 Insecticide(Imidacloprid), Prevail(Cypermethrin), Termidor SC(Fipronil), Tim-bor(Disodium Octaborate Tetrahydrate), Invader (phenylmethylcarbamate). Fumigants: Chloropicrin** and Vikane(Sulfuryl Flouride)***.

* Except as noted, effects of overexposure to these materials can include nasal and respiratory irritation, dizziness, headache, and fatigue.

** Effects of overexposure to this material will cause teary eyes.

*** Effects of overexposure to this material can include poor coordination, slurring words and confusion.