



Chelsea
Pest & Termite Control, Inc
2321-K Morena Blvd.
San Diego, CA 92110
(619) 276-1920 (800) 560-1203
FAX (619) 276-1919

Date	05/10/22
INV. #	16162
CUST#	17293
A/R #	

Bill To: COMPASS/SHEA REALTY GROUP
16776 BERNARDO CENTER DR. #110D
SAN DIEGO, CA 92128

INVOICE

Service: 15358 AVENIDA RORRAS, SAN DIEGO, CA 92128

Please return top portion with payment form.

Date	Description	Amount
05/10/22	For work completed	\$0.00
	For termite inspection	\$75.00
	For other costs or amounts paid	\$0.00
	Total	\$75.00
	Service Address	
	15358 AVENIDA RORRAS SAN DIEGO, CA 92128	


THANK YOU FOR YOUR BUSINESS

PAYMENT IS DUE UPON RECEIPT OF INVOICE. IF PROPERTY IS IN ESCROW, PAYMENT IS DUE UPON CLOSING OF ESCROW. IF ESCROW HAS NOT CLOSED OR IS CANCELLED, FULL PAYMENT IS DUE 30 DAYS FROM INVOICE DATE.

A late 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. Non-payment will result in cancellation of your termite control policy.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 15358	Street AVENIDA RORRAS	City SAN DIEGO	Zip 92128	Date of Inspection 05/10/22	Number of Pages
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PR 609

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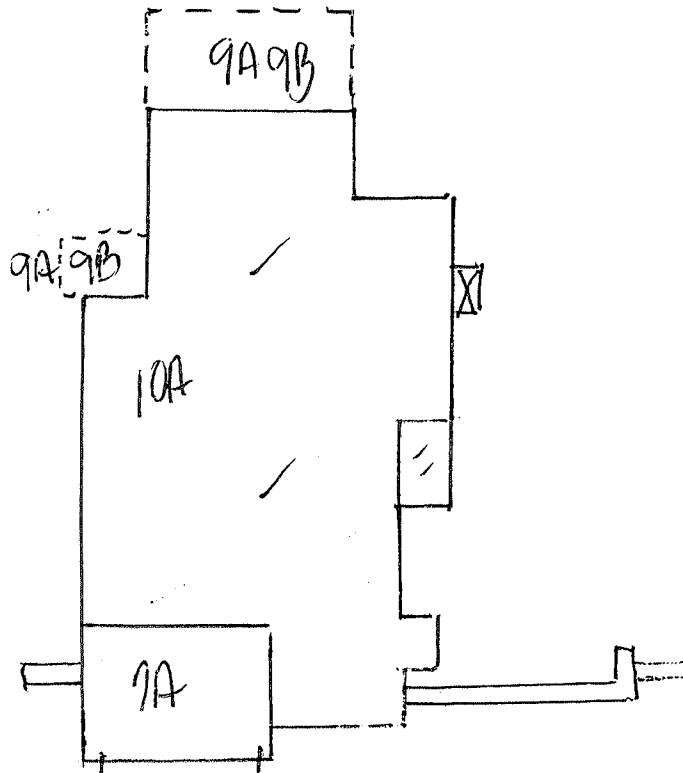
Ordered by: JULIE SLEEPER/SHEA REALTY 15358 AVENIDA RORRAS SAN DIEGO CA 92128 Rec: 17293 Rpt: 16162	Property Owner and/or Party of Interest: C/O SHEA REALTY 15358 AVENIDA RORRAS SAN DIEGO CA 92128	Report sent to: COMPASS/SHEA REALTY GROUP 16776 BERNARDO CENTER DR. #110 SAN DIEGO CA 92128 Esc: *
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COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐

General Description: 1 story Single family residence furnished and occupied	Inspection Tag Posted OTHER
Other Tags Posted: None	

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 ☐
 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.



Inspected by: DONALD OATT

State License No. FR59454

Signature *Don Oatt*

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 Suite 1500, 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.

PAGE 2 OF WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT ON THE PROPERTY LOCATED AT:

Address of property inspected: Bldg. No: 15358 Street: AVENIDA RORRAS

City: SAN DIEGO

Date of Inspection: 05/10/22

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

A Wood Destroying Pest & Organisms Inspection report contains findings as to the presence or absence of evidence of Wood Destroying insects or organisms in visible and accessible areas on the date of the inspection and contains our recommendations for correcting any infestations, infections or conditions found. The contents of the Wood Destroying Pests & Organisms Inspection Report are governed by the Structural Pest Control Act and its rules and regulations.

a. This is a Wood Destroying Pest & Organisms Inspection report. IS NOT A PEST CONTROL INSPECTION REPORT and does not include common household pest such as ants, cockroaches, silverfish, beetles, fleas, moths, weevils, vermin, mice, rats, bats, etc. If you would like your property inspected for common household pests please call Chelsea Pest and Termite Control, Inc.

b. 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 & Organisms Inspection Report does not contain information on such defects, if any, as they are not within the scope of the licenses of this company or it's employees. THIS IS NOT A HOME INSPECTION REPORT.

c. The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of the inspection. Some areas of the structure are not accessible to inspection, such as the interior of hollow walls, spaces between floors or porch or decks and ceilings below, areas concealed by carpeting, appliances, furniture or cabinets, insulated attics or sub areas, attics or sub areas with less than 12 inches of crawl space, areas where there is no access without defacing or tearing out lumber of painted areas, or areas covered by 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. Unless otherwise specified in this report, we do not inspect fences, sheds, dog houses, detached patios, gazebos, detached wood decks, wood retaining walls or wood walk ways.

d. Second story eaves are inspected from ground level only. If you would like them inspected more closely, they may be inspected further at an additional charge.

e. If the structure is a condominium type unit sharing common walls, foundation, and or attics with adjacent units, a limited inspection will be performed and a limited report prepared. Adjacent units are not inspected and are not included in this report. No opinion is rendered, nor guarantee implied, concerning the presence or absence of infestations or infections in common areas or areas of units not inspected. No guarantee is implied regarding the spreading of infections or infestations from other areas into the inspected unit. If infestations or infections are found in the condominium type unit, it is recommended that all attached and adjacent units be inspected for infestations or infections

f. Slab floor construction has become more prevalent in recent years. Floor coverings may conceal cracks in the slab that will allow infestation or infection to enter. Infestations in walls may be concealed by plaster and/or paint so that a diligent inspection may not disclose the true condition of the property. 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 the above noted areas.

g. 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 which may become visibly evident in such areas after the date of this report. Upon request, further inspection of these areas would be performed at an additional charge.

h. "NOTICE: The charge for service that this company subcontracts to another registered company may include the company's charge for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept Chelsea Pest & Termite Control Inc's 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, Chelsea Pest & Termite Control Inc. 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".

i. Chelsea Pest & Termite Control Inc. is not licensed as a fumigator and subcontracts its fumigations to a registered fumigator licensed by the Structural Pest Control Board to perform fumigations. Your Fumigation will be subcontracted to:_____.

j. In the event damage or infestation described herein is later found to extend further than anticipated, our bid will not include such repairs. A supplemental report will be prepared listing any additional repairs, treatment and additional costs. OWNER SHOULD BE AWARE OF THIS CLOSED BID WHEN CONTRACTING WITH OTHERS OR UNDERTAKING THE WORK HIMSELF/HERSELF.

k. If inspection of a particular area is found to be inaccessible or limited in any way, such as excessive storage, moisture, insulation, or construction, a further inspection will be made by this company if requested by the owner after the area(s) are made accessible.

l. "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."

m. Wall paper, stain, and interior painting are excluded from our contract. New exterior wood exposed to the weather will be prime painted only, (upon request painting is an additional cost and is not guaranteed to match).

n. Newly painted surfaces or repairs in some instances can conceal evidence of damage. This firm does not assume any responsibility for hidden defects if a structure has recently been painted or any repair work has been done deliberately or inadvertently to conceal adverse conditions or infections.

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

p. 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.

q. During the process of treatment or replacement, it may be necessary to drill holes through ceramic tiles or other floor coverings; these holes will be sealed with cement or other sealer. We assume no responsibility for cracks, chipping, or other damage to floor coverings. We do not re-lay carpeting. Customer agrees to hold Chelsea Pest & Termite Control Inc. harmless for any damage which may occur to plant life, wiring, trees, pets, sprinkler systems, tile roofs, plumbing leaks, or changes which may occur during the performance of the work.

r. We assume no responsibility for damage to any plumbing, water, gas, or electrical lines, etc., in the process of pressure treatment of concrete slab areas or replacement of concrete or structural timbers.

s. Second story stall showers are inspected but not water tested unless there is evidence of leaks in ceilings below. Sunken or below grade showers, tubs or Jacuzzis are not water tested due to their construction.

t. If during the course of, or after opening walls or any previously concealed or inaccessible areas, further damage or infection or infestation is found, a supplemental report will be issued. Any work completed in these areas will be at owner's direction and at an additional charge.

u. This company warrants its treatments and repairs for one year from the date of service for effectiveness of treatment and defects in materials and workmanship. This warranty does not cover conditions hidden by finished surfaces or that may develop in/or from inaccessible areas and/or after the date of inspection. For local treatments only the treated areas are warranted. Fumigations are warranted for a period of two (2) years on the entire structure excluding any consequential damages. No pest other than those described in the inspection report will be covered under warranty.

v. THIS COMPANY DOES NOT warranty THE WORK DONE BY OTHERS. IF CERTIFICATION is required, then any work done by others must be CERTIFIED by them.

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

x. There may be health related issues associated with the structural repairs reflected in the inspection report referenced by the Work Authorization contract. These issues may include, but are not limited to the possible release of mold spores during the course of repairs. We are not qualified to and do not render any opinions concerning such health issues or any special precautions. Any question concerning health issues or special precautions to be taken prior to or during the course of such repairs should be directed to the appropriate health care professional before any such repairs are undertaken.

The total amount of the contract is due and payable upon completion of the work described above if contracted with Chelsea Pest & Termite Control Inc. unless otherwise agreed in writing. Only the work specified in this report will be done at the owner's request. ANY WORK PERFORMED AGAINST AN EXISTING TITLE ESCROW WILL BE FINANCIAL RESPONSIBILITY OF THE PARTY ORDERING THE INSPECTION REPORT, IN THE EVENT OF A CANCELLED TITLE ESCROW. In case of non-payment by owner, or other responsible persons, a SERVICE CHARGE OF 1 1/2% PER MONTH (18% APR) shall accrue on all balances payable over 30 days late from the date due until payment is received.

This Wood Destroying Pest & Organisms Inspection Report, clearance and warranty covers only existing infestations or infections that are described in this report. Your property may qualify for an annual Termite Control Service Agreement from Chelsea Pest & Termite Control Inc. to cover future infestations. Please contact our office to determine your eligibility and further details.

PAGE 3 OF WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT ON THE PROPERTY LOCATED AT:

Address of property inspected: Bldg. No: 15358 Street: AVENIDA RORRAS

City: SAN DIEGO

Date of Inspection: 05/10/22

"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 supplier 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 selecting Chelsea Pest & Termite Control Inc. to perform a Wood Destroying Pest and Organisms Inspection on your property. Our inspectors have determined that your property will benefit from the safe application of a chemical(s) listed below commonly used for structural pest control. In accordance with the laws and regulations of the State of California, we are required to notify you and your occupants with the following information prior to any application of chemicals to your 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 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." For further information, contact any of the following: Your Pest Control Company Chelsea Pest & Termite Control Inc. (619) 276-1203, for Health Questions -- The County Health Department: Orange County Health Department (714) 834-3155, San Diego County Health Department (858) 694-2888, Los Angeles County Health Department (800) 427-8700, Riverside County Health Department (951) 358-5000, San Bernardino County Health Department (909) 884-4056; for Application Information -- the County Agricultural Commissioner: Orange County Agriculture Commissioner (714) 955-0100, San Diego County Agriculture Commissioner (858) 694-2739, Los Angeles County Agriculture Commissioner (626) 575-5471, Riverside County Agriculture Commissioner (951) 955-3000, San Bernardino County Agriculture Commissioner (909) 387-2105 and for regulatory information -- the Structural Pest Control Board 2005 Evergreen St., Suite 1500, Sacramento, California 95815, (916) 561-8700."

Persons with respiratory or allergic conditions or others, who may be concerned about their health relative to this chemical treatment, should contact their physician concerning occupancy during and after chemical treatment prior to signing this notice.

We have been informed by _____ that the structure(s) inspected, the subject(s) of this report, was/were constructed in _____. If this is incorrect please notify us immediately. It is very important that we have accurate information on the date of construction to properly evaluate the needed repair procedures.

PRE 1978 BUILDINGS. Homes and other buildings constructed prior to 1978 are presumed to have lead paint that may cause serious health issues if disturbed during repairs. Special procedures are required by the US EPA in repairing painted areas where more than 6 square feet in the interior and/or 20 square feet on the exterior are disturbed. Local and state requirements may be more restrictive. Those doing the repairs are required by the EPA to be licensed Lead Renovators and must follow strict testing, containment, repair, clean up and debris disposal practices. The penalties for violations of the EPA regulations are severe. You will be provided with the EPA pamphlet entitled "Renovate Right - Important Lead Hazard Information for Families..." prior to the start of repairs. You will be notified of the additional costs of compliance. If you have any questions please contact us.

"WARNING: Areas of wood being repaired contain a chemical known to the State of California to cause birth defects of other reproductive harm. Drilling, sawing, sanding or machining wood products generates wood dust, a substance known to the State of California to cause cancer."

WORK AUTHORIZATION

Date: _____

Owner/Occupant _____

Date: _____

Owner/Occupant _____

PAGE 4 OF WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT ON THE PROPERTY LOCATED AT:

Address of property inspected: Bldg. No: 15358 Street: AVENIDA RORRAS
Date of Inspection: 05/10/22

City: SAN DIEGO

- | | |
|-----------------------|---------------------------------------|
| 1. SUBSTRUCTURE AREA: | Slab |
| 2. SHOWER: | Tested No leaks indicated |
| 3. FOUNDATIONS: | Slab -Even with or above grade |
| 4. PORCHES: | Slab-Appears sealed |
| 5. VENTILATION: | Slab |
| 6. ABUTMENTS: | Appears sealed |
| 7. ATTIC SPACES: | Insulated See #7. |
| 8. GARAGES: | AttachedFinished walls |
| 9. PATIO-DECKS: | Attached/abutting -accessible See #9. |
| 10. INTERIOR: | Interior: see #10. |
| 11. EXTERIOR: | No other findings |

Notes: (A) BATHTUB PLUMBING ACCESS NOT INSPECTED DUE TO CONSTRUCTION. NO OUTWARD SIGNS OF INFESTATION.

(B) THIS REPORT IS A STATEMENT OF CONDITIONS AT THE TIME OF THIS INSPECTION ONLY. IT IS ISSUED WITHOUT GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, AGAINST FUTURE INFESTATIONS, INFECTIONS OR ADVERSE CONDITIONS PRESENT, BUT NOT EVIDENT, AT THE TIME OF THIS INSPECTION UNLESS NOTED ELSEWHERE, IN THIS REPORT, NO EVIDENCE OF WOOD DESTROYING ORGANISMS WAS FOUND IN THE VISIBLE AND ACCESSIBLE ROOF COATING STRUCTURAL SUPPORT MEMBERS. NO EVIDENCE OF LEAKS IN THE ROOF COATING SYSTEM WAS OBSERVED. HOWEVER, NO OPINION IS RENDERED, NOR GUARANTEE IMPLIED, CONCERNING THE FUTURE WATERTIGHT INTEGRITY OF THE ROOF COATING SYSTEMS.

(C) PLEASE NOTE: ANY GUARANTEE OR CERTIFICATION OF CLEARANCE IS ON VISIBLE, ACCESSIBLE AND INSPECTED AREAS ONLY. SEE INACCESSIBLE NOTE CLAUSE (A.) ON SEPARATE DISCLAIMER PAGE. CHELSEA TERMITE & PEST CONTROL CAN GIVE NO WARRANTY OR GUARANTEE, IMPLIED OR EXPRESSED, ON ANY WORK NOT COMPLETED BY THIS FIRM.

(D) NOTE: A VISUAL INSPECTION WAS PERFORMED FOR WOOD DESTROYING ORGANISMS IN SPECIFIC AREAS OF THE STRUCTURE. A GENERAL OVERVIEW OF STRUCTURAL INTEGRITY WAS NOT PERFORMED BY THIS COMPANY AND IS NOT WITHIN THE SCOPE OF OUR LICENSE. ANY QUESTIONS REGARDING STRUCTURAL INTEGRITY SHOULD BE DIRECTED TO AN APPROPRIATE TRADESMAN. THIS REPORT IS LIMITED TO THE STRUCTURES ON THE DIAGRAM.

(E) 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 INFESTION, 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.

(F) IN THE EVENT DAMAGE OR INFESTATION DESCRIBED HEREIN IS LATER FOUND TO EXTEND FURTHER THAN ANTICIPATED, OUR BID WILL NOT INCLUDED SUCH REPAIRS. OWNER SHOULD BE AWARE OF THIS CLOSED BID WHEN CONTRACTING WITH OTHERS OR UNDERTAKING THE WORK HIMSELF/HERSELF.

(G) ACTIVE INGREDIENTS FOR FUMIGATION: VIKANE-SULFURYL FLOURIDE 99.0%, CHLOROPICRIN: CHLOROPICRIN 99.0%. NOTICE: THE CHARGE FOR SERVICE THAT THIS COMPANY SUBCONTRACTS TO ANOTHER REGISTERED COMPANY 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 THE BID FROM CHELSEA PEST CONTROL, INC. OR YOU MAY CONTRACT DIRECTLY WITH ANOTHER REGISTERED COMPANY LICENSED TO PERFORM THE WORK. IF YOU CHOOSE TO CONTRACT DIRECTLY WITH ANOTHER REGISTERED COMPANY, CHELSEA PEST CONTROL, INC. WILL NOT BE RESPONSIBLE FOR ANY ACT OR OMISSION IN THE PERFORMANCE OF WORK THAT YOU DIRECTLY CONTRACT WITH ANOTHER TO PERFORM. SEE LICENSED TERMITE INSPECTOR FOR FURTHER DETAILS.

(H) THIS COMPANY ASSUMES NO LIABILITY FOR DAMAGE TO ROOF MEMBERS, FOLIAGE, OR GROUND COVER(S) DUE TO FUMIGATION PROCEDURES, INCLUDING BUT NOT RESTRICTED TO SET UP OF TARPS AND/OR REMOVAL OF THE SAME. HEAVY SHRUBS MUST BE CUT BACK FOR A TWELVE (12) INCH CLEARANCE FOR TARP WEIGHS BEFORE THE FUMIGATION DAY.

(I) IF REPAIRS OR REPLACEMENTS EXTEND INTO AN INACCESSIBLE AREAS OR IF SUB-STANDARD CONSTRUCTION IS FOUND DURING COURSE OF REPAIR, WORK WILL BE STOPPED AND THE OWNER/AGENT WILL BE NOTIFIED. A SUPPLEMENTAL REPORT WILL BE ISSUED OUTLINING OUR FINDINGS, RECOMMENDATIONS, AND ANY ADDITIONAL COST.

(J) DUE TO THE AGE OF THE STRUCTURE REPLACEMENT MATERIAL MAY NOT BE AVAILABLE IN THE SAME DIMENSION OR QUALITY, AND SUBSTITUTE MATERIAL WILL BE USED.

PAGE 5 OF WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT ON THE PROPERTY LOCATED AT:

Address of property inspected: Bldg. No: 15358 Street: AVENIDA RORRAS
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THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION I/SECTION II CONDITIONS EVIDENT ON THE DATE OF INSPECTION. 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 SECTION II.

ATTIC SPACES

07A. FINDING : A ROOF LEAK IS CAUSING FUNGUS DAMAGE TO THE PLYWOOD ROOF SHEATHING.

RECOMMENDATION : OWNER TO CONTACT A LICENSED ROOFER FOR CORRECTIVE WORK AT HIS/HER OWN EXPENSE.

SECTION I

PATIO-DECKS

09A. FINDING : EVIDENCE OF DRYWOOD TERMITE INFESTATION IN ATTACHED PATIO COVERS. SEE DIAGRAM.

RECOMMENDATION : LOCALLY TREAT AREAS OF DRYWOOD TERMITE INFESTATION. WARRANTY APPLIES TO TREATED AREAS ONLY, FOR THE DURATION OF ONE (1) YEAR.

PREMISE FOAM: ACTIVE INGREDIENTS: IMIDACLORID 1-[(6-CHLORO-3-PYRIDINY)METHYL]-N NITRO-2-IMIDAZOLIDINIMINE) 0.05%,
INERT INGREDIENTS: 99.95% AND/OR

TAURUS SC (ACTIVE INGREDIENT: FIPRONIL 9.1%) 5-AMINO-1-(2,6-DICHLORO-4-(TRIFLUOROMETHYL)PHENYL)-4-(1,R,S)-(TRIFLUOROMETHYL)SULFINYL)-1-H-PYRAZOLE-3-CARBONITRILE (INERT INGREDIENTS: 90.9%)

SECTION I

09B. FINDING : FUNGUS INFECTION AND DAMAGE IN THE PATIO COVERS 3x4 TRELLIS BEAMS, LEDGER BOARDS, 4x10 BEAMS, 4x4 POSTS AND 2x6 POST BRACES. SEE DIAGRAM.

RECOMMENDATION : REMOVE BOTH PATIO/TRELLIS COVERS AND HAUL AWAY. REPLACE BOTH PATIO/TRELLIS COVERS USING DOUGLAS FIR RESAWN LUMBER. PAINT ALL NEW LUMBER TO MATCH.

SECTION I

INTERIOR

10A. FINDING : WATER STAINS NOTED AT SHEETROCK CEILING (CLOSET), APPARENTLY DUE TO A ROOF LEAK.

RECOMMENDATION : OWNER TO CONTACT A LICENSED ROOFER FOR CORRECTIVE WORK.

SECTION II

ADDITIONAL NOTES:

AN AUTHORIZED SIGNATURE IS REQUIRED BEFORE ANY WORK CAN BE PERFORMED BY THIS COMPANY.

ALL WORK COMPLETED BY CHELSEA PEST & TERMITE CONTROL, INC. IS TO BE WARRANTED FOR A PERIOD OF ONE (1) YEAR. SHOULD ANY REINFESTATION OCCUR, CHELSEA WILL TREAT AS DEEMED NECESSARY BY LAW.

Section I : Item #07A: Owners contractor to bid.

Item #09A: \$680.00 - LTK (DRYS)

Item #09B: \$15,995.00 - REPAIRS

Section II : Item #10A: Owners contractor to bid.

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TOTAL \$16,675.00

Inspection: \$75.00 - FEE WILL BE WAIVED UPON CHELSEA PEST COMPLETING ALL RECOMMENDED WORK.

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GRAND TOTAL: \$16,750.00