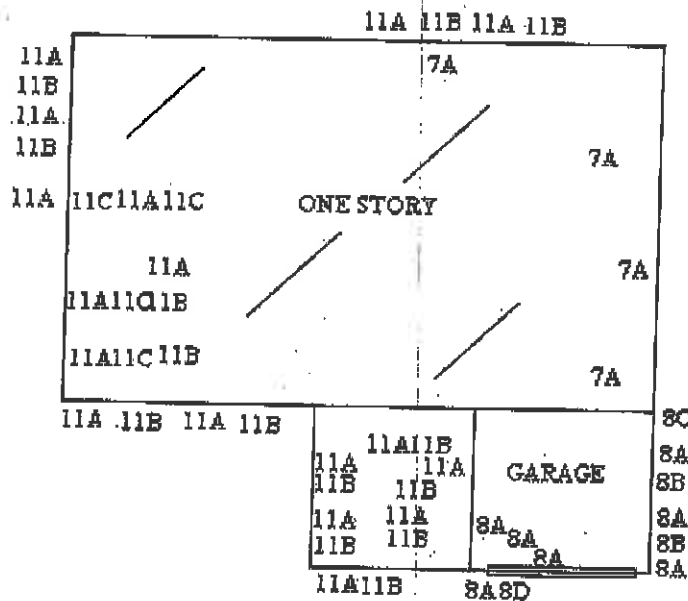


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 5275	Street LYNRIDGE DRIVE	City YORBA LINDA	Zip 92886	Date of Inspection 10/04/13	Number of Pages 5
Circle Kustom Exterminators 12309 Doherty Street Riverside CA 92503 Tel 951-340-0031 Fax 951-340-0831 termitesll@aol.com				Report #: 12155 Registration #: RR 4614 Escrow #: ☐ CORRECTED REPORT	
Ordered by: PRUDENTIAL CALIFORNIA REALTY KRISTEN FOWLER		Property Owner and/or Party of Interest: TONY ESCOBAR 5275 LYNRIDGE DRIVE YORBA LINDA CA 92886 SAME AS ABOVE		Report sent to: TONY ESCOBAR	
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐					
GENERAL DESCRIPTION: A ONE STORY STUCCO RESIDENCE WITH A COMPOSITION ROOF, SLAB FOUNDATION AND A TWO CAR ATTACHED GARAGE. (UNFURNISHED AND UNOCCUPIED)				Inspection Tag Posted: GARAGE 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 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: MIKEL MONTELIUS

State License No. OPR9359

Signature: *Mikel Montelius*

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.nestboard.ca.gov.

43M-41 (Rev. 10/01)

Circle Kustom Exterminators

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5275	LYNRIDGE DRIVE	YORBA LINDA	CA	92886
Address of Property Inspected		City	State	Zip
10/04/13		12155		
Stamp No.	Date of Inspection	Co. Report No.	Escrow No.	

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.

Circle Kustom Exterminators

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5275 LYNRIDGE DRIVE
Address of Property InspectedYORBA LINDA
CityCA 92886
State ZipStamp No. 10/04/13
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ESCROW OFFICER NOTE: IF THIS REPORT IS USED FOR DISCLOSURE IN A SALE OF REAL PROPERTY AND/OR TRANSFER OF TITLE OR OWNERSHIP OF THIS PROPERTY, AN "ESCROW REPORT FEE", IF APPLICABLE, SHOWN UNDER "ESTIMATED COSTS" IS THEN DUE THROUGH ESCROW, AND IS NOT AUTHORIZED FOR OUTSIDE ESCROW PAYMENT WITHOUT THE WRITTEN CONSENT OF CIRCLE KUSTOM EXTERMINATORS. ESCROW REPORT FEE WILL BE WAIVED IF WORK IS COMPLETED BY CIRCLE KUSTOM EXTERMINATORS.

THIS WOOD DESTROYING PESTS AND ORGANISMS REPORT DOES NOT INCLUDE MOLD OR ANY MOLD-LIKE CONDITIONS. MOLD IS NOT A WOOD DESTROYING ORGANISM AND IS OUTSIDE THE SCOPE OF THIS REPORT AS DEFINED IN 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.

There may be health related issues attached 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 or 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.

**NOTE TO BUYER AND SELLER REGARDING REPAIRS THAT HAVE BEEN COMPLETED BY SOMEONE OTHER THAN CIRCLE KUSTOM EXTERMINATORS. IF ANY WORK WAS/IS NOT PERFORMED BY CIRCLE KUSTOM EXTERMINATORS, (i.e. A HANDYMAN, LICENSED CONTRACTOR, HOMEOWNER, ETC) CIRCLE KUSTOM EXTERMINATORS, WILL NOT WARRANTY NOR BE HELD LIABLE FOR ANY SUCH REPAIRS. THERE IS A RE-INSPECTION FEE ON WORK CORRECTED BY OTHERS.

ATTENTION NEW HOMEOWNERS: PLEASE CONTACT CIRCLE KUSTOM EXTERMINATORS FOR YOUR PEST CONTROL NEEDS. PLEASE CALL OUR OFFICE FOR INFORMATION ABOUT A YEARLY EXTENDED WARRANTY TO PROTECT YOUR INVESTMENT AGAINST ANY TERMITE INFESTATION.

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.

CIRCLE KUSTOM EXTERMINATORS 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 CIRCLE KUSTOM EXTERMINATOR'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.

ARBITRATION OF DISPUTES:

BY RELYING ON THIS WOOD DESTROYING ORGANISMS REPORT, YOU AGREE THAT ANY CONTROVERSY OR CLAIM ARISING OUT OF OR RELATING TO CIRCLE KUSTOM EXTERMINATOR'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.

THANK YOU FOR SELECTING CIRCLE KUSTOM EXTERMINATORS.

Circle Kustom Exterminators

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2. STALL SHOWER:

NOTE: NOT INSPECTED/BELOW GRADE

7. ATTIC SPACES:

07A - FINDING - EVIDENCE OF DRYWOOD TERMITES NOTED AT RIDGEPOLE AND ROOF JOISTS.
SEE 7A ON THE DIAGRAM.

RECOMMENDATION - FUMIGATE PREMISES WITH VIKANE GAS (SULFURYL FLORIDE). SEAL STRUCTURE
AND REMOVE SEALS. READY FOR OCCUPANCY. REMOVE OR COVER EVIDENCE. SECTION 1

8. GARAGES:

08A - FINDING - EVIDENCE OF DRYWOOD TERMITES NOTED AT THE FRAMING IN GARAGE.
SEE 8A ON THE DIAGRAM.

RECOMMENDATION - FUMIGATE PREMISES WITH VIKANE GAS (SULFURYL FLORIDE). SEAL STRUCTURE
AND REMOVE SEALS. READY FOR OCCUPANCY. REMOVE OR COVER EVIDENCE. SECTION 1

08B - FINDING - EVIDENCE OF DRYWOOD TERMITE DAMAGE NOTED AT 2X6 JAMB, 2X6 FASCIA AND 1X12
SIDING. SEE 8B ON THE DIAGRAM.

RECOMMENDATION - REPAIR AS NECESSARY. WOOD DAMAGE BEING REPAIRED BY THIS COMPANY MAY
LEAD INTO INACCESSIBLE AREAS WHERE FURTHER DAMAGE MAY OCCUR AND A SUPPLEMENTAL REPORT
WILL BE FILED WITH RECOMMENDATIONS AND COSTS FOR CORRECTIONS.***PLEASE SEE NOTE ABOVE***
SECTION 1

08C - FINDING - MOISTURE DAMAGE NOTED AT 30 INCH MAN DOOR. SEE 8C ON THE DIAGRAM.

RECOMMENDATION - INSTALL NEW 30 INCH DOOR KIT. SECTION 1

11. OTHER - EXTERIOR:

11A - FINDING - EVIDENCE OF DRYWOOD TERMITES NOTED AT EAVES, RAFTER TAILS, FASCIA AND
HEADER. SEE 11A ON THE DIAGRAM.

RECOMMENDATION - FUMIGATE PREMISES WITH VIKANE GAS (SULFURYL FLORIDE). SEAL STRUCTURE
AND REMOVE SEALS. READY FOR OCCUPANCY. REMOVE OR COVER EVIDENCE. SECTION 1

11B - FINDING - EVIDENCE OF DRYWOOD TERMITE DAMAGE NOTED AT 2X6 FASCIA, 2X8 FASCIA, 4X6
FASCIA, 1X12 SIDING PLYWOOD SIDING AND 2X6 RAFTERS. SEE 11B ON THE DIAGRAM.

RECOMMENDATION - REPAIR AS NECESSARY. WOOD DAMAGE BEING REPAIRED BY THIS COMPANY MAY
LEAD INTO INACCESSIBLE AREAS WHERE FURTHER DAMAGE MAY OCCUR AND A SUPPLEMENTAL REPORT
WILL BE FILED WITH RECOMMENDATIONS AND COSTS FOR CORRECTIONS.***PLEASE SEE NOTE ABOVE***
SECTION 1

11C - FINDING - EVIDENCE OF DRYWOOD TERMITE DAMAGE NOTED AT BEAM AND RAFTERS LEFT SIDE OF
HOUSE. SEE 11C ON THE DIAGRAM.

RECOMMENDATION - REMOVE DAMAGE AS NEEDED. SECTION 1

Circle Kustom Exterminators

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ESTIMATED COST:	\$ 1,995.00	ITEMS #7A, 8A, 11A	- SECTION 1 FUMIGATION
	\$ 421.00	ITEM #8B	- SECTION 1 REPAIR
	\$ 400.00	ITEM #8C	- SECTION 1 REPAIR
	\$ 1,728.00	ITEM #11B	- SECTION 1 REPAIR
	\$ 409.00	ITEM #11C	- SECTION 1 REPAIR

TOTAL COST: \$ 4,953.00

NOTE: THIS BID INCLUDES PRIME PAINTING.