

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Address: 14717 Burin Ave. #101 Lawndale, CA 90260		Zip	Date of Inspection 04/27/2007	Number of Pages 4
Diablo Termite 8974 Narbonne Avenue Lomita, CA 90717 (310)BUG-PEST			BROKER/AGENT COPY	
Report # W5523		Lic. Registration # PR 4206		
Escrow #				
Ordered by: Broker Realty, Inc. 16007 Crenshaw Blvd Torrance, CA 90506 (310) 660-3786		Property Owner and/or Party of Interest: Oscar Klient 14717 Burin Ave. #101 Lawndale CA 90260		Report Sent to: Broker Realty, Inc. 16007 Crenshaw Blvd Torrance, CA 90506 (310) 660-3786
COMPLETE REPORT <input type="checkbox"/> LIMITED REPORT <input checked="" type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>				
General Description: Property is a one story condominium, frame & stucco, carpeting, CA/shake, with no garage. This is a limited inspection report for the interior of unit#202 only.			Inspection Tag Posted: Kitchen 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 type="checkbox"/> Fungus / Dryrot <input 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 the details on checked items.				



This Diagram is not to scale

Inspected by: Douglas Fierro State License No. FR40041 Signature [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) 581-8708, (800) 737-8188 or www.pestboard.ca.gov

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What is a Wood Destroying Pest and Organism Inspection Report?

The following 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 wood destroying insects or organisms in visible and accessible areas on the date of inspection and contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the wood destroying pest & organism inspection report are governed by the structural pest control act and its rules and regulations.

Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to this report. This report does not address any such defects as they are not within the scope of the license of the inspector or the company issuing this report.

The following areas are considered inaccessible for purposes of inspection or are not included in a normal inspection report and therefore are excluded in this report: the interior of hollow walls; spaces between an upstairs floor and the ceiling below or a porch deck and soffit below; stall showers over finished ceilings; such structural segments as areas enclosed by bay windows, buttresses, built in cabinet work, areas under floor covering; any areas requiring the removal of storage, furnishings or appliances; any areas to which there is no access without defacing or removing lumber, masonry or finished workmanship.

Certain areas may be inaccessible for inspection due to construction or storage. We recommend further inspection of areas where inspection was impractical. Re: Structural Pest Control Act, Article 6, section 8516 (b), paragraph 1990 (l). Amended effective March 1, 1974. Stall shower, 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.

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; areas where there is no access without defacing or tearing out lumber, masonry or finished work; make inspection impractical; and areas or timbers around eaves that would require use of an extension ladder.

If infestation(s) or infection(s) pertaining to damage caused by either extends into inaccessible areas a cost estimate will be provided with a supplemental report

A visual inspection was performed and the inspector did not deface nor probe into finished window or door frames, trim work, floor coverings, walls, ceilings, or other finished surfaces.

The exterior area of this structure were visually inspected from the ground level only.

If any infestation, infection or damage is discovered in a concealed area during the course of performing any recommendation in this report, this company will file a supplemental report. This company is not responsible for controlling such infestations or inspections nor for repairing such damage.

This report includes findings related to the presence/nonpresence of wood destroying organisms and/or visual signs of leaks in the accessible portions of the roof. The inspector did not go onto the roof surface due to the 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 roofing materials. If interested parties desire further information on the condition of the roof, we recommend that they engage the services of licensed roofing contractor. This company makes no guarantee or warranty, express or implied, regarding future infections or adverse conditions or conditions present but not evident at the time of inspection.

A REINSPECTION OF WORK DONE BY OTHERS WILL BE MADE WITHIN FOUR MONTHS UPON REQUEST OF THE PERSON ORDERING THE ORIGINAL INSPECTION. THE COST OF REINSPECTION IS \$85.00

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."

"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 Dynasty Termite'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, Dynasty Termite 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."

"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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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.

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

A separated report has been requested 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 of 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 his inspection and cannot be defined as section I or section II.

FINDINGS AND RECOMMENDATIONS

NOTE: This is to certify that the above property was inspected on 04-27-2007. In accordance with the Structural Pest Control Act and rules and regulations adopted pursuant thereto, and that no evidence of active infestation or infection was found in the visible and accessible areas.
This is a limited inspection report requested by the owner or owners representative limited to the inspection of unit# 202 only. **NOTE:** It is recommended that further inspection of the entire structure be made in accordance with structural pest control regulations.

Substructure: Slab

Stall Shower: At second story

Foundations: Concrete above grade

Porches - Steps: Concrete

Ventilation: On slab foundation

Decks - Patios: Balcony

Other Interior: Inspected, Vacant

Other Exterior: Not Inspected

Please Advise: Dynasty Termite is not responsible for removal of trash, at owner/agent request Dynasty can remove trash for an additional fee; Please note same or similar wood will be used for repairs, for custom wood an additional estimate will be issued, please allow 5-7 business days for custom wood orders.

CONDITIONAL GUARANTEE: Dynasty Termite guarantees all work performed by this company for one year, subcontract work 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, Dynasty Termite is 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 Dynasty Termite; the home-owner is responsible to make the property available for any work to be performed. Dynasty Termite 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 original guarantee.

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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 Operators are licensed and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Dept. of Food and Agriculture 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."

Overexposure to high levels of Sulfuryl fluoride can result in nose and throat irritation and nausea. At high concentrations (such as those used during the fumigation) it can cause excess fluid in the lungs, sleepiness, pneumonia, and convulsions. These symptoms would be expected to appear within 8 hours after such an exposure. In the unlikely event you experience these symptoms in the building that has been recently fumigated, you should leave immediately. Consult your physician and call the pest control company to have your building retested. 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 clonic convulsions.

For further information, contact any of the following:

Dynasty Termites (323) 726-3330

Poison Control Center (800) 876-4766

(Health Questions) County Health Dept.

Orange County (714) 834-7700

Los Angeles County (213) 250-8055

San Bernardino County (909) 387-6280

Riverside County (951) 358-5000

(Application Info.) County Agriculture Commission

Orange County (714) 447-7100

Los Angeles County (626) 575-5465

San Bernardino County (909) 387-2115

Riverside County (951) 955-3045

Structural Pest Control Board (Regulatory Info.) (916) 561-8704

1418 Howe Ave. Suite 18, Sacramento, Ca. 95825

NOTICE TO OWNER

Under the California Mechanic's Lien law any structural Pest Control Operator who 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 contractor in, and 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". 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.