


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 4410	Street, City, Zip W Kling St, Burbank, CA 91505	Date of Inspection 01/19/2022	No. of Pages 7
Higgins Termite, Inc. 8630 Lankershim Blvd Sun Valley, Ca 91352 818 768 2614			
Firm Registration No. PR 1195		Report No. 3582B	Escrow No.
Property Owner: Wendy Goldfisher 4410 W Kling St Burbank, CA 91505 213-379-4459		Party of Interest: Toluca Townhome III C/O Partners Community Management 260 S Los Robles Ave Suite 307 Pasadena, CA 91101	Report Sent To: Wendy Goldfisher 4410 W Kling St Burbank, CA 91505
COMPLETE REPORT <input type="checkbox"/> LIMITED REPORT <input checked="" type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: Multi-Unit Multi-Story Stucco and Frame Townhome Complex.		Inspection Tag Posted: Stairway to Garage Other Tags Posted: None 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 checked="" type="checkbox"/> Drywood Termites <input checked="" type="checkbox"/> Fungus / Dry rot <input type="checkbox"/> Other Findings <input type="checkbox"/> Further Inspection <input checked="" 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 items.			

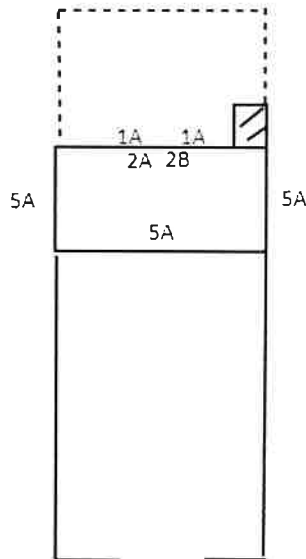


Diagram NOT to scale findings at approximate locations NOT for Escrow Purposes

Inspected By Higgins Sr., Larry **State License No** OPR 6892 **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, CA 95815.

NOTE: Questions or problems concerning the above report should be directed to the manager of this 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.

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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 subarea 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 this report we do not inspect fences, sheds, dog houses, 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 conditions or damage undetected due to inaccessibility or non-disclosure by owner/agent or 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 the above noted areas. Ref: Structural Pest Control Act Article 6, Section 8516(b), paragraph 19900) 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. There is a re-inspection fee.

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 roofing 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.

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/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 or replacement it may be necessary to drill holes through 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.

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 NOTICE will be left with, or mailed to the Owner of this property or his/her 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 on site 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 this report, please call or come by our office any weekday between 8:00 am and 5:00 pm.

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 costs 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 (agents, 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 premises, 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 premises cause a release of asbestos dust or particles,

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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 indemnify 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.

PLEASE READ THIS DOCUMENT AS IT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND 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 INSECTS OR ORGANISMS (FUNGI/ROT) IN VISIBLE AND ACCESSIBLE AREAS ON THE DATE OF INSPECTION, IT CONTAINS RECOMMENDATIONS FOR CORRECTING ANY INFESTATIONS, INFECTIONS OR CONDITIONS FOUND. THE CONTENTS OF THE WOOD DESTROYING PEST & ORGANISM REPORT ARE GOVERNED BY THE STRUCTURAL PEST CONTROL ACT AND THE RULES AND REGULATIONS OF THE STRUCTURAL PEST CONTROL BOARD. 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 WOOD DESTROYING ORGANISMS, A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT DOES NOT CONTAIN INFORMATION ABOUT SUCH DEFECTS AS THEY ARE NOT WITHIN THE SCOPE OF THE LICENSE OF THE INSPECTOR OR THE COMPANY.

ISSUING THIS REPORT" NOR DOES A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT CONTAIN INFORMATION ABOUT ASBESTOS OR ANY OTHER ENVIRONMENTAL OR SAFETY HAZARD" . SHOULD INTERESTED PARTIES DESIRE OPINIONS REGARDING THESE ITEMS, IT IS RECOMMENDED THAT THE OWNER ENGAGE IN THE SERVICES OF A REPUTABLE WHOLE HOUSE INSPECTION COMPANY.

NOTE: THE FOLLOWING AREAS, WHEN THEY EXIST ARE CONSIDERED INACCESSIBLE FOR INSPECTION. THE INTERIORS OF HOLLOW WALLS AND ALL ENCLOSED SPACES BETWEEN A FLOOR OR PORCH DECK AND THE CEILING OR SOFFIT BELOW, AREAS BETWEEN ABUTTING/ATTACHED ROW HOUSES, TOWN HOUSES, CONDOMINIUMS AND SIMILAR STRUCTURES; PORTIONS OF THE ATTIC CONCEALED OR MADE INACCESSIBLE BY INSULATION; PORTIONS OF THE ATTIC CONCEALED OR MADE INACCESSIBLE BY DUCTING; PORTIONS OF THE ATTIC OR ROOF CAVITY CONCEALED DUE TO AN INADEQUATE CRAWL SPACE; THE INTERIORS OF BOXED EAVES; EAVES CONCEALED BY PATIO COVERS OR OTHER ABUTMENTS; PORTIONS OF THE SUBAREA CONCEALED OR MADE INACCESSIBLE BY INSULATION, PORCHES, ENCLOSED BAY WINDOWS; AREAS BENEATH WOOD FLOORS OVER CONCRETE; AREAS CONCEALED BY BUILT-IN CABINET WORK; AREAS CONCEALED BY FLOOR COVERING SUCH AS WALL-TO-WALL CARPETING, LINOLEUM, CERAMIC TILE, ETC; AND CONCEALED BY BUILT-IN APPLIANCES THERE IS NOT ECONOMICALLY PRACTICAL METHOD TO MAKE THESE AREAS ACCESSIBLE HOWEVER, THEY MAY BE SUBJECT TO ATTACK BY WOOD DESTROYING ORGANISMS. NO OPINION IS RENDERED CONCERNING CONDITIONS IN THESE AREAS.

NOTE: THE FOLLOWING AREAS, WHEN THEY EXIST, ARE CONSIDERED INACCESSIBLE FOR INSPECTION; AREA CONCEALED BY INTERIOR FURNISHINGS; AREAS CONCEALED BY FLOOR COVERINGS, SUCH AS AREA RUGS, THROW RUGS, BATH AND KITCHEN MATS, ETC; AREAS CONCEALED BY STORAGE; AREA CONCEALED BY HEAVY VEGETATION; AND AREAS WHERE LOCKS PREVENTED ACCESS. THESE AREAS WILL BE INSPECTED FOR A FEE, IF THEY ARE MADE ACCESSIBLE AT THE OWNERS EXPENSE. A SUPPLEMENTAL REPORT WILL BE ISSUED AND ANY FINDINGS AND RECOMMENDATIONS WILL BE LISTED ALONG WITH ESTIMATES FOR REPAIR AND/OR TREATMENT, IF WITHIN THE SCOPE OF THIS COMPANY'S OPERATIONS. NO OPINION IS RENDERED CONCERNING CONDITIONS IN THESE AREAS AT THIS TIME.

NOTE: INSPECTIONS ARE MADE AND REPORTS ARE ISSUED ON THE BASIS OF WHAT IS VISIBLE AND ACCESSIBLE AT THE TIME OF THE INSPECTION. THE ABSENCE OF VISIBLE EVIDENCE OF WOOD DESTROYING ORGANISMS IN THE VISIBLE AND ACCESSIBLE PORTIONS OF THE STRUCTURE IS NO ASSURANCE THAT WOOD DESTROYING ORGANISMS ARE NOT PRESENT IN INACCESSIBLE AREAS NOR THAT FUTURE INFESTATIONS WILL NOT OCCUR. THEREFORE, WE DO NOT ASSUME ANY RESPONSIBILITY FOR THE PRESENCE OF WOOD DESTROYING ORGANISMS, OR DAMAGE DUE TO SUCH ORGANISMS, IN AREAS THAT WERE NOT VISIBLE AND ACCESSIBLE AT THE TIME OF INSPECTION OR THAT MAY OCCUR IN THE FUTURE.

NOTE: A VISUAL INSPECTION WAS PERFORMED AND THE INSEPECTOR DID NOT DEFACE NOR PROBE INTO FINISHED WNDOW OR DOOR FRAMES, TRIM WORK, FLOOR COVERINGS, WALLS, CEILINGS OR OTHER FINISHED SURFACES

NOTE: THE OWNER OF THIS PROPERTY HAS CERTAIN RESPONSIBILITIES REGARDING THE NORMAL MAINTENANCE THAT PERTAINS TO THE DETERRANCE OF WOOD DESTROYING ORGANISMS. THESE NORMAL MAINTENANCE PROCEDURES INCLUDE, BUT ARE NOT LIMITED TO MAINTENANCE OF THE ROOF, GUTTERS AND DOWN SPOUTS, CAULKING AROUND DOORS, WINDOWS, VENTS, TUB AND SHOWER ENCLOSURES KEEPING SOIL LEVELS BELOW THE TOP OF THE FOUNDATIONS, KEEPING STORED ITEMS (INCLUDING FIREWOOD) AT LEAST TWELVE (12) INCHES AWAY FROM THE STRUCTURE, ADJUSTING SPRINKLERS SO THAT THEY DO NOT SPRAY ONTO THE STRUCTURE, PROHIBITING SOIL TO CONTACT THE WOOD COMPONENTS OF THE STRUCTURE AND PREVENTING VEGETATION OR OTHER ITEMS FROM BLOCKING VENTS.

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 CONTRACTORS STATE LICENSE BOARD"

NOTICE: Reports on this structure prepared by various registered companies should list the same findings

(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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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 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 INDEBTNESS. THIS CAN HAPPEN EVEN IF YOU HAVE PAID YOUR STRUCTURAL PEST CONTROL COMPANY IN FULL. IF THE SUBCONTRACTORS, 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 PLEASE SEE GENERAL NOTES FOLLOWING THE FINDINGS AND RECOMMENDATIONS FOR CONDITIONS GOVERNING THIS REPORT.

1. Substructure-
2. Stall Shower-
3. Foundation-
4. Porches and Steps- Limited
5. Ventilation-
6. Abutments- Report
7. Attic Spaces-
8. Garages-
9. Decks and Patios-
10. Other Interior-
11. Other Exterior-

HIGGINS TERMITE, INC. -- License No. PR 1195

Note: This is a limited inspection report requested by Wendy Goldfisher, limited to areas noted in this report limited to front room sliding glass door area only. It is recommended that further inspection of the entire structure be made in accordance with the Structural Pest Control regulations.

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Subterranean Termites

Item1A FINDING: Evidence of subterranean termites noted at exposed walls of front room.
** This is a Section 1 Item **

RECOMMENDATION: Drill holes through concrete slab and inject an approved termiticide, in accordance with the manufacturer's label for the control of subterranean termites, seal holes with cement/non cellulose plug, and scrape down and or remove subterranean termite evidence. (NOTE: HIGGINS TERMITE INC. IS NOT RESPONSIBLE FOR POSSIBLE DAMAGE TO HIDDEN PIPES AND/OR FLOOR COVERINGS DURING PROCESS OF TREATMENT).
1A.1

RECOMMENDATION: Trench and treat small area by front room slider door at patio.
1A.2

Drywood Termites

Item2A FINDING: Evidence of kaloterme (drywood termite) noted at exposed plywood floor at front room by slider. Infestation may extend into inaccessible areas.
** This is a Section 1 Item **

RECOMMENDATION: Seal the structure and fumigate with an approved fumigant for the eradication of kaloterme (drywood termite). The structure must be vacated until the fumigation is complete.
2A.1
NOTE: Every precaution will be taken during the process of fumigation. However, Higgins Termite Inc., assumes no responsibility for any damage to roofs, plants, paint or antennas. Fumigation includes a two (2) year warranty. Higgins Termite will cover or remove pellets after treatment.

RECOMMENDATION: In lieu of fumigation, at the request of Toluca Townhome III C/O Partners Community Management, chemically treat all visible and accessible infestation with an approved chemical as indicated. Cover or remove evidence after treatment.
2A.2
NOTE: Any and all work completed as a secondary recommendation is to be classified as substandard.

Drywood Termites

Item2B FINDING: Slight Kaloterme (drywood termite) damage noted at exposed hardwood floor at slider.
** This is a Section 1 Item **

RECOMMENDATION: Owner/responsible party to employ a licensed contractor to remove/replace all damaged wood. If damage extends into inaccessible areas, a supplemental report will be issued with additional findings and costs.

Further Inspection

Item5A FINDING: Evidence of subterranean termites noted at exposed wall at both sides of front room area by slider.
** This is a Further Inspection Item **

RECOMMENDATION: Further inspection is recommended of adjacent Units, sub areas and issue a supplemental report on conditions found. An additional cost may be issued for re-inspections.

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Proposed cost of Items: 1A, 2A.2= \$1,275.00 Includes 6-month spot treatment warranty.

Note: Item 5A must be performed asap as other areas of complex have very serious conditions- fungus, dry rot, kaloterme drywood termite damage and subterranean termite damage.

In accordance with the laws and regulation of the State of California, Higgins Termite, Inc is required to provide you with in following information prior to the application of pesticides to your property.

NOTICE TO OWNER/TENANT: "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 the 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 on exposure, so exposure should be minimized". "If within 24 hours the 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 company immediately." "For further information, contact any of the following:

Poison Control Center (800) 876-4766
Higgins Termite, Inc (800) 954-2847

(Health Questions)
Orange County (714) 834-7700
Los Angeles County (213) 250-8055
San Bernardino County (909) 387-6280
Riverside County (909) 358-5000

Application Information
County Agriculture Commission
Orange County (714) 447-7100
Los Angeles County (626) 575-5465
San Bernardino County (909) 387-2115
Riverside County (951) 955-3000

Structural Pest Control Board (Regulatory Information) (916) 561-8704
2005 Evergreen Street, Ste. 1500 Sacramento, CA 95815.

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TERMITE AND FUNGUS CONTROL CHEMICALS
OCCUPANTS CHEMICAL NOTICE

___ Termidor SC (EPA Reg. No. 7969-210)Active Ingredients:Fipronil:5-amino-1-(2,6-dichloro-4(trifluoromethyl)phenyl)-4-((1, R,S)-(trifluoromethyl)sulfinyl)-1-H-pyrazole-3-carbonitrile 9.1%

___ Termidor Foam(EPA Reg. No. 499-563):Fipronil [5-amino-1-(2,6-dichloro-4-(trifluoromethyl)phenyl)-4-((1,R,S)-(trifluoromethyl)sulfinyl)-1-H-pyrazole-3-carbonitrile]: 0.005%. Other Ingredients: 99.995%

___ Tim-bor (EPA Reg. No. 1624-39)Active Ingredients: Disodium Octaborate Tetrahydrate 98%

___ Bora-Care (EPA Reg. No. 64405-1)Active Ingredients: Disodium Octaborate Tetrahydrate 40%

___ Premise Foam (EPA Reg. No. 432-1391)Active Ingredients: Imidacloprid: 1-[(6-Chloro-3-pyridiny)methyl]-N nitro-2-imidazolidinimine 0.05%

___ EcoPCO AR-X 2 Phenethyl Propionate. a botanical insecticide... 1.00% Pyrethrins, a botanical insecticide 0.40%

Owner/Occupant Date Owner/Occupant Date

Unit # Unit #

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 don 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 alien against your property if they are not paid.

NOTE: If the Home Owner fails to pay billing in full, Higgins Termite, Inc will have the right to be paid back for all its costs and expenses to the extent not prohibited by applicable law. Those expenses include, for example (but not limited to), reasonable attorney's fees. If for any reason this account is to be turned over to our collection agency, you will be responsible for all costs of collecting.

Recipients of this report:

Recipient Name	Address	Phone/Fax	E-mail
Goldfisher, Wendy	4410 W Kling St Burbank, CA 91505	Work: 213-379-4459	
Harper, Carmen	260 S Los Robles Ave Suite 307 Pasadena, CA 91101		carmenh@partnerscm.com



Higgins Termite, Inc.
8630 Lankershim Blvd
Sun Valley, Ca 91352

WORK AUTHORIZATION CONTRACT

Address of Property: 4410 W Kling St
Burbank, CA 91505

Property Owner: Wendy Goldfisher
4410 W Kling St
Burbank, CA 91505
213-379-4459

Inspection Date: 1/19/2022

Report Number: 3582B

Escrow Number:

ITEMS

Item	Section 1	Further Section 2	Inspection	Others
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Proposed cost of Items: 1A, 2A.2= \$1,275.00 Includes 6-month spot treatment warranty.

Note: Item 5A must be performed asap as other areas of complex have very serious conditions- fungus, dry rot, kaloterme drywood termite damage and subterranean termite damage.

IF MORE THAN ONE RECOMMENDATION IS MADE, PLEASE CIRCLE RECOMMENDATIONS YOU ARE AUTHORIZING HIGGINS TERMITE TO COMPLETE AND SIGN AND FILL ALL ITEMS BELOW. AN INCOMPLETE WORK AUTHORIZATION CONTRACT WILL NOT AUTHORIZE WORK TO BE DONE.

I have read this work authorization contract and WDO inspection report it refers to. SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED. I have read and understand the terms of this work authorization contract and hereby agree to all terms thereof.

X _____

Approved and read by _____ Date _____

PRINT NAME: _____

Owner HOA/Management Agent

I understand that if I circle an item that is a secondary recommendation that I am authorizing Higgins Termite to perform a secondary substandard treatment instead of the primary recommendation that has been made

Approved by Higgins Termite Date

CUSTOMER INFORMATION

The total amount of this contract is due and payable upon completion of the work listed above unless otherwise specified. Only the work specified in the contract is being done at this time due to owner's wishes. ANY WORK PERFORMED AGAINST AN EXISTING TITLE ESCROW WILL BE THE FINANCIAL RESPONSIBILITY OF THE PARTY ORDERING THE INSPECTION REPORT, IN THE EVENT OF A CANCELLED TITLE ESCROW. Customer agrees to hold company harmless for any damage which may occur to plant life, wiring, trees, vines, pets, tile roofs, plumbing leaks, or changes beyond control of the company which may occur during the performance of this work. In case of non-payment by owner, reasonable attorney fees and costs of collection shall be paid by the owner, whether suit be filled or not. A SERVICE CHARGE OF 1 - 1/2 %, PER MONTH WILL BE CHARGED ON ALL BALANCES OVER (30) DAYS. THE 1- 1/2 %, PER MONTH, EQUALS 18 PERCENT PER ANNUM ON THE UNPAID BALANCES. Any addition damage found while work is being performed will be supplemented by a report as to additional findings and costs. Cost of treatment(s) is for visible and accessible areas noted at date of inspection only.

All repairs performed by others must be re-inspected, for an additional cost, by OUR COMPANY before a CERTIFICATION will be issued. We do not guarantee work completed by others. Any repairs completed by others must be guaranteed in writing and submitted to OUR COMPANY before a CERTIFICATION will be issued. This firm does not make statements concerning workmanship. Workmanship is only determinable by those paying for or receiving those services.

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If at any time of repairs to decks, the damage is found to be more extensive, a supplemental report will be given along with a bid for any other corrections that may be necessary.

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

A re-inspection of specific items on the report or of any other conditions pertaining to this structure can be done at an ADDITIONAL COST PER TRIP. The re-inspection must be done within four (4) months of the original inspection.

Our inspectors are not equipped with 40 ft. ladders, therefore all two story buildings will not be inspected at the eaves unless requested.

Exclusions: Fumigations if mentioned, wood replacements or repairs, damaged caused by termites, fungus or dry rot. Also areas of construction in which areas of the building (i.e. exterior and or interior of units) are being exposed, will require a supplemental inspection report with findings and additional costs. These items can be priced if requested by the homeowner or HOA. Escrow inspections to be completed at a cost of \$165.00 billed to the homeowner. No charge for spot treatments which are needed for escrow purposes

NOTICE TO PROPERTY OWNERS: (Section 7018 of the California Contractors License Law, Business & Professional Code Div. 3, Chap. 9) Provides under the Mechanic's Lien Law any contractor, subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for his 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 the court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your contractor in full, if the subcontractor, laborer, or supplier remains unpaid.

** NOTE **: Inspection fee is billed separately above any work costs.

MOLD DISCLAIMER

There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this Work Authorization Contract. These health issues 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 opinion concerning such health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a Certified Industrial Hygienist before any such repairs are undertaken.

Signature _____ Date: _____

Print _____