

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT



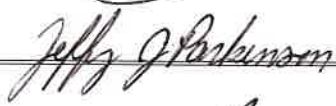

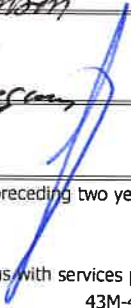
Building No. 4400	Street, City, Zip W - 4456 Kling St, Burbank, CA 91505	Date of Inspection 12/11/2021	No. of Pages 19
Higgins Termite, Inc. 8630 Lankershim Blvd Sun Valley, Ca 91352 818 768 2614			
Firm Registration No. PR 1195		Report No. 134_R	
Property Owner: Toluca Townhomes III 4400 W - 4456 Kling St Burbank, CA 91505		Party of Interest: Toluca Townhome III C/O Partners Community Managem 260 S Los Robles Ave Suite 307 Pasadena, CA 91101	
Ordered By: Toluca Townhome III C/O Partners Community Managem 260 S Los Robles Ave Suite 307 Pasadena, CA 91101		Escrow No.	
Report Sent To: Toluca Townhome III C/O Partners Community Managem 260 S Los Robles Ave Suite 307 Pasadena, CA 91101		Report No.	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: Multi story multi unit townhome complex with stucco cover over wood frame and attached garage.		Inspection Tag Posted: Meter Cabinet Adjacent To Unit 4438.	
		Other Tags Posted: None Noted.	
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 checked="" type="checkbox"/> Other Findings <input checked="" 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 On Page 2

Inspected By Tapia, Jesus State License No FR 58342 Signature 

Inspected By Parkinson Jeff State License No FR 8399 Signature 

Inspected By Higgins Casey State License No FR 57301 Signature 

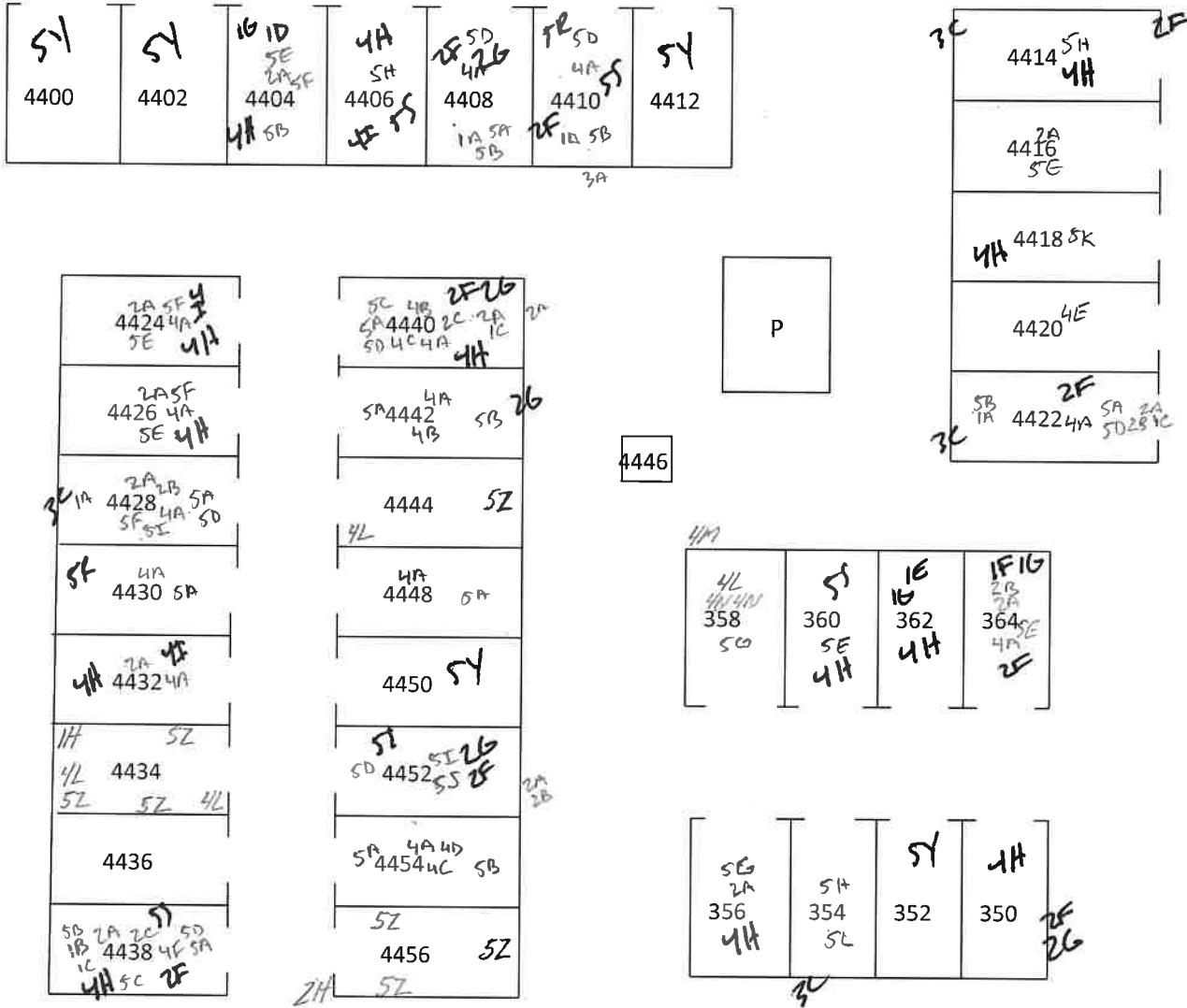
Inspected By Zuniga, Alejandro State License No FR 53436 Signature 

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.

Building No. 4400	Street, City, Zip W - 4456 Kling St, Burbank, CA 91505	Date of Inspection 12/11/2021	Report No. 134_R
----------------------	---	----------------------------------	---------------------

NOTE: Diagram not to scale findings at approximate locations, not for escrow purposes.



PAGE 3 OF 19 STANDARD INSPECTION REPORT ON PROPERTY AT:

Building No. 4400	Street, City, Zip W - 4456 Kling St, Burbank, CA 91505	Date of Inspection 12/11/2021	Report No. 134_R
----------------------	---	----------------------------------	---------------------

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, 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

PAGE 4 OF 19 STANDARD INSPECTION REPORT ON PROPERTY AT:

Building No. 4400	Street, City, Zip W - 4456 Kling St, Burbank, CA 91505	Date of Inspection 12/11/2021	Report No. 134_R
----------------------	---	----------------------------------	---------------------

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 INSEPCTOR 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. 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-Dry-Accessible-Limited
2. Stall Shower-Inspected / None Water Tested
3. Foundation-Concrete
4. Porches and Steps-Concrete
5. Ventilation-Inadequate
6. Abutments- Covered Walls
7. Attic Spaces-Insulated
8. Garages-2 Car Garage
9. Decks and Patios-Inspected
10. Other Interior-Furnished And Occupied
11. Other Exterior- Stucco

PAGE 5 OF 19 STANDARD INSPECTION REPORT ON PROPERTY AT:

Building No. 4400	Street, City, Zip W - 4456 Kling St, Burbank, CA 91505	Date of Inspection 12/11/2021	Report No. 134_R
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Subterranean Termites

Item1A FINDING: Evidence of subterranean termites noted at the following units and locations:
4410, 4428, 4422, 4408 - Garage storage room frame.
4438 - Garage storage room frame and stairway furnace closet baseboard.
** This is a Section 1 Item **

1A.1 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.2 RECOMMENDATION: In lieu of the above, and at Toluca Townhome III C/O Partners Community Management 's request, the following secondary recommendation is being made, treat directly with an approved chemical termicide premise foam. (Note: Any and all work completed as a secondary recommendation is to be classified as substandard).

Subterranean Termites

Item1B FINDING: Evidence of subterranean termites noted at garage stairway foundation wall baseboard at unit 4438.
** This is a Section 1 Item **

RECOMMENDATION: Trench and treat soil with an approved termiticide as needed, in accordance with the manufacturer's label.

Subterranean Termites

Item1C FINDING: Subterranean termite damage noted at the following units and locations:
4440 - Garage storage room foundation wall frame.
4422 - Garage door jamb frame on right side.
4438 - Garage storage room frame, shelving frame and stairway to garage baseboard.
** 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.

Subterranean Termites

Item1D FINDING: What appears to be previously treated subterranean termites at unit 4404 garage bonus room sub floor joist and rim joist.
** This is a Section 1 Item **

RECOMMENDATION: Treat directly with approved chemical for preventative measures only.

PAGE 6 OF 19 STANDARD INSPECTION REPORT ON PROPERTY AT:

Building No. 4400	Street, City, Zip W - 4456 Kling St, Burbank, CA 91505	Date of Inspection 12/11/2021	Report No. 134_R
----------------------	---	----------------------------------	---------------------

Subterranean Termites

Item1E

FINDING: Evidence of subterranean termites noted at unit 632 sub floor and floor joist, and rim joist.
** This is a Section 1 Item **

RECOMMENDATION:

Drill holes through concrete and/or rod/trench soil and inject an approved termiticide, Termidor, in accordance with the manufacturer's label for the control of Subterranean termites. Seal holes with cement and/or cover trench. (NOTE: HIGGINS TERMITE INC., is not responsible for any damage to hidden plumbing pipes during process of treatment).

Subterranean Termites

Item1F

FINDING: Evidence of subterranean termites noted at unit 364 attached meter cabinet framing.
** This is a Section 1 Item **

1F.1
RECOMMENDATION:

Drill holes through concrete and/or rod/trench soil and inject an approved termiticide, Termidor, in accordance with the manufacturer's label for the control of Subterranean termites. Seal holes with cement and/or cover trench. (NOTE: HIGGINS TERMITE INC., is not responsible for any damage to hidden plumbing pipes during process of treatment).

1F.2
RECOMMENDATION:

In lieu of the above, and at Toluca Townhome III C/O Partners Community Management' s request, the following secondary recommendation is being made, treat directly with approved chemical due to electrical conducts. (Note: Any and all work completed as a secondary recommendation is to be classified as substandard).

Subterranean Termites

Item1G

FINDING: Subterranean termite damage noted at:
Unit 4404 - Garage bonus room sub floor and floor joist. Unit
362 - Sub area sub floor.
Unit 364 - Meter cabinet framing.
** 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.

Subterranean Termites

Item1H

FINDING: Subterranean termite evidence noted penetrating concrete slab from earth fill at unit 4434 garage bonus room front joist as designated on diagram.
** This is a Section 1 Item **

1H.1
RECOMMENDATION:

Drill holes through concrete slab and inject an approved termiticide, in

Building No. 4400	Street, City, Zip W - 4456 Kling St, Burbank, CA 91505	Date of Inspection 12/11/2021	Report No. 134_R
----------------------	---	----------------------------------	---------------------

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).

1H.2

RECOMMENDATION:

In lieu of the above, and at Toluca Townhome III C/O Partners Community Management 's request, the following secondary recommendation is being made, treat rim joist directly with a approved chemical for control of subterranean termites and scrape down termite shelter tubing, this secondary substandard treatment is given due to patio ceramic tile covering. (Note: Any and all work completed as a secondary recommendation is to be classified as substandard).

Drywood Termites
Item2A

FINDING: Evidence of kaloterme (drywood termite) noted at the following units and locations:
 4440 - Front door and garage storage room foundation wall frame.
 4404 - Attic rafter and frame.
 356 - Hallway bathroom light fixture.
 4432, 4426, 4416, 364 - Attic frame.
 4424 - Guest bedroom wall baseboard behind bed.
 4428 - Attic frame and rafters.
 4452 - Front patio vaulted window sill.
 4422 - Garage left side door jamb and right-side jamb frame.
 4438 - Garage storage room foundation wall rim joist and sub floor.
 Infestation may extend into inaccessible areas.

** This is a Section 1 Item **

2A.1

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.
 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.

2A.2

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.
 NOTE: Any and all work completed as a secondary recommendation is to be classified as substandard.

Drywood Termites
Item2B

FINDING: Kaloterme (drywood termite) damage noted at the following units and locations:

PAGE 8 OF 19 STANDARD INSPECTION REPORT ON PROPERTY AT:

Building No. 4400	Street, City, Zip W - 4456 Kling St, Burbank, CA 91505	Date of Inspection 12/11/2021	Report No. 134_R
----------------------	---	----------------------------------	---------------------

- 4428 - Attic rafters and frame.
- 4452 - Front patio vaulted window sill.
- 4422 - Garage right side door jamb frame.
- 364 - Attic cripple framing and top plate.

** 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.

Drywood Termites
Item2C

FINDING: Evidence of kaloterme (drywood termite) noted at furnace closet at following units 4440, 4438. 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.
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.

Drywood Termites
Item2D

FINDING: Evidence of kaloterme (drywood termite) noted at:
4444 - Attic beam.
4434 - Attic joists and attic exhaust frame and master balcony fascia board.
Infestation may extend into inaccessible areas.

** This is a Section 1 Item **

2D.1
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.
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.

2D.2
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.

PAGE 9 OF 19 STANDARD INSPECTION REPORT ON PROPERTY AT:

Building No. 4400	Street, City, Zip W - 4456 Kling St, Burbank, CA 91505	Date of Inspection 12/11/2021	Report No. 134_R
----------------------	---	----------------------------------	---------------------

NOTE: Any and all work completed as a secondary recommendation is to be classified as substandard.

Drywood Termites
Item2E

FINDING: Kaloterme (drywood termite) damage noted at:
4456 - Minor at attic roof sheathing.
4434 - Attic joist, master balcony fascia board.

** 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.

Drywood Termites
Item2F

FINDING: Evidence of kaloterme (drywood termite) noted at:
Unit 4440 - Attic wood framing, attached side telephone box framing.
Unit 4410 - Master bedroom window wall at base in corner, 2nd floor den wall at base under window.
Unit 350 - Attached side meter closet, attic wood framing.
Unit 4452 - Attic wood framing.
Unit 4422 - Mid-level bathroom medicine cabinet.
Unit 364 - Attached telephone box frame.
Unit 4438 - Rear 2nd bedroom window.
Unit 4408 - Attic wood framing.
Infestation may extend into inaccessible areas.

** This is a Section 1 Item **

2F.1

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.
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.

2F.2

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.
NOTE: Any and all work completed as a secondary recommendation is to be classified as substandard.

Drywood Termites
Item2G

FINDING: Kaloterme (drywood termite) damage noted at:
Unit 4440 - Attic wood framing, attached side telephone box framing.

PAGE 10 OF 19 STANDARD INSPECTION REPORT ON PROPERTY AT:

Building No. 4400	Street, City, Zip W - 4456 Kling St, Burbank, CA 91505	Date of Inspection 12/11/2021	Report No. 134_R
----------------------	---	----------------------------------	---------------------

Unit 350 - Attached side meter cabinet, attic wood framing.
 Unit 4452 - Attic wood framing.
 Unit 4442 - Front living room window bottom trims.
 Unit 4414 - Garage door jamb.
 Unit 4408 - Attic wood framing.

** 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.

Drywood Termites
Item2H

FINDING: Inactive Kaloterme (drywood termite) damage noted at unit 4456-meter cabinet lower framing.
 ** 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.

Fungus/Dryrot
Item3A

FINDING: Dry rot damage noted at unit 4410 living room slider vaulted window trim.
 ** 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.

Fungus/Dryrot
Item3B

FINDING: Dry rot damage noted at 4434 master balcony fascia board.
 ** 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.

Fungus/Dryrot
Item3C

FINDING: Dry rot damage noted at:
 Unit 4428 - Front balcony corner fascia board.
 Unit 4422 - Balcony rail top cap.
 Unit 4414 - Front patio corner fascia board.
 Unit 354 - Front patio fascia board.
 ** This is a Section 1 Item **

Building No. 4400	Street, City, Zip W - 4456 Kling St, Burbank, CA 91505	Date of Inspection 12/11/2021	Report No. 134_R
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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.

Other Findings
Item4A

FINDING: Water stains noted at the following units and locations:
 4440 - Dining room ceiling, garage ceiling, walls and furnace closet walls.
 4430, 4442 - Garage storage room frame.
 4410 - Garage storage room frame and furnace closet walls.
 4454 - Garage ceiling, walls, storage room frame and furnace closet walls.
 362, 4432, 4428, 4424, 4426 - Attic frame.
 4422, 4408 - Garage storage room frame and furnace closet.
 4448 - Garage ceiling, furnace closet walls and storage room frame.
 ** This is a Section 2 Item **

RECOMMENDATION: Owner/responsible party to contact a proper tradesman for necessary repairs.

Other Findings
Item4B

FINDING: Cracked/missing grout noted at the master bedroom stall shower enclosure at units 4440, 4442.
 ** This is a Section 2 Item **

RECOMMENDATION: Owner/responsible party to contact a proper tradesman for necessary repairs.

Other Findings
Item4C

FINDING: Water damage noted at the following units and locations:
 4440 - 2nd floor hallway bathroom wall behind toilet and front door.
 4454 - Garage ceiling.
 ** This is a Section 2 Item **

RECOMMENDATION: Owner/responsible party to contact a proper tradesman for necessary repairs.

Other Findings
Item4D

FINDING: The toilet was noted to be loose at unit 4454-laundry room bathroom.
 ** This is a Section 2 Item **

RECOMMENDATION: Owner/responsible party to contact a proper tradesman for necessary repairs.

Other Findings
Item4E

FINDING: Cracks, water stains and/or deterioration noted at unit 4420 guest bedroom balcony landing.
 ** This is a Section 2 Item **

PAGE 12 OF 19 STANDARD INSPECTION REPORT ON PROPERTY AT:

Building No. 4400	Street, City, Zip W - 4456 Kling St, Burbank, CA 91505	Date of Inspection 12/11/2021	Report No. 134_R
----------------------	---	----------------------------------	---------------------

RECOMMENDATION: Owner/responsible party to contact a proper tradesman for necessary repairs.

Other Findings
Item4F

FINDING: Cellulose debris (wood, paper products) was noted at garage storage room at unit 4438.
** This is a Section 2 Item **

RECOMMENDATION: Remove cellulose debris of garage storage room and dispose of.

Other Findings
Item4G

FINDING: Water stains noted at:
4456 - attic roof sheathing.
4434 - Attic roof sheathing.
** This is a Section 2 Item **

RECOMMENDATION: Owner/responsible party to contact a proper tradesman for necessary repairs.

Other Findings
Item4H

FINDING: Water stains noted at:
Unit 4440 - Attic wood framing.
Unit 4404 - Furnace closet walls, garage bonus room.
Unit 356 - Garage ceiling and walls, garage closet walls.
Unit 362 - Garage ceiling and walls.
Unit 350 - Garage ceiling and walls.
Unit 4406 - Garage ceiling and walls.
Unit 4432 - Garage ceiling and wall garage beam storage room ceiling and walls.
Unit 4424 - Garage ceiling and walls, furnace closet walls.
Unit 360 - Garage walls.
Unit 4426 - Garage bonus area walls.
Unit 4414 - Garage ceiling.
Unit 4438 - Living room walls.
Unit 4418 - Garage ceiling.
** This is a Section 2 Item **

RECOMMENDATION: Owner/responsible party to contact a proper tradesman for necessary repairs.

Other Findings
Item4I

FINDING: Water damage noted at:
Unit 4406 - Garage ceiling.
Unit 4433 - Garage ceiling.
Unit 4424 - Garage ceiling.
** This is a Section 2 Item **

RECOMMENDATION: Owner/responsible party to contact a proper tradesman for necessary repairs.

PAGE 13 OF 19 STANDARD INSPECTION REPORT ON PROPERTY AT:

Building No. 4400	Street, City, Zip W - 4456 Kling St, Burbank, CA 91505	Date of Inspection 12/11/2021	Report No. 134_R
----------------------	---	----------------------------------	---------------------

Other Findings
Item4J

FINDING: Cracked/missing grout noted at:
Unit 4422 - Master bathroom stall shower, 2nd floor hallway bathtub.
Unit 4438 - Master bathtub enclosure.

** This is a Section 2 Item **

RECOMMENDATION: Owner/responsible party to contact a proper tradesman for necessary repairs.

Other Findings
Item4K

FINDING: Cracks, water stains and/or deterioration noted at 4422 balcony landing.

** This is a Section 2 Item **

RECOMMENDATION: Owner/responsible party to contact a proper tradesman for necessary repairs.

Other Findings
Item4L

FINDING: Water stains noted at:
Unit 4444 - Garage ceiling above water heater.
Unit 4434 - Garage ceiling and wall, bonus room front rim joist.
Unit 358 - Sub area framing.

** This is a Section 2 Item **

RECOMMENDATION: Owner/responsible party to contact a proper tradesman for necessary repairs.

Other Findings
Item4M

FINDING: Earth to wood contact noted at unit 358 front patio wood enclosure around sprinkler plumbing.

** This is a Section 2 Item **

RECOMMENDATION: Trench dirt away to eliminate earth contact.

Other Findings
Item4N

FINDING: Water damage noted at unit 358 living room wall under skylight.

** This is a Section 2 Item **

RECOMMENDATION: Owner/responsible party to contact a proper tradesman for necessary repairs.

Further Inspection
Item5A

FINDING: The garage storage room was limited due to storage at units 4440, 4454, 4430, 4428, 4422, 4442, 4438, 4408, 4448.
** This is a Further Inspection Item **

RECOMMENDATION: Storage to be removed by concerned parties and upon request Higgins Termite, Inc. will return for further inspection and issue a supplemental report on conditions found. There may be an additional cost for re-inspection.

PAGE 14 OF 19 STANDARD INSPECTION REPORT ON PROPERTY AT:

Building No. 4400	Street, City, Zip W - 4456 Kling St, Burbank, CA 91505	Date of Inspection 12/11/2021	Report No. 134_R
----------------------	---	----------------------------------	---------------------

Further Inspection
Item5B

FINDING: The garage storage room was limited due to what appears to be asbestos air duct wrapping at units 4404, 4410, 4454, 4422, 4442, 4438, 4408.
** This is a Further Inspection Item **

RECOMMENDATION: To employ a licensed certified asbestos abatement contractor to inspect, identify, report on findings and give necessary correction measures.

Further Inspection
Item5C

FINDING: Inaccessible area noted under garage stairway due to storage at units 4440, 4438.
** This is a Further Inspection Item **

RECOMMENDATION: Storage to be removed by concerned parties and upon request Higgins Termite, Inc. will return for further inspection and issue a supplemental report on conditions found. There may be an additional cost for re-inspection.

Further Inspection
Item5D

FINDING: The inspection of the garage areas was somewhat limited due to storage the following units 4440, 4410, 4428, 4452, 4422, 4438, 4408.
** This is a Further Inspection Item **

RECOMMENDATION: Storage to be removed by concerned parties and upon request Higgins Termite, Inc. will return for further inspection and issue a supplemental report on conditions found. There may be an additional cost for re-inspection.

Further Inspection
Item5E

FINDING: The attic was limited due to insulation and construction type at units 4404, 4424, 360, 4426, 4416, 364.
** This is a Further Inspection Item **

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

Further Inspection
Item5F

FINDING: The attic was limited due to what appears to be asbestos air duct wrapping at units 4404, 4424, 4428, 4426.
** This is a Further Inspection Item **

RECOMMENDATION: To employ a licensed certified asbestos abatement contractor to inspect, identify, report on finding and give necessary correction measures.

Further Inspection
Item5G

FINDING: Inaccessible area noted at attic due to sealed shut at units 356, 358.
** This is a Further Inspection Item **

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

PAGE 15 OF 19 STANDARD INSPECTION REPORT ON PROPERTY AT:

Building No. 4400	Street, City, Zip W - 4456 Kling St, Burbank, CA 91505	Date of Inspection 12/11/2021	Report No. 134_R
----------------------	---	----------------------------------	---------------------

Further Inspection
Item5H

FINDING: Inaccessible area noted at attic due to storage at units 4406, 4414, 354.
** This is a Further Inspection Item **

RECOMMENDATION: Storage to be removed by concerned parties and upon request Higgins Termite, Inc. will return for further inspection and issue a supplemental report on conditions found. There may be an additional cost for re-inspection.

Further Inspection
Item5I

FINDING: Inaccessible area noted at furnace closet due to storage at units 4428, 4452.
** This is a Further Inspection Item **

RECOMMENDATION: Storage to be removed by concerned parties and upon request Higgins Termite, Inc. will return for further inspection and issue a supplemental report on conditions found. There may be an additional cost for re-inspection.

Further Inspection
Item5J

FINDING: Inaccessible area noted at garage storage closet due to storage at unit 4452.
** This is a Further Inspection Item **

RECOMMENDATION: Storage to be removed by concerned parties and upon request Higgins Termite, Inc. will return for further inspection and issue a supplemental report on conditions found. There may be an additional cost for re-inspection.

Further Inspection
Item5K

FINDING: Inaccessible area noted at guest bedroom at owners request at unit 4418.
** This is a Further Inspection Item **

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

Further Inspection
Item5L

FINDING: Inaccessible area noted at master bedroom at owners request at unit 354.
** This is a Further Inspection Item **

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

Further Inspection
Item5M

FINDING: The eave structure is inaccessible for physical inspection due to the boxed in eave construction.
** This is a Further Inspection Item **

PAGE 16 OF 19 STANDARD INSPECTION REPORT ON PROPERTY AT:

Building No. 4400	Street, City, Zip W - 4456 Kling St, Burbank, CA 91505	Date of Inspection 12/11/2021	Report No. 134_R
----------------------	---	----------------------------------	---------------------

RECOMMENDATION: No visible signs or problems were noted at this time. No recommendation is being made at this time.

Further Inspection
Item5N

FINDING: Ornamental walls, stucco covered walls and those areas defined as inaccessible areas which are part of or attached to the structure were not opened for inspection without written
** This is a Further Inspection Item **

RECOMMENDATION: Open wall for further inspection and report on conditions found. This will require an additional fee.

Further Inspection
Item5O

FINDING: The inspection of the garage areas was somewhat limited due to storage #354.
** This is a Further Inspection Item **

RECOMMENDATION: Storage to be removed by concerned parties and upon request Higgins Termite, Inc. will return for further inspection and issue a supplemental report on conditions found. There may be an additional cost for re-inspection.

Further Inspection
Item5P

FINDING: Inaccessible area noted at sub area entrance at unit 354.
** This is a Further Inspection Item **

RECOMMENDATION: Open area for further inspection and have a supplemental report issued on conditions found. Additional charges for supplemental inspection may apply.

Further Inspection
Item5Q

FINDING: Garage bonus storage area was limited due to storage at units 4404, 4420, 4432, 4424, 4426, 4418.
** This is a Further Inspection Item **

RECOMMENDATION: Storage to be removed by concerned parties and upon request Higgins Termite, Inc. will return for further inspection and issue a supplemental report on conditions found. There may be an additional cost for re-inspection.

Further Inspection
Item5R

FINDING: Units 4430 and 4410 attic inspection was inaccessible due to built in shelf.
** This is a Further Inspection Item **

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

PAGE 17 OF 19 STANDARD INSPECTION REPORT ON PROPERTY AT:

Building No. 4400	Street, City, Zip W - 4456 Kling St, Burbank, CA 91505	Date of Inspection 12/11/2021	Report No. 134_R
----------------------	---	----------------------------------	---------------------

Further Inspection
Item5S

FINDING: Interior inspection was extremely limited due to storage at units 4410, 4406, 4452, 360, 4438.
** This is a Further Inspection Item **

RECOMMENDATION: Storage to be removed by concerned parties and upon request Higgins Termite, Inc. will return for further inspection and issue a supplemental report on conditions found. There may be an additional cost for re-inspection.

Further Inspection
Item5T

FINDING: Sub area was inaccessible for inspection due to storage blocking access and or access door sealed shut
360, 350, 354, 356.
** This is a Further Inspection Item **

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

Further Inspection
Item5U

FINDING: The inspection of the garage areas was somewhat limited due to storage at units 356, 362, 350, 4420, 4432, 360, 4426, 4414, 4416, 364, 4418.
** This is a Further Inspection Item **

RECOMMENDATION: Storage to be removed by concerned parties and upon request Higgins Termite, Inc. will return for further inspection and issue a supplemental report on conditions found. There may be an additional cost for re-inspection.

Further Inspection
Item5V

FINDING: Inaccessible furnace platform/water heater platform at units 356, 362, 350, 360, 4414, 4416, 364.
** This is a Further Inspection Item **

RECOMMENDATION: Higgins Termite, Inc. recommends opening and/or installing an access door for further inspection and issuing a supplemental report on conditions found.

Further Inspection
Item5W

FINDING: Garage bonus room was inaccessible due to storage blocking access at units 4406. ** This is a Further Inspection Item **

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

Further Inspection
Item5X

FINDING: Unit 364 bedrooms and bathrooms were not inspected at this time at owners request.
** This is a Further Inspection Item **

RECOMMENDATION: Further inspection is recommended and issue a supplemental report on

PAGE 18 OF 19 STANDARD INSPECTION REPORT ON PROPERTY AT:

Building No. 4400	Street, City, Zip W - 4456 Kling St, Burbank, CA 91505	Date of Inspection 12/11/2021	Report No. 134_R
----------------------	---	----------------------------------	---------------------

conditions found. An additional cost may be issued for re-inspections.

Further Inspection
Item5Y

FINDING: The following units were not available at time of inspection units
4400, 4402, 4412, 4436, 4450, 352.
** This is a Further Inspection Item **

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

Further Inspection
Item5Z

FINDING: The inspection of the garage areas was somewhat limited due to storage:
Unit 4444 - Garage bonus room.
Unit 4456 - Garage and bonus room.
Unit 4434 - Garage and bonus room.
** This is a Further Inspection Item **

RECOMMENDATION: Storage to be removed by concerned parties and upon request Higgins Termite, Inc. will return for further inspection and issue a supplemental report on conditions found. There may be an additional cost for re-inspection.

Proposed Cost Of Items 1A.2, 1B, 1D, 1E, 1F.2, 1H.2, 2A.2, 2D.2, 2F.2 = \$ 9,600.00 3 Year Interior And Exterior Control Service Warranty.

PAGE 19 OF 19 STANDARD INSPECTION REPORT ON PROPERTY AT:

Building No. 4400	Street, City, Zip W - 4456 Kling St, Burbank, CA 91505	Date of Inspection 12/11/2021	Report No. 134_R
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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 Los Angeles County San Bernardino County Riverside County

(714) 834-7700 (213) 250-8055 (909) 387-6280 (909) 358-5000

Application Information

County Agriculture Commission

Orange County Los Angeles County San Bernardino County Riverside County

(714) 447-7100 (626) 575-5465 (909) 387-2115 (909) 955-3000

Structural Pest Control Board (Regulatory Information) (916) 561-8704

2005 Evergreen Street, Ste. 1500 Sacramento, CA 95815.

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-pyrzole-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 (EPA Reg No. 8-459-60) Active Igrédients: Phenethyl Propionate. a botanical insecticide... 1.00% Pyrethrins, a botanical insecticide

..... 0.40%

___ XT-2000 Orange Oil (EPA Reg No. 71986-2) Active Igrédients: d-Limonene- 10%

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 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 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.

STANDARD NOTICE OF WORK COMPLETED AND NOT COMPLETED

NOTICE - All recommendations may not have been completed - See below - Recommendations not completed.
This form is prescribed by the Structural Pest Control Board.

Building No. 4400	Street, City, Zip W - 4456 Kling St , Burbank, CA 91505	Date of Completion 12/11/2021
		Ordered By: Toluca Townhome III C/O Partners Community Managem 260 S Los Robles Ave Suite 307 Pasadena, CA 91101
Firm Registration No. PR 1195		Report No. 134_R
Property Owner: Toluca Townhomes III 4400 W - 4456 Kling St Burbank, CA 91505		Escrow No.
Party of Interest: Toluca Townhome III C/O Partners Community Managem 260 S Los Robles Ave Suite 307 Pasadena, CA 91101		Completion Sent To: Toluca Townhome III C/O Partners Community Managem 260 S Los Robles Ave Suite 307 Pasadena, CA 91101

The following recommendations on the above designated property, as outlined in Wood Destroying Pests and Organisms Inspection Report dated 12/11/2021 have been and/or have not been completed.

Recommendations completed by this firm that are in accordance with the Structural Pest Control Board's Rules and Regulations: 1B, 1D, 1E
Recommendations completed by this firm that are considered secondary and substandard measures under Section 1992 of the Structural Pest Control Board's Rules and Regulations including person requesting secondary measure: Requested By Toluca Townhome III C/O Partners Community Managem: 1A.2, 1F.2, 1H.2, 2A.2, 2D.2, 2F.2
Cost of work completed: Cost: \$9600.00 Inspection Fee: \$0.00 Other: \$0.00 Total: \$9600.00 Other Fee Note:
Recommendations not completed by this firm: 1A.1, 1C, 1F.1, 1G, 1H.1, 2A.1, 2B, 2C, 2D.1, 2E, 2F.1, 2G, 2H, 3A, 3B, 3C, 4A, 4B, 4C, 4D, 4E, 4F, 4G, 4H, 4I, 4J, 4K, 4L, 4M, 4N, 5A, 5B, 5C, 5D, 5E, 5F, 5G, 5H, 5I, 5J, 5K, 5L, 5M, 5N, 5O, 5P, 5Q, 5R, 5S, 5T, 5U, 5V, 5W, 5X, 5Y, 5Z <p style="text-align: right;">Estimated Cost: \$ <u> </u> TIME / MATERIAL <u> </u></p>
Remarks:

Signature _____

You are entitled to obtain copies of all reports and completion notices on this property reported to the Board during the preceding two years upon payment of a search fee to: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California, 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. 43M-44 (Rev. 10/01)

INVOICE 12833 Dated 9/15/2021

Higgins Termite, Inc.
8630 Lankershim Blvd
Sun Valley, CA 91352
818 768 2614
Fax:818 925 3761

Toluca Townhome III C/O Partners Community Management
260 S Los Robles Ave Suite 307
Pasadena, CA 91101

Acct # 134
Lic#: PR 1195
Purchase order

DESCRIPTION	INVOICE	DISCOUNT	TAX	QUANTITY	AMOUNT DUE
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For service at: Partners Community Management 4400 W - 4456 Kling St Burbank, CA 91505

Inspect & Treat	\$7,800.00	\$0.00	\$0.00		\$0.00
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Total Payment Amount: \$7,800.00

PLEASE REMIT	\$0.00
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Higgins Termite, Inc.

8630 Lankershim Blvd
Sun Valley, CA 91352

Acct # 134
Toluca Townhome III C/O Partners Community Management

INVOICE 12833 Dated 9/15/2021
PLEASE REMIT \$0.00

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Amt. Paid _____

Check/Card # _____

Exp. Date _____

Signature _____

Email _____

Comments _____
