

## 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 12/8/2017
		Ordered By: TTH III C/O Onit Property 10153 1/2 Riverside Dr Suite 335 Toluca Lake, CA 91602
Firm Registration No. PR 1195		Report No. 134L
Property Owner: TT III HOA 4400 W -4456 Kling St Burbank, CA 91505		Escrow No.
Party of Interest: TTH III C/O Onit Property 10153 1/2 Riverside Dr Suite 335 Toluca Lake, CA 91602		Completion Sent To: TTH III C/O Onit Property 10153 1/2 Riverside Dr Suite 335 Toluca Lake, CA 91602

The following recommendations on above designated property, as outlined in Wood Destroying Pests and Organisms Inspection Report dated 12/8/2017 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:

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 Onit Property Management: 1A.2, 1C.2, 2A.2, 2C.2, 2E.2

Cost of work completed:		Cost:	6,400.00	
		Inspection Fee:	.00	
		Other: \$	.00	Other Fee note:
		Total: \$	6,400.00	

Recommendations not completed by this firm:  
 1A.1, 1B, 1C.1, 2A.1, 2B, 2C.1, 2C.2 Units 4414 & 4402 Not Treated 2D, 2E.1, 2F, 3A, 3B, 4A, 4B, 4C, 4D, 4E, 4F, 4G, 4H, 4I, 5A, 5B, 5C, 5D, 5E, 5F, 5G, 5H, 5I, 5J, 5K, 5L

Estimated Cost: \$ \_\_\_\_\_ Time / Material \_\_\_\_\_

Remarks:

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 upon payment of a search fee to: The Structural Pest Control Board, 2005 Evergreen St Ste 1500 Sacramento, CA 95815-3895

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at: (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov. 43M-44 (Rev. 10/01)

**INVOICE 3145 Dated 9/16/2017**

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

Toluca Townhome III C/O Onit Property Management  
10153 1/2 Riverside Dr Suite 335  
Toluca Lake, CA 91602

Acct # 134  
Lic#: PR 1195  
Purchase order

DESCRIPTION	INVOICE	DISCOUNT	TAX	QUANTITY	AMOUNT DUE
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**For service at: CCS Inc. 4400 W - 4456 Kling St Burbank, CA 91505**

Inspect & Treat	\$6,400.00	\$0.00	\$0.00		\$3,200.00
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Total Payment Amount: \$3,200.00  
Finance Charge: \$0.00

**PLEASE REMIT \$3,200.00**

Higgins Termite, Inc.

8630 Lankershim Blvd  
Sun Valley, CA 91352

Acct # 134  
Toluca Townhome III C/O Onit Property Management

**INVOICE 3145 Dated 9/16/2017**  
**PLEASE REMIT \$3,200.00**

**PLEASE RETURN THIS PORTION WITH YOUR PAYMENT**

Amt. Paid \_\_\_\_\_

Check/Card # \_\_\_\_\_


Exp. Date \_\_\_\_\_

Signature \_\_\_\_\_


Email \_\_\_\_\_

Comments \_\_\_\_\_


# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 4400	Street, City, Zip W -4456 Kling St, Burbank, CA 91505	Date of Inspection 12/8/2017	No. of Pages 13
		Higgins Termite, Inc. 8630 Lankershim Blvd Sun Valley, Ca 91352 818 768 2614	
Firm Registration No. PR 1195		Report No. 134L	Escrow No.
Property Owner: Toluca Townhome III 4400 W -4456 Kling St Burbank, CA 91505		Party of Interest: Mendez, Erik Toluca Townhome III C/O Onit Property Management 10153 1/2 Riverside Dr Suite 335 Toluca Lake, CA 91602	Report Sent To: Mendez, Erik 10153 1/2 Riverside Dr Suite 335 Toluca Lake, CA 91602
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: 2 story multi-unit townhome with stucco covered over wood frame and attached garage.		Inspection Tag Posted: garage	
		Other Tags Posted: none noted	
<b>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 shown on the diagram were not inspected.</b>			
Subterranean Termites <input checked="" type="checkbox"/> Drywood Termites <input checked="" type="checkbox"/> Fungus / Dryrot <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 Vallejo, Angel State License No. FR 53444 Signature 

Inspected By Zuniga, Mauricio State License No. FR 39194 Signature 

Inspected By Vallejo, Johnny State License No. FR 48237 Signature 

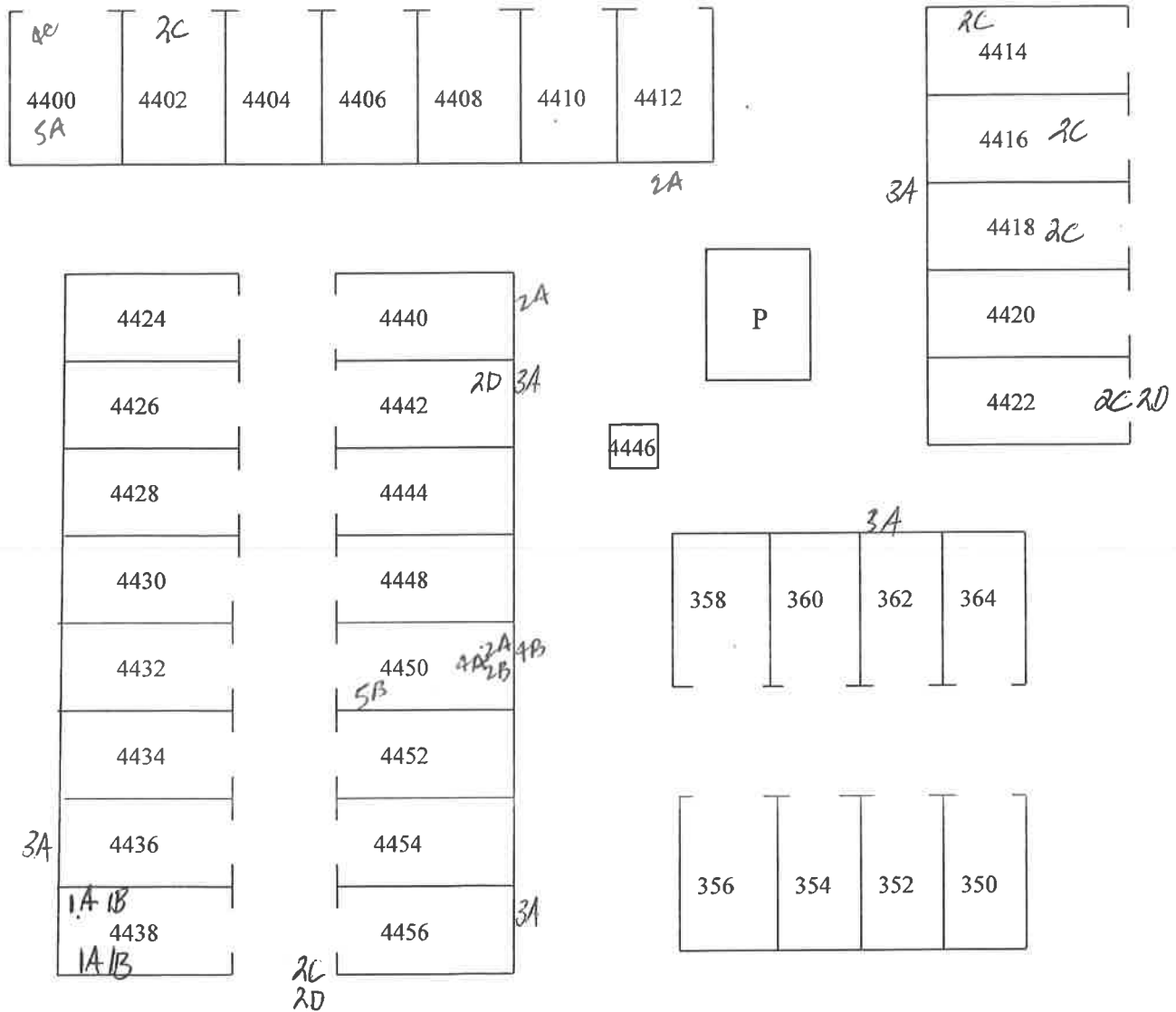
You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen St Ste 1500 Sacramento, CA 95815-3898.

Note: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8188, (800) 737-8188 or [www.pestboard.ca.gov](http://www.pestboard.ca.gov).

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Note: Diagram Not To Scale Findings At Approximate Locations, Not For Escrow Purposes.



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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.

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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.

Higgins Termite has performed prior inspection and have located drywood termites at various areas of the interiors and exteriors of this building and has recommended to fumigate the building for the eradication of drywood termites. In lieu of this recommendation, secondary, substandard spot treatments have been performed. If applicable.

Higgins Termite has this building under contract and has previously located drywood termites at various units and has recommended to fumigate the entire building. In lieu of this recommendation Higgins Termite has performed secondary substandard spot treatments. If applicable.

If the above mentioned residence shares a common wall with an attached unit Higgins Termite can only inspect the interior of this unit and will not guarantee that there is no termite evidence on your neighbors side of the shared common wall unless inspected on the same day. Higgins Termite has a warranty contract for many Condominium and Townhome Complexes, please contact your HOA, Management Co. or Higgins Termite to verify if your building has a warranty contract. If at time of inspection your unit appears free and clear of active termite infestation in the visible and accessible areas and termite evidence appears during the life of spot treatment service contract Higgins Termite will return to chemically spot treat the infestation at no additional charge. If applicable.

Note: This complex is under warranty for the control of drywood termites and is being spot treated in lieu of fumigation. If drywood termites and/or evidence is found, Higgins Termite will perform a secondary substandard spot treatment at no charge, during the life of the warranty period. If applicable.

READ THIS DOCUMENT 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

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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.

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 GOVERING THIS REPORT.

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.

1. Substructure-Dry, Accessible
2. Stall Shower-Inspected, Not Tested
3. Foundation-Concrete
4. Porches and Steps-Slab
5. Ventilation-Adequate
6. Abutments- None, Common Walls
7. Attic Spaces-Insulated
8. Garages-2 Car, Attached
9. Decks and Patios-Inspected
10. Other Interior-Inspected, Furnished And Occupied
11. Other Exterior- Inspected

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Subterranean Termites

Item 1A FINDING: Evidence of subterranean termites noted at 4438 - basement wall frame, stairwell.  
\*\* This is a Section 1 Item \*\*

1A.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).

1A.2 RECOMMENDATION: In lieu of drill/pressure injection treatment, at Toluca Townhome III C/O Onit Property Management(Owner/MGMT) request, Higgins Termite Inc., will perform the following secondary recommendation. Treat all visible and accessible areas with an approved termiticide, Termidor, in accordance with the manufacturer's label, for the control of subterranean termites. (NOTE: Any and all work completed as a secondary recommendation is to be classified as substandard.

Subterranean Termites

Item 1B FINDING: Subterranean termite damage noted at:  
4438 - basement wall frame.  
\*\* 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

Item 1C FINDING: Evidence of subterranean termites noted at the following unit and locations: 4424 - garage storage area back wall.  
\*\* This is a Section 1 Item \*\*

1C.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).

1C.2 RECOMMENDATION: In lieu of drill/pressure injection treatment, at Toluca Townhome III C/O Onit Property Manage (Owner/MGMT) request, Higgins Termite Inc., will perform the following secondary recommendation. Treat all visible and accessible areas with an approved termiticide, premise foam, in accordance with the manufacturer's label, for the control of subterranean termites. (NOTE: Any and all work completed as a secondary recommendation is to be classified as substandard.

Drywood Termites

Item 2A FINDING: Evidence of kaloterme (drywood termite) noted at:  
4450 - living room corner wall next to sliding glass door.  
4440, 4412 - front door jamb.  
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 Onit Property



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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

Item 2B

FINDING: Kaloterme (drywood termite) damage noted at:  
4450 - Front patio fixed window bottom molding and sill.  
\*\* 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

Item 2C

FINDING: Evidence of kaloterme (drywood termite) noted at:  
4427 - Garage top jamb.  
4456 - Meter closet.  
4416 - Attic.  
4414 - Sub area, garage door jamb (Not Treated)  
4402 - Back 2nd bedroom window (Not Treated)  
4418 - Master bedroom light fixture.  
Infestation may extend into inaccessible areas.  
\*\* This is a Section 1 Item \*\*

2C.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.

2C.2  
RECOMMENDATION: In lieu of fumigation, at the request of Toluca Townhome III C/O Onit Property 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

Item 2D

FINDING: Kaloterme (drywood termite) damage noted at:  
4422 - Garage top jamb.  
4442 - Living room window.  
4456 - Meter closet.  
\*\* 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

Item 2E

FINDING: Evidence of kaloterme (drywood termite) noted at the following units and locations:  
4434 - Master bedroom balcony fascia, front patio window vertical trim.  
350 - On top of cabinet adjacent to attic, attic top frame, garage top jamb.  
4428 - Front patio window frame.  
4408 - Attic floor joist above bathroom.  
Infestation may extend into inaccessible areas.  
\*\* This is a Section 1 Item \*\*

2E.1  
RECOMMENDATION: Seal the structure and fumigate with an approved fumigant for the eradication of kaloterme

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(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.

2E.2

RECOMMENDATION:

In lieu of fumigation, at the request of Toluca Townhome III C/O Onit Property 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  
Item 2F

FINDING: Kaloterme (drywood termite) damage noted at 4408 attic floor joist above bathroom.  
\*\* 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  
Item 3A

FINDING: Dry rot damage noted at:  
362 - Patio window.  
4442 - Living room window trim.  
4456 - Front patio window trim.  
4436 - Front patio window trim.  
4418 - Balcony fascia.  
\*\* 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  
Item 3B

FINDING: Dry rot damage noted at the following locations and units:  
4432 - Exterior living room window trim.  
354 - Sub area header 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.

Other Findings  
Item 4A

FINDING: Water stains noted at:  
4450 - Front door ceiling.  
\*\* This is a Section 2 Item \*\*

RECOMMENDATION:

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

Other Findings  
Item 4B

FINDING: Cracks, water stains and/or deterioration noted at the master bedroom balcony landings at 4450.  
\*\* This is a Section 2 Item \*\*

RECOMMENDATION:

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

Other Findings  
Item 4C

FINDING: A leak was noted at the glass enclosure of the stall shower of the second bedroom bath 4400.  
\*\* This is a Section 2 Item \*\*

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RECOMMENDATION: Owner/responsible party to employ a licensed contractor to inspect and the repair the glass enclosure as found necessary

Other Findings  
Item 4D

FINDING: Water damage noted at:  
 358 - Attic wall.  
 4406 - Entry ceiling.  
 4422 - Garage bonus room.  
 4432 - Bathroom floor by shower.  
 4410 - Living room wall molding and floor by window.  
 4459 - Garage wall.  
 4404 - Garage bonus room.  
 4402 - Garage.  
 4418 - Storage room.

\*\* This is a Section 2 Item \*\*

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

Other Findings  
Item 4E

FINDING: stall shower door appears to be leaking at unit 362.  
 \*\* This is a Section 2 Item \*\*

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

Other Findings  
Item 4F

FINDING: Cracks noted at balcony landing 4418.  
 \*\* This is a Section 2 Item \*\*

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

Other Findings  
Item 4G

FINDING: Water stains noted at the following units and locations:  
 362 - Garage ceiling and walls.  
 4454 - A/C closet wall, garage ceiling and walls.  
 4406 - A/C closet wall, garage ceiling and walls.  
 4424 - A/C closet wall, garage ceiling.  
 4442 - Water heater wall, garage storage room wall.  
 360 - Garage ceiling.  
 4432 - Garage ceiling.  
 4410 - Garage ceiling.  
 4434 - Garage ceiling.  
 350 - Garage ceiling.  
 354 - Garage ceiling.  
 4428 - A/C closet wall, garage ceiling and wall.  
 4448 - A/C closet wall, garage ceiling and wall.  
 356 - A/C closet wall, garage ceiling and wall.  
 4414 - Garage ceiling.

\*\* This is a Section 2 Item \*\*

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

Other Findings  
Item 4H

FINDING: Water damage noted at the following units and locations:  
 4454 - Front door.  
 4406 - Garage ceiling.  
 4424 - Garage ceiling.  
 4442 - Water heater wall.  
 4432 - Garage ceiling.  
 4410 - Garage ceiling.

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350 - Garage ceiling.  
4414 - Garage ceiling.  
\*\* This is a Section 2 Item \*\*

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

Other Findings  
Item 4I

FINDING: The toilet was noted to be loose in the 352 master bedroom bathroom.  
\*\* This is a Section 2 Item \*\*

RECOMMENDATION: Reset the toilet on a new wax ring.

Further Inspection  
Item 5A

FINDING: Inspection of attic was limited due to construction 4440.  
\*\* 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  
Item 5B

FINDING: No attic crawl hole noted at the bedroom closet of 4450.  
\*\* 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  
Item 5C

FINDING: The inspection of the garage areas was somewhat limited due to storage. Noted at the garage bonus storage room 4450, 4440.  
\*\* 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  
Item 5D

FINDING: The inspection of the garage areas was somewhat limited due to storage at 4440.  
\*\* 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  
Item 5E

FINDING: Inaccessible area noted at attic to build in cabinet 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  
Item 5F

FINDING: The inspection of the garage areas was somewhat limited due to storage 364, 4420, 4438, 4416.  
\*\* 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

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may be an additional cost for re-inspection.

Further Inspection  
Item 5G

FINDING: Inaccessible area noted at sub area due to storage 364.  
\*\* 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  
Item 5H

FINDING: Inaccessible area noted at basement storage room 4438, 4402.  
\*\* 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  
Item 5I

FINDING: The following unit not available day of inspection 4452.  
\*\* 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  
Item 5J

FINDING: Enclosed water heater stand 358, 362.  
\*\* 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  
Item 5K

FINDING: Inaccessible area noted at:  
Sub area / storage area.  
362 - due to rat traps.  
4410 - Blocked by car.  
352 - Storage.  
4406 - due to storage.  
4426 - Storage.  
356 - Nailed shut.  
4428 - Attic due to metal rack below entry hole.  
360 - Screwed shut.  
350- Garage.  
354 -Garage.  
4448 - Storage area.  
4414 - Garage.  
\*\* 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  
Item 5L

FINDING: The inspection of the garage areas was somewhat limited due to storage noted at:  
4454 - sub area.  
4424 - Sub area.  
4442 - Sub area.  
4410 - Garage.  
4406 - Garage.  
4424 - Garage.  
360 - Storage area.

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4432 - Storage area.  
4434 - Garage.  
4434 - Storage area.

\*\* 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  
Item 5M

FINDING: A faulty grade condition was noted on the front porch area of all units' side of the structure.  
\*\* This is a Further Inspection Item \*\*

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

**Proposed Cost Of Item 1A.2, 2A.2, 2C.2, 2E.2 = \$6,400.00**

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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"

Owner/Occupant Date \_\_\_\_\_ Owner/Occupant Date \_\_\_\_\_

Unit # \_\_\_\_\_ Unit # \_\_\_\_\_

"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.

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%

\_\_\_ 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%

\_\_\_ XT-2000 Orange Oil Plus: Active ingredient: d-Limonene..92%

Inert Ingredient..8%

\_\_\_ Termidor Foam (EPA Reg. No. 499-563)

Fipronil...0.005%

Vikane (EPA Reg. No. 62719-4)Active Ingredients: Vikane-sulfuryl floride 99.8%

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.