



# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 4400	Street, City, Zip W - 4456 Kling St, Burbank, CA 91505	Date of Inspection 12/3/2016	No. of Pages 13
Higgins Termite, Inc. 8630 Lankershim Blvd Sun Valley, Ca 91352 8187682614		Ordered By: III, Toluca TH's CCS Inc. 4400 W - 4456 Kling St Burbank, CA 91505	
Firm Registration No. PR 1195	Report No. 134_K	Escrow No.	
Property Owner: Toluca TH's III 4400 W - 4456 Kling St Burbank, CA 91505	Party of Interest: Stein, CMCA, Carol Toluca Townhome III C/O CCS 1023 Hollywood Way Suite 102 Burbank, CA 91505	Report Sent To: Stein, CMCA, Carol 1023 Hollywood Way Suite 102 Burbank, CA 91505	
COMPLETE REPORT <input type="checkbox"/> LIMITED REPORT <input checked="" type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: Multi-Level Attached Townhome Complex Stucco Over Wood Frame with Attached Garages.		Inspection Tag Posted: Meter Box  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 shown on the diagram were not inspected.			
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  
Diagram NOT to scale findings at Approximate Locations, NOT for Escrow Purposes.

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

Inspected By Parkinson, Jeff      State License No. FR 8399      Signature 

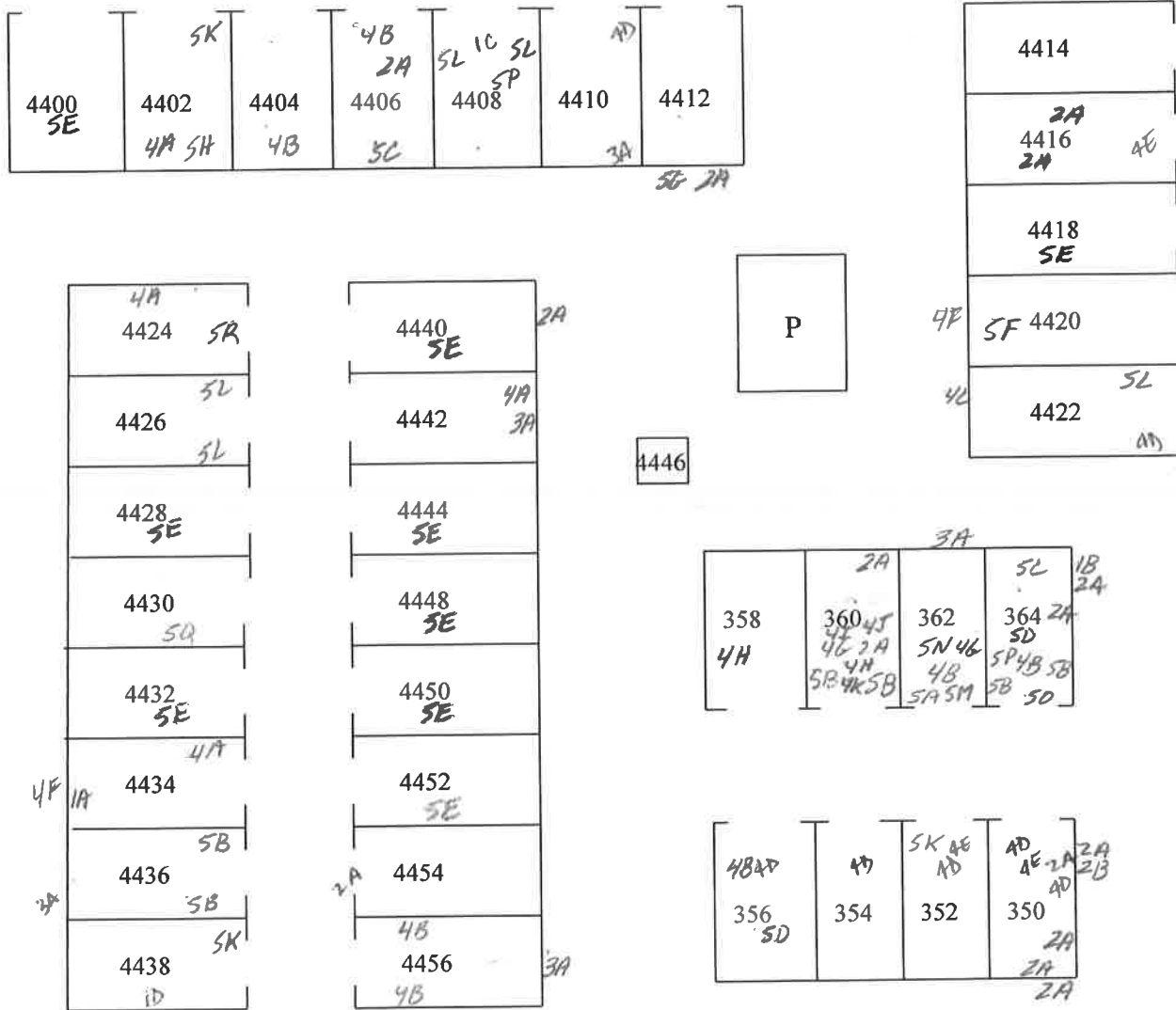
Inspected By Zuniga, Mauricio      State License No. FR 39194      Signature \_\_\_\_\_

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. 43M-41 (REV. 10/01)

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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/ or 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.

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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

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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.

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 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.

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**NOTE:** A VISUAL INSPECTION WAS PERFORMED AND THE INSEPTOR 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.

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

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

**Note: This is a limited inspection report requested by Toluca TH's III, limited to interior, exterior and common areas only. It is recommended that further inspection of the entire structure be made in accordance with the Structural Pest Control regulations.**

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Subterranean Termites

Item 1A FINDING: Evidence of subterranean termites noted at Unit 4434 garage bonus room by vent.  
\*\* This is a Section 1 Item \*\*

RECOMMENDATION: 1A.1 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).

RECOMMENDATION: 1A.2 In lieu of drill/pressure injection treatment, at HOA 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.

Subterranean Termites

Item 1B FINDING: Old Subterranean termite damage noted at Unit 364 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.

Subterranean Termites

Item 1C FINDING: Inactive evidence of subterranean termites noted at the rear of garage of Unit 4408.  
\*\* This is a Section 1 Item \*\*

RECOMMENDATION: Annual inspection of this area is recommended and report on conditions found.

Subterranean Termites

Item 1D FINDING: Evidence of subterranean termites noted at the garage stair 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.

Drywood Termites

Item 2A FINDING: Evidence of kaloterme (drywood termite) noted at the following Units and Areas:  
364- kitchen window.  
4440- exterior planter box.  
4412- front door jamb.  
364- meter closet.  
350- meter closet.  
350- master bedroom bathroom wall, patio fascia board.  
4416- attic and bathroom ceiling light fixture.  
360- kitchen window wall area and master bathroom wall area under window.  
4404- swarms noted at laundry room ceiling light.  
350- sub area rim joist and mudsill.  
4454- garage door jamb.  
Infestation may extend into inaccessible areas.  
\*\* This is a Section 1 Item \*\*

Rec 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.



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Fumigation includes a two (2) year warranty. Higgins Termite will cover or remove pellets after treatment.

Rec 2A.2

RECOMMENDATION:

In lieu of fumigation, at the request of Toluca Townhomes III C/O CCS, 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 the following Units and Areas:  
350- 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.

Fungus/Dryrot  
Item 3A

FINDING: Dry rot damage noted at the following Units and Areas:  
362- front patio window.  
4456- front patio window trim.  
4442- front living room windows.  
4436- front patio window frame trim.  
4410- living room corner hardwood floor, 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.

Other Findings  
Item 4A

FINDING: Water stains noted at the following Units and Areas:  
4434- garage walls.  
4442- garage bonus room.  
4424- furnace closet, basement.  
354- under kitchen sink.  
4402- dining room ceiling.

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

RECOMMENDATION:

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

Other Findings  
Item 4B

FINDING: Water damage noted at the following Units and Areas:  
362- garage ceiling.  
364- garage ceiling.  
4404- bonus room wall.  
4456- garage wall.  
4406- garage ceiling.  
356- garage wall.

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

RECOMMENDATION:

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

Other Findings  
Item 4C

FINDING: Cracked balcony landing noted at Unit 4422.

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

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

Other Findings  
Item 4D

FINDING: Water stains noted at the following Units and Areas:  
 350- garage ceiling, walls and behind laundry.  
 350- sub floor.  
 352- sub floor.  
 354- sub floor.  
 356- sub floor.  
 4454- furnace closet and garage storage area sub floor.  
 4426- furnace closet and garage storage area sub floor.  
 4402- furnace closet and garage storage area sub floor.  
 4410- furnace closet wall.  
 4422- furnace closet wall.

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

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

Other Findings  
Item 4E

FINDING: Earth to wood contact noted at the sub area pier post and stair framing at Units 350, 352 and 4416.  
 \*\* This is a Section 2 Item \*\*

RECOMMENDATION: Trench dirt away to break earth to wood contact for further inspection.

Other Findings  
Item 4F

FINDING: Cracks noted at front balcony landing covering at Units 4434 and 4420.  
 \*\* This is a Section 2 Item \*\*

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

Other Findings  
Item 4G

FINDING: Stall shower glass enclosure appears to be leaking at Units 362 and 360.  
 \*\* This is a Section 2 Item \*\*

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

Other Findings  
Item 4H

FINDING: Water stains noted at Unit 358 attic roof sheathing and drywall.  
 \*\* This is a Section 2 Item \*\*

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

Other Findings  
Item 4I

FINDING: Cracks noted at Unit 360 hallway stall shower tile.  
 \*\* This is a Section 2 Item \*\*

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

Other Findings  
Item 4J

FINDING: Crack hallway stall shower glass enclosure at Unit 360.  
 \*\* This is a Section 2 Item \*\*

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

Other Findings  
Item 4K

FINDING: Cracked and deteriorated hallway stall shower grout at Unit 360.  
 \*\* This is a Section 2 Item \*\*

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

Further Inspection  
Item 5A

FINDING: Inaccessible area noted under platform in garage of Unit 362.  
\*\* 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 5B

FINDING: The inspection of the garage areas was somewhat limited due to storage at Units 364, 4406 and 360.  
\*\* 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 5C

FINDING: Inaccessible area noted at sub area due to storage at Units 364 and 4406.  
\*\* 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 5D

FINDING: Inaccessible attic due to storage noted at Units 364, 356. Note: attic is sealed shut.  
\*\* 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 5E

FINDING: Inaccessible area noted at the following Units as NOT home at this time of Inspection: 4400, 4418, 4428, 4432, 4440, (4444 previously done), 4448, 4450, 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 5F

FINDING: Sub area of Unit 4420 was limited to inspection due to storage.  
\*\* 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 5G

FINDING: Inspection of Unit 4412 was limited to front door only.  
\*\* This is a Further Inspection Item \*\*

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

Further Inspection  
Item 5H

FINDING: Inaccessible area noted at 2nd bedroom of Unit 4402.  
\*\* This is a Further Inspection Item \*\*

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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: What appears to be earth to wood contact noted at front of Unit porches and patios throughout.  
\*\* This is a Further Inspection Item \*\*

RECOMMENDATION: Open area to determine proper grade conditions.

Further Inspection  
Item 5J

FINDING: The inspection of the garage areas was somewhat limited due to storage at Units 352, 4438 and 4410 at rear of garage.  
\*\* 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 5K

FINDING: Inaccessible area noted under furnace platform in garage at Units 352 and 4438. Also furnace closet of Unit 4402.  
\*\* 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 5L

FINDING: The inspection of the garage areas was somewhat limited due to excessive storage at Units 4422, 4426 and 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  
Item 5M

FINDING: Inaccessible area noted at Unit 362 rear master bedroom window as covered with plastic.  
\*\* 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 5N

FINDING: Unit 362 attic area limited for a complete inspection due to insulation falling down.  
\*\* 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 5O

FINDING: Unit 364 rear bedroom windows inaccessible for inspection as blocked by drapes and furniture.  
\*\* 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 5P

FINDING: Inaccessible attic due to storage at Units 364 and 4406.  
\*\* This is a Further Inspection Item \*\*

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

PAGE 12 OF STANDARD INSPECTION REPORT ON PROPERTY AT:

Building No. 4400	Street, City, Zip W - 4456 Kling St, Burbank, CA 91505	Date of Inspection 12/3/2016	Report No. 134_K
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An additional cost may be issued for re-inspections.

Further Inspection

Item 5Q FINDING: Unit 4430 attic area 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.

Further Inspection

Item 5R FINDING: What appears to be inactive drywood termite evidence noted at Unit 4224 rear 2nd floor window.  
\*\* 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.

Proposed cost of Items: 1A.2, 1D, 2A.2= No Charge Under Service Contract Warranty

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

NOTICE TO OWNER/TENANT: "State law requires that you be given the following information: CAUTION--PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Companies are registered and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for the use by the California Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that, based on existing scientific evidence, there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends on exposure, so exposure should be minimized"

"If within 24 hours the following application you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center (800) 876-4766 and your pest control company immediately."

"For further information, contact any of the following:

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

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

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

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

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%

