

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

#: 20160003

BUILDING NO. 16	STREET PASEO CARLA	CITY ORANGE	ZIP 92673	Date of Inspection 03/15/2016	NUMBER OF PAGES 1 of 5
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STROM'S TERMITE SERVICES
P.O. BOX 1415
WEST COVINA CA 91793-1415
CELL 626 890-6416
PR 6656



Ordered by: MONA ALEMZADEH CENTURY 21 INVERNESS REALTY 115 S. GARFIELD AVE ALHAMBRA, CA 91801 PH.# 213-220-8767 FAX: 626-656-2845	Property Owner and/or Party of Interest JOHN & KARLY WAIKLE SAME PH.# 949-485-8946	Report sent to:
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COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

GENERAL DESCRIPTION: This is a two story, stucco, single family residence. It has an attached garage and no patio. It has a tile roof and was occupied and furnished at the time of inspection.	Inspection Tag Posted: Garage. Other Tags Posted:
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An inspection has been made of the structure(s) on the diagram in accordance with the the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites
 Drywood Termites
 Fungus/Dryrot
 Other Findings
 Further Inspection

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

Key: 1 = Substructure 2 = Stall Shower 3 = Foundation 4 = Porches 5 = Vents 6 = Abutments 7 = Attic 8 = Garage 9 = Patio 10 = Interior 11 = Exterior



Inspected By JOHN C STROM License No. OPR 12410 Signature *John Strom*

You are entitled to obtain copies of all reports and completion notices on this property report 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, California 95815-3831.

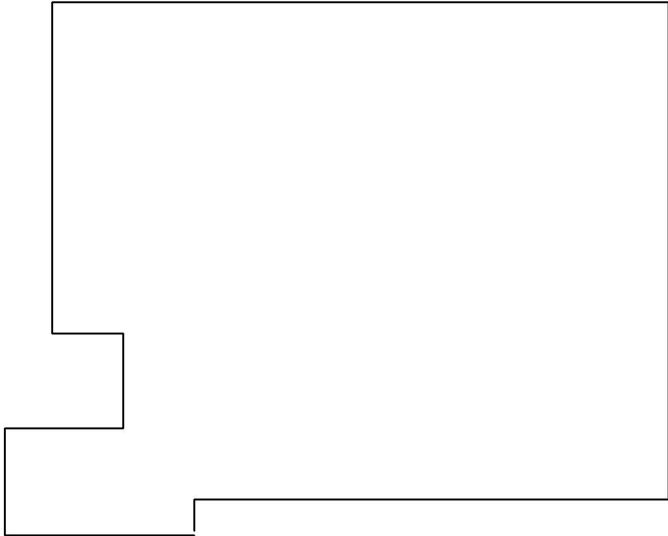
NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov. (form tib_pics1 - 3.15.08) 43M-41 (Rev. 10/01)

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NOTE: Diagram is not to scale and findings are in approximate locations.

2006

Clear Report



Front

Diagram of Area Inspected:

An inspection has been made of the structure(s) 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.

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NOTES, CAUTIONS AND DISCLAIMERS AREA

THE PEST CONTROL INDUSTRY RECOGNIZES A STRUCTURE TO HAVE CERTAIN AREAS BOTH INACCESSIBLE AND NOT INSPECTED. THESE AREAS INCLUDE BUT ARE NOT LIMITED TO: INACCESSIBLE AND/OR INSULATED ATTICS OR PORTIONS THEREOF, ATTICS WITH LESS THAN 18" CLEAR CRAWL SPACE, THE INTERIOR OF HOLLOW WALLS; SPACES BETWEEN A FLOOR OR PORCH DECK AND THE CEILING BELOW; AREAS WHERE THERE IS NO ACCESS WITHOUT DEFACING OR TEARING LUMBER, MASONRY, OR FINISHED WORK; AREAS OR BELOW APPLIANCES OR BENEATH FLOOR COVERINGS, FURNISHINGS; AREAS WHERE BEHIND ENCUMBRANCES, STORAGE, CONDITIONS, OR LOCKS MAKE INSPECTION IMPRACTICAL; AND AREAS OR TIMBERS AROUND EAVES THAT WOULD REQUIRE USE OF AN EXTENSION LADDER.

SLAB FLOOR CONSTRUCTION HAS BECOME MORE PREVALENT IN RECENT YEARS. FLOOR COVERING MAY CONCEAL CRACKS IN THE SLAB THAT WILL ALLOW INFESTATIONS TO ENTER. INFESTATIONS MAY BE CONCEALED BY PLASTER, SHEETROCK OR OTHER WALL COVERINGS SO THAT A DILIGENT INSPECTION MAY NOT UNCOVER THE TRUE CONDITION. THE ROOF WAS NOT INSPECTED DUE TO LACK OF ACCESSIBILITY, QUALIFICATION AND LICENSING. THESE AREAS ARE NOT PRACTICAL TO INSPECT BECAUSE OF HEALTH HAZARDS, DAMAGE, OBSTRUCTION OR INCONVENIENCE AND UNLESS SPECIFIED OR DESCRIBED IN THIS WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT. THIS COMPANY SHALL EXERCISE DUE CARE DURING INSPECTIONS AND TREATMENTS BUT ASSUMES NO LIABILITY FOR ANY DAMAGE TO TILES, SLATES, SHINGLES OR OTHER ROOFING MATERIALS, INCLUDING PATIO COVERS, ALUMINUM AWNINGS, SOLAR HEATING, PLANTS, SHRUBBERY OR PAINT DURING ANY TYPE OF TREATMENT.

THIS COMPANY SHALL RECOMMEND FURTHER INSPECTION IF THERE IS ANY QUESTION ABOUT NOTED AREAS. THIS COMPANY WILL NOT REINSPECT UNLESS A BUILDING PERMIT [WHERE APPLICABLE] IS POSTED AND SIGNED VIA: LOCAL BUILDING CODE INSPECTOR. IF A REINSPECTION IS EITHER REQUIRED OR REQUESTED IT MUST BE COMPLETED WITHIN FOUR MONTHS FROM THE DATE OF THE ORIGINAL INSPECTION. THE COST OF A REINSPECTION SHALL NOT EXCEED AND WILL BE THE SAME AS THE COST OF THE ORIGINAL INSPECTION. ANY RECONSTRUCTION TO THE STRUCTURE, AT AREAS THAT WERE INACCESSIBLE DURING THE ORIGINAL INSPECTION SHALL BE REINSPECTED BY THIS COMPANY PRIOR TO ANY CLOSING OF AREA[S]. RE: STRUCTURAL PEST CONTROL ACT ARTICLE 6 SECTION 8516[B], PARAGRAPH 1990[J]. AMENDED MARCH 1, 1974.

THE PURPOSE OF THIS REPORT IS TO DOCUMENT FINDINGS AND RECOMMENDATIONS WHICH PERTAIN TO THE ABSENCE OR PRESENCE OF WOOD DESTROYING ORGANISMS AND OR CONDUCIVE CONDITION[S] AT THE TIME OF INSPECTION. THIS REPORT SHOULD BE READ CAREFULLY AND IS NOT TO BE CONFUSED WITH A HOME MAINTENANCE SURVEY. THE CLIENT'S COOPERATION AND COMPLIANCE TO CORRECT AND OR COMPLETE THE RECOMMENDATIONS DOCUMENTED IN THIS REPORT ARE OBLIGATORY. WITHOUT A MUTUAL EFFORT THIS COMPANY CAN NOT ASSURE EFFECTIVE OR SATISFACTORY RESULTS.

THE OWNER OF THIS STRUCTURE HAS CERTAIN OBLIGATIONS REGARDING MAINTENANCE AND PERTAINING TO THE DETERRENCE OF WOOD DESTROYING ORGANISMS. MAINTENANCE PROCEDURES INCLUDE; BUT ARE NOT LIMITED TO: REASONABLE CLEANING, UPKEEP OF ROOFS, GUTTERS AND DOWNSPOUTS; PAINTING AND SEALING OF EXPOSED SURFACES; CAULKING ABOUT DOORS AND WINDOWS OR GROUTING ABOUT COMMODES, TUB AND SHOWER ENCLOSURES; STORING MATERIALS ONE FOOT AWAY THE STRUCTURE'S FOUNDATIONS; PROVIDING ADEQUATE VENTILATION, MAINTAINING PROPER DRAINAGE AWAY FROM STRUCTURE (INCLUDING SPRINKLER SYSTEMS); KEEPING SOIL LEVELS BELOW THE TOP OF FOUNDATIONS AND PROHIBITING EARTH CONTACT WITH WOOD COMPONENTS OF THE STRUCTURE(S).

PREPARATION IS MANDATORY AND IT IS THE OWNER RESPONSIBILITY TO PROVIDE THE UTILITIES NECESSARY FOR TERMITE WORK. ALL SOIL SHALL BE SOAKED SIX INCHES DEEP AND TWELVE INCHES OUTWARD FROM EXTERIOR FOUNDATIONS ONE DAY PRIOR TO FUMIGATION. ALL PLANTS OR SHRUBBERY MUST BE TRIMMED BACK ONE FOOT FROM STRUCTURE PRIOR TO ANY FUMIGATION OR SUBTERRANEAN TERMITE TREATMENT. ANY STORED MATERIALS, FURNISHINGS, ETC., ON SLAB FLOORING MUST BE MOVED ONE FOOT AWAY FROM FOUNDATION AND PARTITION WALL INSPECTING AND TREATMENT. THE OWNER MUST ALLOW ACCESS FOR ANY NECESSARY INSPECTION OR TREATMENT.

GUARANTEE POLICY:

THIS GUARANTEE EXCLUDES STRUCTURES WITH SUB SLAB HEATING/AIR CONDITIONING SYSTEMS, PLENUM CONSTRUCTION WITH AIR CONDITIONING AND HEATING DUCT IN USE, A WELL OR CISTERN WITHIN FIFTY FEET AND AREAS THAT ARE INACCESSIBLE FOR TREATMENT. ADDITIONAL EXCLUSIONS INCLUDE STRUCTURES WITH DAMAGE TO OR FROM EXCESSIVE MOISTURE, INADEQUATE CONSTRUCTION, AREAS OF INACCESSIBILITY, DETERIORATING MATERIALS, MASONRY FAILURE, GRADE ALTERATION, PIPES AND CONDUITS BENEATH CONCRETE SLAB, FURNISHINGS OR CONTENTS, ETC. NO GUARANTEE WILL BE ISSUED FOR ANY WORK THAT IS A SECONDARY RECOMMENDATION OR WORK COMPLETED BY OTHERS. GUARANTEED FOR THIRTY DAYS ARE ANY PLUMBING, GROUTING, CAULKING AND RESETTING OF COMMODES, SINKS OR ENCLOSURES. ALL OTHER WORK PERFORMED BY THIS COMPANY SHALL BE GUARANTEED FOR THE DURATION OF 1 YEAR. THIS GUARANTEE COVERS WORK PERFORMED BY THIS COMPANY AND DOES NOT INCLUDE EVIDENCE THAT APPEARS DURING THE COURSE OF THE GUARANTEE PERIOD AND INACCESSIBLE AREAS THAT ARE MADE ACCESSIBLE DURING THE GUARANTEE PERIOD. PAYMENT AS RECOMMENDED ON THE WORK AUTHORIZATION PAGES WILL DUE UPON COMPLETION UNLESS OTHER ARRANGEMENTS ARE MADE IN WRITING. LATE FEES ACCRUE AT THE RATE OF ONE AND A HALF PERCENT MONTHLY (18 PER CENT ANNUALLY) FROM THE DATE OF COMPLETION.

THIS WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT DOES NOT INCLUDE WORK WHICH REQUIRES CONTACT WITH MATERIALS CONTAINING ASBESTOS. TERMITE INSPECTORS HAVE NO EXPERTISE OR LICENSE IN ASBESTOS ANALYSIS. ASBESTOS IS A NATURAL OCCURRING MINERAL FIBER USED EXTENSIVELY IN CONSTRUCTION PRIOR TO 1978. THE OWNER, EMPLOYEE OR CONTRACTOR MUST DETERMINE THE ASBESTOS STATUS PRIOR TO THE COMMENCEMENT OF WORK ON A PROJECT. OCCUPANTS AND EMPLOYEES MUST BE PROTECTED FROM ASBESTOS FIBER RELEASE. SHOULD ASBESTOS BE OBSERVED DURING ANY CONSTRUCTION OR DEMOLITION, WORK MUST STOP. THE OWNER SHALL OBTAIN THE SERVICES OF AN ASBESTOS ABATEMENT CONTRACTOR TO EVALUATE THE SITUATION, PROVIDE THE NECESSARY SERVICES AND CERTIFY THE AREA SAFE BEFORE WORK MAY RESUME. ASBESTOS STATEMENT REF: AB2040, SB2572 AND GENERAL INDUSTRY SAFETY ORDER NUMBER 5208.

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NOTE:

THE ROOF WAS NOT INSPECTED. IF ROOF INFORMATION IS NECESSARY, PLEASE CONTACT THE APPROPRIATE LICENSED TRADESMAN. WOOD MEMBERS THAT REQUIRE ACCESS TO THE ROOF TO BE INSPECTED, WERE NOT INSPECTED AND THIS COMPANY ASSUMES NO RESPONSIBILITY FOR ANY CONDITIONS THAT MAY EXIST.

NOTICE: THE STRUCTURAL PEST CONTROL BOARD ENCOURAGES COMPETITIVE BUSINESS PRACTICES AMONG REGISTERED COMPANIES. REPORTS ON THIS STRUCTURE PREPARED BY VARIOUS REGISTERED COMPANIES SHOULD LIST THE SAME FINDINGS (i.e. TERMITE INFESTATIONS, TERMITE DAMAGE, FUNGUS DAMAGE, ETC.). HOWEVER, RECOMMENDATIONS TO CORRECT THESE FINDINGS MAY VARY FROM COMPANY TO COMPANY. THEREFORE, YOU MAY WISH TO SEEK A SECOND OPINION SINCE THERE MAY BE ALTERNATIVE METHODS OF CORRECTING THE FINDINGS LISTED ON THIS REPORT THAT MAY BE LESS COSTLY.

The ATTIC was 50 percent INACCESSIBLE. The INACCESSIBILITY was due to CONSTRUCTION.

We recommend PERIODIC INSPECTION.

8. GARAGE AREA

ITEM NO. 8A

NOTE:

NOTE: (SECTION NOT DETERMINED.)

THE GARAGE WALLS ARE COVERED. THIS CONDITION MADE AREAS NORMALLY INSPECTED IMPRACTICAL TO INSPECT. CONDITIONS DO NOT WARRANT FURTHER INSPECTION AT THIS TIME UNLESS OTHERWISE NOTED IN THIS REPORT.



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COMMENTS AND OTHER INFORMATION AREA

NOTE:

NOTE:

THIS IS TO CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS FREE OF EVIDENCE OF ACTIVE INFESTATION OR INFECTION IN VISIBLY ACCESSIBLE AREAS.

STROM'S TERMITE SERVICES

P.O. BOX 1415

WEST COVINA CA 91793-1415

CELL 626 890-6416

PR 6656



Inspection Date: 03/15/2016

Inspected By: JOHN C STROM

Photo Addendum

16 PASEO CARLA * ORANGE, CA 92673

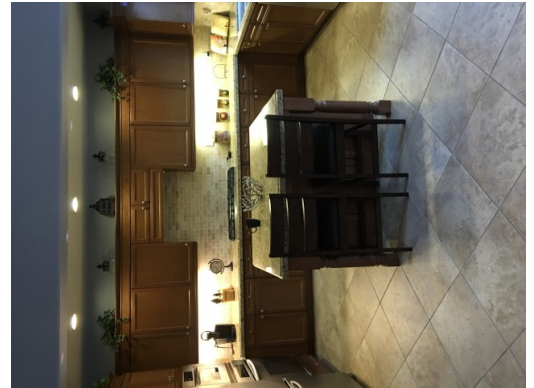
Description:

Picture:

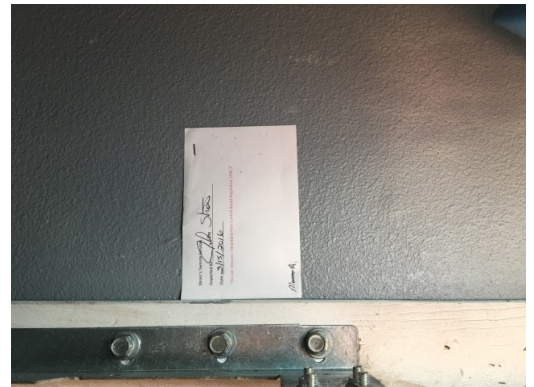
PICS\20160003\IMG_0547 (SMALL).JPG
garage storage, walls finished. clean and clear



PICS\20160003\IMG_0561 (SMALL).JPG
interiors clean and clear. all pictures interior rotated just putting in one.



PICS\20160003\IMG_0551 (SMALL).JPG
inspection tag posted garage



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PR 6656



Inspection Date: 03/15/2016

Inspected By: JOHN C STROM

Photo Addendum

16 PASEO CARLA * ORANGE, CA 92673

Description:

Picture:

PICS\20160003\IMG_0552 (SMALL).JPG
attic clean and clear.



PICS\20160003\IMG_0555 (SMALL).JPG
attic well insulated



PICS\20160003\IMG_0559 (SMALL).JPG
framing all very clean, attic



STROM'S TERMITE SERVICES

P.O. BOX 1415
WEST COVINA CA 91793-1415
CELL 626 890-6416



INVOICE

Invoice Number:
20160003
Invoice Date:
03/15/2016

Bill To:

MONA ALEMZADEH
CENTURY 21 INVERNESS REALTY
115 S. GARFIELD AVE
ALHAMBRA, CA 91801
PH.# 213-220-8767 FAX: 626-656-2845

Address of Property Inspected:

16 PASEO CARLA
ORANGE, CA 92673

Invoice Description:

Date of Inspection: 03/15/2016

Termite Inspection Report Fee: \$ 150.00 (Termite work not included.)

Payments: \$ 0.00 Date: N/A

TOTAL DUE: \$ 150.00

TERMS: Net 90 days.

INSPECTION FEE: Work associated with this inspection report that is completed by this firm within 90 days waives this inspection fee.

FANNIE MAE NO.: _____

FEDERAL TAX ID NO.: _____

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 a lien against your property if they are not paid.