

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
4424	Fenwick Way	North Highlands, CA	95660-3908	06/01/2023	1 of 12



NORTH AMERICAN HOME SERVICES

North American Home Services
3720 Madison Avenue Ste. 270
North Highlands, CA 95660

Tel 916-481-0268 Fax 916-481-0287
 Registration #: PR 6840

A LICENSED PEST CONTROL OPERATOR IS AN EXPERT IN HIS/HER FIELD. QUESTIONS RELATIVE TO THIS REPORT SHOULD BE REFERRED TO HIM/HER.

Report #: 29462

Ordered by: John Torres DocuSigned by: A11F630050DE470... 6/8/2023 7:02 PM PDT	Property Owner and Party of Interest:	Report sent to: John Torres
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COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

General Description: The property consists of a single story residential structure with attached garage, vinyl siding, composite roof, on raised foundation. PARTIALLY FURNISHED/OCCUPIED	Inspection Tag Posted: Garage
	Other Tags Posted: NAHS 6/3/2020 Garage

An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites
 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 = Subterranean Termites 2 = Drywood Termites 3 = Fungus/Dryrot 4 = Other Findings 5 = Unknown Further Inspection

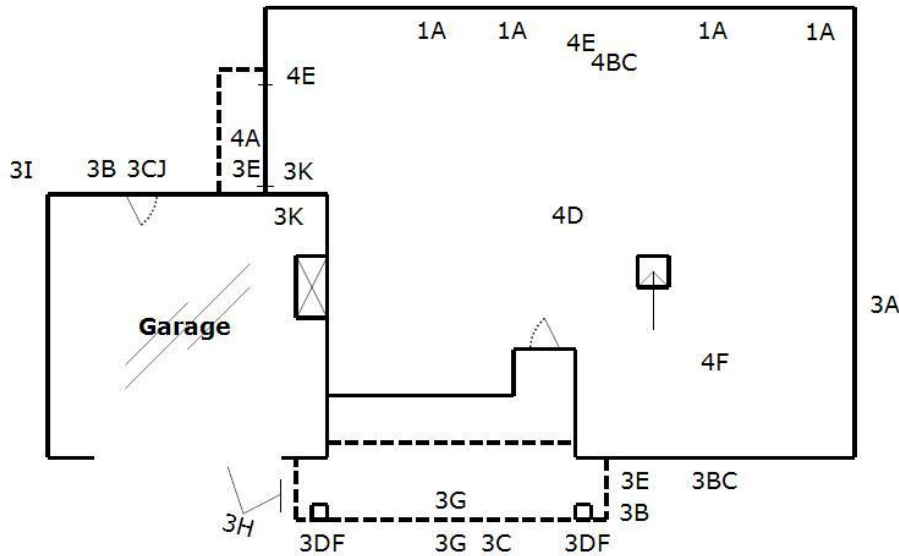


Diagram not to Scale
M. Singer
(916)205-5820

Inspected By: Matt Singer State License No.: FR54488 Signature: _____

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

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

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General Comments

What is a Wood Destroying Pest & Organism Inspection Report? Read this Document. It explains the scope and limitations of a Structural Pest Control Inspection & Wood Destroying Organism Report.

- 1. THE INSPECTION AND REPORT:** Cutting Edge Home Solutions, Inc., dba North American Home Services ("Company") inspects visible and accessible areas for the purpose of identifying wood destroying insects or organisms (fungus and dry rot) as of the date of the inspection and then prepares this Wood Destroying Pests and Organisms Inspection Report ("WDO Report") containing the Company's findings, recommendations, estimates and bids with respect to those infestations or infections. The contents of the WDO Report are governed by the structural pest control act and its rules and regulations.
- 2. NO MECHANICAL, ELECTRICAL, STRUCTURAL OR PLUMBING* INSPECTION:** Some structures may not comply with building code requirements or may have defects associated with structural, plumbing, electrical, mechanical, heating and air conditioning, building envelopes including, but not limited to, stucco, secondary moisture barriers, such as felt paper, flashing, primary moisture barriers such as windows, doors, cladding, and sealants, or other defects that do not pertain to this WDO Report. No testing is performed with regard to the water tight integrity of the building. This WDO Report does not address any such defects as they are not within the scope of the license of the inspector or the Company. A WDO Report does not contain information about asbestos, lead based paint, mold or any other environmental or safety hazard. * The Company does not inspect or certify any plumbing or plumbing related component except the Company will conduct a leak test on any shower stall on the ground floor in accordance with the Structural Pest Control Act. The Company is not responsible for any other plumbing condition.
- 3. NO INSPECTION OF INACCESSIBLE AREAS:** The following areas, when they exist, are considered inaccessible for inspection such as: areas beneath the exterior finish of the outer walls; the interior of hollow walls; wood members above 10 feet from the floor; spaces between an upstairs floor and the ceiling below or a porch deck and soffit below; stall showers over finished ceilings; such structural segments as areas enclosed by bay windows, buttresses, built-in cabinet work, areas under floor coverings; any areas requiring the removal of storage, furnishings or appliances; and any areas to which there is no access without defacing or removing lumber, masonry or finished workmanship. If you desire information about the areas not inspected, a further inspection may be performed at an additional cost. Carpets, window coverings/drapes, furniture, and appliances are not moved and windows are not opened during a routine inspection. The Company's inspection is visual and the inspector does not deface or probe into finished windows, door frames, trim work, floor coverings, walls, ceilings or other finished surfaces.
- 4. NO ROOF INSPECTION:** The roof was not inspected and the Company is not responsible for any roof condition. Please contact a roofing contractor who is licensed by the Contractors' State License Board if you desire any inspection or report of any roof component.
- 5. NO MOLD INSPECTION OR DISCLOSURE; POSSIBLE INADVERTENT MOLD SPORE RELEASE:** This WDO Report DOES NOT INCLUDE any inspection of, or reference to, mold or any mold-like conditions. Mold is not a Wood Destroying Organism and is outside the scope of this WDO Report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold-like conditions, please contact the appropriate mold professional. Any repair or reconstruction may inadvertently allow the release of any existing mold spores or other contaminants. Questions regarding indoor air quality should be directed to a certified Industrial Hygienist. Additional mold information can be found at the California Department of Public Health's webpage: <https://www.cdph.ca.gov/Programs/CCDC/PHP/DEODC/EHLB/IAQ/Pages/Mold-FAQs.aspx>.
- 6. RIGHT TO SECOND OPINION:** 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. You have a right to seek a second opinion from another company.
- 7. PICTURES:** The pictures provided in this report are general representations of items found during this inspection and may not include all locations as they may be found in multiple locations. Some pictures are for general information only and may not represent items that are structurally compromised or in need of corrective action.

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This is a separated report which is defined as Section I/Section II conditions evident on the date of the inspection. Section I contains items where there is visible evidence of active infestation, infection or conditions that have resulted in or from infestation of infection. Section II items are conditions deemed likely to lead to infestation or infection but where no visible evidence of such was found. Further inspection items are defined as recommendations to inspect area(s) which during the original inspection did not allow the inspector access to complete the inspection and cannot be defined as Section I or Section II.

Description of Findings**SECTION: I****SUBTERRANEAN TERMITES**

- Finding: 1A Subterranean termite damage noted 2x6/2x8 RIM JOIST in various locations.
Recommendation: Clean out the effected areas as necessary. Reinforce the damaged wood members by attaching a sister joist. A supplemental report will be issued if additional damage is found during the course of repairs. NOTE: The termite damaged wood members are related to the previous infestation and were not identified at the time of previous inspection, repair, and/or treatment. Therefore, the estimate is based on hard cost in recognition of the oversight.
- Note: The property was previously treated for subterranean termites by North American Home Services. Some termite damaged areas were also repair or reinforced at the time of treatment.
- Price: \$400.00

FUNGUS/DRYROT

- Finding: 3A Minor fungus infection and damage noted to the 1x3 SHINGE TRIM AT THE SEAM, caused by uncontrollable moisture sources.
Recommendation: Dig fungus infection out and and treat with Tim-bor (active ingredient: Disodium Octaborate Tetrahydrate). Fill with an appropriate wood filler/Bondo. A supplemental report will be issued for additional damage found during the course of repairs.
Price: \$65.00
- Finding: 3B Fungus infection and damage noted to the 2x4/2x6 RAFTER TAILS, caused by uncontrollable moisture sources.
Recommendation: Remove and replace the damaged tail portion of rafter with new material. A supplemental report will be issued for additional damage found during the course of repairs. Reinforce with 1x4 or 2x4 sister as needed.
Price: \$380.00
- Finding: 3C Minor fungus infection and damage noted to the 8" V-RUSTIC SHEATHING OF THE ROOF OVERHANG, caused by uncontrollable moisture sources.
Recommendation: From below the eave, dig or shave out the minor fungus infection/damage and Tim-bor (active ingredient: Disodium Octaborate Tetrahydrate). Fill the repaired area with an appropriate wood filler/Bondo. Upon completion, further inspect the felt and roof covering in the area to ensure to confirm the roof covering is not compromised. Seal with mastic if needed. A supplemental report will be issued for additional damage found during the course of repairs requiring the sheathing to be replaced, or roof covering replaced/repaired.
Price: \$495.00
- Finding: 3D Minor fungus infection and damage noted to the BASE OF THE 4x4 SUPPORT POST, caused by uncontrollable moisture sources.

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Recommendation: Temporarily reinforce the roof overhang as needed. Remove the effected support posts as necessary. Install a metal post bracket with metal pad using concrete anchors/redhead. Cut off the fungus infected base of the posts and treat with Tim-bor (active ingredient: Disodium Octaborate Tetrahydrate) wood preservative. Reinstall the repaired post into the new bracket. A supplemental report will be issued if additional damage is found during the course of repairs requiring the post be replaced.

Price: \$320.00

Finding: 3E There is evidence of wood decay fungi (dry rot) damage at the 8" V-RUSTIC SHEATHING OF THE ROOF OVERHANG AT THE VALLEY.

Recommendation: Remove the roof covering and cut back the fascia if necessary to expose the damaged areas. Remove damaged wood as noted in the findings above and replace with new materials. Repair the fascia if necessary, and reinstall the roof covering to the exposed areas only.

Note: Note: While performing repairs in a professional manner, North American Home Services assumes no responsibility for any damage that may occur to the gutters and/or adjoining roof materials.

Note: If interest parties desire a guarantee on the roof covering, they are advised to contact a licensed roofing contractor for further inspection and repairs needed to obtain an adequate guarantee.

Price: \$844.00

Finding: 3F Fungus infection and damage noted to the END OF THE 4x6 FRONT PORCH OVERHANG HEADER AND ATTACHED BARGE RAFTER, caused by uncontrollable moisture sources.

Recommendation: Cut back the header even with the attached barge rafter to eliminate the minor fungus infected wood and treat with Tim-bor (active ingredient: Disodium Octaborate Tetrahydrate). Dig and fill any remaining fungus damage with bondo as necessary. Cut out or block splice repair the barge rafter at the beam on the right side (closest to front door) and treat with Timbor. Remove and replace the left barge rafter from the header to the tail with new material. A supplemental report will be issued if additional damage is found during the course of repairs.

Price: \$532.00

Finding: 3G Fungus infection and damage noted to the 2x8 RIDGE BOARD, BARGE RAFTERS, & V-RUSTIC SHEATHING OF THE FRONT PORCH OVERHANG, caused by uncontrollable moisture sources.

Recommendation: Remove the cap flashing to expose the ridge board. Cut back the back the end of ridge board approximately approximately 2-3" inches to sound wood. Splice repair the adjacent minor barge rafter damage and treat with Tim-bor (active ingredient: Disodium Octaborate Tetrahydrate). Fill the repaired area with bondo if needed. Remove the roof covering to expose the damaged sheathing. Remove and replace the damaged portion of sheathing with new material A supplemental report will be issued if additional damage is found during the course of repairs requiring a portion of wood be replaced. Reinstall the roof covering.

Note: Note: While performing repairs in a professional manner, North American Home Services assumes no responsibility for any damage that may occur to the gutters and/or adjoining roof materials.

Note: If interest parties desire a guarantee on the roof covering, they are advised to contact a licensed roofing contractor for further inspection and repairs needed to obtain an adequate guarantee.

Price: \$516.00

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- Finding: 3H Fungus infection and damage noted to the 1x6 FASCIA & 2x6 RAFTER TAIL, caused by uncontrollable moisture sources.
- Recommendation: Remove and replace the damaged tail portion of rafter with new material. Reinforce with a sister rafter. Remove and replace the fascia with new material, and use the sistered rafter to secure the fascia. A supplemental report will be issued for additional damage found during the course of repairs.
- Price: \$566.00
- Finding: 3I Minor fungus infection and damage noted to the EDGE OF THE 1x6 FASCIA, caused by uncontrollable moisture sources.
- Recommendation: Dig fungus infection out and treat with Tim-bor (active ingredient: Disodium Octaborate Tetrahydrate). Fill the repaired area with an appropriate wood filler/Bondo. A supplemental report will be issued for additional damage found during the course of repairs.
- Price: \$85.00
- Finding: 3J Minor fungus infection and damage noted to the BASE OF BOTH GARAGE MAN-DOOR JAMBS AND STRIKE SIDE DOOR SLAB, caused by uncontrollable moisture sources.
- Recommendation: Shave out the fungus infection and/or minor damage and treat with Tim-bor (active ingredient: Disodium Octaborate Tetrahydrate). Fill the repaired area at the base of the door slab and jambs with Bondo. Seal the seam between the threshold and jamb with an appropriate sealant. A supplemental report will be issued for additional damage found during the course of repairs.
- Price: \$210.00
- Finding: 3K Wood decay fungus and subterranean termites are infecting and damaging 2x6 RIM JOIST BEHIND THE WATER HEATER.
- Recommendation: From the subarea, remove and replace the damaged rim joist with new material. A supplemental report will be issued for additional damage found during the course of repairs.
- Price: \$388.00

OTHER FINDINGS

- Finding: 4E Cellulose debris is present in the subarea.
- Recommendation: Remove and dispose of all loose wood scraps and other cellulose debris of rake-able size to correct condition.
- Note: Cellulose debris is section 1 due to previous subterranean termite activity.
- Price: Included in 1A

SECTION: II**OTHER FINDINGS**

- Finding: 4A The roof to wall flashing above the back porch roof overhang is lifted, which can contribute to possible future leaks.
- Recommendation: Re-secure the flashing to the roof surface, and seal the nails with mastic sealant.
- Price: \$100.00
- Finding: 4B The toilet in the hall bathroom is loose.
- Recommendation: Reset the toilet using a new wax seal. A Supplemental Report will be issued for additional damage found during the course of repairs.
- Price: \$160.00
- Finding: 4C Water is leaking from the showerhead in the hall bathroom.
- Recommendation: Repair/replace the showerhead as necessary.
- Price: Bid Upon Request

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Finding: 4D A plumbing leak was noted at the 2" Cast Iron Gray Water Waste line at the T.
Recommendation: Owner should contact a licensed plumber to make the necessary repairs.

Note: Upon request, NAHS can attempt to repair the plumbing leak with ABS pipe and no-hub couplings for \$800. The estimate will likely exceed a plumbing specialist due to variation in efficiency, and expertise.

Price: Other Trades

Finding: 4F A tree root was observed in the subarea which can alter the concrete footings, and is technically cellulose material.
Recommendation: Excavate the dirt from around the root to allow access with a saw. Using a sawzall, cut out the accessible portion of the tree root. A supplemental report will be issued if alternate removal methods are needed, and/or a larger scope excavation is required.

Note: NAHS assumes no liability for the overall health of the tree, and how removal of the root may effect its longevity or health. Interested parties are advised to consult with a arborist, or landscape professional, if additional information and/or alternative corrective options are desired.

Price: \$500.00

Section I Total: \$4,801.00
Section II Total: \$760.00

Grand Total: \$5,561.00

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Disclaimer

NOTE: The roof coverings were not inspected and not included in this report. If interested parties desire an inspection or guarantee of the integrity of the roof covering, North American Termite recommends they contact a licensed roofing contractor for further inspection and to make any necessary repairs needed to obtain such guarantees.

NOTE: There is debris noted on the roof and/or gutters. Homeowner is advised to clean off the debris to prevent the gutters from overflowing during rainy periods. Improperly draining gutters can cause damage to exposed wood members.

NOTE: Moss was noted on the roof shingles. Since this is an uncontrollable moisture condition, we make no recommendation except that if further information is needed on the condition of the roof, the owner is to employ a licensed roofing contractor for a roof inspection.

NOTE: Portions of the exterior were not possible for inspection due to the vinyl/metal siding. North American Home Services did not remove the siding to complete the inspection and it is not reasonable to require removal from the home owner for the purpose of this inspection. Visible and accessible areas were inspected and there were no adverse conditions. Persons wishing additional information should remove the siding and call for further inspection. No claims are expressed regarding conditions concealed by the siding.

NOTE: Portions of the foundation were not possible for inspection due to bark, landscaping rocks, overgrown vegetation and/or tree growth. North American Home Services does not remove landscaping materials, and only visible and accessible portions were inspected. No claims are expressed regarding conditions in these areas.

NOTE: The exterior of the structure has been recently painted. This is general information only. North American Home Services does not perform invasive/intrusive inspections. This company assumes no liability for damage that may be concealed by others.

NOTE: There are prior repairs visible at the exterior wood work and/or roof overhangs. North American Home Services assumes no responsibility for work performed by others or the materials used to complete work. Furthermore, North American Home Services does not make any representations to conditions that may or may not be concealed by others work. North American Home Services does not perform invasive/intrusive inspections to determine if all damaged material was removed. Owner to contact the appropriate tradesman who performed repairs for guarantee information.

NOTE: Wood fillers were noted to various portions of the exterior. North American Home Services does not represent conditions behind wood fillers.

NOTE: Repair work has been performed prior to North American Home Services inspection of the property. North American Termite is not responsible or liable for any of these repairs or quality of the workmanship.

NOTE: Water stains are visible at the roof overhangs. Water testing for leakage is not within the scope of this inspection. Persons wishing additional information should contact a qualified roofing contractor. This company assumes no liability for leakage that was not visible at the time of inspection.

NOTE: Portions of the roof overhangs were not possible for inspection due to plywood, stucco and/or vinyl soffits. North American Home Services did not remove the soffits to complete the inspection and it is not reasonable to require removal from the home owner for the purpose of this inspection. Visible and accessible areas were inspected and there were no adverse conditions. No claims are expressed regarding conditions concealed by the soffits.

NOTE: No claims are expressed concerning the watertight integrity of the bay window(s) due to the type of material and construction. Water testing for leakage is not within the scope of this inspection. Visible areas were inspected with no adverse conditions found. Persons wishing additional information should contact a window contractor.

NOTE: Areas of the structure and roof overhangs above the inspector's reach are inaccessible for complete inspection and were only visually inspected as practical from ground level under today's conditions. North American Home Services does not inspect second story areas from ladders, from windows, or from the roof. North American Home Services assumes no responsibility for infestation, infection, and/or damage that could exist in areas above inspector's reach and not visible nor probed from ground level.

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NOTE: Portions of the garage were not possible for inspection due to homeowner storage and/or cabinets. North American Home Services is not authorized to handle homeowner belongings and/or move cabinets. Visible and accessible areas were inspected and there were no adverse conditions. No claims are expressed regarding conditions concealed by the storage.

NOTE: The exterior wood work and/or roof overhangs including some doors and/or jambs have been stained, delaminated and/or deteriorated by weather or age in some locations. A certain amount of deterioration is considered normal. There was no evidence of adverse conditions other than those findings detailed in this report. North American Home Services does not perform invasive/intrusive inspections to preserve the integrity of finished products. Owner should inspect these wood members in the future as a normal responsibility of home ownership. It was also noted that there were areas of peeling or missing paint. Interested parties should contact a qualified painting contractor for correction.

NOTE: Interior deterioration's noted at the interior of the structure. A certain amount of deterioration to floor coverings, window openings, baseboards, and wall coverings is considered normal for a structure of this age. North American Home Services does not probe finished surfaces. Owner should inspect these items in the future as a normal responsibility of home ownership.

NOTE: The interior of the structure was limited due to the presence of the dishwasher and/or refrigerator in the kitchen and/or the washer/dryer in the laundry area. North American Home Services does not remove appliances to complete the inspection. No claims are expressed regarding conditions concealed by the appliances.

NOTE: The interior of the structure has been recently painted. This is general information only. North American Home Services does not perform invasive/intrusive inspections. This company assumes no liability for damage that may be concealed by others.

NOTE: Some window stools were noted swollen and deteriorated from previous leakage. A certain amount of deterioration is considered normal for a structure of this age. North American Home Services does not probe finished surfaces. Owner should inspect these items in the future as a normal responsibility of home ownership.

NOTE: Discoloration was noted at the ceilings at some locations. This does not appear to be water stains or any evidence of leakage. It appears to be caused by painting. Persons wishing additional information should contact the current owner.

NOTE: There are interior repairs and/or remodeling performed by others. North American Home Services assumes no responsibility for work performed by others or the materials used to complete work. Furthermore, North American Home Services does not make any representations to conditions that may or may not be concealed by others work. North American Home Services does not perform invasive/intrusive inspections to determine if all damaged material was removed. Owner to contact the appropriate tradesman who performed repairs for guarantee information.

NOTE: Cracks in drywall of some areas of the ceiling and/or walls due to expansion and contraction and settling of the structure. This condition is considered normal for structures in this area. No evidence of leakage or other adverse conditions were noted. This is for general information only.

NOTE: The attic was viewed from the access opening only, showing no signs of adverse conditions unless otherwise outlined in this report. North American Home Services assumes no liability for any damage that was concealed or not visible at the time of the inspection. If interested parties desire a guarantee of the roof covering, they are advised to contact a licensed roofing contractor for further inspection.

NOTE: There are prior repairs visible at the sub area wood work and/or framing. North American Home Services assumes no responsibility for work performed by others or the materials used to complete work. Furthermore, North American Home Services does not make any representations to conditions that may or may not be concealed by others work. North American Home Services does not perform invasive/intrusive inspections to determine if all damaged material was removed. Owner to contact the appropriate tradesman who performed repairs for guarantee information.

NOTE: Water stains and minor deteriorations are visible at the bottom plate, rim joist, and/or sub flooring as viewed from the sub area. No evidence of leakage was noted at the time of inspection. Areas were probed and compared to other

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locations with no adverse conditions noted. This company assumes no liability for leakage that was not visible at the time of inspection.

NOTE: Evidence of seasonal moisture noted in the sub area. Water staining was noted on pier posts, calcium deposits and efflorescence noted on the foundation, and signs of water erosion were noted in the soil. Conditions were not found to be muddy at the time of inspection. Periodic inspection is recommended.

TREATMENT AND/OR REPAIR TERMS AND CONDITIONS

Cutting Edge Home Solutions, Inc., dba North American Home Services ("Company") and the owner of the inspected real property, or the authorized agent thereof, ("Owner") expressly agree that the following notices, warnings, terms and conditions are incorporated into and made a part of their agreement for treatment and/or repair relating to the real property:

1. PESTICIDE WARNING: 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 use by the 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 upon the degree of exposure, so exposure should be minimized. If within 24 hours following application you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center (800-222-1222) and your pest control company immediately.

For further information, contact any of the following: Your Pest Control Company (916-481-0268); for Health Questions-the County Health Department; for Application Information-the County Agricultural Commissioner, and for Regulatory Information-the Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California 9815 (916-561-8704).

County Health Department Agricultural Commissioner
 El Dorado ... 530-621-6120 // 530-621-5520
 Placer ... 530-889-7119 // 530-889-7372
 Sacramento ... 916-875-8440 // 916-875-6603
 San Joaquin ... 209-468-3411 // 209-468-3300
 Yolo ... 530-666-8645 // 530-666-8140

OCCUPANTS CHEMICAL NOTICE

North American Home Services will use pesticide chemical(s) specified below for the control of wood destroying pests or organisms in location identified in the Structural Pest Control report as indicated above.

Pest(s) to be controlled:

Subterranean termites
 Fungus or Dry rot
 Beetles
 Drywood Termites
 Other: _____

The pesticide(s) proposed to be used and the active ingredient(s)

Timbor (Active ingredient: Disodium Octoborate Tetrahydrate)
 Termidor HE (Active ingredient: Fipronil)
 Termidor Dry (Active ingredient: Fipronil)
 Termidor Foam (Active ingredient: Fipronil)
 Other: _____

Persons with respiratory or allergic condition, or others who may be concerned about their health relative to this chemical treatment, should contact their physician concerning occupancy during and after chemical treatment prior to signing this

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notice. NO CHEMICAL APPLICATION WILL BE PERFORMED UNTIL SUCH TIME THAT THIS NOTICE IS RETURNED. HAVING READ THE INSTRUCTIONS, I, THE UNDERSIGNED, WILL ACCEPT RESPONSIBILITY FOR ALL THE AFOREMENTIONED.

Owner/Occupant Date

2. **MECHANICS LIEN WARNING: 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.
3. **MINIMUM CHARGE:** The minimum charge for any work performed by the Company is \$395.00 regardless of any item's bid amount.
4. **REINSPECTION AND ANY RELATED FEE:** This company will reinspect repairs completed by others within four months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each reinspection. The reinspection must be completed within ten (10) working days of request. The reinspection is a visual inspection and if inspection of concealed areas is desired, inspection of work in progress performed by others will be necessary. Owner agrees to promptly notify the Company of the status of any repairs being performed by others so that Any guarantees must be received from parties performing repairs.
5. **COMPANY NOT RESPONSIBLE FOR INCIDENTAL DAMAGE:** The Company may perform repair work that may inadvertently alter or damage hidden or inaccessible mechanical, plumbing, electrical, solar, roof, gutters, or other structural components. The Company is not responsible for any such incidental damage or any damage to any plants, trees or other landscaped materials.
6. **COMPANY NOT RESPONSIBILITY FOR ANY PAINT MATCHING OF ANY REPAIR:** Painting of any repair item performed by the Company cannot match the existing paint due to numerous factors. This includes re-painting with the same paint that the Owner may have stored at the property. The Company is not responsible for any paint match for any reason whatsoever.
7. **ADDITIONAL INSPECTION FEES AND CHARGES FOR ITEMS DISCOVERED IN INACCESSIBLE AREAS UNCOVERED DURING REPAIR:** Additional charges for any repairs for damaged areas that were not discoverable because they were located in inaccessible areas and discovered in the course of original repairs shall be made on any new terms that may be negotiated between Owner and the Company.
8. **PERMIT CHARGES NOT INCLUDED; ADDITIONAL CHARGES FOR WORK AND FEES OUTSIDE THE SCOPE OF THIS AGREEMENT :** Additional charges will be made for any permit application and fees, if needed. Additional charges and fees will apply if any governmental entity requires additional work to make the property improvements code compliant.
9. **GUARANTEES:** The Company guarantees woodwork repair(s) for a period of one year after completion of the repair(s). The Company guarantees its termite treatment for a period of one year after completion of the treatment. The Company guarantees any plumbing repair(s) and caulking for a period of 30 days after completing of the plumbing repair(s) and caulking.
10. **PAYMENT TERMS; DEPOSIT; LATE CHARGES:** The total amount pursuant this WDO Report is due and payable immediately at the completion of the work completed. A 25% deposit shall be due and payable before any work performed

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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if the estimated charges exceed \$4,000.00. A late charge of 1.5% per month (18% per annum) shall apply to any balance not paid when due. The Company retains the right to record and prosecute any Mechanic Lien in addition to the remedies set forth herein.

11. ESCROW PAYMENT CONTINGENCY: The Company may agree to have all sums due hereunder to be paid at any close of escrow relating to the real property. The following contingencies apply if the Company agrees to be paid out of escrow: (1) Escrow must be opened with a fully executed real estate purchase and sale contract; (2) Owner must immediately provide the Company with the escrow company name and address, escrow officer name and contact information and escrow number; and (3) Owner will timely submit any payment instructions in escrow necessary to secure payment to the Company at close of escrow. Notwithstanding anything contained in the foregoing, the amounts due hereunder shall be immediately due and payable upon the earlier of the following two events: (1) termination of Owner's real estate purchase and sale agreement, or (2) 45 days from completion of the Company's work hereunder.

12. ENTIRE AGREEMENT; MODIFICATION; WAIVER: This WDO Report constitutes the entire agreement between the parties pertaining to the subject matter contained herein and supersedes all prior and contemporaneous agreements, representations, and understandings of the parties. No supplement, modification, or amendment of this WDO Report shall be binding unless executed in writing by the Company. No waiver of any of the provisions of this WDO Report shall be deemed, or shall constitute, a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed in writing by the party making the waiver.

13. GOVERNING LAW; MEDIATION REQUIREMENT; VENUE; ATTORNEY'S FEES: This WDO Report shall be construed in accordance with, and governed by, the laws of the State of California. The parties hereby consent and agree that they will first submit any dispute arising out of this Agreement to non-binding mediation prior to initiating any legal action in a court of competent jurisdiction. Each party will pay one-half of any related mediation cost and expense. The mediator shall be either an attorney with 10 or more years' experience practicing in the State of California, a retired California judge or a certified California mediator. The parties agree to participate in good faith in the mediation process. If the matter is not resolved in mediation, then the parties may pursue their claim to a court of competent jurisdiction. The sole and exclusive venue shall be in Sacramento County, California. The prevailing party to any action brought pursuant to this Agreement shall be entitled to all damages, including reasonable attorney's fees and costs, EXCEPT that a prevailing party shall only be entitled to reasonable attorney's fees if they have first mediated their claim as set forth above. EXCLUDED from this mediation first requirement are the Company's Mechanics Lien remedies as provided for under California law.

14. SEVERABILITY: If any provision of this WDO Report is held invalid or unenforceable by any court of final jurisdiction, it is the intent of the parties that all other provisions of this WDO Report be construed to remain fully valid, enforceable, and binding on the parties.

15. INDEPENDENT REVIEW; CONSTRUCTION: Each party to this Agreement has had, has been provided the opportunity to have, or has declined at its own peril to have, its own legal counsel review and comment regarding the terms and conditions of this WDO Report and no provision of this WDO Report shall be construed against any party on the ground that such party or its counsel drafted the provision.

16. PRIVACY NOTICE: This privacy notice discloses the privacy practices for the Company. It will notify you of the following:

- a. What personally identifiable information is collected from you and how it is used and with whom it may be shared.
- b. What choices are available to you regarding the use of your data.
- c. The security procedures in place to protect against the misuse of your information.
- d. How you can correct any inaccuracies in the information.

Information Collection, Use, and Sharing:

We are the sole owners of the information collected. We only have access to/collect information that you voluntarily give us via contract/website/phone/email or other direct contact from you. We will not sell or rent this information to anyone.

We will use your information to respond to you, regarding the reason you contacted us. We will not share your information

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with any third party outside of our organization, other than as necessary to fulfill your request, e.g. to register a permit necessary for repairs.

Unless you ask us not to, we may contact you via email in the future to tell you about specials, new products or services, or changes to this privacy policy.

Your Access to and Control Over Information:

You may opt out of any future contacts from us at any time. You can do the following at any time by contacting us via the email address or phone number given in this contract.

- a. See what data we have about you, if any.
- b. Change/correct any data we have about you.
- c. Have us delete any data we have about you.
- d. Express any concern you have about our use of your data.

Security:

We have several security measures in place to protect your information. Only employees who need the information to perform a specific job (for example, billing or customer service) are granted access to personally identifiable information. The files/computers/servers in which we store personally identifiable information are kept in a secure environment. We do not retain any payment information, physically or digitally.

If you feel that we are not abiding by this privacy policy, you should contact us immediately via telephone at 916-481-0268.

WORK ORDER AGREEMENT

Building No. 4424	Street Fenwick Way	City North Highlands, CA	Zip 95660-3908	Date 06/06/23
		North American Home Services 3720 Madison Avenue Ste. 270 North Highlands, CA 95660 Tel 916-481-0268 Fax 916-481-0287 Registration #: PR 6840		A LICENSED PEST CONTROL OPERATOR IS AN EXPERT IN HIS/HER FIELD. ANY QUESTIONS RELATIVE TO THIS REPORT SHOULD BE REFERRED TO HIM/HER. Report #: 29462
Ordered by: John Torres		Property Owner and Party of Interest:		Completion sent to: John Torres

COST FOR WORK RECOMMENDED FOR TERMITE REPORT #: 29462

SECTION I		SECTION II		SECTION NOT DETERMINED OR FURTHER INSPECTION RECOMMENDED	
1A	\$400.00	3J	\$210.00	4A	\$100.00
3A	\$65.00	3K	\$388.00	4B	\$160.00
3B	\$380.00	4E	INCLUDED	4C	BID REQ
3C	\$495.00			4D	OTHER
3D	\$320.00			4F	\$500.00
3E	\$844.00				
3F	\$532.00				
3G	\$516.00				
3H	\$566.00				
3I	\$85.00				
Total Section I: \$4,801.00		Total Section II: \$760.00			

I HEREBY AUTHORIZE NORTH AMERICAN HOME SERVICES TO PERFORM THE FOLLOWING ITEMS:

TERMS:

DOES ANY PERSON LIVING OR WORKING AT THIS ADDRESS HAVE ANY KNOWN CHEMICAL SENSITIVITIES OR ALLERGIES? YES / NO

HAVE YOU OR ANYONE ELSE LIVING OR WORKING AT THIS ADDRESS EVER MADE ANY PESTICIDE APPLICATIONS TO THE INTERIOR OR EXTERIOR OF THE STRUCTURE? YES / NO

AUTHORIZATION**CONDITIONS:**

BY OWNER/AGENT/BUYER

North American Home Services

PHONE: _____

By: Matt Singer

SIGNATURE: _____

Signature: Lic. #: FR54488

NOTE: WORK WILL NOT COMMENCE UNTIL DELIVERY OF YOUR WOOD DESTROYING PESTS AND ORGANISMS REPORT. FOR DETAILS REGARDING THE ABOVE RECOMMENDATIONS PLEASE REFER TO YOUR INSPECTION REPORT.



Please review the payment options carefully. We charge a 3% fee for all credit card transactions.

This fee is non-refundable once charged. To avoid this fee, we recommend that you pay by check or ACH.

I have read the terms: _____

Name

Thank you!


CUTTINGEDGE HOME SOLUTIONS INC., dba North American Home Services

Payment Authorization Form for WDO Repairs/Treatments

PROPERTY/CLIENT INFORMATION

PROPERTY ADDRESS:		AUTHORIZED AMOUNT:
CLIENT NAME:	COMPLETION DATE:	
CONTACT/PHONE FOR ACCESS:		LOCKBOX:

CREDIT CARD AUTHORIZATION

CuttingEdge Home Solutions, Inc dba North American Home Services uses a third party credit card processing vendor and we assess a 3.00% convenience fee on all credit card transactions.

CREDIT CARD TYPE:	<input type="checkbox"/> VISA	<input type="checkbox"/> MASTERCARD	<input type="checkbox"/> AMERICAN EXPRESS	<input type="checkbox"/> DISCOVER
CARDHOLDER NAME:				CVV:
CARD NUMBER:				EXP DATE:
CARDHOLDERS STREET ADDRESS:				ZIP CODE:

ACH AUTHORIZATION

ACH debits will be processed and debited from your selected account immediately upon the completion date. Any returned items for any reason will result in an NSF fee of \$25.00 per failed transaction. Please attach your voided check to insure accuracy.

BANK ACCOUNT TYPE:	<input type="checkbox"/> CHECKING	<input type="checkbox"/> SAVINGS	<input type="checkbox"/> BUSINESS CHECKING	<input type="checkbox"/> OTHER ACCOUNT TYPE
NAME OF BANKING INSTITUTION:	NAME ON BANK ACCOUNT:			
ROUTING NUMBER:	ACCOUNT NUMBER:			
ACCOUNT HOLDER'S STREET ADDRESS:				ZIP CODE:

ESCROW

Escrow must be open and in contract with a confirmed close date within 45 days for repair items to be billed through escrow.

TITLE COMPANY:	ESCROW NUMBER:		
ESCROW OFFICER:	PHONE NUMBER:		
ESCROW OFFICER EMAIL:	CLOSE DATE:		

By signing below, you agree to the terms and conditions detailed in your WDO Report and authorize CuttingEdge Home Solutions, Inc. dba North American Home Services to charge your credit card or bank account on or after the completion date.

You certify that you are an authorized user of the credit card or bank account provided. The total amount is due and payable immediately on the date work is completed. A 25% deposit shall be due and payable before any work is performed if the estimated charges exceed \$4,000.00.

CLIENT SIGNATURE:	DATE:
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