

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 27072	Street Lost Colt Drive	City Laguna Hills	Zip 92653	Date of Inspection 1/23/2008	Number of Pages Page 1 of 8
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Quality Care Termite Control, Inc.
26072 Merit Circle Suite 126
Laguna Hills, CA 92653
(949) 348-8006 Fax: (949)348-1790
Registration # PR4284

Report Number: 33109

Ordered By: Rich Wasster Realty Jim Briley 4 Genoa Laguna Niguel, CA 92677 (949) 306-7343 (949) 495-2405	Property Owner and/or Party of Interest: Paul Beyer 27072 Lost Colt Drive Laguna Hills, CA 92653	Report Sent to: Escrow # Same as above
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COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

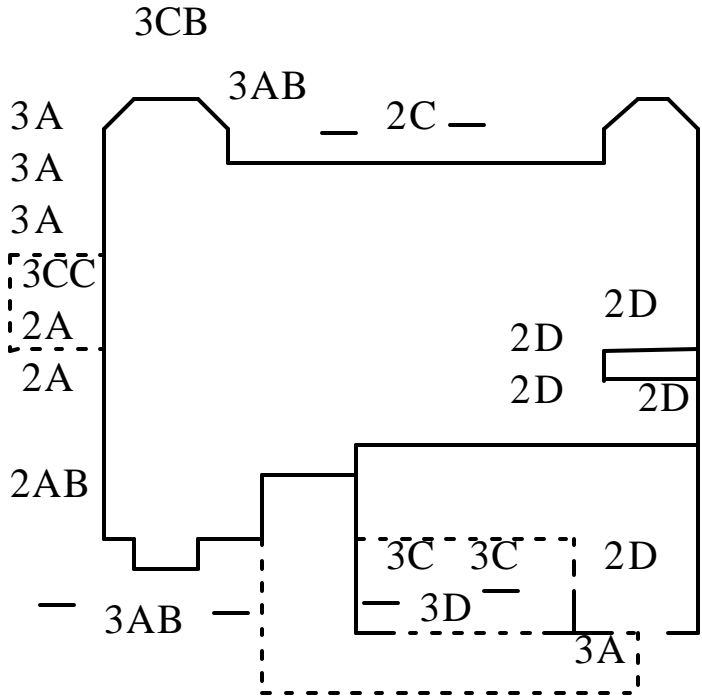
General Description: 1 & 2 Story, Stucco and Frame, Single Family, Furnished and Occupied with a Tile Roof	Inspection Tag Posted: Garage Other Tags Posted: None Noted
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An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termite
 Drywood Termite
 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 Finding 5 = Further Inspection



Note: Diagram Not to Scale

Inspected by: Randy Dannettelle **State License No.:** OPR 9234 **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, 1418 Howe Avenue, Suite 18, Sacramento, California, 95825-3204.

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

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A SEPARATE REPORT IS DEFINED AS SECTION I & SECTION II CONDITIONS EVIDENT ON THE DATE OF INSPECTION:

SECTION I: contains items where there is evidence of active infestation(s), infection(s), or conditions that have resulted in or from infestation(s) or infection(s) on the date of inspection.

SECTION II: contains conditions deemed likely to lead to infestation(s) or infection(s), but where no visible evidence of such was found on the date of inspection.

Except as otherwise reported herein, no indications of adverse conditions were noted on the visible surfaces of the inaccessible areas. Since no such evidence was found to warrant removal of furniture, floor coverings, and/or the opening of hollow walls; spaces between floors and ceiling; soffits; porte cocheres; enclosed bay windows; buttresses; built-in cabinet work and other finished segments of the structure, an inspection of these areas are not deemed practical, and is therefore not included in this report.

The exterior surface of the roof will not be inspected. If you want the water tightness of the roof determined, you should contact a state licensed roofing contractor.

A visual inspection will be performed on second story eaves only if eave areas are deemed impractical to probe due to excessive height and/or type and condition of first story roof below.

ONLY WORK PERFORMED BY QUALITY CARE TERMITE CONTROL, INC IS GUARANTEE FOR ONE (1) YEAR, UNLESS OTHERWISE STATED IN THIS REPORT

Quality Care Termite Control, Inc can not be responsible to certify or guarantee absence or presence of infestation(s), infection(s), or adverse conditions on work performed by others.

QUALITY CARE TERMITE CONTROL, INC WILL NOT CERTIFY OR GUARANTEE WORK COMPLETED BY OTHERS.

Quality Care Termite Control, Inc recommends all work on this report to be completed. Quality Care Termite Control, Inc will assume no responsibility for infestations, infections, or damage resulting from any items not completed by this company.

Local treatment is not intended to be an entire structure treatment method. If infestations of wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated.

Quality Care Termite Control, Inc will not inspect or guarantee original roof(s) and fences unless otherwise stated.

AT TIME OF REPAIRS ANY INFESTATION OR INFECTION IDENTIFIED AT INACCESSIBLE AREAS WILL REQUIRE A SUPPLEMENTAL REPORT TO BE ISSUED AND AN ADDITIONAL COST TO OWNER MAY OCCUR.

Stall shower(s) were tested in accordance with Section 1991-(12), (where applicable). No evidence of leakage through sub flooring or wall could be found. This is a report of the condition of stall shower(s) at the time of this inspection. This will not be construed as a guarantee unless otherwise stated in this report.

Sunken slab tub/stall shower was not tested due to type of construction.

“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.”

“NOTICE TO OWNER: Under the California Mechanics Lien Law, any Structural Pest Control Operator who contracts to do work for you, any subcontractor, laborer, supplier, or other person who helps to improve your property, but is not paid for his work or supplies, has a right to enforce a claim against you property. This means that after a court hearing, a court officer could sell your property and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid the contractor in full, if the subcontractor, laborers, or supplies remain unpaid. To preserve the right to file a claim or lien against your property, certain claimants, such as subcontractors, or suppliers are required to provide you with a document entitled “PRELIMINARY NOTICE.” General 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 the right to file a lien against your property, if they are not paid.

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**STATE LAW REQUIRES THAT THIS CHEMICAL DISCLOSURE BE DISTRIBUTED
CAUTION - PESTICIDES ARE TOXIC CHEMICALS**

Structural Pest Control Companies are required and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the United States Environmental Protection Agency and the California Department of Food and Agriculture. Registration is granted when the state finds (based on existing scientific evidence) that there are no appreciable risks if proper use conditions are followed; also that the risks are out weighed by the benefits. The degree of risk depends upon the degree of exposure, therefore, exposure should be minimized.

Exposure can be detected "if within 24 hours following application you experience symptoms similar to common seasonal illness comparable to the flu" should this occur, contact your physician or Poison Control Center (800) 876-4766 , and your Pest Control company immediately. (This statement shall be modified to include any other symptoms of over exposure which are not typical of influenza.)

CONTACT ANY OF THE FOLLOWING FOR FURTHER INFORMATION:

ORANGE COUNTY:	(714) 834-7700
QUALITY CARE TERMITE CONTROL, INC	(949) 348-8006
COUNTY HEALTH DEPT.	(714) 834-3155
DEPT. OF FOOD & AGRICULTURE	(714) 680-7903
STRUCTURAL PEST CONTROL BOARD	(800) 737-8188
LOS ANGELES COUNTY:	
COUNTY HEALTH DEPT.	(800) 427-8700
DEPT. OF FOOD & AGRICULTURE	(818) 904-6325
SAN DIEGO COUNTY:	
COUNTY HEALTH DEPT.	(800) 427-8700
DEPT. OF FOOD & AGRICULTURE	(818) 904-6325

THE FOLLOWING IS A LIST OF CHEMICALS TO BE USED:

DRYWOOD TERMITES

Drione	Pyrethrins Piperonyl Butoxide Technical Amorphous Silica Gel Inert Ingredients Total Ingredients	1.00%
Invader HPX-20	Propoxur Inert Ingredients Total Ingredients	1.00%
Tim-bor	Disodium Octaborate Tetrahydrate Inert Ingredients Total Ingredients	98.00%

FUMIGATION

Vikane	Sulfuryl Fluoride Inert Ingredients Total Ingredients EPA Registration # 464-236 Possible symptoms: Vikane in moderate concentration acts on the central nervous system of laboratory animals as a depressant, at high concentration it produces tremors an	99.50%
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FUNGUS

Tim-Bor	Disodium Octaborate Tetrahydrate Inert Ingredients Total Ingredients	98.00%
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SUBTERRANEAN TERMITES

Terimidor Sc	Fipronil Inert Ingredients Total Ingredients	9.1%
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Section I

Drywood Termites

FINDING: 2A

Evidence of DRYWOOD TERMITES noted at 2"x4" OUT LOOKER, as indicated on the diagram.

RECOMMENDATION:

(1) PRIMARY:

Seal and fumigate the structure with a lethal gas, Vikane, for the elimination of Drywood Termite infestation. After fumigation has been performed cover or remove all evidence from pre-existing infestation, pellets and frass from wood-destroying pests.

*** A SIGNED "OCCUPANTS FUMIGATION NOTICE", ACCESS TO PROPERTY, AND ACCESS TO ELECTRICAL POWER MUST BE AVAILABLE BEFORE FUMIGATION CAN BE PERFORMED ***

*** THE PROPERTY WILL NEED TO BE VACATED FOR 3 DAYS AND 2 NIGHTS TO COMPLETE THIS PROCESS ***

*** IF THE PROPERTY NEEDS TO BE FUMIGATED IN THE FUTURE QUALITY CARE TERMITE CONTROL, INC WILL NOT BE RESPONSIBLE FOR ROOF DAMAGE OR HOUSING DURING THE COURSE OF FUMIGATION ***

*** NOTICE - IT'S THE HOMEOWNERS RESPONSIBILITY TO CONTACT THEIR LOCAL GAS COMPANY TO HAVE GAS TURNED OFF PRIOR TO FUMIGATION. AND TO CONTACT THEIR LOCAL GAS COMPANY TO TURN GAS BACK ON AFTER FUMIGATION HAS BEEN COMPLETED ***

(2) SECONDARY:

Drill and chemically treat visible and accessible infestation(s) with a state registered termiticide, Invader HPX-20. This is a secondary recommendation in lieu of fumigation, due to possible roof and/or landscape damage and occupants inconvenience. Cover or remove all evidence from pre-existing infestation, pellets and frass from wood-destroying pests. Recommendation is considered a substandard by the Structural Pest Control Board.

SECTION I

FINDING: 2B

Evidence of DRYWOOD TERMITE DAMAGE noted at 2"x4" OUT LOOKER, as indicated on the diagram.

RECOMMENDATION:

- 1) SEE 2A(1,2)
- 2) Repair damage as necessary.
- 3) Prime to paint areas of repair unless otherwise stated in this report.

SECTION I

FINDING: 2C

Evidence of DRYWOOD TERMITE DAMAGE noted at FASCIA, as indicated on the diagram.

RECOMMENDATION:

- 1) SEE 2A(1,2)
- 2) Repair damage as necessary.
- 3) Prime to paint areas of repair unless otherwise stated in this report.

SECTION I

FINDING: 2D

Evidence of DRYWOOD TERMITES noted at ATTIC AREA, as indicated on the diagram.

RECOMMENDATION:

- 1) SEE 2A(1,2)
- 2) Power dust attic area with a state registered insecticide, Drione.

SECTION I

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Fungus/Dryrot

FINDING: 3A

Evidence of FUNGUS DAMAGE noted at 2"x10" FASCIA, as indicated on the diagram.

RECOMMENDATION:

- 1) Repair or remove/replace damage as necessary.
- 2) Prime to paint areas of repair unless otherwise stated in this report.

*** ANY INFESTATION OR INFECTION IDENTIFIED AT INACCESSIBLE AREA(S) AT THE TIME OF REPAIRS, A SUPPLEMENTAL REPORT WILL BE ISSUED AND AN ADDITIONAL COST MAY APPLY ***

*** IF PERMITS ARE REQUIRED THERE WILL BE AN ADDITIONAL CHARGE TO THE HOMEOWNER ***

SECTION I

FINDING: 3B

Evidence of FUNGUS DAMAGE noted at 2"x4" FASCIA TRIM, as indicated on the diagram.

RECOMMENDATION:

- 1) Repair or remove/replace damage as necessary.
- 2) Prime to paint areas of repair unless otherwise stated in this report.

*** ANY INFESTATION OR INFECTION IDENTIFIED AT INACCESSIBLE AREA(S) AT THE TIME OF REPAIRS, A SUPPLEMENTAL REPORT WILL BE ISSUED AND AN ADDITIONAL COST MAY APPLY ***

*** IF PERMITS ARE REQUIRED THERE WILL BE AN ADDITIONAL CHARGE TO THE HOMEOWNER ***

SECTION I

FINDING: 3C

Evidence of FUNGUS DAMAGE noted at FRENCH DOORS, as indicated on the diagram.

RECOMMENDATION:

(1) PRIMARY:
OTHERS TO REMOVE AND REPLACE

(1) SECONDARY:

- a. Scrape and treat Fungus infection with a state registered fungicide, Timbor.
- b. Repair damage as necessary.
- c. Prime to paint areas of repair unless otherwise stated in this report.

*** NO GUARANTEE ***

SECTION I

FINDING: 3D

Evidence of FUNGUS DAMAGE noted at BALCONY RAILING, as indicated on the diagram.

RECOMMENDATION:

OTHERS TO CORRECT
SECTION I

Under no circumstance should this wood destroying pest and organisms inspection report be construed as a guarantee and/or warranty of the structure(s). Inspection reports are intended to disclose infestations, infections and/or conducive conditions which are noted on the date of the inspection in the visible and accessible areas only, as required by the Structural Pest Control Act.

Quality Care Termite Control, Inc recommends a further inspection an all attached units and/or structures

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regarding this residence. If this report is limited to specified areas, interior and/or exterior Quality Care Termite Control recommends a further inspection of the entire structure. Quality Care Termite Control, Inc recommends that ALL accessible evidence of wood-destroying pest be remove or covered.

Where notification is required under section 8538 of the code, and the premises on which the work is to performed is a mutiple family delling consisting of more than 4 units, the owner/owner's agent shall receive notification and other notices shall be posted in heavily frequented, highly visible areas including, but not limited to, all mailboxes, manager's apartment, in all laundry rooms, and community rooms on all external pest control servicing. Complexes with fewer than 5 units will have each affected unit notified. Any pest control servicing done within a tenant's apartment requires that the tenant be notified according to section 8535 of the code. This is the responsibility of the owner/owner's agent.

"NOTICE: THE TOTAL AMOUNT OF THIS CONTRACT IS DUE AND PAYALBE UPON COMPLETION OF WORK UNLESS OTHERWISE SPECIFIED. A FINACE CHARGE COMPUTED AT A MONTHLY RATE OF 1.5% OF THE UNPAID BALACE (ANNUAL PERCENTAGE RATE OF 18%) WILL BE ADDED TO ALL ACCOUNTS PAST DUE."

"NOTICE: SHOULD AN ESCROW TRANSACTION CANCEL, IT IS TO BE THE RESPONSIBILITY OF THE OWNER(S) TO PAY THIS FEE WITHIN 30 DAYS OF CANCELLED ESCROW AT WHICH TIME INTREST MAY OCCUR."

"NOTICE: 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 Contractor's State License Board."

"NOTICE: 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."

"NOTICE: This Wood Destroying Pests and Organisms Report DOES NOT INCLUDE MOLD or any mold like condition or fungi. No reference will be made to mold or mold like condition or fungi. Mold is not a Wood Destroying Organism and is outside the scope of this report as defined by the Structural Pest Control Act. By California law Quality Care Termite Control, Inc. is neither qualified, authorized nor licensed to inspect for health related molds or fungi. If you wish your property to be inspected for mold or mold like conditions, please contact the appropriate mold professional. If you desire information about the presence or absence of health related molds, you should contact an industrial hygienist. Branch 3 licensees do not have a duty under the Structural Pest Control Act and regulations to classify mold as harmful to human health or not harmful to human health. Per notice received from the Structural Pest Control Board in May 2002. There may be health related issues associated with the findings reflected in this report. Quality Care Termite Control, Inc. is not qualified to and do not render an opinion concerning any such health issue. The inspection reflected by this report was limited to the visible and accessible areas only. Questions concerning health related issues, which may be associated with the findings and recommendations reflected in this report, the presence of mold, the release of mold spores or concerning indoor air quality should be directed to a Certified Industrial Hygienist."

"NOTICE: The charge for service that this company subcontracts to another registered company may include the company's charge for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept Quality Care Termite Control, Inc. bid or you may contract directly with another registered company licensed to perform work.

NOTICE: If a fumigation is performed it's the homeowners responsibility to contact their local gas company to have gas turned off prior to fumigation. And contact their local gas company to turn gas back on after fumigation has been completed.

STALL SHOWER(S) NOT INSPECTED UNLESS OTHERWISE STATED IN THIS REPORT.

If you choose to contract directly with another registered company, Quality Care Termite Control, Inc. will not in any way be responsible for any act or omission in the performance of work that you directly contract with another to perform.

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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 to original inspection did not allow the inspector access to complete the inspection and cannot be defined as Section I or Section II."

2ND STORY EAVES AND/OR WINDOWS NOT INSPECTED DUE TO HEIGHT.

A visual inspection was performed and the inspector did not PROBE into finished window or door frames, trim boards, etc., unless there was visible evidence of infestation and/or infection.

In case of FUMIGATION, it is to be understood that this company subcontracts this service to a state licensed fumigator. Our costs are for administration services and scheduling of the provided services. Quality Care Termite Control, Inc. will be not be responsible for any lodging or any roof damage that may occur during the fumigation process.

If the property needs to be fumigated in the future Quality Care Termite Control, Inc. will not be responsible for roof damage or housing during the course of fumigation.

When structural repairs are performed, replacement material size may differ from original construction material. Quality Care Termite Control, Inc will make every attempt to match wood sizes. If special milling is required, it may be at an additional cost to owner(s).

During the course of eave repairs, possible damage may occur to the eave gutter(s) and/or roof tiles. Quality Care Termite Control, Inc cannot and will not be held liable for any damage to gutter system and/or roof tiles.

A reinspection of this property will be performed if the person ordering the original report requests it. An inspection fee will be charged for this service.

This company will reinspect repairs done 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 don with in ten (10) working days of the request. The reinspection is a visual inspection and if inspection of concealed areas is desired, inspection of work in progress will be necessary. An guarantees must be received from parties performing repairs.

Some landscape damage close to the structure may occur. At time of repair Quality Care Termite Control, Inc can not be liable for any such damage.

Quality Care Termite Control, Inc is not responsible for drywall/plaster damage. These conditions are considered a maintenance item. Others to contact a proper tradesman to correct, if necessary.

Slab floor construction has become more prevalent in recent years. Floor covering may conceal cracks in the slab that will allow infestation to enter. Infestation 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 a further inspection if there is any question about the above noted areas. Ref: Structural Pest Control Act, Article 6, Section 8516(b), Paragraph 1990(l). Amended Affective March 1, 1974. Inspection is limited to disclosure of wood destroying pest or organisms as set forth in the Structural Pest Control Act, Article 6, Section 8516(b), Paragraph 1990 - 1991.

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 receive written or verbal instructions for any interested parties involved in this escrow (agents, principals, etc.) to not pay our invoice at the close of escrow, you are instructed by us not to use these documents to satisfy any conditions or terms of your escrow for the purposes of closing the escrow. Furthermore, you are instructed to return all of our documents and the most

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current mailing address for the property owner.

Thank you for giving QUALITY CARE TERMITE CONTROL, INC the opportunity to serve all of your termite needs. We care about the quality of all inspections and corrective work performed on your home or place of business. We are just a phone call away.

From all of us at QUALITY CARE TERMITE CONTROL, INC

Phone (949)348-8006

Fax (949)348-1790

www.qualitycaretermite.com

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WORK AUTHORIZATION CONTRACT

Items Secondary - (substandard) - 2A(2) - 2D(1) - \$850.00; Secondary - (substandard) - 2B - 2C - 3A - 3B - Secondary - 3C(2) - \$1,210.00; Secondary - (substandard) - 2D(2) - \$150.00; as noted on the Inspection report. Total: \$2,210.00

OUR ESTIMATE IS GOOD FOR 30 DAYS FROM THE BID DATE AND IS SUBJECT TO REVIEW AT THAT TIME.

Chemicals Used	Active Ingredients	Inert Ingredients
Termidor Sc	9.1%	63.2%
Invader HPX-20	1.00%	98.85%
Timbor	98%	2%
Drione	51%	49%
Vikane	99%	1%

AUTHORIZATION TO PROCEED

We hereby acknowledge that we have read and understand all of this agreement. We agree to it, and authorize Quality Care Termite Control, Inc. to proceed with the work. If the agreement indicates that a title or escrow company is to be billed for the work, we hereby instruct that title or escrow company to hold funds sufficient to pay the bill, and to pay the bill upon receipt of Notice of Completion or close of escrow. We understand, however, that we are responsible for payment. All terms hereunder are swearable. This is the agreement. Absent inclusion there are no representation.

NOTICE TO OWNER

NOTICE: This Wood Destroying Pests and Organisms Report DOES NOT INCLUDE MOLD or any mold like condition of fungi. No reference will be made to mold or mold like condition or fungi. Mold is not a Wood Destroying Organism and is outside the scope of this report as defined by the Structural Pest Control Act. By California law Quality Care Termite Control, Inc. is neither qualified, authorized nor licensed to inspect for health related molds or fungi. If you wish your property to be inspected for mold or mold like conditions, please contact the appropriate mold industrial hygienist. Branch 3 licensees do not have a duty under the Structural Pest Control Act and regulations to classify mold as harmful to human health or not harmful to human health. Per notice received from the Structural Pest Control Board in May 2002.

There may be health related issues associated with the findings reflected in this report. Quality Care Termite Control, Inc. is not qualified to and do not render an opinion concerning any such health issue. The inspection reflected by this report was limited to the visible and accessible areas only. Questions concerning health related issues, which may be associated with the findings and recommendations reflected in this report, the presence of mold, the release of mold spores or concerning indoor air quality should be directed to a Certified Industrial Hygienist.

Before signing this report read it thoroughly. If there are any questions, please contact us.

Ordered Items:

Owner or Owner's Agent

Date

Quality Care Termite Control, Inc.

X _____

By:  _____