

Jon chi
TOP
TERMITE CO, INC.

4424 W. PICO BLVD., LOS ANGELES, CA 90019
TEL: (800) 953-8677 • FAX: (323) 954-4909

ACCOUNT NO. TT 21179-SC

DATE April 16, 2021

Paid Invoice

TO: W & N Mortensen Family Trust

DESCRIPTION

TOTAL

PROPERTY ADDRESS: 559 Almoloya Dr, Pacific Palisades, 90272

INSPECTION & REPORT FEE: \$250.00 (Paid w/ Check #1007)

PLEASE REMIT THE ABOVE AMOUNT.
THANK YOU FOR LETTING US BE OF SERVICE TO YOU.

JON CHI'S TOP TERMITE CO., INC.

II PAGE OF STANDARD INSPECTION OF THE PROPERTY LOCATED AT:

Address of Property Inspected	Bldg.	Street	City
	559	Almoloza Dr.	Pacific Palisades
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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; masonry of finished work; area behind stoves, refrigerators or beneath floor coverings, furnishings; area where incumbrances and storage, conditions, or locks make inspection impractical; and areas or timber around eaves that require use of an extension ladder.

Slab floor construction has become more prevalent in recent years. Floor coverings may conceal cracks in the slab that will allow infestations to enter. Infestation may be concealed by plaster so that a diligent inspection may not uncover the true condition. These areas are not practical to inspect because of health hazards, damage to structure or inconvenience. They were not inspected unless described in this report. We recommend further inspection if there are any questions about noted areas. Re: Structural Pest Control Act, Article 6 Section 8516(b). Paragraph 1990(i). Amended, effective March 01, 1974. NO inspection was made of roof covering (shingles, tiles, etc.) due to inaccessible of roof surface.

Any guaranteed work by Jon Chi Top Termite Co., will have a guarantee period as specified on the individual contract. Jon Chi Top Termite Co., will exercise due care during inspection or treatment, but we cannot assume responsibility for possible damage to broken tile or shingles on roof, plant or shrubbery (plants and shrubbery must be trimmed back 12 inches from structure) or visible paint damage during any fumigation work. Jon Chi Top Termite Co., cannot guarantee against and assume no responsibility for future plumbing, stool, or shower leaks. Wood fences or other structures on the property not connected to the house and garage/ carport are not included in this report unless specifically stated and shown on the diagram.

Unless otherwise noted in this report, Jon Chi Top Termite Co., does not offer bids for or perform structural repairs or modifications.

Notes: If requested by the person ordering this report, a re-inspection of the structure will be performed. This request must be within 4 months of the date of this inspection and there will be a re-inspection fee.

[SUBSTRUCTURE AREA]

NOTES: Sub area was partially damp, and was partially accessible due to pipes and/or blocked access, 1A on diagram. If practical, make area(s) accessible for further inspection. Supplemental report will be issued. This company assumes no responsibility for inaccessible area(s). (Section Unknown/Information)

FINDING 1B : Drywood termites noted in sub area, 1B on diagram. (Section I)

RECOMMENDATION 1B : Seal the entire structure, and fumigate with a state-approved fumigant (Vikane; sulfuryl fluoride with chloropicrin as warning agent) for the eradication of drywood termites (kalotermes). This process is guaranteed to eliminate all present drywood termites (kalotermes). Remove or cover the evidence of termites, where visible and/or accessible. Top Termite Co., Inc. guarantees fumigation for drywood termites (kalotermes) for two years.

NOTES: Although care will be taken, we do not assume responsibility for possible roof, plants, or antenna damage during fumigation.

FINDING 1C : Fungus noted in sub area, 1C on diagram. (Section I)

RECOMMENDATION 1C : Scrape fungus, and treat the infested areas with fungicide.
(Chemical: Copper-Green Wood Preservative and/or Timbor)

FINDING 1D : Old dampwood termite damages noted on plate, 1D on diagram. (Section I)

RECOMMENDATION 1D : Remove, and replace or reinforce damaged wood members with new materials (primer only). Damaged wood members which are not structurally weakened will be repaired with strong wood fillers (primer only).

NOTES: During the course of repair and/or reinforcements to damage timber, should damages extend into inaccessible areas, a supplemental report will be issued.

FINDING 1E : Cellulose debris noted in sub area, 1E on diagram. (Section II)

RECOMMENDATION 1E : Remove loose cellulose debris from sub area.

FINDING 1F : Water stain(s) noted on walls, 1F on diagram. (Section II)

RECOMMENDATION 1F : Employ an appropriate tradesman to correct cause of water stain(s), and make necessary repairs.

FINDING 1G : Plumbing leak noted in sub area, 1G on diagram. Plumbing was not inspected as this is beyond the scope of our license. (Section II)

RECOMMENDATION 1G : Employ an appropriate tradesman to make necessary repairs.

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[STALL SHOWER]

NOTES: The stall shower(s) was not water tested due to finished ceiling below. This company assumes no responsibility for stall shower(s) beyond the date of inspection. (Section Unknown/Information)

[FOUNDATION] - Concrete

[PORCH - STEP] - Concrete

[VENTILATION] - Okay

[ABUTMENT] - None

[ATTIC SPACE]

NOTES: Attic was partially accessible due to insulation and no opening(s). If practical, make area(s) accessible for further inspection. Supplemental report will be issued. This company assumes no responsibility for inaccessible area(s). (Section Unknown/Information)

FINDING 7A : Drywood termites noted in attic, 7A on diagram. (Section I)

RECOMMENDATION 7A : Seal the entire structure, and fumigate with a state-approved fumigant (Vikane; sulfuryl fluoride with chloropicrin as warning agent) for the eradication of drywood termites (kalotermes). This process is guaranteed to eliminate all present drywood termites (kalotermes). Remove or cover the evidence of termites, where visible and/or accessible. Top Termite Co., Inc. guarantees fumigation for drywood termites (kalotermes) for two years.

NOTES: Although care will be taken, we do not assume responsibility for possible roof, plants, or antenna damage during fumigation.

[GARAGE]

NOTES: Garage was limited accessible due to finished walls & ceiling, storages, and cabinets. If practical, make area(s) accessible for further inspection. Supplemental report will be issued. This company assumes no responsibility for inaccessible area(s). (Section Unknown/Information)

FINDING 8A : Fungus damages noted on door jamb, 8A on diagram. (Section I)

RECOMMENDATION 8A : Remove, and replace or reinforce damaged wood members with new materials (primer only). Damaged wood members which are not structurally weakened will be repaired with strong wood fillers (primer only).

NOTES: During the course of repair and/or reinforcements to damage timber, should damages extend into inaccessible areas, a supplemental report will be issued.

FINDING 8B : Water stain(s) and plaster damage(s) noted on walls and ceiling, 8B on diagram. (Section II)

RECOMMENDATION 8B : Employ an appropriate tradesman to correct cause of water stain(s) and plaster damage(s), and make necessary repairs.

NOTES: Peeling paint noted on ceiling & wall, 8C on diagram. (Section Unknown/Information)

[DECK - PATIO] - None

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[OTHER - INTERIOR]

FINDING 10A : Drywood termite damages noted on 2nd floor window sill, 10A on diagram. (Section I)

RECOMMENDATION 10A : Remove, and replace or reinforce damaged wood members with new materials (primer only). Damaged wood members which are not structurally weakened will be repaired with strong wood fillers (primer only).

NOTES: During the course of repair and/or reinforcements to damage timber, should damages extend into inaccessible areas, a supplemental report will be issued.

FINDING 10B : Water stain(s) and plaster damage(s) noted on 2nd floor window sill & wall, 10B on diagram. (Section II)

RECOMMENDATION 10B : Employ an appropriate tradesman to correct cause of water stain(s) and plaster damage(s), and make necessary repairs.

[OTHER - EXTERIOR]

NOTES: Exterior was partially accessible due to height of structure and plants. If practical, make area(s) accessible for further inspection. Supplemental report will be issued. Area(s) that required the use of an extension ladder was not inspected nor included on this report. This company assumes no responsibility for inaccessible area(s). (Section Unknown/Information)

FINDING 11A : Drywood termites noted on door sill, 11A on diagram. (Section I)

RECOMMENDATION 11A : Seal the entire structure, and fumigate with a state-approved fumigant (Vikane; sulfuryl fluoride with chloropicrin as warning agent) for the eradication of drywood termites (kaloterms). This process is guaranteed to eliminate all present drywood termites (kaloterms). Remove or cover the evidence of termites, where visible and/or accessible. Top Termite Co., Inc. guarantees fumigation for drywood termites (kaloterms) for two years.

NOTES: Although care will be taken, we do not assume responsibility for possible roof, plants, or antenna damage during fumigation.

FINDING 11B : Drywood termite damages noted on door sill, 11B on diagram. (Section I)

RECOMMENDATION 11B : Damaged wood member will be repaired with a strong wood filler (primer only).

FINDING 11C : Drywood termite damages and/or fungus damages noted on sheatings, 11C on diagram. (Section I)

RECOMMENDATION 11C : Remove, and replace or reinforce damaged wood members with new materials (primer only). Damaged wood members which are not structurally weakened will be repaired with strong wood fillers (primer only).

NOTES: During the course of repair and/or reinforcements to damage timber, should damages extend into inaccessible areas, a supplemental report will be issued.

NOTES: Although the roofing material will be removed or pulled back to cut out the damaged timbers and patched, this company gives no guarantee as to the life expectancy of the roof in this area, nor is it licensed to do so.

FINDING 11D : Fungus damages noted on deco beams and window sill, 11D on diagram. (Section I)

RECOMMENDATION 11D : Remove, and replace or reinforce damaged wood members with new materials (primer only). Damaged wood members which are not structurally weakened will be repaired with strong wood fillers (primer only).

NOTES: During the course of repair and/or reinforcements to damage timber, should damages extend into inaccessible areas, a supplemental report will be issued.

FINDING 11E : Even grade and/or below grade levels noted on area(s) marked as 11E on diagram. (Section II)

RECOMMENDATION 11E : Excavate or lower and level soil, and/or install additional concrete or masonry foundation to correct even and/or below grade levels. Wood structure(s) to be replaced as needed.

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DISCLAIMER:

Items relate to locations, accessibility, conditions, infestation, and infections noted at the time of this inspection. Although we make a visual inspection, there are areas, which are inaccessible for inspection. These include areas to which there is no access without defacing or tearing out lumber, masonry, or finished work. We do not move furniture, appliances, or raise floor coverings, nor we routinely inspect the following areas: behind or under built-in cabinet work, behind or under appliances, beneath floor coverings, under concrete slabs; the interior of hollow walls, bay windows, porte cochers, columns or abutments. Unless there are specific areas noted in the body of this Report, any further inspection other than set forth in this Report would be impractical. This inspection only pertains to the structure(s) indicated on the diagram. This report is a statement of conditions at the time of this inspection report. Top Termite Co., Inc. does not certify the water integrity of roofs. Please read all of the information contained with this report. We recommend all items in our Report be completed. If others perform work, we cannot be responsible or certify absence or presence of infestation or infections if this company is not contacted to re-inspect prior to closing any areas. Top Termite Co., Inc. will not guarantee work performed by others. This report is not to be used to satisfy escrow requirements unless our inspection fee is paid. See the estimation for the cost of recommended items. An authorized signature is necessary before any work can be performed.

This report has been made in accordance with Structural Pest Control Board requirement which is defined as Section I / Section II conditions evidence on the date of inspection. Section I contains items where there is evidence of active infestation, infection, or conditions that have resulted in or from infestation or infection. Section II items are conditions deemed likely to lead to infestation or infection but where no visible evidence of such is found. Roof and plumbing was not inspected as this is beyond the scope of our license. If inaccessible areas are opened it is recommended that these areas be inspected and supplemental report be issued with any new findings and recommendations. If damage or infestation extends into areas that were inaccessible at time of original inspection or areas which were made accessible after original inspection, a re-inspection must be made, supplemental report will be given.

"This company will re-inspect within four months of the original inspection. A charge, in any, can be no greater than the original inspection fee for each re-inspection. The re-inspection must be done within ten working days of request. The re-inspection in a visual inspection and if inspection of concealed areas is desired, inspection of work in process will be necessary. Any guarantees must be received from parties performing repairs."

This inspection report is based only on visible evidence of termite and/or destroying activity and/or structural damage. This company expressly disclaims any responsibility or liability for hidden damage or activity.

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.

Woodwork will be performed by this company in a workman like manner. However, it may not be possible to match precisely certain wood members that must be removed and replaced due to obsolescence or unavailability. In that event, this company will attempt to match materials to the best of our abilities.

If it is found that damage extends into previously inaccessible areas, or areas concealed by furniture, personal belonging, etc., a supplemental report will be issued as to findings and additional costs.

All repairs performed by others must be re-inspected by our company before a certification will be issued. We do not guarantee work completed by others. Any repairs completed by others must be guaranteed in writing and submitted to our company before a certification will be issued. This firm does not make statements concerning workmanship. Workmanship is only determinable by those paying for or receiving those services.

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Guarantee on work performed by this company are for one year from date of completion unless otherwise noted in report. Fumigation are guaranteed for two years. This company does not guarantee work performed by others. Such guarantees should be obtained from those performing the repairs. This company reports the absence or presence of infestation or infection in the visible and/or accessible areas only.

In the event that a re-treatment, re-fumigation or any other repair work is to be performed to honor a guarantee issued by Top Termite Co., Inc. the home-owner is responsible to make the property available for any work to be performed. Top Termite Co., Inc. will not be liable for any cost of vacating or preparing the residence for re-treatment and/or repairs.

NOTE: A new and/or extension or guarantee is never given for re-treatments done under original guarantee.

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 down spouts; painting and sealing of exposed surfaces; caulking about doors and windows and grouting about commodes, tub and shower enclosures; storing materials one foot away the structure's foundation; providing adequate ventilation, maintaining property drainage away from structure(including sprinkler systems); keeping soil levels below the top foundation and prohibiting earth wood contacts with wood components of the structure(s).

Eaves are consisting of rafter tails, fascia boards and roof sheathing could not be inspected due to height limitations which is a health hazard to this inspector using a standard six-foot ladder and due to strict compliance of the workman's compensation requirements of this company. This company is not responsible for any wood destroying organism found by others on any wood members that would require the use of an extension ladder.

The condition of stall showers as stated in this report is based on a 15 minute water test of floor area as required by the Structural Pest Control Board and if a visual inspection of adjoining areas does not reveal actual wetness or fungus infection, this shower is reported as not leaking. However, let it be understood by all parties of interest, Top Termite Co., Inc. is not issuing a guarantee shower/showers are water tight and will not assume any responsibility should leakage occur any future time from this 15 minute test.

Building Permits: In some cases, report items listed will require a building permit from the local building department. Any additional work required by the local building department, or require the remedy additional damage not noted in the report, but discovered in the performance of the work agreement, or change in the manner of scope, type, or the nature of the work item to be performed, due to the request of the building department or any other party, will not be done until a separate written agreement is authorized be the Customer or Customer's Agent, and accepted by Top Termite Co., In.

This property was inspected for visible and accessible evidence of wood destroying organisms such as wood rot by fungi. This inspection and this report do not address fungi other than wood destroying fungi, nor do they access the health impacts of any fungus, including wood destroying fungi. We are neither qualified, authorized nor licensed to inspect for health related fungi, including molds, or to make an opinion as to the health impact of any fungus, included wood rot fungi. If you desire information about the presence or absence of health-related fungi, including molds, you should contact a qualified industrial hygienist or other relevant health professional.

Recommendation not being performed by Top Termite Co., Inc. must be inspected during progress by a licensed Wood-Destroying Pests and Organism Inspector: Top Termite Co., Inc. is not responsible for, nor implies any knowledge as to the quality of, work performed by others.

Molds, sometimes called mildew, are not wood destroying organisms. Branch 3 licenses do not have a duty under the Structural Pest Control Act and related regulations to classify molds as harmful to human health or not harmful to human health. This does not modify the Structural Pest Control Act or related regulations.

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This is common for there to be possible hidden damages to the interior of walls, flooring, and other areas that are not readily accessible for inspection. This company will not be held responsible for any hidden damage as specified in our report.

Payment for the certification and/or work completed is due at the time of service performed. If any escrow is involved, payment is due within 30 days.

Under the Mechanics Lien Law (California Code of Civil Procedures, Section 1181 ET. Seq) any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for this work or supplier, has the 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 proceeds of the sale used to satisfy the indebtedness. This can happen even if you paid your own contractor in full, if the sub-contractor; laborer, or supplier remains unpaid.

In case of non-payment by owner, reasonable attorney's fees and cost of collection shall be paid by the owner, whether suit be filed or not. A service charge of 1-1/2 percent, per month will be charged on all balances over (30) days. The 1-1/2 percent, per month, equals 18 percent per annum on the unpaid balances.

"NOTICE: The Structural Pest Control Board encourages competitive business practices among registered companies. Reports on this structure prepared by various registered companied 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: The charge of services that this company subcontracts to another person or entity may include the company's charges for arranging and administering such services that are in addition to the direct cost associated with paying the subcontractor."

The Structural Pest Control Board states that any method, other than primary, is considered substandard.

Chemical notice: Top Termite Co., Inc. will use pesticide chemical(s) specified below for the control of wood destroying pests or organisms in locations identified in Structural Pest Control report ad indicated above.

This pesticide(s) proposed to be used and the active ingredient(s), "X"

- 1. Vikane: Active ingredients: Sulfurylfluoride
- 2. Invader: Active ingredients: Propoxur
- 3. PT Cy-Kick: Active ingredients: Cyfluthrin
- 4. Timbor: Active ingredients: Disodium Octaborate Tetrahydrate
- 5. Copper-Green Wood Preservative: Active ingredients: Copper Naphthenate 10%
- 6. Termidor: Active ingredients: Fipronil
- 7. Premise Foam: Active ingredients: Imidacloprid: 1-[6-Chloro-3pyridiny)methyl]-N nitro-2imidazolidinimine
- 8. Bora-Care: Active ingredients: Disodium Octaborate Tetrahydrate 40% Other ingredients 60%
- 9. Termidor Foam: Active ingredients: Fipronil [5-amino-1-(2,6-dichloro-4-(trifluoromethyl)phenyl)-4-4((1,R,S)-(trifluoromethyl)sulfinyl)-1-H-pyrazole-3-carbonitrile]: 0.005% Other ingredients 99.995%

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"CAUTION-PESTICIDE ARE TOXIC CHEMICALS"

"Structural Pest Control companies are registered and regulated by the Structural Pest Control Board, and apply pesticide 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 state finds that, based on existing scientific evidence, there are no appreciable risks if proper use conditions are followed or that 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." (This statement shall be modified to include any other symptoms of overexposure which are not typical of influenza.)

"For further information, contact any of the following: Jon Chi's Top Termite Co., Inc. (800-953-8677); for Health Questions - the LA or OC County Health Department (888-700-9995); for Application Information - The LA or OC County Agricultural Commissioner (LA Office 626-575-5466 or OC Office 714-955-0100); and for Regulatory Information - The Structural Pest Control Board (916-561-8700) 2005 Evergreen St. STE 1500, Sacramento, CA 95815."

ARBITRATION OF DISPUTES

BY RELYING ON THIS WOOD DESTROYING ORGANISMS REPORT, YOU AGREE THAT ANY CONTROVERSY ON CLAIM ARISING OUT OF OR RELATING TO TOP TERMITES CO., INC. INSPECTION AND/OR THIS REPORT SHALL BE SETTLE BY ARBITRATION IN ACCORDANCE WITH THE CONSTRUCTION INDUSTRY ARBITRATION RULES OR THE AMERICAN ARBITRATION ASSOCIATION, AND JUDGEMENT UPON THE AWARD RENDERED BY THE ARBITRATOR(S) MAY BE ENTERED IN ANY COURT HAVING JURISDICTION THEREOF.

TOP TERMITE CO., INC. PERFORMANCE OF THE RECOMMENDATIONS DESCRIBED ABOVE IS GOVERNED BY THE TERMS OF A WORK AUTHORIZATION, WHICH PROVIDES THAT ANY CONTROVERSY OR CLAIM ARISING OUT OF OR RELATING TO TOP TERMITE CO., INC. WORK SHALL BE SETTLED BY ARBITRATION IN ACCORDANCE WITH THE CONSTRUCTION INDUSTRY ARBITRATION RULES OF THE AMERICAN ARBITRATION ASSOCIATION, AND JUDMENT UPON THE AWARD RENDERED BY THE ARBITRATOR(S) MAY BE ENTERED IN ANY COURT HAVING JURISDICTION THEREOF.

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ESTIMATION OF TERMITE WORK FOR SECTION I ITEMS:

\$4,658.00(Fumigation for drywood termites) - 1B, 7A, 11A

\$ 200.00(Fungicide) - 1C

\$1,880.00(Repairs) - 1D, 8A, 10A, 11B, 11C, 11D

TOTAL: \$6,738.00

***Repair estimate does not include stain, varnish, urathane finish coat or finish coat.**

NOTES: Prior to fumigation, owner must cut back all plants a minimum of 12" away from the structure(s).

NOTES: We do not provide on-site security during the fumigation procedure. Our insurance company does not cover malicious vandalism or theft.

NOTES: In order to complete the fumigation successfully, it will be necessary to cover any plants life which is vining, climbing, trellising, or attached to the structure. Although care will be taken, there will be plant damages. This company assumes no responsibility for any damages that will occur to plant life during the fumigation process (in some cases damage can be extensive).

NOTES: Fumigations require the use of masking tape. Where the paint surface is old, oxidized, or improperly applied, peeling or chipping will occur. Even though these surfaces appear to be in good condition we assume no responsibility for any damage.

NOTES: If there are decorative Christmas lights around the structure(s), owner must remove lights off property or will be damaged. This company cannot take any responsibility for any damage that may/will occur to the decorative lights during the fumigation process by tarp-method.