

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 6405	Street Enterprise Road	City Glen Ellen	Zip 95442	Date of Inspection 05/15/18	Number of Pages 7
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Lomax Industries Termite Control
18351 Sonoma Hwy.
Sonoma CA 95476

Tel 7079967732 Fax 7079969012 Alt 7074834652

www.lomaxtermite.com

Report #: 14277

Registration #: PR4999

Escrow #:

CORRECTED REPORT

Ordered by: Holly Bennett Sotheby's International Realty 25 East Napa Street Sonoma, CA 95476	Property Owner and/or Party of Interest:	Report sent to: Holly Bennett 707-935-2500 holly.bennett@sothebyshomes.com
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COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

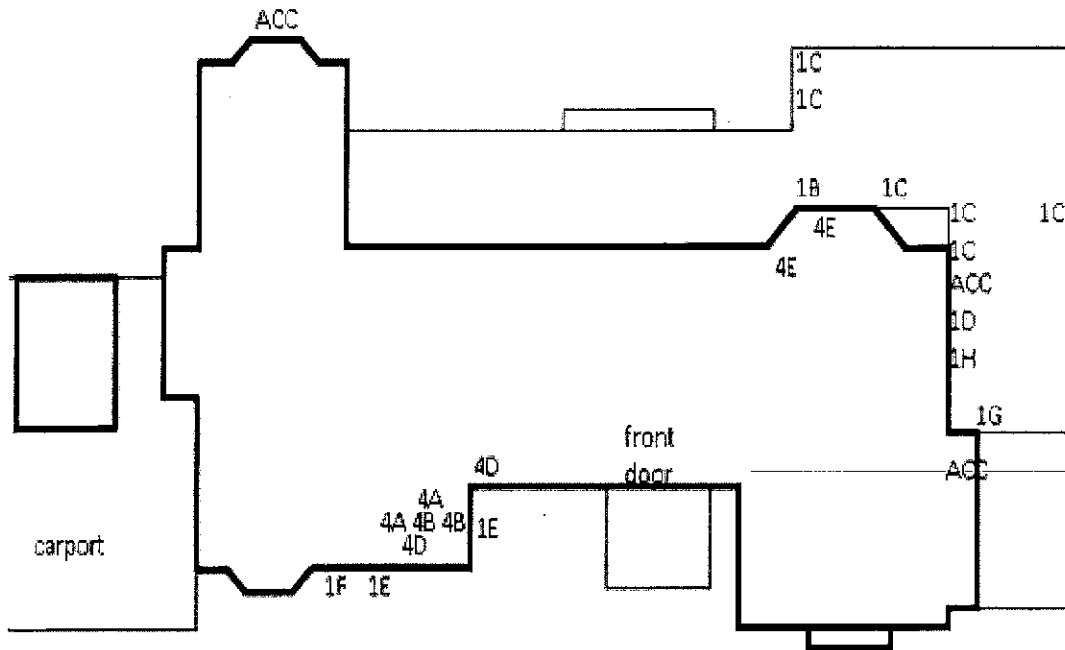
GENERAL DESCRIPTION: Single-family dwelling	Inspection Tag Posted: Storage room
Other Tags Posted:	

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

Diagram Not To Scale



Inspected By: Steve A. Hall

State License No. OPR11107

Signature:

Steve A. Hall

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, California, 95815-3831.

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

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	Date of Inspection	Co. Report No.		

WHAT IS A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT? READ THIS DOCUMENT. IT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT.

A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying pests and organisms in visible and accessible areas and contains recommendations for correcting any infestations or infections found. The contents of Wood Destroying Pest & Organism Inspection Reports are governed by the Structural Pest Control Act and regulations.

Some structures do not comply with building code requirements or may have structural, plumbing, electrical, mechanical, heating, air conditioning or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information on such defects, if any, as they are not within the scope of the licenses of either this company, or it's employees.

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of inspection. Some areas of the structure are not accessible to inspection, such as the interior of hollow walls, spaces between floors, areas concealed by carpeting, appliances, furniture or cabinets. Infestations or infections may be active in these areas without visible and accessible evidence. If you desire information about areas that were not inspected, a further inspection may be performed at an additional cost. Carpets, furniture or appliances are not moved and windows are not opened during a routine inspection.

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.

This company does not certify or guarantee against any leakage, such as (but not limited to) plumbing, appliances, walls, doors, windows, any type of seepage, roof or deck coverings. This company renders no guarantee, whatsoever, against any infection, infestation or any other adverse condition which may exist in such areas or may become visibly evident in such area after this date. Upon request, further inspection of these areas would be performed at an additional charge.

In the event damage or infestation described herein is later found to extend further than anticipated, our bid will not include such repairs. **OWNER SHOULD BE AWARE OF THIS CLOSED BID WHEN CONTRACTING WITH OTHERS OR UNDERTAKING THE WORK HIMSELF/HERSELF.**

If requested by the person ordering this report, a re-inspection of the structure will be performed. Such requests must be within four (4) months of the date of this inspection. Every re-inspection fee amount shall not exceed the original inspection fee.

Wall paper, stain, or interior painting are excluded from our contract. New wood exposed to the weather will be prime painted, only upon request at an additional expense.

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 done 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 will be necessary. Any guarantees must be received from parties performing repairs.

"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."

This Wood Destroying Pest & Organisms Report DOES NOT INCLUDE MOLD or any mold like conditions. No reference will be made to mold or mold-like conditions. Mold is not a Wood Destroying Organism and is outside the scope of this 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.

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EXTERIOR

1A. It was noted that plants, branches, and leaves were in direct contact with the exterior of the house. This creates adverse conditions that can lead to dry rot and fungus or water damage to wood. It also limits visibility for inspection of wood surfaces that are hidden by foliage.

RECOMMENDATION: Landscaper should cut and trim all trees and bushes away from direct contact with the house. Further inspection of wood surfaces hidden by foliage should be performed once it is removed. (FURTHER INSPECTION)

1B. Dry rot fungus-damaged wood was noted to the window trim at the areas marked on the diagram.

RECOMMENDATION: Cut out damaged wood and replace with new wood materials. Areas with a minor amount of dry rot can be patched as deemed necessary. (SECTION 1)

1C. Various wood members of the deck systems, handrail systems, and wooden steps systems were noted as being weathered and having spots of dry rot fungus-damaged wood to wood members including handrail system boards, deck boards, and associated wood members. Much of this weathering and damages have resulted from the lack of pressure-treated wood, weathering and age, and fungus growth.

RECOMMENDATION: Perform repairs to deck systems, handrail systems, and wooden steps systems to eliminate dry rot fungus-damaged wood. Each and every piece of wood will need to be checked and tested for soundness or dry rot. All wood framing members with any amount of dry rot should be removed, disposed of properly, and replaced with new pressure-treated wood. Damaged deck boards can be replaced with new redwood or composite deck boards. If a cost estimate for deck repairs is given on our Agreement page, this price can be considered a rough estimate. A more exact estimate for deck repairs can be provided by a general contractor. (SECTION 1)

1D. A minor amount of dry rot fungus-damaged wood was noted to the door trim at the areas marked on the diagram.

RECOMMENDATION: Cut out damaged wood and replace with new wood materials. Areas with a minor amount of dry rot can be patched as deemed necessary. (SECTION 1)

1E. Some of the vents at the exterior were noted as being below the soil grade and partially filled in with debris.

RECOMMENDATION: Remove debris from sunken vents to ensure that there are no earth-wood contacts. Monitor vents during rainy months to ensure water is properly flowing away from the structure and not into the subarea. (FURTHER INSPECTION)

1F. Dry rot fungus-damaged wood was noted to the bottom house trim at the areas marked on the diagram.

RECOMMENDATION: Cut out damaged wood and replace with new wood materials. Areas with a minor amount of dry rot can be patched as deemed necessary. (SECTION 1)

1G. White surface fungus was noted growing on the underside of deck boards and associated wood of the deck. Fungus growth has caused minor fungus damage and dry rot to some of these areas and could cause more extensive damages in the future if left untreated.

RECOMMENDATION: Treat surface fungus with Tim-Bor Fungicide to eliminate fungus and preserve and protect wood in the future. Any deck boards which are found to have dry rot fungus-damaged wood should be removed and replaced with new deck boards. (SECTION 1)

1H. Wood siding was noted as extending behind the deck into inaccessible areas that are not available for visual inspection. Dry rot fungus damaged wood can result to siding at areas where siding is covered by deck wood framing members.

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RECOMMENDATION: Perform further inspection of wood siding which extends behind and is covered by deck wood framing members once deck wood is removed. (FURTHER INSPECTION)

INTERIOR

2A. A standard water test was performed to the plumbing fixtures in the bathrooms and kitchen and no water leaks were noted at this time.

RECOMMENDATION: Monitor plumbing to ensure that no leaks appear in the future. (FURTHER INSPECTION)

2B. The bathrooms and kitchen had a combination of tile and/or vinyl (and wood) floors and walls. Tiles and/or vinyl were noted as being in need of caulking and sealing at the time of inspection.

RECOMMENDATION: This structure contained tile and/or vinyl (and wood) floors and walls in the bathrooms and kitchen. Tile and vinyl are both prone to loosening and leakage if not maintained in the proper manner on a regular basis. All vinyl and tile should be kept well adhered to the wall or floor surface and any cracks in either vinyl, tiles, or grout which are found should be sealed. Any missing or chipped vinyl or tiles should be replaced as soon as possible with new vinyl or tiles and sealed to prevent water damage to the wood surfaces below. In the bathrooms, keep showers well sealed and caulked to prevent water damage and keep all tile seams filled with grout. (INFORMATIONAL)

2C. The stall shower located at the front left bathroom was found to have a showerhead which directs water toward the shower entry door. This allows water to flow onto the bathroom floor and put flooring at risk.

RECOMMENDATION: Have a plumbing contractor install a movable showerhead which can be turned away from the shower door while entering to prevent water from pouring out onto the floor. (SECTION 2)

2D. Sheetrock cracks were noted in scattered areas throughout the interior of the structure.

RECOMMENDATION: Monitor sheetrock cracks to ensure that they do not get larger and patch all current sheetrock cracks that are found. Have a painting contractor determine the reasons for their appearance. (INFORMATIONAL)

2E. The stall shower located at the back left bathroom was found to have an enclosure door which does not fully close or seal tight. This allows water to flow onto the bathroom floor and put flooring at risk.

RECOMMENDATION: Have a plumbing contractor install all necessary seals, magnets, and weatherstripping at the enclosure door to ensure it closes and seals properly to prevent water from pouring out onto the floor. (SECTION 2)

SUBAREA

4A. Subterranean termite tubes were noted at the front left of the subarea in the wood framing. Subterranean termite tubes did not appear to be active at this time.

RECOMMENDATION: Monitor area on a periodic basis to ensure that subterranean termite activity does not resume in this area. (FURTHER INSPECTION)

4B. Subterranean termite-damaged wood was noted to the floor beam beneath the front left bathroom, and associated wood members at the areas marked on the diagram.

RECOMMENDATION: Cut out damaged wood and replace with new wood materials. Areas with a minor amount of dry rot can be patched as deemed necessary. (SECTION 1)

4C. Scattered wood scraps and cellulose debris were noted across the substructure soil. Cellulose debris can decay due to moisture and soil contact and can attract termites.

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RECOMMENDATION: Have a landscaper remove any wood scraps and cellulose debris of a rakeable size or larger and dispose of properly. (SECTION 2)

4D. White surface fungus was noted as growing on the subfloor and wood framing beneath the left and middle sides. Fungus growth can lead to wood damages in the future if left untreated.

RECOMMENDATION: Treat surface fungus with Tim-Bor Fungicide to eliminate fungus and preserve and protect wood in the future. (SECTION 1)

4E. Dry rot fungus-damaged wood was noted to the wood framing around some of the vent screens at various scattered areas.

RECOMMENDATION: Cut out damaged wood and replace with new wood materials. Areas with a minor amount of dry rot can be patched as deemed necessary. (SECTION 1)

4F. Foundation cracks were noted at several areas throughout the subarea.

RECOMMENDATION: See Foundations Note below. (FURTHER INSPECTION)

ATTIC

5A. A brief visual inspection from the attic opening did not reveal any obvious infestations. A full inspection of the attic spaces was not performed by this company due to attic safety hazards which would occur by walking or crawling around in the attic. The possibility exists that damage to the ceilings may occur during the inspection. A written release for possible damage to the ceilings would be required by this company prior to a complete attic inspection.

RECOMMENDATION: Perform further inspection once plywood walkways are installed in attic to check for infestations, leaks, and wood damages. (FURTHER INSPECTION)

STANDARD NOTES --

NOTE: Any areas identified in the report as having dry rot wood damages, termite damages, or beetle damages, may have additional wood damages extending into inaccessible areas. We recommend that further inspection be performed to all areas directly behind and around areas where wood damages have been found once repairs are underway and visibly damaged areas have been removed. If additional damages are found in these areas, a supplemental report can be issued outlining findings. Additionally, inspection of siding and stucco behind installed decks should be performed once deck boards and associated wood members are removed. (FURTHER INSPECTION)

NOTE: This company does not inspect roofs, roof coverings, any other waterproof membranes, downspouts, gutter systems, exterior or subarea drainage flows, areas of the structure beyond reach from the ground (such as high roof eaves and rafters and out-of-reach trim boards and siding), all fences, detached decks, retaining walls, fireplaces and wood burning stoves. Skylights, windows, bay windows, sliding glass doors, doors, and ceiling areas were not inspected during wet rainy weather and thus no findings regarding any leaks to these areas can be made at this time. In addition, this company does not inspect for or give findings on a structure's earthquake safety, stucco condition, concrete slabs, or foundations. Information and inspections on all above areas can be obtained by a general contractor or other specialist in the field listed. (FURTHER INSPECTION)

NOTE: This structure has a combination of floor coverings which may include finished carpeting, area rugs, tile work, vinyl floors, and/or hardwood floors over floor surfaces. This makes it impossible to determine the full condition of floors, subflooring, plywood, particle boards, and other wood surfaces below. Similarly, in the subarea, insulation may be blocking view of subflooring, plywood, and other wood surfaces above. If a structure is occupied during an inspection, personal belongings, dressers, beds, clothing, and other stored items can block a full view of interior areas and not allow for a complete inspection. Further inspections are recommended when these are removed and would be performed at additional charge to determine the

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exact condition of the flooring and interior areas. (FURTHER INSPECTION)

WE BELIEVE THAT NONE OF THE WORK RECOMMENDED IN OUR REPORT REQUIRES A LOCAL BUILDING PERMIT. IF ANY CONCERNED PARTIES DESIRE A PERMIT FOR THE WORK THAT WE HAVE RECOMMENDED, THEY SHOULD CONTACT US PRIOR TO THE BUILDING PERMITS. IF BUILDING PERMITS ARE DESIRED, THERE WOULD BE ADDITIONAL CHARGES TO SECURE THE PERMIT AND SCHEDULE INSPECTIONS.

NOTE: During the process of drilling through the concrete or trenching the soil during subterranean termite treatments, the possibility exists that plumbing pipes or other in-slab ducts, wiring, sprinkler pipes, drainage pipes, or underground utilities can be damaged. We recommend that the owner contact a pipe detection company in an attempt to locate any pipes or ducts prior to our treatment. However, if damages do occur to any of these items all repair costs will be the responsibility of the owner. Lomax Termite takes no responsibility for damage to finished floor coverings, carpets or tack strips, tile, underground water pipes, other pipes, flowers, plants, bushes, landscaping, or personal items damaged during the drilling and trenching process. Concrete patches will not match the original color or texture of the slab treated. Lomax Termite takes no responsibility for the staining or discoloration of any wood surfaces or other surfaces which have been treated with chemicals or pesticides during all types of treatments. (INFORMATIONAL)

NOTE: The treated area is guaranteed from the initial date of chemical application with the product used (usually Premise or I Maxx Pro Termiticide, or Altriset Termiticide) for control of subterranean termites for a period of two years. Any areas not treated are unprotected and subject to infestation. If termites exit areas other than those initially treated, additional areas requiring treatment will result in additional charge. Costs for opening wood floors over concrete slabs, relaying of carpets and tack strips, or other finished floor coverings, or costs for opening inaccessible areas to perform retreatments will be the owner's responsibility. No responsibility will be taken by this company for damages which may result from re-infestation. Water leakage in the area of the termite treatment will not allow for the eradication of the infestation. Therefore, areas treated where excessive moisture exists will not be under the warranty until the owner has corrected leakage problems. Following treatment, termite activity may be noted up to 60 days, depending on the extent of the termite infestation. Annual inspections are recommended to monitor the area of treatment for any further activity at additional cost of \$125.00 per subarea inspection. If termites do return, Lomax Termite will schedule an appointment to review the matter within 2 weeks of the homeowner's request. (INFORMATIONAL)

NOTE: Regarding further inspection items within this report. Recommended further inspection items will be performed upon request at additional charge, and a supplemental report will be issued stating findings, recommendations and cost for repairs. (FURTHER INSPECTION)

NOTE: Please be advised that some damage may occur to some items on or around your property during a fumigation. Lomax Termite assumes no responsibility for any loss or damages to plants, roof coverings, windows, any part of the structure, decks, chimneys, gates and fences, wood members, personal items, attached structures, or any other items that may become damaged during the fumigation process. In addition, home burglaries are a risk during fumigation and Lomax Termite assumes no responsibility for losses that occur during break-ins or vandalism before, during, or after the fumigation process. We do not provide on-site security and recommend removing all valuables and hiring on-site security. Lomax Termite does not provide Nylofume bags for fumigations. Nylofume bags can be obtained online or directly from the fumigation company. (INFORMATIONAL)

NOTE: Due to the age and size of the structure, this inspection cannot possibly include each and every issue, defect, and/or wood destroying pest and organism issue.

CALIFORNIA STATE LAW REQUIRES THAT YOU BE GIVEN THE FOLLOWING INFORMATION: "Caution -- pesticides are toxic chemicals". Structural pest control operators are licensed and regulated by the structural pest control board, and apply pesticides which are registered and approved for use by the California Department of Food and Agriculture 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 risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be

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minimized. If within twenty-four hours following application you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center at 800-222-1222 and your pest control operator immediately. This statement shall be modified to include any other symptoms of overexposure which are not typical of influenza. For additional information contact any of the following: Lomax Termite at 707-996-7732, the county Health Department at 707-565-4700 (Sonoma County), 707-253-4270 (Napa County), 707-784-8600 (Solano County), or 415-473-3400 (Marin County); county Agricultural Commissioner at 707-565-2371 (Sonoma County), 707-253-4357 (Napa County), 707-784-1310 (Solano County), or 415-473-6700 (Marin County); or for regulatory information -- the Structural Pest Control Board at 916-263-2544, 2005 Evergreen Street, Ste. 1500, Sacramento, CA 95815.

IF CHEMICAL TREATMENTS ARE RECOMMENDED IN THIS REPORT, THE FOLLOWING CHEMICALS MAY BE USED:

Tim-Bor (Disodium octaborate tetrahydrate 98%, water 2%).

Premise 75 & I MaxxPro (Imidacloprid, 1- [(6-Chloro-3-pyridinyl)methyl] -N-nitro-2-imidazolidinimine 75%, Inert ingredients 25%).

Premise Foam (Imidacloprid, 1- [(6-Chloro-3-pyridinyl)methyl] -N-nitro-2-imidazolidinimine .05%, Other ingredients 99.95%).

Vikane Gas (Sulfuryl fluoride-chloropicrin added). Used only by fumigation company.

Termidor SC (active ingredient) Fipronil 5-amino-1-(2,6-dichloro-4-(trifluoromethyl)phenyl)-4-((1R,S)-(trifluoromethyl)sulfinyl) - 1-H-pyrazole-3-carbonitrile 9.1%, Other ingredients 90.0%.

Altriset (active ingredient) Chlorantraniliprole

3-Bromo-N-[4-chloro-2-methyl-6-[(methylamino)carbonyl]phenyl]-1-(3-chloro-2-pyridinyl)-1H-pyrazole-5-carboxamide 18.4%, Other ingredients 81.6%.

B MaxxPro (active ingredient) Bifenthrin 7.9%, Other ingredients 92.1%.

Maxforce FC Ant Killer (active ingredient) Fipronil 0.001%, Other ingredients 99.999%.

Advance 375A Select Granular Ant Bait (active ingredient) Abamectin B1 0.011%, Other ingredients 99.989%.

Lomax Industries Termite Control

18351 Sonoma Hwy.

Sonoma CA 95476

Tel 7079967732 Fax 7079969012 Alt 7074834652

www.lomaxtermite.com

AGREEMENT

Report #: 14277

No work will be performed until a signed copy of this agreement has been received.

Address of Property: 6405 Enterprise Road
City: Glen Ellen
State/Zip: CA 95442

The inspection report of the company dated, 05/15/18 is incorporated herein by reference as though fully set forth.

The company is authorized to proceed with the work outlined in the items circled below from the Termite Inspection Report for the property inspected, for a total sum of \$ _____ . This total amount is due and payable within Ten (10) days from completion repair work and/or chemical application.

THE COMPANY AGREES

To guarantee all repair completed by this company for one year from date of completion except for caulking, grouting or plumbing, which is guaranteed for a period of Ninety (90) days. We assume no responsibility for work performed by others, to be bound to perform this work for the price quoted in our cost breakdown for a period not to exceed 30 days, to use reasonable care in the performance of our work but to assume no responsibility for damage to any hidden pipes, wiring, or other facilities or to any shrubs, plants or roof.

THE OWNER OR OWNER'S AGENT AGREES

To pay for services rendered in any additional services requested upon completion of work to pay a service charge of one and one-half percent (1 1/2%) interest per month, or portion of any month, annual interest rate of eighteen percent (18%) on accounts exceeding the ten (10) day full payment schedule. The Owner grants to The Company a security interest in the property to secure payment sum for work and inspection fee completed. In case of non-payment by The Owner, reasonable attorney fees and costs of collection shall be paid by owner, whether suit be filed or not.

ALL PARTIES AGREE

If any additional work is deemed necessary by the local building inspector, said work will not be performed without additional authorization from owner or owner's agent. This contract price does not include the charge of any inspection Report fees. Circle the items you wish performed by The Company, below and enter total amount above:

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.

ITEMS

RECOMMENDED WORK AT PROPERTY:

- 1B. Minor damaged window trim repairs..... \$150.00
- 1C. Damaged handrail and deck wood members repairs at various areas..... \$1,250.00
- 1D. Minor damaged door trim repairs..... \$100.00
- 1F. Damaged bottom house trim repairs..... \$350.00
- 1G/4D. Fungus treatment under deck and in subarea with Tim-Bor Fungicide... \$525.00
- ✓ 4B. Termite-damaged floor beam repairs in subarea..... \$1,375.00
- 4E. Damaged wood framing around vent areas repairs..... \$475.00

Payment upon completion. Please make checks payable to: "Lomax Termite". Thank you.

Shirley Lomax
Property Owner:

8-22-2018
Date:

Inspected By: _____ Date: _____

Owner's Agent: _____

Date: _____

SHARON J DELANEY
PO BOX 2018
GLEN ELLEN, CA 95442

1459

90-190/1211

8-22-2018

Date

Pay to the
Order of

Louise Jermite

One thousand three hundred seventy five

\$ 1375.00

Dollars



Exchange Bank
MONTGOMERY VILLAGE BRANCH PH 707-824-3388
2416 MONTGOMERY DR.
SANTA ROSA, CA 95405
www.exchangebank.com

For

Sharon Delaney

⑆ 1210 49851 1459 1050080140 ⑆