

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 6501	STREET, CITY, STATE, ZIP MATILIJA AVE, VALLEY GLEN CA 91401	Date of Inspection 3/14/2024	No. of Pages 5
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TRI-PACIFIC TERMITE COMPANY
P.O. Box 365, Verdugo City, CA 91046
Ph: (818) 248-3302 or (800) 660-9302
Fax: (818) 542-4223
Email: jjm@tptermite.com

Firm Registration No. PR 1266	Report No. 22055	Escrow No.
Ordered By: KW - LA CANADA Attn: JUSTIN JENEWEIN escrows@thedonutguyrealtygroup.com 818-359-0459	Property Owner/Party of Interest VICTORIA RIVERA 6501 MATILIJA AVE VALLEY GLEN, CA 91401 818-207-4781	Report Sent To:

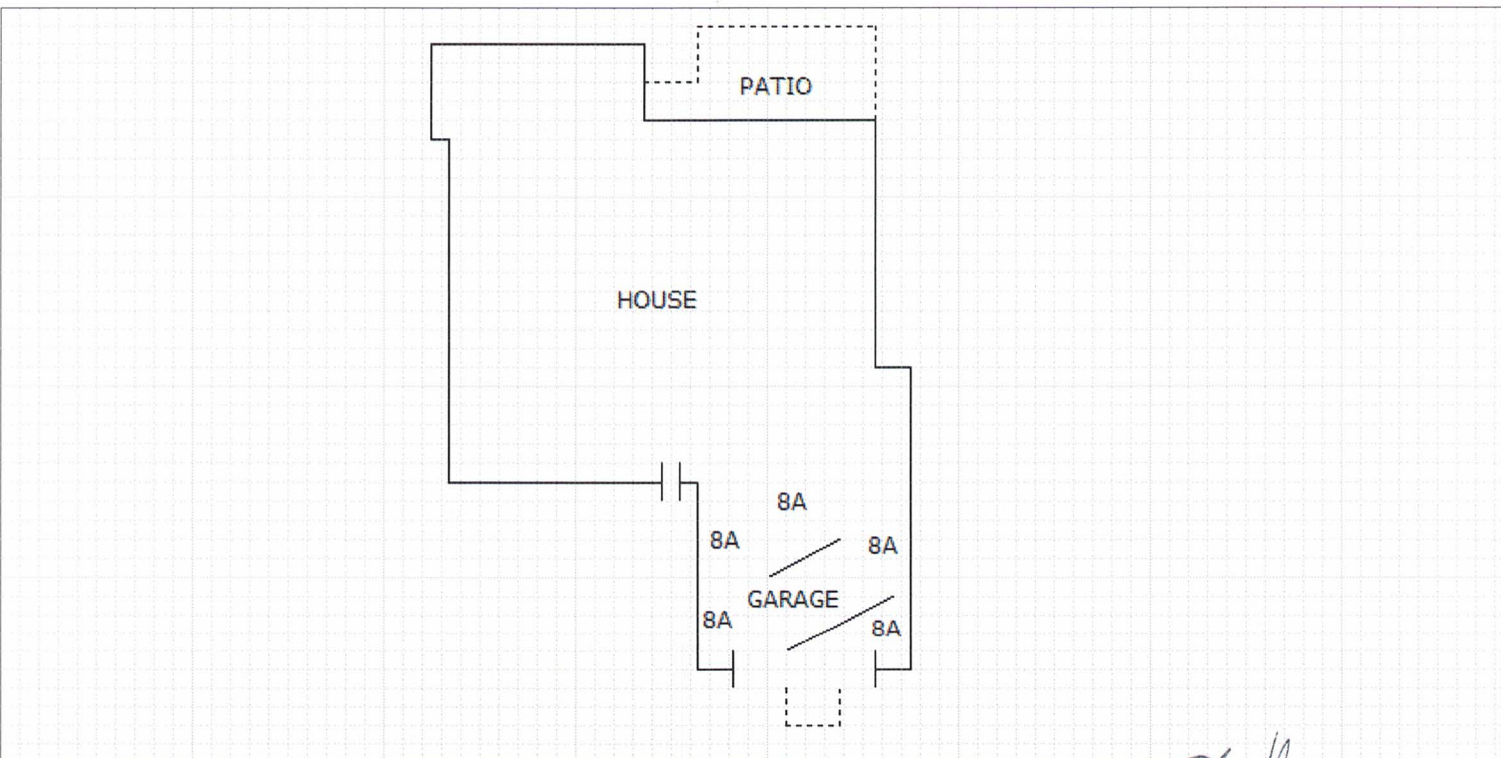
COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

General Description: ONE STORY SINGLE FAMILY RESIDENCE / FURNISHED & OCCUPIED / STUCCO, WOOD SIDING, & BRICK / COMP ROOF / ATTACHED GARAGE	Inspection Tag Posted: SUB AREA
	Other Tags Posted:

An inspection has been made to 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 above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.



Inspected by Sho Nakayama State License No. FR61425 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, California 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, or (800) 737-8188 or www.pestboard.ca.gov.

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NOTE

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, spaces between a floor or porch deck and the ceiling below, areas where there is no access without defacing or tearing out lumber, masonry or finished work, areas behind stoves, refrigerators or beneath floor coverings, furnishings, areas where encumbrances and storage conditions or locks make inspection impractical, portions of the subarea concealed or made inaccessible by ducting or insulation, areas beneath wood floors over concrete, and areas concealed by heavy vegetation. Areas or timbers around eaves were visually inspected from the ground level only. Although we make visual examinations, we do not deface or probe window/door frames or decorative trims. Unless otherwise specified in this report, we do not inspect fences, sheds, dog houses, detached patios, detached wood decks, wood retaining walls or wood walkways unless otherwise requested and referred to herein. We assume no responsibility for work done by anyone else, for damage to structure, or contents during our inspection or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non-disclosure by owner/agent/tenant. Notice: Reports on this structure prepared by various 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 to owner: Under the California Mechanics Lien Law any structural pest control operator who 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/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 contractor in full if the subcontractor, laborers or suppliers remain unpaid. To preserve their rights 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". 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 a right to file a lien against your property if they are not paid.

This is a separated report which is defined as: **Section 1 and Section 2 evident on the date of the inspection.**

SECTION 1: Contains items where there is evidence of active infestation, infection or conditions that have resulted in or from infestation or infection found on the date of inspection.

SECTION 2: Contains items where a condition was deemed likely to lead to infestation or infection, but where no visible evidence of such was found on the date of inspection.

FURTHER INSPECTION a special note to all parties regarding this property: Further inspection items are defined as recommendations to inspect areas which during the original inspection did not allow the inspector access to complete the inspection and cannot be defined as Section 1 or Section 2.

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Substructure Areas:
APPEARS IN GOOD CONDITION

Stall Shower:
NONE TESTED

Foundations:
CONCRETE - ABOVE GRADE

Porches - Steps:
CONCRETE - APPEARED SEALED

Ventilation:
ADEQUATE AMOUNT

Abutments:
NONE

Attic Spaces:
LIMITED - INSULATION

Garages:
ITEM 8A **FINDING:** THE GARAGE INSPECTION WAS LIMITED DUE TO OCCUPANT STORAGE AT THE PERIMETER WALLS.

RECOMMENDATION: UPON REMOVAL OF THE STORAGE BY OCCUPANT OR OWNER, A FURTHER INSPECTION WILL BE PERFORMED AND A SUPPLEMENTAL REPORT ISSUED, AS TO FINDINGS AND COSTS, IF ANY.

***** Unknown Further Inspection Recommended *****

Decks - Patios:
APPEARS IN GOOD CONDITION

Other - Interiors:
APPEARS IN GOOD CONDITION

Other - Exteriors:
APPEARS IN GOOD CONDITION

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SECTION 1

SECTION 2

FURTHER INSPECTION

8A \$ 0.00

Proposed Cost Section 1: \$0.00

Proposed Cost Section 2: \$0.00

Proposed Cost Fur. Insp: \$0.00

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OCCUPANTS CHEMICAL NOTICE

Tri-Pacific Termite Company will use pesticide chemical(s) specified below for the control of wood destroying pests or organisms in locations identified in the Structural Pest Control report as indicated above.

(1) The pest(s) to be controlled:
SUBTERRANEAN TERMITES FUNGUS or DRY ROT B EETLES DRY-WOOD TERMITES
OTHER

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

- A. COPPER NAPHTHENATE: Active ingredients: Copper Naphthenate 20%; Inert ingredients 80%.
B. INVADER HPX-20-PROPOXUR (CAS#114-26-1) BAYGON
C. PERMA DUST: Active Ingredients: Boric Acid
D. VIKANE [ACTIVE INGREDIENTS - SULFURYL FLOURIDE WITH CHLOROPICRIN]
E. TERMIDOR SC [EPA REG NO. 7969-210] [ACTIVE INGREDIENTS FIPRONIL]
F. TIM-BOR [64405-0] [ACTIVE INGREDIENTS INORGANIC BORATES]
G. BORA CARE [64405-1] ACTIVE INGREDIENTS GLYCOL BORATE SOLUTION]
H. ECO PCO ARX [EPA REG NO. 67425-15-655] [ACTIVE INGREDIENTS 2-PHENETHYL PROPIONATE]
I. PREMISE FOAM [EPA REG. NO. 432-1391] [ACTIVE INGREDIENTS IMIDACLOPRID, 1-[(6-CHLORO-3-pyridinyl)methyl]-N-nitro-2-imidazolidinimine...0.05%
OTHER INGREDIENTS:... 99.95%

(3) "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 PESTICIDE REGULATION and the United States Environmental Protection Agency. Registration is granted when the State finds threat 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 and your pest operator immediately. (This statement shall be modified to include any other symptoms of over exposure which are not typical of influenza.)"

For further information, contact any of the following:

- Tri-Pacific Termite Company (800) 660-9302
Los Angeles County Health Department (310) 338-3200
County Agriculture Commissioner (626) 575-5466
Poison Control Center (800) 222-1222
Structural Pest Control
2005 Evergreen Street Ste #1500 Sacramento, CA 95815 (916) 561-8708

Persons with respiratory or allergic conditions, 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 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

OWNER/OCCUPANT DATE

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