
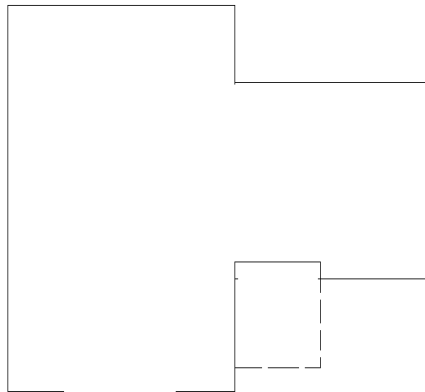


# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

|  |  |  |                     |   |                             |
|--|--|--|---------------------|---|-----------------------------|
| Building No.<br><b>20767</b>   | Street<br><b>Liana Ct. Porter Ranch CA 91326</b> | City<br><b>CA 91326</b>                                    | Zip<br><b>91326</b> | Date of Inspection<br><b>03/21/24</b>   | Number of Pages<br><b>4</b> |
| <br>921 N. Harbor Blvd. #456 La Habra, Ca. 90631<br>562-583-8240  |  |  |                     |   |                             |
| REGISTRATION NO. <b>PR7257</b>   |  | REPORT NO. <b>cr7007</b> Escrow#                           |                     |   |                             |
| Ordered by:<br>Five Heights Realty Corp.<br>Corinne Babcock<br>4327 E Cesar E Chavez Ave<br>90022--Los Angeles--CA<br>202-746-1115   |  | Property Owner and/or Party of Interest:<br>Daniel Andrews |                     | Report sent to:<br>Five Heights Realty Corp.<br>4327 E Cesar E Chavez Ave<br>90022--Los Angeles--CA |                             |
| COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>  |  |  |                     |   |                             |
| General Description:<br>2 story, Stucco, Single Family Residence, Tile Roof, Attached Garage,<br>Furnished, Occupied -   |  |  |                     | Inspection Tag Posted:<br>Attic<br>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 <input type="checkbox"/> Drywood Termites <input type="checkbox"/> Fungus / Dryrot <input type="checkbox"/> Other Findings <input type="checkbox"/> Further Inspection <input type="checkbox"/><br>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. |  |  |                     |   |                             |

FOUNDATION DIAGRAM (Diagram not to scale)



Inspected by: Miguel Fuentes State License No. OPR10598 Signature

This report has been electronically signed as authorized by the inspector.  
 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, (800) 737-8188 or [www.pestboard.ca.gov](http://www.pestboard.ca.gov)

43M-41 (REV. 10/01)



20767

Liana Ct. Porter Ranch CA 91326

03/21/24

REPORT# cr7007

|  |  |
|--|--|
| 1.SUBSTRUCTURE Inspected-slab                        | 7.ATTIC Inspected-fully insulated                  |
| 2.SHOWER On 2nd story not tested                     | 8.GARAGES Partially inspected-covered walls & ceil |
| 3.FOUNDATIONS Slab                                   | 9.DECKS-PATIOS Inspected-attached stucco           |
| 4.PORCHES,STEPS Concrete                             | 10.OTHER-INTERIOR Partially inspected-furnished    |
| 5.VENTILATION None                                   | 11.OTHER-EXTERIOR Inspected                        |
| 6.ABUTMENTS Partially inspected-stucco columns not o | MISC.  |

**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.**

### ADDITIONAL INFORMATION

This is to certify that the above property was inspected on 3/21/24 in accordance with the Structural Pest Control Act and rules and regulations adopted pursuant thereto, and that no evidence of active infestation was found in the visible and accessible areas.

Note: Detached BBQ Island not inspected. Exterior boxed eaves partially inspected due to not open during time of inspection.

**\*\*A SEPARATED REPORT WHICH IS DEFINED AS SECTION I AND OR SECTION II CONDITIONS EVIDENT 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 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 HIS INSPECTION AND CANNOT BE DEFINED AS SECTION I OR SECTION II. COST FOR SECTION II ITEMS NOT GIVEN BY THIS COMPANY UNLESS REQUESTED.\*\***

Note: Some wood repair may uncover additional damage or infestation than initially reported at time of the inspection. If so a supplemental report will be issued and additional cost may apply. Note: Areas above the first story eaves are inaccessible for physical inspection due to height, and are not included in our report, unless a visual inspection from the ground revealed conditions that need further inspection.

**\*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 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 THE PROCEEDS USED TO SATISFY THE INDEBTEDNESS. THIS CAN HAPPEN EVEN IF YOU HAVE PAID YOUR STRUCTURE 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 PROVIDED 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.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.The Exterior surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contract a roofing contractor who is licensed by the Contractors' State License Board.**

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 re inspection. The re inspection must be done within ten (10) working days of request. The re inspection 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.

\*\*\*\*We enclose our bill for our Inspection Fee and our Report. This Report is not to be used to satisfy escrow requirements unless our inspection fee is paid\*\*\*\*

NOTE: SOME WOOD REPAIR MAY UNCOVER ADDITIONAL DAMAGE OR INFESTATION THAN INITIALLY REPORTED AT TIME OF INSPECTION. IF SO, A SUPPLEMENTAL REPORT WILL BE ISSUED AND ADDITIONAL COST MAY APPLY. NOTE: AREAS ABOVE THE FIRST STORY EAVES ARE INACCESSIBLE FOR PHYSICAL INSPECTION DUE TO HEIGHT, AND ARE NOT INCLUDED IN OUR REPORT, UNLESS A VISUAL INSPECTION FROM THE GROUND REVEALED CONDITIONS THAT NEED FURTHER INSPECTION.

NOTE: ANY AREAS BENEATH A TACKED-DOWN CARPET IS CONSIDERED INACCESSIBLE FOR INSPECTION.

NOTE: We offer a two year warranty for repairs and treatment.

What is Wood Destroying Pests and Organism Inspection Report?

Please pay attention to the following two paragraphs which explains the scope and limitations of a Structural Pest Control Inspection and a Wood Destroying Pests and Organisms Inspection Report.

A Wood Destroying Pests And Organisms Inspection Report contains findings as to the presence of absence of evidence of wood destroying insects or organisms in visible and accessible areas on the date of inspection and contains our recommendations for correcting and infestations, infections, or conducive conditions found. The contents of the Wood Destroying Pests and Organisms Inspection Report are governed by the California Structural Pest Control Act its Rules and Regulations.

Some structures may not comply with building code requirements or may have structural plumbing, electrical, roof, heating and air conditioner, or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pests and Organisms Report does not contain information about any such defects as they are not within the scope of the license of the inspector or the company issuing this report.

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

**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 required to 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 by the Customer of Customer's Agent, and accepted by WARRIOR

Building No. / Street

City

Zip

Date Of Inspection

**20767****Liana Ct. Porter Ranch CA 91326****03/21/24**

REPORT# cr7007

**TERMITE.**

This property was inspected for visible and accessible evidence of wood destroying organisms such as wood rot by fungi. The inspection and this report do not address fungi other than wood destroying fungi, nor do they assess 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 impacts of any fungus, including 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.

**HOMEOWNER PROTECTION POLICY**

A Homeowner Protection Policy may be available at the end of the Guarantee Period. WARRIOR TERMITE always strives to provide its customers with the most efficient methods of pest control. We continually provide our employees with constant, on going education so they can provide our customers with the best possible service results, and so we can use pesticides in the safest possible manner for our customers and ourselves. In accordance with our sense of responsibility for the safety of our customers and employees, we ask that you read the following:

**CALIFORNIA 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 California Department of Pesticides 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 (Pesticides with non flu like symptoms are asterisked below), contact your physician or poison control center (telephone number listed below) and your pest control operator immediately. For further information contact any of the following: 562-674-4704 WARRIOR TERMITE;

Poison Control Center: 800-876-4766

Health Questions - County Health Departments:

Imperial 760-482-4438

Kern 661-321-3000

Orange 714-834-7700

Los Angeles 213-250-8055

San Bernardino 909-387-6280

San Diego 858-505-6700

Santa Barbara 805-681-5102

Riverside 909-358-5000

Ventura 805-981-5221

Application Information - County Agricultural Commissioner:

Imperial 760-482-4314

Kern 661-868-6300

Orange 714-995-0111

Los Angeles 626-575-5465

San Bernardino 909-387-2115

San Diego 858-694-2739

Santa Barbara 805-934-6200

Riverside 951-955-3045

Ventura 805-477-1620

Regulatory Information - The Structural Pest Control Board:

916-561-8704

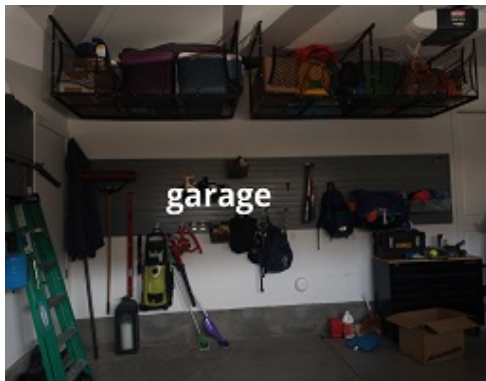
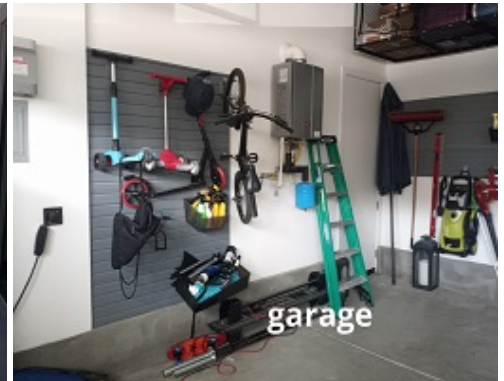
2500 Evergreen Street, Suite 1500, Sacramento, CA 95815.

**TERMITE AND FUNGUS CHEMICAL**

Altriset Termiticide - Active Ingredient Chlorantraniliprole

Tim-Bor - Active Ingredient DisodiumOctaborateTetrahydrate

Cy-Kick - Active Ingredient Cyfluthrin



|   |  |  |                     |  |                          |
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| Ordered by:<br>Five Heights Realty Corp.<br><br>Corinne Babcock 202-746-1115  |  | Property Owner and/or Party of Interest:<br>Daniel Andrews |                     | Report sent to:<br>Five Heights Realty Corp. |                          |

| RECOMMENDATION BREAKDOWN |      |      |         |           |      |      |         |              |
|--------------------------|------|------|---------|-----------|------|------|---------|--------------|
| Section 1                | Item | Cost | Initial | Section 2 | Item | Cost | Initial | Unknown Item |
|                          |      |      |         |           |      |      |         | Cost         |
|                          |      |      |         |           |      |      |         | Initial      |

Inspection Fee: \$0.00

Section 1 - Clear report \$250

**\*\*NOTE:** The inspection fee will be waived if any work is ordered and completed.

**\*\*NOTE:** Some of the items on the report may recommend a licensed contractor, roofer, others, etc. It is the responsibility of the homeowner and/or agent to hire the proper tradesman.

ANY WORK ORDER THAT IS CANCELLED OR RESCHEDULED WITHOUT 24 HOUR NOTICE MAY BE SUBJECT TO A SERVICE CHARGE OF \$195.

PRICE EFFECTIVE FOR 90 DAYS FROM DATE OF CONTRACT -- ALL CONTRACTS SUBJECT TO OUR OFFICE APPROVAL.

APPROVED: \_\_\_\_\_

- A) The total amount of this contract due and payable upon completion of work listed above unless otherwise specified. If bill is sent to Escrow per owner request and Escrow cancels then seller agrees to pay said bill immediately.
- B) Only the work specified in this contract is being done at this time due to owners wishes.
- C) We take no responsibility for plant damage nor for tile roof damage, if any due to fumigation. Our fumigation company does not provide onsite security and does not assume any responsibility for the care and custody of the property in case of vandalism or breaking and entering. Our insurance company requests that all valuables such as jewelry, coin collections, large amounts of cash, art objects and other small items of value be removed prior to fumigation.
- D) We will exercise caution but we cannot be liable for possible damage to hidden pipes, conduits or other items in or under concrete slab(s) when drilling is done. Cost for repairs should damage occur will be the owners responsibility.
- E) If work specified includes repairs to a shower, unless otherwise specified to the contrary, we shall not be responsible for any damage to the tile or plaster 12 inches above floor level of such shower, nor do we take any responsibility for matching of the tile color or dry rot repairs found in shower walls or floors not visible at time of inspection. Cost of repairs will be additional to our bid.
- F) No painting to be done unless specified in body of this contract. We only primer wood replaced.
- G) We take no responsibility for replacing damaged wood unless specified on our report.
- H) In case of non-payment by owner, reasonable attorney's fees and costs of collection shall be paid by owner whether suit be filed or not.
- I) Our insurance policy will not cover any liabilities to person(s) not employed by WARRIOR TERMITE, therefore we cannot allow any person(s) to be present at the time of the work being performed.
- J) It is the responsibility of the Owner/Agent to determine if city permits are required.
- K) 2nd story eaves and framing are inspected visually from ground level only. If 2nd story inspection is required the Owner should contact a licensed contractor.
- L) Any repairs to roof sheeting, rafters, fascia, etc. done by WARRIOR TERMITE does not guarantee the water tightness of the roof. Homeowner should seek a licensed roofer.
- M) The inspection fee is not included in the cost of treatments, fumigation or repair.

ESCROW INFORMATION:

COMPANY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_

FAX: \_\_\_\_\_

ESCROW OFFICER EMAIL ADDRESS: \_\_\_\_\_

ESCROW OFFICER: \_\_\_\_\_

ESCROW NUMBER: \_\_\_\_\_

## WORK AUTHORIZATION

PLEASE SIGN AND RETURN 1 COPY IF WE ARE TO PERFORM WORK. Initialize on signed copy each recommendation you are authorizing.

Signature

Date