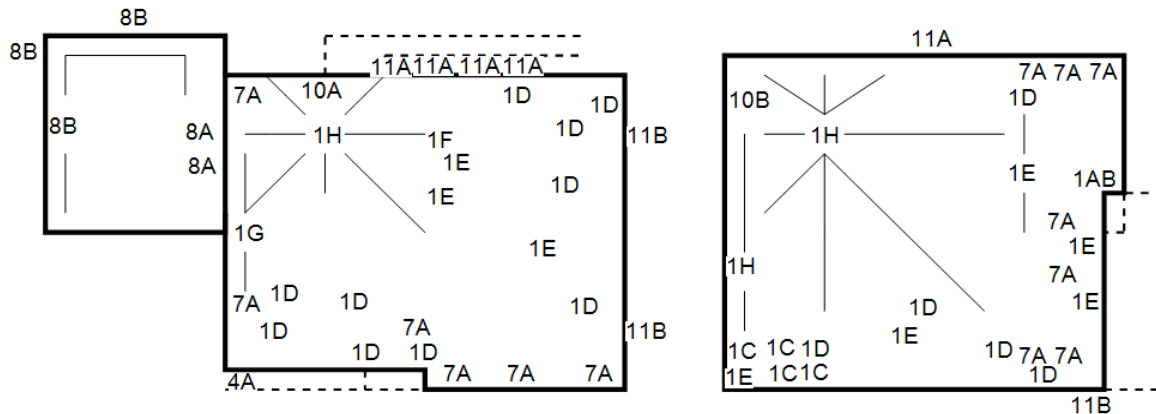


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building Address:		Date of Inspection	Number of Pages
408 N Bronson Ave, Los Angeles, CA 90004		02/03/2025	8
Jason Termite Co. 1611 Cordova St. #D Los Angeles CA 90007 Phone: (323) 402-0637 Fax:			Report # W15617
			Lic. Registration # PR 8193
			Escrow #
Ordered by: Tricia Garalde	Property Owner and/or Party of Interest:	Report Sent to: Tricia Garalde	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: 2 Story / Triplex / Frame & Stucco / Attached Garage / Composition Roof		Inspection Tag Posted:	
		Other Tags Posted: None	
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 checked="" type="checkbox"/>	Drywood Termites <input checked="" type="checkbox"/>	Fungus / Dryrot <input checked="" type="checkbox"/>	Other Findings <input checked="" type="checkbox"/> Further Inspection <input checked="" type="checkbox"/>
If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for the details on checked items.			



This Diagram is not to scale

Inspected by: Danny J Hong

State License No. OPR11654

Signature

Harry Foxworth.

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceeding two years.

To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Ste. 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 the services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov

SECOND PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 408 N Bronson Ave, Los Angeles, CA 90004

02/03/2025

W15617

Date

Report #

What is a Wood Destroying Pest and Organism Inspection Report?

The following 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 finding as to the presence or absence of wood destroying insects or organisms in visible and accessible areas on the date of inspection and contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the wood destroying pest & organism inspection report are governed by the structural pest control act and its rules and regulations.

Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to this report. This report does not address any such defects as they are not within the scope of the license of the inspector or the company issuing this report.

The following areas are considered inaccessible for purposes of inspection or are not included in a normal inspection report and therefore are excluded in this report: the interior of hollow walls; spaces between an upstairs floor and the ceiling below or a porch deck and soffit below; stall showers over finished ceilings; such structural segments as areas enclosed by bay windows, buttresses, built in cabinet work, areas under floor covering; any areas requiring the removal of storage, furnishings or appliances; any areas to which there is no access without defacing or removing lumber, masonry or finished workmanship.

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; make inspection impractical; and areas or timbers around eaves that would require use of an extension ladder.

NOTE: SPECIFIC LIST OF AREAS WHICH HAVE NOT BEEN INSPECTED AS FOLLOWS.

This report regards the inspection of that part of the premises as identified on the drawing attached to the report. In accordance with the standard practice of pest control operators, certain structural areas are considered inaccessible for purposes of inspection, including but are not limited to: (1.) Furnished interiors (2.) Portions of attic concealed or made inaccessible by insulation and/or inadequate crawl space. (3.) The interior of hollow walls. (4.) Space between a floor or porch deck and the ceiling below. (5.) Stall showers over finished ceilings. (6.) Areas concealed by built-in cabinet work. (7.) Hardwood floor beneath linoleum, carpet, or tile. (8.) Inside kitchen or bathroom cabinets where food or supplies are stored. (9.) Areas concealed by appliances. (10.) Interiors of enclosed boxed eaves. (11.) Second story eaves where access is impractical with standard 6' foot ladder. (12.) Areas where plant growth is covering wood members. (13.) Exterior eaves and siding where access is limited due to zero lot lines, neighbors access, heavy plant growth or abutments. (14.) Fences and gates surrounding or attached to the property.

Certain areas may be inaccessible for inspection due to construction or storage. We recommend further inspection of areas where inspection was impractical. Re: Structural Pest Control Act, Article 6, section 8516 (b), paragraph 1990 (l). Amended effective March 1, 1974. Stall shower, if any, are water tested in compliance with Section 1991 (12) of the Structural Pest Control Act. The absence or presence of leaks through sub-floor, adjacent floors or walls will be reported. This is a report of the condition of the stall shower at the time of inspection only, and should not be confused as a guarantee. Although we make a visual examination, we do not deface or probe into window or door frames, decorative trim, roof members, etc., in search of wood destroying pests or organisms.

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; make inspection impractical; and areas or timbers around eaves that would require use of an extension ladder.

A REINSPECTION OF WORK DONE BY OTHERS WILL BE MADE WITHIN FOUR MONTHS UPON REQUEST OF THE PERSON ORDERING THE ORIGINAL INSPECTION. THE COST OF REINSPECTION IS \$65.00. THIS COMPANY WILL REINSPECT REPAIRS DONE BY THE OTHERS WITHIN FOUR MONTHS OF 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 AREA IS DESIRED, INSPECTION OF WORK IN PROGRESS WILL BE NECESSARY. ANY GUARANTEES MUST BE RECEIVED FROM PARTIES PERFORMING REPAIRS.

NOTE: We do not inspect or certify plumbing, plumbing fixtures, etc.

NOTE: "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 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."

THIRD PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 408 N Bronson Ave, Los Angeles, CA 90004

02/03/2025

W15617

Date

Report #

"NOTICE: The charge for service 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 costs associated with paying the subcontractor. You may accept Jason Termite Co.'s bid or you may contract directly with another registered company licensed to perform the work.

If you choose to contract directly with another registered company, Jason Termite Co. 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."

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

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.

A separated report has been requested which 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, infection of 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 the original inspection did not allow the inspector access to complete his inspection and cannot be defined as section I or section II.

FINDINGS AND RECOMMENDATIONS

Substructure: Limited Access due to Low Clearance and Plumbing Pipe

- 1A PRICE: \$3,850.00 (Section I)
FINDINGS: Evidence of drywood termite infestations at Blocking and Subfloor.
RECOMMENDATION: Vacate the premises and seal the structure for fumigation. Remove or cover accessible evidence of infestation. Fumigation warranted for two years. Fumigation awareness notice must be signed prior to fumigation. See fumigation notice for terms and liabilities.
- 1B PRICE: \$1,950.00 (Section I)
FINDINGS: Evidence of dry-wood termite damaged wood members noted at Blocking and Subfloor.
RECOMMENDATION: We recommend to perform the necessary repairs. Painting is included. During the course of our work, if additional damage is found, a supplemental report will be issued and additional cost will be given at that time.
- 1C PRICE: \$1,150.00 (Section I)
FINDINGS: Evidence of subterranean termite infestations at Subflooring.
RECOMMENDATION: Pressure "ROD" treat, trench application or low pressure spot spray as necessary. Break accessible sub tubes.
- 1D PRICE: Not Estimated (Section II)
FINDINGS: Cellulose debris noted at time of inspection in sub area.
RECOMMENDATION: Contact proper tradesman to clean-out cellulose debris and remove from premises.
- 1E PRICE: Not Estimated (Section II)
FINDINGS: Earth-wood contacts visible at Subframing, Form Board and Form Stake.
RECOMMENDATION: Owner/agent should engage the services of a licensed contractor to re-grade the soil level to break the earth wood contact(s).

FOURTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 408 N Bronson Ave, Los Angeles, CA 90004

02/03/2025

W15617

Date

Report #

- Findings and Recommendations continued from previous page -

- 1F PRICE: Not Estimated (Section II)
FINDINGS: Water stains noted at Subframing at the time of inspection. Jason Termite does not guarantee the presence or non-presence of any leaks or hidden damage.
RECOMMENDATION: OWNER/AGENT SHOULD ENGAGE IN THE SERVICES OF A LICENSED CONTRACTOR TO BE CONSULTED AND CORRECT THE ABOVE FINDING.
- 1G PRICE: Not Estimated (Section II)
FINDINGS: Excessive moisture noted at Subarea Soil.
RECOMMENDATION: Owner/agent should engage the services of a licensed contractor to be consulted and correct the above finding.
- 1H PRICE: Not Estimated (Section Unknown)
FINDINGS: Inaccessible areas due to Low Clearance and Plumbing Pipe.
RECOMMENDATION: The area will be inspected for a fee (not to exceed the original inspection fee) if made accessible by the owner/agent at his/her expense. A supplemental report will be filed at such time. No opinion rendered concerning the conditions in the area at this time.

Stall Shower: None

Foundations: Concrete above grade

Porches - Steps: Concrete

- 4A PRICE: Not Estimated (Section Unknown)
FINDINGS: Inaccessible areas due to Plant.
RECOMMENDATION: The area will be inspected for a fee (not to exceed the original inspection fee) if made accessible by the owner/agent at his/her expense. A supplemental report will be filed at such time. No opinion rendered concerning the conditions in the area at this time.

Ventilation: Adequate above grade

Abutments: None

Attic Spaces: Limited access due to Low Clearance and Insulation

- 7A PRICE: See 1A (Section I)
FINDINGS: Evidence of drywood termite infestations at Attic Framing.
RECOMMENDATION: Vacate the premises and seal the structure for fumigation. Remove or cover accessible evidence of infestation. Fumigation warranted for two years. Fumigation awareness notice must be signed prior to fumigation. See fumigation notice for terms and liabilities.

Garages: Attached / Limited access due to Storage and Neighbor

- 8A PRICE: See 1C (Section I)
FINDINGS: Evidence of subterranean termite infestations at Garage Framing
RECOMMENDATION: Pressure "ROD" treat, trench application or low pressure spot spray as necessary. Break accessible sub tubes.

- Findings and Recommendations continued on next page -

Address 408 N Bronson Ave, Los Angeles, CA 9000402/03/2025W15617

Date

Report #

- Findings and Recommendations continued from previous page -

- 8B PRICE: Not Estimated (Section Unknown)
FINDINGS: Inaccessible areas due to Storage, Neighbor and Plant.
RECOMMENDATION: The area will be inspected for a fee (not to exceed the original inspection fee) if made accessible by the owner/agent at his/her expense. A supplemental report will be filed at such time. No opinion rendered concerning the conditions in the area at this time.

Decks - Patios: None**Other Interior:** Inspected / Limited due to being Occupied

- 10A PRICE: Not Estimated (Section II)
FINDINGS: Water stains noted at Door Frame at the time of inspection. Jason Termite does not guarantee the presence or non-presence of any leaks or hidden damage.
RECOMMENDATION: OWNER/AGENT SHOULD ENGAGE IN THE SERVICES OF A LICENSED CONTRACTOR TO BE CONSULTED AND CORRECT THE ABOVE FINDING.
- 10B PRICE: Not Estimated (Section II)
FINDINGS: Loose toilet founded.
RECOMMENDATION: Owner/agent should engage the services of a licensed contractor to be consulted and correct the above finding.

Other Exterior: Inspected / Limited due to 2 Story and Window Screen

- 11A PRICE: See 1B (Section I)
FINDINGS: Evidence of fungus infected damage noted at Window, Vent Frame, Decobeam, Trimmer, Doorsill and Window (Patch Only)
RECOMMENDATION: We recommend to perform the necessary repairs. Painting is included. During the course of our work, if additional damage is found, a supplemental report will be issued and additional cost will be given at that time.
- 11B PRICE: Not Estimated (Section Unknown)
FINDINGS: Inaccessible areas due to Plant.
RECOMMENDATION: The area will be inspected for a fee (not to exceed the original inspection fee) if made accessible by the owner/agent at his/her expense. A supplemental report will be filed at such time. No opinion rendered concerning the conditions in the area at this time.
-

SIXTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 408 N Bronson Ave, Los Angeles, CA 90004

02/03/2025

W15617

Date

Report #

In accordance with the laws and regulation of the State of California, we are required to provide you with the following information prior to application of pesticides to your property.

"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 Dept. 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 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 (800) 876-4766 and your pest control operator immediately." Effects of over exposure to these materials can include tremors and tonic and colonic convulsions.

For further information, contact any of the following:

Jason Termite Co. (323) 402-0637

Poison Control Center (800) 876-4766

(Health Questions) County Health Dept.
Orange County (714) 834-7700
Los Angeles County (213) 250-8055
San Bernardino County (909) 387-6280
Riverside County (909) 358-5000

(Application Info.) County Agriculture Commission
Orange County (714) 447-7100
Los Angeles County (626) 575-5465
San Bernardino County (909) 387-2115
Riverside County (909) 955-3045

Structural Pest Control Board (Regulatory Info.) (916) 561-8704
2005 Evergreen St.#1500, Sacramento, CA 95815

TERMITE AND FUNGUS CONTROL CHEMICALS

Vikane (EPA Reg. No. 464-232)
Active Ingredients: Vikane-sulfuryl floride 99.5%, Chloropicrin .5%

Dragnet SFR (EPA Reg. No. 279-3062)
Active Ingredients: Permethrein (3-Phenoxyphenyl)methy+-Cis-trans 3-(2,2-dichloroethenyl)-2,2-dimethylcyclopropanecarboxylate

Invader HPX-20 (EPA Reg. No. 9444-204)
Active Ingredients: Chlorpyrifos 1%

Tim-bor (EPA Reg. No. 1624-39)
Active Ingredients: Disodium Octaborate Tetrahydrate 98%

NOTICE TO OWNER

Under the California Mechanic's Lien law any structural Pest Control Operator who contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who help to improve your property, but is not paid for his 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 of the sale used to satisfy the indebtedness. This can happen even if you have paid your contractor in, and the sub-contractor, laborers, or suppliers remain unpaid. To preserve their right to file a claim of 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.

NOTE: If the Home Owner fails to pay billing in full, Jason Termite Co. will have the right to be paid back for all its costs and expenses to the extent not prohibited by applicable law. Those expenses include, for example (but not limited to), reasonable attorney's fees. If for any reason this account is to be turned over to our collection agency, You will be responsible for all cost of collecting.

SEVENTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 408 N Bronson Ave, Los Angeles, CA 90004

02/03/2025

W15617

Date

Report #

CONDITIONAL GUARANTEE: Jason Termite Co. guarantees all work performed by this company for one year, subcontract work guaranteed 30 days. This company is not responsible for any future infestation, dry rot or adverse conditions beyond the time of inspection. If fumigation is performed, Jason Termite Co. is not liable for any damage to shrubs, vines, trees, etc. or any damage to roofs or roof members at the time of Fumigation. In the event that a re-treatment, re-fumigation or any other repair work is to be performed to honor a guarantee issued by Jason Termite Co.; the home-owner is responsible to make the property available for any work to be performed. Jason Termite Co. 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 of guarantee is never given for re-treatments done under original guarantee.

EIGHTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 408 N Bronson Ave, Los Angeles, CA 90004

02/03/2025

W15617

Date

Report #

Findings and Recommendations estimated by this Company:

Item	Approval	Primary Estimate	Section
1A	<input type="checkbox"/>	\$3,850.00	I
1B	<input type="checkbox"/>	\$1,950.00	I
1C	<input type="checkbox"/>	\$1,150.00	I
1D		Not Estimated	II
1E		Not Estimated	II
1F		Not Estimated	II
1G		Not Estimated	II
1H		Not Estimated	Unknown
4A		Not Estimated	Unknown
7A	<input type="checkbox"/>	Included in 1A	I
8A	<input type="checkbox"/>	Included in 1C	I
8B		Not Estimated	Unknown
10A		Not Estimated	II
10B		Not Estimated	II
11A	<input type="checkbox"/>	Included in 1B	I
11B		Not Estimated	Unknown

\$3,850.00 Fumigation (Vikane)

\$1,150.00 Subterranean Treatment

\$1,950.00 Repair

Total: \$6,950.00

I have read and understand the terms of the Report referenced above and agree to the terms and conditions set forth.

Jason Termite Co. is hereby authorized to complete the Items selected above and it is agreed that payment shall be made as follows:

Payment shall be made as follows: ☐ With close of Escrow ☐ \$_____ Deposit ☐ \$_____ on Completion

Escrow Number:_____ Escrow Company:_____ Escrow Officer:_____

Phone () _____ - _____ Email: _____ Address: _____

Owner or Authorized Representative: ☐ Owner ☐ Representative's Title:_____

Print Name:_____ X _____ Date _____

Owner or Authorized Representative: ☐ Owner ☐ Representative's Title:_____

Print Name:_____ X _____ Date _____

