WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	ZIP	Date of Inspection	Number of Pages
781	Roscoe St	Brea	92821	09/03/2026	4

Anteater Termite & Pest Control, Inc.
2038 Venice Blvd
Los Angeles CA 90006
(323) 870-5414 (213) 454-1617
anteatertermite@gmail.com
Fax (323) 870-5415

Report # : 11970
Registration # : PR7579
Escrow # :
☐ CORRECTED REPORT

Ordered by:	Property Owner and Party of Interest:	Report sent to:
Byount Gyukim MOBILE: (213) 703-7593 chriskim1105@gmail.com		

COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐

GENERAL DESCRIPTION:
Single-family, two-story, frame/stucco, residence, attached garage, tile roof.

Inspection Tag Posted:
Garage

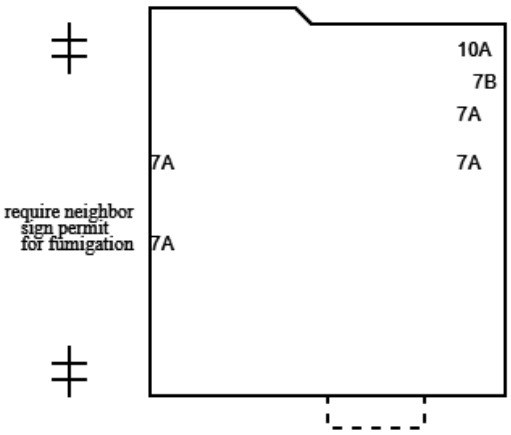
Other Tags Posted:

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 items.

Diagram Not To Scale



Inspected By: In Woo Moon (Alex) **State License No.** FR37899 **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, 95815-3831.
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.

ANTEATER TERMITE & PEST CONTROL, INC.

781	Roscoe St	Brea	CA	92821
Address of Property Inspected		City	State	ZIP

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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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THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION I/SECTION II CONDITIONS EVIDENT ON THE DATE OF THE 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 II.

INSPECTED AREAS

1. SUBAREA - Concrete slab.
2. STALL SHOWER - Not tested due to second floor.
3. FOUNDATION - Concrete.
4. PORCHES/STEPS - Concrete.
5. VENTILATION - Adequate.
6. ABUTMENTS - None.
7. ATTIC SPACES - Partially accessible due to style of construction.
8. GARAGES - Attached. Partially inspected due to storage.
9. DECKS/PATIOS - None.
10. OTHER/INTERIOR - Inspected.
11. OTHER/EXTERIOR - Inspected.

PRENOTE: Evidence of termite activity has been observed during the inspection. Based on the conditions noted at the time of inspection, whole-structure fumigation is recommended to address and eliminate active infestation.

PRENOTE: A **cancellation fee of $150 up to $300** will apply for cancellations made **two days before or on the same day** as the scheduled fumigation. This fee covers preparation and administrative costs incurred by our subcontractor fumigation company. In such cases, the fumigation service will not be performed, and the cancellation fee will be due in full. If you choose to **reschedule**, the cancellation fee must be **paid prior to rescheduling**. If the owner or agent cancels the fumigation entirely, the cancellation fee will be **deducted from the 50% deposit** paid before fumigation.

PRENOTE: Due to the high amount of break ins while house are being fumigate lately, we suggest owners to **remove all valuable information and items from the property.** Anteater Termite Company does not provide on-site security and does not assume any responsibility in case of vandalism, breaking or entering. The possibility of burglary exists as it does any time you leave your home; therefore, Anteater Termite Company recommends that you take any steps that you feel necessary to prevent any damage to your property.

PRENOTE: It is standard practice for a termite company and/or fumigation company to request owner/occupants to sign a Roof Release waiving any and all liability for damages to the roof during fumigation. However, by signing the roof release provided by Anteater Termite you are agreeing to the option of having Anteater Termite repair broken tiles at the expense of the owner/occupant (labor and parts).

PRENOTE: A **Plant Release Form is required prior to fumigation** of the property. All **plants and trees that are attached to or in direct contact with the structure** (including walls, eaves, etc.) **must be trimmed back 12 to 18 inches or removed** to allow proper tenting and ensure the effectiveness of the fumigation process.

PRENOTE: Please note that **Anteater Termite Company will not be responsible for any wood repair, patching, or reinforcement work** completed by the property owner, their agents, or any third-party contractors. Additionally, if damaged wood is **not repaired or replaced after fumigation**, **old termite evidence such as frass (droppings), damaged wood, or exit holes may remain visible**, which can lead to confusion or concern in the future.

ANTEATER TERMITE & PEST CONTROL, INC.

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SECTION I:

7A - Attic Spaces

FINDING: Evidence of drywood termite infestation was noted at the time of inspection at the attic area wood member(s) as indicated on the diagram.
RECOMMENDATION: Fumigation. Vacate the premises and seal the structure for fumigation with Vikane Gas. Remove or cover accessible evidence (pellets) where visible and accessible. Fumigation awareness notice must be signed prior to fumigation. Two year warranty.

SECTION II:

7B - Attic Spaces

FINDING: Evidence of water stain(s) was noted at the time of inspection at the attic as indicated on the diagram.
RECOMMENDATION: Owner should employ an appropriate trades-person to inspect and perform any corrective work needed as necessary in accordance with applicable building codes. This firm declines to submit an estimate or bid for this recommendation.

10A - Other / Interior

FINDING: Evidence of water stain(s) was noted at the time of inspection at the ceiling of the interior as indicated on the diagram.
RECOMMENDATION: Owner should employ an appropriate trades-person to inspect and perform any corrective work needed as necessary in accordance with applicable building codes. This firm declines to submit an estimate or bid for this recommendation.

Thank you for selecting us to perform a structural pest control inspection on your property. Should you have any questions regarding this report, please call us directly by the contact information provided on the first page of the inspection report.

Please take a few moments to read and become familiar with the following content. 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 Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that, based on scientific evidence, there are no appreciable risks if proper use conditions are followed or that risks are weighted by benefits. The degree of risk depends on the degree of exposure, so exposure should be minimized.

If within 24 hours following application of pesticides, you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or your pest control center (800) 876-4766 and your pest control company immediately. For further information, contact any of the following agencies in your area:

Poison Control Center	(800) 222-1222
Agricultural Department	(714) 955-0100
Health Department	(714) 834-8560
Structural Pest Control Board	(916) 561-8700
	2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815

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2038 Venice Blvd
Los Angeles CA 90006
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WORK AUTHORIZATION

Report #: 11970

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

Address of Property :	781 Roscoe St
City:	Brea
State/ZIP:	CA 92821

The inspection report of the company dated, **09/03/2026** 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 **30 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 **sixty (60) 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 and any additional services requested. **Initial payment of 50% of grand total to be paid on the day of contract signing. Remaining balance to be paid in full on the day of completion**. With an unpaid balance there will be a service charge of two percent (2%) interest per month of grand total, or portion of any month, annual interest rate of twenty-four percent (24%) on accounts exceeding the day of completion. 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

Prefix	Section I	Section II	Further Inspection	Other
7A-Attic Fumigation (drywood termite)	1,940.00			
7B-Attic Area (water stain)		n/a		
10A-Interior-ceiling (water stain)		n/a		
Total:	**1,940.00**			
Grand Total:	**1,940.00**			

Property Owner: _____ Date: _____ Inspected By: _____ Date: _____

Owner's Agent: _____ Date: _____

STANDARD NOTICE OF WORK COMPLETED AND NOT COMPLETED

NOTICE - All recommendations may not have been completed - See below - Recommendations not completed.
This form is prescribed by the Structural Pest Control Board.

Building No.	Street	City	ZIP	Date of Completion
781	Roscoe St	Brea	92821	09/25/2026

Anteater Termite & Pest Control, Inc.
2038 Venice Blvd
Los Angeles CA 90006
(323) 870-5414 (213) 454-1617
anteatertermite@gmail.com
Fax (323) 870-5415

Report # : 11970 - 1
Registration # : PR7579
Escrow # :
☐ CORRECTED REPORT

Ordered By:	Property Owner and/or Party of Interest:	Completion Sent To:
Byount Gyukim MOBILE: (213) 703-7593 chriskim1105@gmail.com		

The following recommendations on the above designated property, as outlined in Wood Destroying Pests and Organisms Inspection Report dated 09/03/2026 have been and/or have not been completed.

Recommendations completed by this firm that are in accordance with the Structural Pest Control Board's Rules and Regulations:
7A
Fumigation has been NOT completed.

Recommendations completed by this firm that are considered secondary and substandard measures under Section 1992 of the Structural Pest Control Board's Rules and Regulations including person requesting secondary measure:

Cost of work completed:

Cost: $	1,940.00
Inspection Fee: $	0.00
Other: $	0.00
Total: $	1,940.00

Recommendations not completed by this firm:
7B, 10A
Only Section I items have been completed.

Estimated Cost: $

Remarks:
This is to certify that the property described herein is now free of evidence of active infestation or infection in the visible and accessible areas.

Two Year Warranty on Fumigation

Inspected By: In Woo Moon (Alex) State License No. FR37899 Signature:

You are entitled to obtain copies of all reports and completion notices on this property reported to the Board during the preceding two years upon payment of a search fee to: 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 this 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-44 (Rev.10/01)