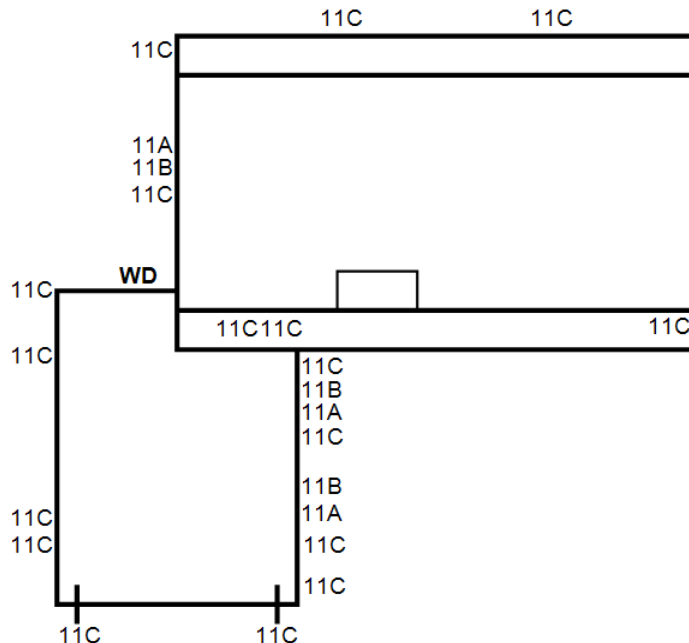


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building Address: 28557 Blythewood Dr., Rancho Palos Verdes, CA 90275		Date of Inspection 12/03/2024	Number of Pages 6
BUGMASTERS Termite Control Services since 1974! 350 E. Orangethorpe #8 Placentia, CA 92870 Office: 800-982-2131 www.bugmasters.com		Report # W54626	
		Lic. Registration # PR 0894	
		Escrow #	
Ordered by: Home Team Realty Ellen Chuan 2501 W. 237th St. #C Torrance, CA 90505	Property Owner and/or Party of Interest: Home Team Realty Ellen Chuan 2501 W. 237th St. #C Torrance, CA 90505	Report Sent to: Home Team Realty Ellen Chuan 2501 W. 237th St. #C Torrance, CA 90505	
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐			
General Description: Two story stucco single family residence with attached garage		Inspection Tag Posted: Attic	
		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 ☐ 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 the details on checked items.			



This Diagram is not to scale

Inspected by: Manuel Barahona State License No. FR 31640 Signature Manuel Barahona

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 28557 Blythewood Dr., Rancho Palos Verdes, CA 90275

12/03/2024

W54626

Date

Report #

PLEASE READ: IMPORTANT INFORMATION CONCERNING THE TERMS OF THIS INSPECTION

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.) All second story eaves. (12.) All eaves where access is impractical without an extension ladder. (13.) Exterior eaves and siding where access is limited due to zero lot lines, neighbor's access, heavy plant growth or abutments. (14.) Fences and gates surrounding or attached to the property. (15.) Kitchen, bath, interior or exterior cabinets or wood-built storage areas not inspected further inspection recommended. (16.) Detached patios, detached wood decks, retaining walls, or wood walkways.

The areas mentioned above were not inspected unless described in this report. We recommend further inspection if there is any question about the above noted areas. Re: Structural Pest Control Act, Article 6, section 8516 (b), paragraph 1990 (I). Amended effective March 1, 1974.

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." We do not inspect or certify roofs.

Slab floor construction has become more prevalent in recent years. Floor coverings may conceal cracks in the slab that will allow infestations to enter undetected. Subterranean termites that enter from under slab floors are not under warranty. Infestations in the wall may be concealed by plaster, drywall or wallpaper so that a diligent inspection may not uncover the true condition. These areas are not practical to inspect because of inaccessibility and/or damage to the structure and therefore are not under warranty.

Wood members that are missing or split, cracked, weathered, or broken by causes other than dry-rot or termite damage are not included in this report or estimate. Areas where gutters must be removed to replace damage, Bugmasters will not reinstall gutters or guarantee any reinstallation of gutters, homeowner to contact a gutter contractor to reinstall gutters. We do not re-adjust any TV satellites moved during work.

In cases where wood members are to be replaced, we cannot guarantee to match the size or shape of lumber where custom material exists, or older wood was larger when built. Because today's size lumber will be used an additional cost will be charged if requested to match existing lumber.

Hidden damage is possible any time evidence of subterranean termites, dry-wood termites, fungus (dry rot), beetles, faulty grade, earth to wood contact, shower leaks or excessive moisture is noted on this report. It is also possible for hidden damage to be present in the interior of walls, under flooring, under roofing materials and other areas that are not readily accessible for inspection. This company will not be held responsible for any hidden damage.

Hidden damage found through chipping, scraping, prepping prior to painting, especially through sand / water blasting, probing or tearing out of moldings, lumber, masonry, or finished work of any kind, or behind wallpaper or underneath roofing materials, will not be the responsibility of Bugmasters.

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 once wood members are made available for visual inspection.

Stall showers, 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. We do not inspect or certify plumbing, plumbing fixtures, etc.

This company will re-inspect 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 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 the parties performing repairs. Any additional re-inspections of repairs completed by other contractors after first re-inspection are \$125.00 per visit.

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

Address 28557 Blythewood Dr., Rancho Palos Verdes, CA 90275

12/03/2024

W54626

Date

Report #

All repair estimates on this report are to repair existing wood members as noted below. It is the responsibility of the homeowner or buyer to inform Bugmasters if some existing structure being repaired is not built to city code or permitted. It is the property owner's responsibility prior to approving any repair to check with the City Building Dept. to see if permits are required for the work estimated below. If permits are required, the property owner will need to pull permits as owner builder and notify Bugmasters. Any additional work required by the city and/or field inspectors will be at an additional cost.

If any additional damage or infestation is noted during the course of our work, in areas not visible at the time of the inspection, a supplemental report will be issued outlining any additional findings, recommendations and costs.

As per Structural Pest Control Board (May 2002) Molds, sometimes called mildew, are not wood-destroying organisms. Branch 3 Licensees do not have a duty under the SPCB Act and related regulations to classify molds as harmful to human health or not harmful to human health. For information regarding molds, the parties involved should contact a licensed specialist.

Owner/Agent acknowledges and agrees that inspection of the premises will not include any type of inspection for the presence or non-presence of asbestos and that this report will not include findings or opinions regarding the presence or non-presence of asbestos in, upon or about the premises, we recommend that you contact a contractor specifically licensed to engage in asbestos related work. Further, should we discover the presence of asbestos during our inspection of the premises, or should our inspection of the premises cause a release of asbestos dust or particles, owner/agent shall be solely responsible for the cleanup, removal and disposal of the asbestos and the cost thereof. Owner/agent hereby agrees to waive any and all claims against this company which are in any way related to the presence of asbestos on the premises and further agrees to indemnify and hold this company harmless from any and all claims of any nature asserted by any third party, including this company's employees, which is in any way related to the presence of asbestos on the premises.

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.

CONDITIONAL GUARANTEE: Bugmasters guarantees all work performed by this company for one year, unless otherwise stated under any individual recommendation in this report or on a Bugmasters summary letter signed by an authorized employee of Bugmasters. This company is not responsible for any future infestation, dry rot or adverse conditions beyond the time of inspection. If fumigation is performed, Bugmasters 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 Bugmasters; the homeowner is responsible to make the property available for any work to be performed. Bugmasters will not be liable for any cost of vacating or preparing the residence for re-treatment; and / or repairs. A new and/or extension of guarantee is never given for re-treatments done under original guarantee.

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

Subterranean termites that appear after our original inspection are not under any guarantee by Bugmasters. Subterranean termites sometimes live in the soil under concrete slabs and can often go undetected for months or years. These termites can not be detected during a standard visual inspection. There will be a fee for treating any newly detected infestations.

Bugmasters does not warranty work performed by others. Such warranties should be obtained from those performing the repairs. Bugmasters only re-inspects the absence of infestation or infection in the visible and accessible areas. If it is found others have concealed or hidden infestations or infections during the course of their repairs, it will be the responsibility of the interested parties to pursue the responsible parties.

All payments are due and payable upon completion of work performed. Bugmasters will have the right to be paid back for all its costs and expenses to the extent not prohibited by applicable law. If for any reason this account is to be turned over to our collection agency, you will be responsible for all costs of collecting. After 30 days a 1.5% interest per month will be charged.

Under the California Mechanic's Lien law any Structural pest control company which 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 Structural Pest Control Company in full, and if 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". 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.

Note: All pricing is based on Cash/Check purchase. A 3% fee will be added for all credit card purchases.

Address 28557 Blythewood Dr., Rancho Palos Verdes, CA 9027512/03/2024W54626

Date

Report #

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 visible evidence of active infestation, infection or 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 the inspection and cannot be defined as Section I or Section II.

FINDINGS AND RECOMMENDATIONS

- Substructure:** Concrete slab construction - see report for terms and conditions.
- Stall Shower:** First story shower stall tested as per industry standard 15min bucket test. If present, second story stall showers are not inspected due to finished ceilings. Any fiberglass or concrete shower bases on any story are not inspected.
- Foundations:** Slab
- Attic Spaces:** Portions of the attic that were visible and accessible were inspected. Areas covered by insulation or construction were impractical to inspect. See report for terms and conditions.
- Garages:** Two car attached. Inspected areas visible and accessible. In cases of areas covered by dry wall and/or cabinets, these areas were impractical for inspection. In cases of areas covered by storage, these areas were not inspected; further inspection recommended after storage is removed.
- Other Interior:** Inspected accessible areas only, see entire report for terms and conditions.
- Other Exterior:** Inspected accessible areas only, see entire report for terms and conditions.
- 11A PRICE: \$2,187.00 (Section I)
FINDINGS: Evidence of drywood termite infestation noted at time of inspection.
RECOMMENDATION: Vacate the premises and seal the structure for fumigation. Remove or cover accessible evidence of infestation. Fumigation awareness notice must be signed prior to fumigation. See fumigation notice for terms and liabilities. Fumigation warranty three years.
- 11B PRICE: \$800.00 (Section I)
FINDINGS: Evidence of termite damaged wood members noted at time of inspection.
RECOMMENDATION: Repair or replace termite damaged wood members as required. Bugmasters is not responsible for any damage to roofing materials that may occur during repairs made to roof members.
- 11C PRICE: \$4,000.00 (Section I)
FINDINGS: Dry-rot wood members found at time of inspection.
RECOMMENDATION: Replace dry-rot damaged wood members, as necessary. Bugmasters is not responsible for any damage to roofing materials that may occur during repairs made to roof eve members. If additional adverse conditions are uncovered during repairs, further inspection will be recommended, and a supplemental report will be issued indicating any additional costs.

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

Address 28557 Blythewood Dr., Rancho Palos Verdes, CA 90275

12/03/2024

W54626

Date

Report #

- Findings and Recommendations continued from previous page -

- NOTE: This estimate includes one coat of primer for any exterior wood repaired by Bugmasters with exception to any stained lumber. Painting to match existing colors is not included in this estimate. If requested prior to starting work at the property, an estimate can be provided for painting.
- NOTE: Weathered door noted, could have possible cosmetic damage. Contact proper tradesman to inspect and repair if deemed necessary by parties involved. See "WD" on diagram.
- NOTE: Excessive storage in the garage was noted preventing a complete inspection of the area. It is recommended that storage be removed or moved away from the walls at least two feet so the inspector can re-inspect the area for wood destroying organisms and/or damage. Any additional findings will be supplemental to current report and an estimate will be provided.

In accordance with the laws and regulations 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 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 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) 222-1222 and your pest control company immediately."

For further information, contact any of the following:

Bugmasters, Inc. (800) 982-2131

Poison Control Center (800) 222-1222

(Health Questions) County Health Dept.
Orange County (714) 834-3155
Los Angeles County (213) 240-8117
San Bernardino County (800) 782-4264
Riverside County (951) 358-5000
San Diego County (619) 229-5400

(Application Info.) County Agriculture Commission
Orange County (714) 955-0100
Los Angeles County (626) 575-5471
San Bernardino County (909) 387-2105
Riverside County (951) 955-3045
San Diego County (858) 694-2739

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

TERMITE AND FUNGUS CONTROL CHEMICALS

Zythor (EPA Reg. No. 81824-1-AA)
Active Ingredients: Sulfuryl Fluoride 99.3%

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

Address 28557 Blythewood Dr., Rancho Palos Verdes, CA 9027512/03/2024W54626

Date

Report #

Findings and Recommendations estimated by this Company:

Item	Approval	Primary Estimate	Section
11A	☐	\$2,187.00	I
11B	☐	\$800.00	I
11C	☐	\$4,000.00	I

☐ Complete all of the items quoted above with Primary Estimate.**Total Estimate \$6,987.00**☐ Complete only the above Items checked.

Total \$ _____

*I have read and understand the terms of the Report referenced above and agree to the terms and conditions set forth.
Bugmasters, Inc. is hereby authorized to complete the Items selected above and it is agreed that payment shall be made as follows:
Note: All pricing is based on Cash/Check purchase. A 3% fee will be added for all credit card purchases.*

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 _____

