

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 637-639	Street Harding Ave. Los Angeles CA 90022	City Los Angeles CA 90022	Zip 90022	Date of Inspection 02/16/23	Number of Pages 11
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13600 Imperial Hwy # 4 Santa Fe Springs, Ca. 90670
562-674-4704

REGISTRATION NO. PR7257	REPORT NO. ja8277	Escrow#
Ordered by: L.A. Real Estate Network Group Inc. Ray Duran 1818 West Beverly Blvd #209 90640-Montebello-CA 323-724-2420 323-974-5868	Property Owner and/or Party of Interest: L.A. Real Estate Network Group Inc. 1818 West Beverly Blvd #209 90640-Montebello-CA 323-724-2420	Report sent to: L.A. Real Estate Network Group Inc. 1818 West Beverly Blvd #209 90640-Montebello-CA 323-724-2420

COMPLETE REPORT LIMITED REPORT SUPPLEMENTAL REPORT REINSPECTION REPORT

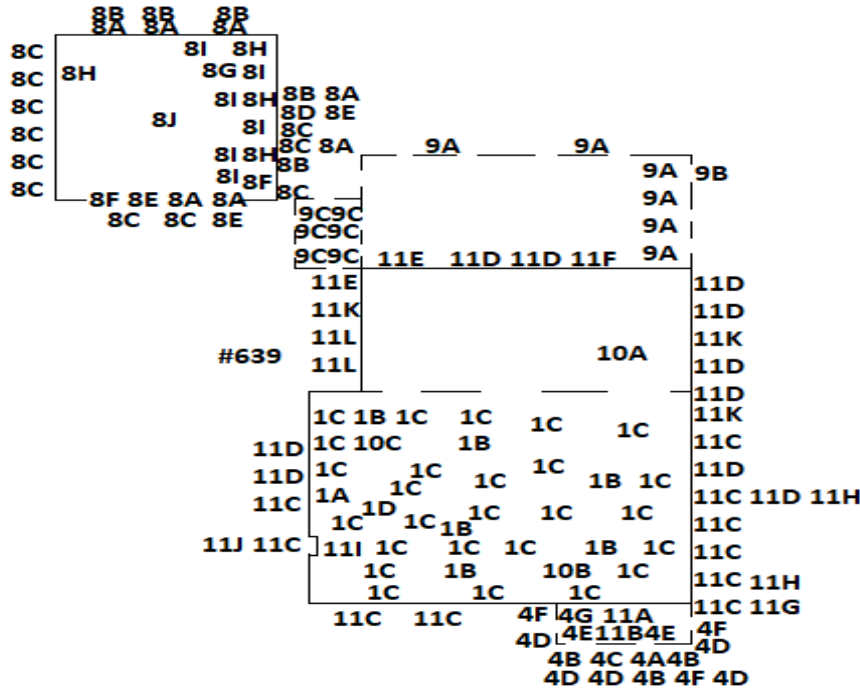
General Description: 1 story, Stucco, Duplex, Composition Roof, Detached Garage, Vacant -	Inspection Tag Posted: Attic
	Other Tags Posted: None

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 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

637-639**Harding Ave. Los Angeles CA 90022****02/16/23**

REPORT# ja8277

1.SUBSTRUCTURE Good access/Slab	7.ATTIC Poor access-fully insulated
2.SHOWER No leaks at time of inspection	8.GARAGES Poor access-wall coverings
3.FOUNDATIONS Concrete-above grade	9.DECKS-PATIOS Attached wooden
4.PORCHES,STEPS Concrete	10.OTHER-INTERIOR Inspected
5.VENTILATION Adequate-above grade	11.OTHER-EXTERIOR Inspected
6.ABUTMENTS None	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.

NOTICE: This is a separated report which defines as Section 1 or Section 2, conditions evident on the date of inspection. Section 1 contains items where there is visible evidence of active infestation, infection or conditions that have resulted in or from infestation or infection. Section 2 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 areas which during the original inspection, did not allow the inspector to complete the inspection and cannot be defined as Section 1 or Section 2.

SECTION 1

Finding: 1A EVIDENCE OF DRYWOOD TERMITE DAMAGE NOTED AT 2X8 SUBAREA FRAMING ACCESS AS INDICATED ON THE DIAGRAM.

Recommendation: 1A **REPLACE/REPAIR AS NECESSARY TO CORRECT.**

Finding: 1C EVIDENCE OF SUBTERRANEAN TERMITES NOTED IN THE SUB AREA AS INDICATED ON THE DIAGRAM.

Recommendation: 1C **TRENCH AND TREAT SUBAREA SOIL WITH REGISTERED CHEMICAL FOR THE CONTROL OF SUBTERRANEAN TERMITES. REMOVE ALL ACCESSIBLE SUBTERRANEAN TERMITE TUBING.**

Finding: 1D DRY ROT NOTED AT UNDER BATHROOM FLOOR AS INDICATED ON THE DIAGRAM.

Recommendation: 1D **REINFORCE AS NECESSARY TO CORRECT.**

Finding: 4A EVIDENCE OF DRYWOOD TERMITES NOTED AT 2X4 RAFTERS AS INDICATED ON THE DIAGRAM.

Recommendation: 4A **REPLACE/REPAIR AS NECESSARY TO CORRECT.**

Finding: 4B EVIDENCE OF DRYWOOD TERMITE DAMAGE NOTED AT 4X4 POST AS INDICATED ON THE DIAGRAM.

Recommendation: 4B **REPLACE/REPAIR AS NECESSARY TO CORRECT.**

Finding: 4C EVIDENCE OF DRYWOOD TERMITE DAMAGE NOTED AT PLYWOOD ROOF SHEATHING AS INDICATED ON THE DIAGRAM.

Recommendation: 4C **REPLACE/REPAIR AS NECESSARY TO CORRECT.**

Finding: 4D EVIDENCE OF DRYWOOD TERMITES NOTED AT POST, RAFTER, PLYWOOD, HEADER BEAM AS INDICATED ON THE DIAGRAM.

Recommendation: 4D **THIS IS A PRIMARY RECOMMENDATION-VACATE PREMISES AND SEAL THE STRUCTURE. FUMIGATE WITH A LETHAL GAS-OVERNIGHT.REMOVE THE SEALS AND AIR BUILDING READY FOR OCCUPANCY.REMOVE OR COVER ACCESSIBLE EVIDENCE OF INFESTATION.**

Finding: 4E DRY ROT NOTED AT SHEET LATTICE AS INDICATED ON THE DIAGRAM.

Recommendation: 4E **REPLACE/REPAIR AS NECESSARY TO CORRECT.**

Finding: 4F DRY ROT NOTED AT 1X6 FASCIA AS INDICATED ON THE DIAGRAM.

Recommendation: 4F **REPLACE/REPAIR AS NECESSARY TO CORRECT.**

Finding: 4G EVIDENCE OF DRYWOOD TERMITE DAMAGE NOTED AT 4X6 HEADER BEAM AS INDICATED ON THE DIAGRAM.

Recommendation: 4G **REPAIR AS NECESSARY TO CORRECT.**

Finding: 8A EVIDENCE OF DRYWOOD TERMITE DAMAGE NOTED AT 2X4 RAFTER AS INDICATED ON THE DIAGRAM.

Recommendation: 8A **REPLACE/REPAIR AS NECESSARY TO CORRECT.**

Finding: 8B EVIDENCE OF DRYWOOD TERMITES NOTED AT RAFTER, WINDOW SILL, WINDOW FRAMING, STUCCO MOULDING, DOOR JAMB AS INDICATED ON THE DIAGRAM.

Recommendation: 8B **DRILL AND CHEMICALLY TREAT LOCAL INFESTED TIMBERS WITH REG. CHEMICAL-COVER EVIDENCE.**

Finding: 8C DRY ROT NOTED AT 2X4 RAFTER AS INDICATED ON THE DIAGRAM.

Recommendation: 8C **REPLACE/REPAIR AS NECESSARY TO CORRECT.**

Finding: 8D EVIDENCE OF DRYWOOD TERMITE DAMAGE NOTED AT WINDOW FRAMING AS INDICATED ON THE DIAGRAM.

Recommendation: 8D **REPLACE/REPAIR AS NECESSARY TO CORRECT.**

Finding: 8E EVIDENCE OF DRYWOOD TERMITE DAMAGE NOTED AT STUCCO MOULDING AS INDICATED ON THE DIAGRAM.

Recommendation: 8E **REPLACE/REPAIR AS NECESSARY TO CORRECT.**

Finding: 8F EVIDENCE OF DRYWOOD TERMITE DAMAGE NOTED AT DOOR JAMB AS INDICATED ON THE DIAGRAM.

Recommendation: 8F **REPLACE/REPAIR AS NECESSARY TO CORRECT.**

Finding: 8G EVIDENCE OF DRYWOOD TERMITE DAMAGE NOTED AT 2X4 CEILING JOIST AS INDICATED ON THE DIAGRAM.

Recommendation: 8G **REINFORCE AS NECESSARY TO CORRECT.**

Finding: 8H EVIDENCE OF DRYWOOD TERMITE DAMAGE NOTED AT 2X4 MUD SILL AS INDICATED ON THE DIAGRAM.

Recommendation: 8H **REPLACE/REPAIR AS NECESSARY TO CORRECT.**

Finding: 8I EVIDENCE OF DRYWOOD TERMITE DAMAGE NOTED AT 2X4 STUDS AS INDICATED ON THE DIAGRAM.

Recommendation: 8I **REINFORCE AS NECESSARY TO CORRECT.**

Finding: 9A DRY ROT NOTED AT 1X6 SHEATHING AS INDICATED ON THE DIAGRAM.

Recommendation: 9A **REPLACE/REPAIR AS NECESSARY TO CORRECT.**

Finding: 9B DRY ROT NOTED AT 2X6 FASCIA AS INDICATED ON THE DIAGRAM.

Recommendation: 9B **REPLACE/REPAIR AS NECESSARY TO CORRECT.**

Finding: 9C DRY ROT NOTED AT SMALL PATIO AS INDICATED ON THE DIAGRAM.

Recommendation: 9C **KNOCK DOWN, REMOVE AND HAUL AWAY.**

Finding: 10B DRY ROT NOTED AT PLYWOOD UNDER KITCHEN SINK AS INDICATED ON THE DIAGRAM.

Recommendation: 10B **REPLACE/REPAIR AS NECESSARY TO CORRECT.**

Finding: 11A EVIDENCE OF DRYWOOD TERMITE DAMAGE NOTED AT DOOR JAMB AS INDICATED ON THE DIAGRAM.

Recommendation: 11A **REPLACE/REPAIR AS NECESSARY TO CORRECT.**

Finding: 11B EVIDENCE OF DRYWOOD TERMITES NOTED AT DOOR JAMB, RAFTER AS INDICATED ON THE DIAGRAM.

Recommendation: 11B **THIS IS A PRIMARY RECOMMENDATION-VACATE PREMISES AND SEAL THE STRUCTURE. FUMIGATE WITH A LETHAL GAS-OVERNIGHT.REMOVE THE SEALS AND AIR BUILDING READY FOR OCCUPANCY.REMOVE OR COVER ACCESSIBLE EVIDENCE OF INFESTATION.**

Finding: 11C DRY ROT NOTED AT PLYWOOD ROOF SHEATHING AS INDICATED ON THE DIAGRAM.

Recommendation: 11C **REPLACE/REPAIR AS NECESSARY TO CORRECT.**

Finding: 11D DRY ROT NOTED AT 1X6 SHEATHING AS INDICATED ON THE DIAGRAM.

Recommendation: 11D **REPLACE/REPAIR AS NECESSARY TO CORRECT.**

Finding: 11E DRY ROT NOTED AT 2X6 FASCIA AS INDICATED ON THE DIAGRAM.

Recommendation: 11E **REPLACE/REPAIR AS NECESSARY TO CORRECT.**

Finding: 11F DRY ROT NOTED AT 2X6 RAFTER AS INDICATED ON THE DIAGRAM.

Recommendation: 11F **REPLACE/REPAIR AS NECESSARY TO CORRECT.**

Finding: 11G DRY ROT NOTED AT 2X4 RAFTER AS INDICATED ON THE DIAGRAM.

Recommendation: 11G **REPLACE/REPAIR AS NECESSARY TO CORRECT.**

Finding: 11H DRY ROT NOTED AT 1X6 FASCIA AS INDICATED ON THE DIAGRAM.

Recommendation: 11H **REPLACE/REPAIR AS NECESSARY TO CORRECT.**

Finding: 11I DRY ROT NOTED AT DOOR SILL AS INDICATED ON THE DIAGRAM.

Recommendation: 11I **REPLACE/REPAIR AS NECESSARY TO CORRECT.**

Finding: 11J DRY ROT NOTED AT 2X4 RISE AS INDICATED ON THE DIAGRAM.

Recommendation: 11J **REPLACE/REPAIR AS NECESSARY TO CORRECT.**

Finding: 11L DRY ROT NOTED AT TRIM MOULDING AS INDICATED ON THE DIAGRAM.

Recommendation: 11L **REPLACE/REPAIR AS NECESSARY TO CORRECT.**

SECTION 2

Finding: 1B CELLULOSE DEBRIS NOTED IN SUBAREA AS INDICATED BY BA ON THE DIAGRAM

Recommendation: 1B **REMOVE CELLULOSE DEBRIS AND TAKE AWAY FROM THE PREMISES.**

Finding: 8J CRACKS NOTED IN GARAGE FLOOR AS INDICATED ON THE DIAGRAM

Recommendation: 8J **OWNER TO CONTACT PROPER TRADESMEN TO MAKE ANY NECESSARY REPAIRS.**

Finding: 10A WATER DAMAGE NOTED AT WALL UNDER KITCHEN SINK AS INDICATED ON THE DIAGRAM.

Recommendation: 10A **OWNER TO CONTACT PROPER TRADESMEN TO MAKE ANY NECESSARY REPAIRS.**

Finding: 10C WATER DAMAGE NOTED AT BEDROOM WALL AS INDICATED ON THE DIAGRAM.

Recommendation: 10C **OWNER TO CONTACT PROPER TRADESMEN TO MAKE ANY NECESSARY REPAIRS.**

Finding: 11K WATER DAMAGE NOTED AT EXTERIOR STUCCO WALL AS INDICATED ON THE DIAGRAM.

Recommendation: 11K **OWNER TO CONTACT PROPER TRADESMEN TO MAKE ANY NECESSARY REPAIRS.**

ADDITIONAL INFORMATION

Note: Attached storage room was not inspected and/or included in report.

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 or 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 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

Building No. / Street

City

Zip

Date Of Inspection

637-639

Harding Ave. Los Angeles CA 90022

02/16/23

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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 Disodium Octaborate Tetrahydrate
Cy-Kick - Active Ingredient Cyfluthrin



