


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 906	Street Junipero	City Long Beach	ZIP 90804	Date of Inspection 10/02/2024	Number of Pages 7
---------------------	--------------------	--------------------	--------------	----------------------------------	----------------------

	<p style="text-align: center;">Diversified Termite 2326 N. Batavia St #103 Orange CA 92865 (714) 998-8635 Fax (844) 725-9496</p>	Report # : 16625 Registration # : PR6904 Escrow # : <input type="checkbox"/> CORRECTED REPORT
--	---	--

Ordered by: Megan O'Connor 7 Gables Realty (714) 614-5872 MEGANO@SEVENGABLES.COM	Property Owner and/or Party of Interest: Megan O'Connor 7 Gables Realty (714) 614-5872 MEGANO@SEVENGABLES.COM	Report sent to: Megan O'Connor 7 Gables Realty (714) 614-5872 MEGANO@SEVENGABLES.COM
--	---	--

COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

GENERAL DESCRIPTION:
 One Story Stucco Wood Sided Residence Vacant and Unoccupied with a Composition Roof and Wood Shake Roof on a 2 Car Detached Garage on a Raised Foundation

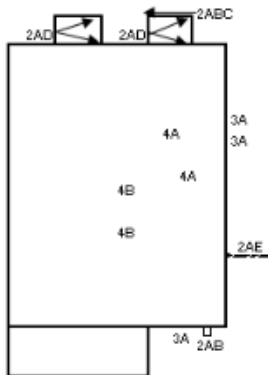
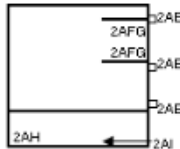
Inspection Tag Posted:
 Water Heater Closet
 Other Tags Posted:

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: Craig Mueller
 State License No. FR29811
 Signature: 

DIVERSIFIED TERMITE

Page 2 of 7 inspection report

906	Junipero	Long Beach	CA	90804
Address of Property Inspected		City	State	ZIP
10/02/2024	16625			
Date of Inspection	Corresponding Report No.		Escrow No.	

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.

DIVERSIFIED TERMITE

Page 3 of 7 inspection report

906	Junipero	Long Beach	CA	90804
Address of Property Inspected		City	State	ZIP
10/02/2024	16625			
Date of Inspection	Corresponding Report No.		Escrow No.	

Slab floor construction has become more prevalent in recent years. Floor coverings may conceal cracks in the slab what will allow infestation to enter. Infestation in the walls may be concealed by plaster so that a diligent inspection may not disclose the condition. These areas are not practical for inspection due to health hazards, damage to the structure or inconvenience. They were not inspected unless described in this report. We recommend further inspection if there is any question about the areas

Diversified Termite assumes NO RESPONSIBILITY for damage to any Plumbing, Gas or Electrical lines, etc., in the process of pressure treatment of concrete slab areas or replacement of concrete or structural timbers.

Arbitration of Disputes... By relying on this wood destroying organisms report, you agree that any controversy or claim arising out of or relating to Diversified Termite inspection and/or this report shall be settled by arbitration in accordance with the construction industry arbitration rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

There are certain areas of a structure which are considered impractical for inspection and were not inspected due to the possibility of damage to the structure and/or furnishing in a occupied or unoccupied structure. There areas were not inspected unless specifically included in the report: Furnished interior, or spaces beneath and/or behind furniture /furnishings; inaccessible attics or portions thereof; the interior of finished hollow, block or frame walls; spaces between a floor or porch deck and the ceiling or soffit below; stall showers over finished ceilings; abutments, and/or floors beneath coverings; such structural segments as porte cocheres, enclosed bay windows, and similar areas to which there is no access without defacing or tearing out lumber, masonry or finished work; built -in cabinet work, and areas where storage conditions or locks make inspection impracticable. The inspection does not include inspection of the roof covering plumbing, heating, electrical, or mechanical systems in the structure. The inspection will not detect building code violations. If any information is desired about any of these areas a company who makes home inspections should be engaged. This inspection is limited to the disclosure of wood-destroying organism and related adverse conditions only does not include reporting of general pest organisms and/or rodents. Wood fences and gates are not considered part of the structure(s) and were not inspected, or conditions included in this report. Upstairs stall shower(s) were not water tested due to finished ceiling below. (If water stains are present, or become apparent, we suggest further inspection by an appropriate tradesperson). Second story eave structure(s), beyond the reach of decks or balconies, or eave structure(s) above ten (10) feet, were not probed due to the inaccessibility of these areas. A visual inspection only was performed. If a detailed probing inspection is requested or required, there will be an additional charge. A supplemental report will be issued outlining findings, recommendations, and cost, if applicable. When structural repairs are performed, reconstruction will be done to match existing construction design only and not as an improvement in design. If improvement(s) of existing structural design is desired or required it will performed at an additional cost. Size(s) of replaced wood may differ from size(s) of wood used in the original construction. We will endeavor to match existing wood sizes as close as possible according to standard building practices without incurring additional costs for specialized milling. We do not normally prime, paint, or stain replaced wood/timbers and/or repaired surfaces, unless specifically included in the body of this report. If priming, painting, or staining of replaced wood/timbers and/or repaired surfaces is required or requested, it will be performed to blend with the color of existing surfaces only, and there may be an additional charge. (Note: An exact color match may not be possible due to aging of paint, or stain, on existing surfaces). We guarantee only the area(s) chemically treated and/or worked performed by this company for a period of one (1) year for the date of completion, unless otherwise stated in the Wood Destroying Pests and Organisms Inspection Report, or Standard Notice of Work Completed and Not Completed.

The EPA requires that homes and other buildings constructed prior to 1978 are presumed to have lead paint that may cause serious health issued if disturbed during repairs. Special procedures are required by the US EPA in repairing painted areas where more than 6 square feet in an interior or 20 square feet an exterior are disturbed. Local and state requirements may be more restrictive. Those doing the repairs are required by law to be licensed lead renovators and as such follow strict testing, containment, repair, clean up and debris disposal practices. The penalties for violations of the EPA regulations are severe. If this structure was built prior to 1978, you will be provided EPA Pamphlet entitled "Renovate Right-Important Lead Hazard Information for Families", prior to the start of repairs. In addition, you will be notified of the additional costs of compliance.

Prepare to vacate premise for three (3) days. Vacate premises and seal the structure. Fumigate with Sulfuryl Fluoride, (Vikane, Zythor or Master Fume), with Chloropicrin as the warning agent. Remove seals and air-our building ready for occupancy. We will not be liable for possible damage to plants, paint roofs and perimeter area(s), or TV antennas. The fumigation cannot be done in

DIVERSIFIED TERMITE

Page 4 of 7 inspection report

906	Junipero	Long Beach	CA	90804
Address of Property Inspected		City	State	ZIP
10/02/2024	16625			
Date of Inspection	Corresponding Report No.		Escrow No.	

strong winds or rain and will be rescheduled if there is inclement weather. In the case of roof covering and perimeter area damage, composition shingle roofing is the most durable roofing and withstands the process of walking on, and placing tarps over the structure, very well. The area(s) of damage may occur along the ridge or eaves when removing the tarps. With rock roofs, damage may occur in roofing when walked on due to the fact the felt under the rock covering may be punctured by the rocks, allowing roof leakage, and/or the felt, which may be old and dry, can be broken/cracked from walking on the surface. Newer tiles roofs, which are made from concrete, withstand the walking and taping process better, however, the tiles may still crack. Adobe tiles are the most delicate and can be broken with very little weight. Tile Roof damage will vary with the type of tile, tile design, and roof design. In general, all types of roof can be damaged in the fumigation process. The amount of damage can depend upon many and varying conditions and circumstances, including, but not limited to heat and cold. We cannot predict whether the amount of damage will be minor, moderate, or considerable, and the possible determination that the fumigation crew is, or will be, negligent in the process is not a factor. The fumigation crews are professionals that perform this effort daily with skill, care, and safety, performing the tarping of the structure with efficiency and concern for the roof, jacks, and fixtures attached. Please avoid leaving vehicle(s) in the garage. If leaving any vehicle(s) in the garage is necessary, please make sure vehicle and trunk are unlocked, so that the fumigation foreman may inspect for the presence of food, or the materials, not allowed during the fumigation process. During the fumigation and aeration period, the possibility of burglary and vandalism exists, as it does any time you leave your home. We recommend you take necessary steps to prevent this. We do not provide on-site security. We assume no liability for the above. Fumigation is guaranteed/ warranted for a period of two (2) years. The Gas Company must be notified at least 48 hours in advance of the fumigation date to place an order for "fumigation shut-off", (or "close"). (Only the Gas Company can perform this function, at which time they will place a tag on the meter showing it is ok for us to perform the fumigation. Without this tag we will be unable to perform the fumigation). At the same time, or with a 24-hour notice, you may place a restore ("turn-on") order for the gas service to be restored (The restore ["turn-on] date MUST be at least a minimum of 24 hours after the tent has been removed). Access to the interior of the structure(s) must be available, so that the Gas Company can inspect appliances, and the tag placed originally on the meter must be present. If structure(s) are not ready for fumigation at the time the fumigation crew arrives, and the fumigation has been rescheduled, a trip charge of \$100.00 will be added to the fumigation cost. If fumigation is rescheduled within 48 hours of scheduled fumigation date a charge of \$100.00 will be added to fumigation cost. For your convenience phone numbers are provided here: SoCalGas – (800) 427-2200 SDGE- (800) 411-7343 Chemical to be used: Sulfuryl Fluoride.

Upon completion of this inspection by Diversified Termite and the findings are for drywood termites, it is always our primary recommendation for a total fumigation of the entire structure, however, if a local treatment is performed it is considered a secondary treatment. Local treatment is not intended to be an entire structure treatment method. If infestation of wood-destroying pests extend or

This report is statement of finding on the day of inspection. If termites are discovered after the date of inspection, they will not be covered under any type of warranty or guarantee. If termites are discovered after the date of this inspection it is advisable to set up an inspection with our company and inspector will conduct a new inspection and will provide cost for correction. Once a treatment is performed then the warranty is activated according to the treatment provided.

The Company is not responsible for work completed by others, recommended or not, including work completed by the owner. Contractor bills should be submitted to Escrow as certification of work completed by others. Most termite companies do not prime or paint their repairs; however, we will paint our repairs if the paint is on site at the time of our repairs. Items repaired or replaced will as close to original but not guaranteed to match.

SECTION I CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFESTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFESTION.

SECTION II ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFESTION 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

DIVERSIFIED TERMITE

Page 5 of 7 inspection report

906	Junipero	Long Beach	CA	90804
Address of Property Inspected		City	State	ZIP
10/02/2024	16625			
Date of Inspection	Corresponding Report No.		Escrow No.	

DEFINED AS SECTION I OR II.

2. DRYWOOD TERMITES:

2A - Section I

Evidence of drywood termite infestations at HOUSE AND GARAGE FRAMING as indicated on the diagram.

We recommend fumigation (tenting) the structure with Surfuryl Floride as our primary method of control. This gas requires occupants to vacate the structure for 3 days and 2 nights. Fumigations come with a two (2) year warranty against drywood termites. Remove or cover all accessible Drywood termite pellets. See fumigation details later on in this report for terms, liabilities, and procedures.

2B - Section I

Evidence of termite damaged wood members noted at time of inspection at BEAM ENDS, RAFTERS as indicated on the diagram..

Replace, or patch repair (bondo) drywood termite damaged as necessary in order to eliminate this deficiency. Prime and or, paint wood members. If paint, we ask that owner provide paint at time of work, for color matching purposes

2C - Section I

Evidence of termite damaged wood members noted at time of inspection at PORCH HEADER as indicated on the diagram..

Replace the drywood termite damaged structural wood members identified in the above finding. Prime and or, paint wood members. If paint, we ask that owner provide paint at time of work, for color matching purposes.

2D - Section I

Evidence of termite damaged wood members noted at time of inspection at BACK PORCH OVERHANGS WOOD SHAKE SHINGLE ROOFS as indicated on the diagram..

Replace the drywood termite damaged structural wood members identified in the above finding. Prime and or, paint wood members. If paint, we ask that owner provide paint at time of work, for color matching purposes.

2E - Section I

Evidence of termite damaged wood members noted at time of inspection at SIDE GATE WOOD FRAMING, SIDING as indicated on the diagram..

Replace the drywood termite damaged structural wood members identified in the above finding. Prime and or, paint wood members. If paint, we ask that owner provide paint at time of work, for color matching purposes.

2F - Section I

Evidence of termite damaged wood members noted at time of inspection at GARAGE DOOR JAMBS as indicated on the diagram..

Replace the drywood termite damaged structural wood members identified in the above finding. Prime and or, paint wood members. If paint, we ask that owner provide paint at time of work, for color matching purposes.

2G - Section I

Evidence of termite damaged wood members noted at time of inspection at GARAGE STUCCO MOLDINGS as indicated on the diagram..

Replace the drywood termite damaged structural wood members identified in the above finding. Prime and or, paint wood members. If paint, we ask that owner provide paint at time of work, for color matching purposes.

2H - Section I

Evidence of termite damaged wood members noted at time of inspection at POST as indicated on the diagram..

DIVERSIFIED TERMITE

Page 6 of 7 inspection report

906	Junipero	Long Beach	CA	90804
Address of Property Inspected		City	State	ZIP
10/02/2024	16625			
Date of Inspection	Corresponding Report No.		Escrow No.	

Replace the drywood termite damaged structural wood members identified in the above finding. Prime and or, paint wood members. If paint, we ask that owner provide paint at time of work, for color matching purposes.

2I - Section I

Evidence of termite damaged wood members noted at time of inspection at GARAGE PATIO HEADER as indicated on the diagram..

Patch repair drywood termite damaged areas with bondo. Probe and clean out damaged areas to wood members. Repair damaged areas with bondo, sand , prime and or, paint wood members. If paint, we ask that owner provide paint at time of work, for color matching purposes

3. FUNGUS / DRYROT:

3A - Section I

Dry-rot wood members found at time of inspection at WOOD SIDING as indicated on the diagram.

Replace the dryrot damaged structural wood members identified in the above finding. Prime, and or, paint wood members. If paint, we ask that owner provide paint at time of work, for color matching purposes.

4. OTHER FINDINGS:

4A - Section II

Cellulose debris noted at SUBAREA at time of inspection in sub area.

Remove and dispose of all the cellulose debris that is large enough to rake. Diversified Termite will provide UPON REQUEST.

4B - Section II

Earth-wood contacts visible at time of inspection at SUBAREA as indicated on the diagram.

Lower dirt to break earth to wood contact.

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.

Our inspectors have determined that your property will benefit from a safe application of chemicals commonly used for structural pest control. In accordance with the laws and regulations of the State of California, we are required to provide you and your occupants with the following information prior to any application of chemicals to such property.

Please take a few moments to read and become familiar with the 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 weighted by the benefits. The degree of risk depends on 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 and your pest control operator immediately.

For further information, contact any of the following agencies in your area:

Poison Control Center
Agricultural Department

(800) 222-1222
(626) 575-5471

DIVERSIFIED TERMITE

Page 7 of 7 inspection report

906	Junipero	Long Beach	CA	90804
Address of Property Inspected		City	State	ZIP
10/02/2024	16625			

Date of Inspection	Corresponding Report No.	Escrow No.
--------------------	--------------------------	------------

Health Department	(213) 989-7140	
Structural Pest Control Board	(916) 561-8700	
	2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815	

Riverside Agricultural Department	(951) 955-3045	
Riverside Health Department	(951) 358-5058	
Orange Agricultural Department	(714) 955-0100	
Orange Health Department	(714) 834-8560	
San Diego Agricultural Department	(858) 694-2739	
San Diego Health Department	(858) 358-2966	
Los Angeles Agricultural Department	(626) 575-5471	
Los Angeles Health Department	(213) 989-7140	



Diversified Termite

2326 N. Batavia St #103
Orange CA 92865
(714) 998-8635
Fax (844) 725-9496

WORK AUTHORIZATION

Report #: 16625

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

Address of Property : 906 Junipero
City: Long Beach
State/ZIP: CA 90804

The inspection report of the company dated, 10/02/2024 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 ninety (90) 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 in any additional services requested upon completion of work to pay a service charge of one and one-half percent (1 1/2%) interest per month, or portion of any month, annual interest rate of eighteen percent (18%) on accounts exceeding the ten (10) day full payment schedule. 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

Table with 5 columns: Prefix, Section I, Section II, Further Inspection, Other. Rows include items 2A through 4B and a Total row.

Property Agent/Owner: Date: Inspected By: Date:

Billing info and/or Escrow Escrow #:

() -

Email: Phone



Diversified Termite

2326 N. Batavia St #103
Orange CA 92865
(714) 998-8635
Fax (844) 725-9496

WORK AUTHORIZATION

Report #: 16625

Prefix	Section I	Section II	Further Inspection	Other
GRAND TOTAL:	4,615.00			

Property Agent/Owner:	Date:	Inspected By:	Date:
-----------------------	-------	---------------	-------

Billing info and/or Escrow	Escrow #:
----------------------------	-----------

() -

Email:	Phone
--------	-------