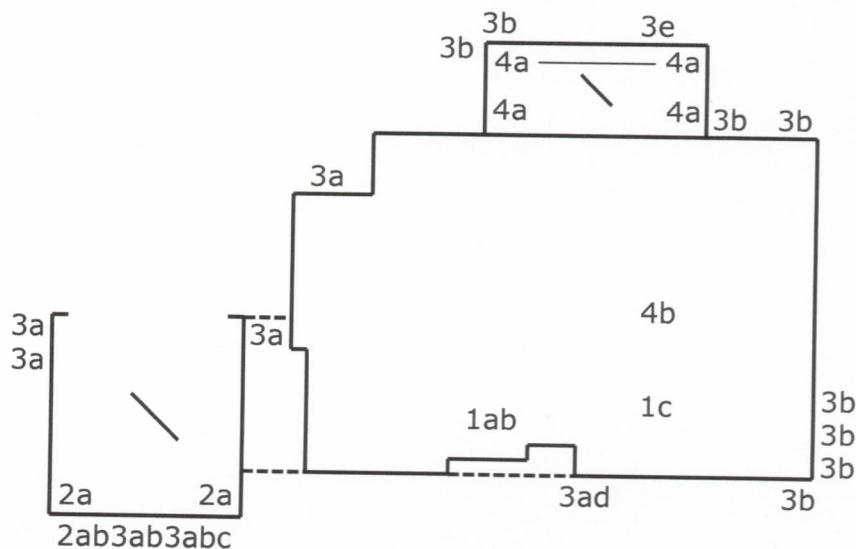


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 8383	Street Paso Robles Ave.	City Northridge	Zip 91325	Date of Inspection 8-28-25	Number of Pages 5
Wold Termite 10819 Baird Ave. Northridge, CA 91326 1-(818)-832-2904 FAX 1-(818)-832-7904 Registration#: 5860 Report : Document1 Escrow #:					
Ordered by: Rodeo Realty Inc. 9338 Reseda Bl. Northridge		Property Owner and/ or Party of Interest: 		Report sent to: Carol Otero 818	
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐					
General Description: <u>One story wood framed residence with attached garage</u>			Inspection Tag Posted: <u>attic</u>		
			Other Inspection Tags:		
An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. <u>Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.</u>					
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.					



Inspected by Jeff Wold License No.FR 48779 Signature Jeff Wold

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 St. 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.

43M-41 (Rev. 10/01)

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Co. Report

This is a **"Wood Destroying Pests and Organisms Report"** required by most mortgage lenders for escrow. This is not a "Pest Control Report" that includes such common non-wood destroying pests such as rats, mice, ants, cockroaches, silverfish, fleas, etc.

There may be health-related issues associated with the findings reflected in this report. We are not qualified to and do not render an opinion concerning any such health issues. The inspection reflected by this report was limited to the visible and accessible areas only. Questions concerning health related issues, which may be associated with the findings or recommendations reflected in this report, the presence of mold, and the release of mold spores or concerning indoor air quality should be directed to a certified industrial hygienist.

When fumigation is recommended, we will exercise all due care, but assume no responsibility for damage to shrubs, trees, plants, TV antennas or roofs. An Occupant's Fumigation Notice and Disclaimer will be provided to the owner of the property or his/her designated agent. Occupant must comply with instructions contained in the Occupant's Fumigation Notice and Disclaimer. During fumigation and aeration, the possibility of burglary exists as it does any time you leave your home. Therefore, we recommend that you contact your insurance agent and verify that you have insurance coverage to protect against any loss, damage, or vandalism to your property. The company does not provide any onsite security except as required by state or local ordinance and does not assume any responsibility for care and custody of the property in case of vandalism, breaking or entering.

IMPORTANT - PLEASE READ CAREFULLY!!

Under no circumstance should this wood destroying pest and organisms inspection report be construed as a guarantee and/or warranty of the structure(s). Inspection reports are intended to disclose infestations, infections and/or conducive conditions which are noted on the date of the inspection in the visible and accessible areas only, as required by the Structural Pest Control Act. Any infestation, infections and/or conducive condition which are found after the date of inspection by any other person(s) will require an additional inspection report with findings, recommendations, and estimates.

A. 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; area where there is no access without defacing or tearing out lumber, masonry or finished work; areas behind stoves, refrigerators or beneath floor coverings; furnishings; areas where encumbrances and storage; conditions or locks make inspection impractical, portions of the sub-area concealed or made inaccessible by ducting or insulation, area beneath wood floors over concrete, and areas concealed by heavy vegetation. Areas or timbers around eaves were visually inspected from ground level only.

B. Slab floor construction has become more prevalent in recent years. Floor covering may conceal cracks in the slab that will allow infestation to enter. Infestations in the walls may be concealed by plaster so that a diligent inspection may not disclose the true condition. These areas are not practical to inspect because of 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 above noted areas. Ref: Structural Pest Control Act, Article 6, Section 8516 (b), paragraph 1990 (l). Amended effective March 1, 1974. Inspection is limited to disclosure of wood destroying pests or organisms as set forth in the Structural Pest Control Act, Article 6, Section 8516 (b), Paragraph 1990-1991.

C. If the person ordering the report requests it, a re-inspection of the structure(s) will be performed on any corrective work that we are regularly in the business of performing. If certification is required, then any work performed by others must be certified by them. Such requests must be made within four (4) months of the date of this inspection. The re-inspection fee is not to exceed original inspection fee.

D. This Company is not responsible for work and/or repairs completed by owner or other parties. Contractor bills should be submitted to escrow as certification of work completed by other parties.

E. Second story stall showers are inspected, but not water tested unless there is evidence of leaks in ceiling below. Ref: Structural Pest Control Rules and Regulations, Sec. 1991(12). Sunken or below grade showers or tubs are not water tested due to their construction.

F. During the course of opening walls or any previously concealed areas should any further damage or infestation be found, a supplementary report will be issued. Any work completed in these areas would be at owner's direction and additional expense.

G. Your termite report and clearance will cover EXISTING infestation or infection, which is outlined in this report. If owner of property desires coverage of any new infestation, it would be advisable to obtain a Control Service Policy, which would cover any new infestation for a period of one (1) year and can be renewed on an annual basis thereafter.

H. Owner/agent/tenant acknowledges and agrees that inspection of the premises will not include any type of inspection for the presence or non-presence of toxic molds and that this report will not include any findings or opinions regarding the presence or non-presence of toxic molds airborne or stationary in, upon, or about the premises. We recommend that you contact a contractor specifically licensed to engage in toxic molds related work. Furthermore, should our inspection of the premises cause a release of toxic molds, owner/agent/tenant shall be solely responsible for the clean up removal and disposal of the toxic molds and the cost thereof. Owner/agent/tenant hereby agrees to waive any and all claims against this company which are in any way related to the presence of toxic molds 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 toxic molds on the premises.

I. A visual inspection was performed and the inspector did not **PROBE** into finished window or doorframes, trim boards, etc., unless there was visible evidence of infestation and/or infection.

J. When structural repairs are performed, replacement material size may differ from original construction material. Wold Termite will attempt to match wood sizes. If special milling is required, it may be at additional cost to owner(s).

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Co. Report

NOTICE TO OWNER

Under the California Mechanics Lien Law, any structural pest control operator who contracts to do work for you, any contract subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for this work or supplies has a right to enforce a claim against your property. This means that, after a court hearing, the court officer could sell your property and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor 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." 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.

"NOTICE: 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."

"NOTICE: The charge for services that this company subcontracts to another registered company 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 Wold Termite'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, Wold Termite 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."

Detached structure(s) or addition(s) to the real property NOT indicated on this diagram were NOT inspected and are excluded from this inspection and report.

"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."

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 and your pest control operator immediately.

For further information contact any of the following:

Med-Net Program (24-hour hotline) Branch #271	1-(800)-655-PCOC
Wold Termite	1-(818)-832-2904
Poison Control Center	1-(800)-662-9886
County Health Department (Health Questions)	1-(213)-974-8101
County Agricultural Commissioner	1-(626)-575-5466
Structural Pest Control Board	1-(916)-561-8700
2005 Evergreen Street, Suite 1500, Sacramento, CA 95815-3831	

LISTED BELOW ARE PESTICIDES THAT MAY BE USED ON YOUR PROPERTY DURING THE COURSE OF OUR WORK:

Chemicals: TERMIDOR SC (Fipronil), BORA-CARE (Disodium Octaborate Tetrahydrate), and VIKANE (Sulfuryl Fluoride), PREMISE (Imidacloprid), Pro-Citra (limolene).

AREAS NOT INSPECTED, PLEASE READ

This is a report of an inspection for wood destroying insects and organisms to a furnished and occupied structure. Some areas of the structure are inaccessible for inspection due to furnishings, appliances, floor coverings, and stored personal property. We did not inspect areas immediately under furnishings, appliances, storage or carpets. We did not inspect inside finished walls & ceilings or behind installed finished cabinets. Our inspection does not include inspection of electrical, plumbing, heating or mechanical systems of the structure. Our inspection will not detect building code violations. We did not inspect the roof covering for leakage. Areas of the structure that are higher than can be reached with a six-foot stepladder are considered inaccessible and are therefore not included in the original inspection. Fences and detached structures not specified are not included in this report. Water stains are not noted unless specifically requested. Painting and or staining are not included in any estimate unless specifically noted.

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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 original inspection did not allow the inspector access to complete the inspection and cannot be defined as Section I or Section II."

SUBTERRANEAN TERMITES

1a **FINDING:** Evidence of old Subterranean termites in the substructure area.

RECOMMENDATION: Periodic inspections of these areas.

******INFORMATION ONLY******

1b **FINDING:** Subterranean termite damage was noted at the subfloor.

RECOMMENDATION: Repair/replace/reinforce damaged wood members, as necessary.

******This is a SECTION I Item******

1c **FINDING:** Evidence of Subterranean termites in cellulose debris in the substructure area.

RECOMMENDATION: Remove cellulose debris and treat soil with a state registered toxicant.

******This is a SECTION I Item******

DRYWOOD TERMITES

2a **FINDING:** Evidence of drywood termites noted in the rafter tail(s) and garage framing.

PRIMARY RECOMMENDATION: Is to completely tarp entire structure including all attached units.

SECONDARY RECOMMENDATION: Due to the type of roof currently installed, or if fumigation cannot be performed at this time. A secondary recommendation is made which will not conform to Section 1990 of the Structural Pest Control Act, to chemically treat the infested wood members for the control of drywood termites. All accessible termite evidence will be removed or covered. This is a local treatment and is not a whole structure treatment. This work carries no guarantee, either written or implied.

******This is a SECTION I Item******

2b **FINDING:** Drywood termite damage was noted at the rafter tail(s).

RECOMMENDATION: Repair/replace/reinforce damaged wood members, as necessary.

******This is a SECTION I Item******

FUNGUS/DRYROT

3a **FINDING:** Dryrot was noted to the roof sheathing as indicated.

RECOMMENDATION: Call proper contractor. (Metal roof tiles over wood shake roof).

******This is a SECTION I Item******

3b **FINDING:** Dryrot was noted to the fascia as indicated.

RECOMMENDATION: Call proper contractor. (Metal roof tiles over wood shake roof).

******This is a SECTION I Item******

3c **FINDING:** Dryrot was noted to the rafter tails as indicated.

RECOMMENDATION: Repair and or replace damaged wood members, as necessary.

******This is a SECTION I Item******

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FUNGUS/DRYROT

3d **FINDING:** Dryrot was noted to the siding as indicated.

RECOMMENDATION: Repair and or replace damaged wood members, as necessary.

*****This is a SECTION I Item*****

3e **FINDING:** Dryrot was noted to the window & trim as indicated.

RECOMMENDATION: Repair and or replace damaged wood members, as necessary.

*****This is a SECTION I Item*****

OTHER

4a **FINDING:** Delaminated/swollen baseboards and casings.

RECOMMENDATION: Call proper contractor.

*****INFORMATION ONLY*****

4b **FINDING:** Water stains noted on the subfloor below HVAC.

RECOMMENDATION: Call proper contractor.

*****This is a SECTION II Item*****

*****This is a SECTION II Item*****

4b=Call proper contractor.

*****These are SECTION I Items*****

1b, 2b, 3c, 3d, 3e=\$1,445.00

3a, 3b=Call proper contractor.

1c=\$525.00

2a (Fumigation)=\$2,190.00

2a (Local treatment-no warranty)=\$495.00

Inspection fee=\$165.00

Wold Termite 1-(818)-832-2904
10819 Baird Ave.
Northridge, CA 91326

INVOICE

Billing Address:

Subject Property:

Name: Same as Subject Property
Address:

Name:
Address: 8383 Paso Robles Ave.
Northridge, CA 91325

Subject: Termite Inspection

Date of Inspection: **8-28-25**

Date of Completion:

Escrow Number:

Company Report No. Document1

Billing Date: 8-28-25

Amount Due: **\$165.00**

Payment is now due and payable

Thank you!