

INVOICE



America West TERMITE CO., Inc.

10742 Noel, Los Alamitos, CA 90720
714-827-1636 • 562-435-9321 • Fax 714-827-6782
Email: Dorene@americawesttermite.com
www.americawesttermite.com

DATE	REPORT #	ESCROW #	PROPERTY LOCATION
03/18/2025	250246	-A	304 VIA COLUSA, REDONDO BEACH CA 90277

TO: THE ESTATE OF FRANK JACOBS
C/O REALTY

274236	03/17/2025	Inspection	\$125.00
Balance Due:			\$125.00

RETAIN THIS COPY FOR YOUR RECORDS

DUE AND PAYABLE WITHIN 10 DAYS

1.5% per month charged on all past due accounts. This is an annual percentage rate of 18%
(Interest charged pursuant to the Robinson-Patman Act)

NOTICE: "Under the Mechanics' Lien law, any contractor, subcontractor, laborer, supplier or other person who helps 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 own contractor in full, if the subcontractor, laborer, or supplier remains unpaid."

THANK YOU FOR YOUR BUSINESS

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 304	STREET, CITY, STATE, ZIP VIA COLUSA, REDONDO BEACH CA 90277	Date of Inspection 3/17/2025	No. of Pages 10
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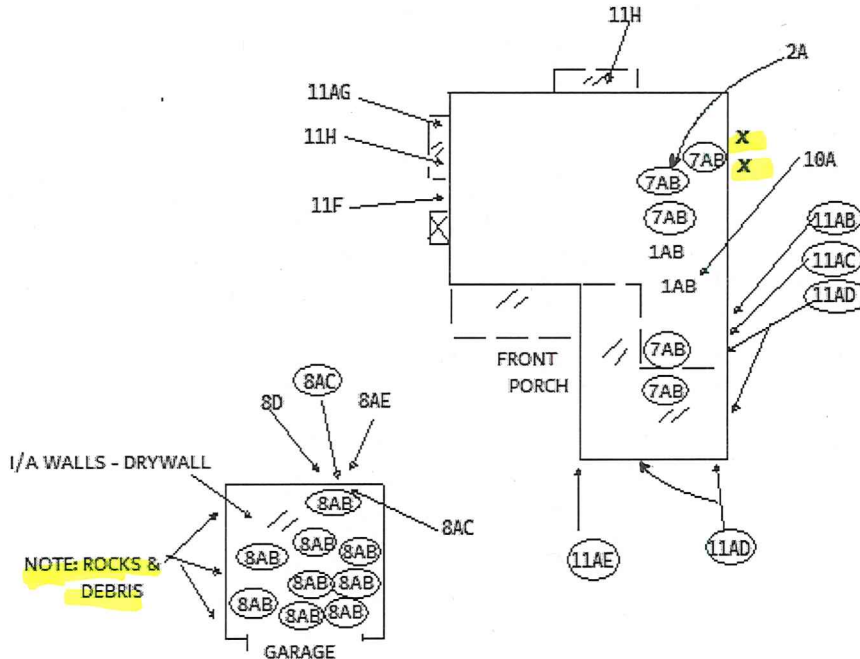
**America West
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Firm Registration No. PR 3181	Report No. 250246	Escrow No.
Ordered By: COLDWELL BANKER ANDREASONGROUP@GMAIL.COM Attn: NANCY ANDREASON	Property Owner/Party of Interest THE ESTATE OF FRANK JACOBS C/O REALTY	Report Sent To: COLDWELL BANKER ANDREASONGROUP@GMAIL.COM Attn: NANCY ANDREASON

COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐	
General Description: ONE STORY, FRAMED, STUCCO, RESIDENCE, UNOCCUPIED, WITH DETACHED TWO CAR GARAGE.	Inspection Tag Posted: GARAGE Other Tags Posted: NONE NOTED
An inspection has been made to 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 above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.	

Key: 1=Substructure 2=Stall Shower 3=Foundation 4=Porches 5=Ventilation 6=Abutment 7=Attic 8=Garage 9=Patio 10=Interior 11=Exterior X=Plants



Inspected by **PAUL ASHTON**

State License No. **FR 36418**

Signature

Paul Ashton

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, or (800) 737-8188 or www.pestboard.ca.gov. 43M-41 (Rev. 04/2015)

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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 subarea concealed or made inaccessible by ducting or insulation, area beneath wood floors over concrete, and areas concealed by heavy vegetation. Areas or timbers around 2nd story eaves were visually inspected from ground level only. Although we make visual examinations, we do not deface or probe window/door frames or decorative trims. Unless otherwise specified in this report, we do not inspect fences, sheds, dog houses, detached patios, detached wood decks, wood retaining walls or wood walkways. We assume no responsibility for work done by anyone else, for damage to structure or contents during our inspection, or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non-disclosure by owner/agent/tenant.

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(i). 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. This company will reinspect repairs done by others with 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. NOTE: Authority cited: Section 8525 Business and Professions Code. Reference: Section 8516, Business and Professions Code.

D. This report includes findings related to the presence/non-presence of wood destroying organisms and/or visible signs of leaks in the accessible portions of the roof. The inspector did not go onto the roof surface due to possible physical damage to the roof, or personal injury. No opinion is rendered nor guarantee implied concerning the water-tight integrity of the roof or the condition of the roof and roofing materials. If interested parties desire further information on the condition of the roof, we recommend that they engage the services of a licensed roofing contractor.

E. 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. 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. 8516G. Sunken or below grade showers or tubs are not water tested due to their construction.

F. During the course of/after 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. During the process of treatment or replacement it may be necessary to drill holes through ceramic tiles or other floor coverings; These holes will then be sealed with concrete. We will exercise due care but assume no responsibility for cracks, chipping or other damage to floor coverings. We do not re-lay carpeting.

H. We assume no responsibility for damage to any Plumbing, Gas or Electrical lines, etc., in the process of pressure treatment of concrete slabs or replacement of concrete or structural timbers.

I. When a fumigation is recommended we will exercise all due care but assume no responsibility for damage to Shrubbery, Trees, Plants, TV Antennas or Roofs. A FUMIGATION NOTICE will be left with, or mailed or electronically sent to the Owner of this property, or his designated Agent. Occupant must comply with instructions contained in Fumigation Notice. During fumigation and aeration, the possibility of burglary exists as it does any time you leave your home. Therefore, we recommend that you take any

PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

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steps that you feel necessary to prevent any damage to your property. We also 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.

J. NOTICE: The charge for service 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 America West Termite Co., Inc.'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, America West Termite Co. Inc. 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.

K. If you should have any questions regarding this report, please call or come by our office any weekday between 8:30 a.m. and 5:00 p.m.

L. I agree to pay reasonable attorney's fees if suit is required by this COMPANY to enforce any terms of this contract, together with the costs of such action, whether or not suit proceeds to judgement.

M. The total amount of this contract is due and payable upon completion of work unless otherwise specified. A finance charge computed at a Monthly rate of 1.5% of the unpaid balance (annual percentage rate of 18%) will be added to all accounts past due.

N. If this report is used for escrow purposes then it is agreed that this inspection report and Completion, if any, is part of the ESCROW TRANSACTION. However, if you received written or verbal instructions from any interested parties involved in this

escrow (agents, principals, etc.) to not pay our invoice at close of escrow, you are instructed by us not to use these documents to satisfy any conditions or terms of your escrow for purposes of closing the escrow. Further, you are instructed to return all of our documents and the most current mailing address you have on file for the property owner.

O. 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 asbestos and that this report will not include any 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/tenant shall be solely responsible for the cleanup, removal and disposal of the asbestos 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 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.

P. If a separated report has been requested, it is defined as section 1 & 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: Section 2 items area conditions deemed likely to lead to infestation or infection, but where no visible evidence of such was found.

Further Inspection: Further inspection items are defined as recommendations to inspect areas which during the original inspection, did not allow the inspector access to complete the inspection and cannot be defined as section 1 or section 2.

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1. SUBSTRUCTURE AREAS:

SUBSTRUCTURE AREAS: DRY-ACCESSIBLE/SLAB CONSTRUCTION

ITEM 1A SUBTERRANEAN TERMITES WERE NOTED TUBING UP THE PIERS/FOUNDATION/SOIL TO THE SUBAREA.

RECOMMENDATION: TREAT THE SUBAREA WITH DEMON MAX (DILUTED) EPA REG #100-1012-ZA *ACTIVE INGREDIENTS - CYPERMETHRIN 25.3%, A REGISTERED TERMITICIDE, IN ACCORDANCE WITH THE MANUFACTURERS LABEL.

NOTE: WHEN CHEMICAL TREATMENT IS APPLIED, OWNER/TENANTS MUST VACATE PORPERTY 2 TO 4 HOURS.

***** This is a Section 1 Item *****

ITEM 1B EVIDENCE OF SUBTERRANEAN TERMITES TUBING WAS NOTED TO SUBAREA.

RECOMMENDATION: REMOVE/MASK ACCESSIBLE SUBTERRANEAN TERMITE TUBING/ EVIDENCE WHERE POSSIBLE.

***** This is a Section 1 Item *****

NOTE: PARTS OF SUBAREA HAS INACCESSIBLE AREAS DUE TO CONSTRUCTION (AIR DUCTS & PLUMBING) AS MARKED ON DIAGRAM. IT IS NOT PRACTICAL TO MAKE ACCESSIBLE.

2. STALL SHOWER:

STALL SHOWERS: TESTED, SHOWS SIGNS OF LEAKS

ITEM 2A A STANDARD WATER TEST WAS PERFORMED AT THE STALL SHOWER EXPOSING A LEAK AT THE SHOWER PAN.

RECOMMENDATION: REMOVE SHOWER PAN AND TILE AS NECESSARY TO CORRECT THIS CONDITION. ANY STRUCTURAL OR TILE DAMAGE ABOVE TWO TILES HIGH WILL BE AT ADDITIONAL COST TO OWNER.

NOTE: OWNER TO EMPLOY A LICENSED PROPER TRANDESPERSON TO INSPECT, DETERMINE CAUSE AND REPAIR AS FOUND TO BE NECESSARY.

***** This is a Section 2 Item *****

3. FOUNDATIONS:

FOUNDATIONS: CONCRETE PIERS ABOVE GRADE/SLAB CONSTRUCTION

4. PORCHES/STEPS:

PORCHES - STEPS: CONCRETE-EARTH-FILLED/SLAB CONSTRUCTION

5. VENTILATION:

VENTILATION: ADEQUATE - ABOVE GRADE/SLAB - NOT REQUIRED

6. ABUTMENTS:

ABUTMENTS: SEALED, INACCESSIBLE

7. ATTIC SPACES:

ATTIC SPACES: LOW ATTIC - INSULATED

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7. ATTIC SPACES:

ITEM 7A EVIDENCE OF DRYWOOD TERMITES WAS NOTED TO THE ATTIC RAFTER, FRAMING.

RECOMMENDATION: TARP OR TAPE AND FUMIGATE THE STRUCTURE WITH AN APPROVED FUMIGANT. (DUE TO INFESTATION EXTENDING INTO INACCESSIBLE AREAS. SEE OCCUPANTS FUMIGATION NOTICE, PESTICIDE DISCLOSURE AND INSTRUCTION FOR NECESSARY PREPARATIONS FOR ADDITIONAL FUMIGATION INFORMATION.

NOTE: IT IS COMMON FOR ADDITIONAL PELLETS TO SIFT DOWN OVER A PERIOD OF TIME DUE TO NORMAL HOUSEHOLD VIBRATIONS. THIS ESTIMATE IS TO COVER THE PELLETS ONE (1) TIME ONLY.

***** This is a Section 1 Item *****

ITEM 7B EVIDENCE OF DRYWOOD TERMITE PELLETS NOTED, AS MARKED ON DIAGRAM.

RECOMMENDATION: MASK OVER OR REMOVE THE DRYWOOD TERMITE PELLETS IN ACCESSIBLE AREAS. NOTE IT IS COMMON FOR ADDITIONAL PELLETS TO SIFT DOWN OVER A PERIOD OF TIME DUE TO NORMAL HOUSEHOLD VIBRATIONS. THIS ESTIMATE IS TO COVER THE PELLETS ONE TIME ONLY.

***** This is a Section 1 Item *****

8. GARAGES:

GARAGES: DETACHED 2-CAR

ITEM 8A EVIDENCE OF DRYWOOD TERMITES WAS NOTED TO THE GARAGE JOISTS, RAFTER, SHEATHING, DOOR JAMB, DOOR.

RECOMMENDATION: TARP OR TAPE AND FUMIGATE THE STRUCTURE WITH AN APPROVED FUMIGANT. (DUE TO INFESTATION EXTENDING INTO INACCESSIBLE AREAS). SEE OCCUPANTS FUMIGATION NOTICE, PESTICIDE DISCLOSURE AND INSTRUCTIONS FOR NECESSARY PREPARATIONS FOR ADDITIONAL FUMIGATION INFORMATION.

NOTE: IT IS COMMON FOR ADDITIONAL PELLETS TO SIFT DOWN OVER A PERIOD OF TIME DUE TO NORMAL HOUSEHOLD VIBRATIONS. THIS ESTIMATE IS TO COVER THE PELLETS ONE (1) TIME ONLY.

***** This is a Section 1 Item *****

ITEM 8B EVIDENCE OF DRYWOOD TERMITE PELLETS NOTED, AS MARKED ON DIAGRAM.

RECOMMENDATION: MASK OVER OR REMOVE THE DRYWOOD TERMITE PELLETS IN ACCESSIBLE AREAS. NOTE: IT IS COMMON FOR ADDITIONAL PELLETS TO SIFT DOWN OVER A PERIOD OF TIME DUE TO NORMAL HOUSEHOLD VIBRATIONS. THIS ESTIMATE IS TO COVER THE PELLETS ONE TIME ONLY.

***** This is a Section 1 Item *****

ITEM 8C DRYWOOD TERMITES HAVE DAMAGED DOOR JAMB, AS MARKED ON DIAGRAM.

RECOMMENDATION: BRACE AND/OR WOOD FILL DAMAGED AREAS AS NEEDED TO CORRECT. (PRIMING/PAINTING IS NOT INCLUDED)

***** This is a Section 1 Item *****

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8. GARAGES:

ITEM 8D MINOR SURFACE FUNGUS DAMAGE WAS NOTED TO DOOR JAMB, AS MARKED ON DIAGRAM. APPEARS TO BE CAUSED BY UNCONTROLLABLE EXTERIOR MOISTURE SOURCES.

RECOMMENDATION: CHISEL OUT MINOR SURFACE DAMAGE, TREAT WITH A STATE APPROVED FUNGICIDE - TIM BOR (EPA REG. #64405-8-ZC) *ACTIVE INGREDIENTS - DISODIUM OCTABORATE TETRAHYDRATE, 98%* AND WOOD FILL MINOR DAMAGE TO CORRECT. (PRIMING/PAINTING NOT INCLUDED).

***** This is a Section 1 Item *****

ITEM 8E DRYWOOD TERMITES HAVE DAMAGED DOOR TO THE GARAGE, AS MARKED ON DIAGRAM.

RECOMMENDATION: REMOVE THE DAMAGE FOR FURTHER INSPECTION. IF NO FURTHER DAMAGE IS EXPOSED, REPLACE WITH CONSTRUCTION GRADE MATERIAL. NOTE: IF FURTHER INSPECTION REVEALS REPORTABLE CONDITIONS, A SUPPLEMENTAL REPORT WILL BE ISSUED AND ADDITIONAL COSTS WILL BE MADE AT THAT TIME. (PRIMING/PAINTING IS NOT INCLUDED)

***** This is a Section 1 Item *****

ITEM 8F DRYWOOD TERMITES HAVE DAMAGED SILL TO THE GARAGE, AS MARKED ON DIAGRAM.

RECOMMENDATION: REMOVE THE DAMAGE FOR FURTHER INSPECTION. IF NO FURTHER DAMAGE IS EXPOSED, REPLACE WITH CONSTRUCTION GRADE MATERIAL. NOTE: IF FURTHER INSPECTION REVEALS REPORTABLE CONDITIONS, A SUPPLEMENTAL REPORT WILL BE ISSUED AND ADDITIONAL COSTS WILL BE MADE AT THAT TIME. (PRIMING/PAINTING IS NOT INCLUDED)

***** This is a Section 1 Item *****

NOTE: GARAGE HAS INACCESSIBLE AREAS DUE TO CONSTRUCTION (DRYWALL) AS MARKED ON DIAGRAM. IT IS NOT PRACTICAL TO MAKE ACCESSIBLE.

NOTE: ROCKS & DEBRIS ON LEFT SIDE NEEDS TO BE CLEARED AWAY APPROXIMATELY 1 FOOT PRIOR TO FUMIGATION.

9. DECKS/PATIOS:

DECK/PATIOS/BALCONIES: NONE NOTED

10. INTERIORS:

OTHER - INTERIORS: INSPECTED

ITEM 10A EVIDENCE OF SUBTERRANEAN TERMITES TUBING WAS NOTED TO BEDROOM CLOSET.

RECOMMENDATION: REMOVE/MASK ACCESSIBLE SUBTERRANEAN TERMITE TUBING/ EVIDENCE WHERE POSSIBLE.

***** This is a Section 1 Item *****

11. EXTERIOR:

OTHER - EXTERIORS: INSPECTED

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11. EXTERIOR:

ITEM 11A EVIDENCE OF DRYWOOD TERMITES WAS NOTED IN THE RAFTER, FACIABOARD.

RECOMMENDATION: TARP OR TAPE AND FUMIGATE THE STRUCTURE WITH AN APPROVED FUMIGANT. (DUE TO INFESTATION EXTENDING INTO INACCESSIBLE AREAS. SEE OCCUPANTS FUMIGATION NOTICE, PESTICIDE DISCLOSURE AND INSTRUCTIONS FOR NECESSARY PREPARATIONS FOR ADDITIONAL FUMIGATION INFORMATION.

NOTE: IT IS COMMON FOR ADDITIONAL PELLETS TO SIFT DOWN OVER A PERIOD OF TIME DUE TO NORMAL HOUSEHOLD VIBRATIONS. THIS ESTIMATE IS TO COVER THE PELLETS ONE (1) TIME ONLY.

***** This is a Section 1 Item *****

ITEM 11B DRYWOOD TERMITES HAVE DAMAGED RAFTER, AS MARKED ON DIAGRAM.

RECOMMENDATION: REMOVE THE DAMAGE FOR FURTHER INSPECTION. IF NO FURTHER DAMAGE IS EXPOSED, REPLACE WITH CONSTRUCTION GRADE MATERIAL. NOTE IF FURTHER INSPECTION REVEALS REPORTABLE CONDITIONS, A SUPPLEMENTAL REPORT WILL BE ISSUED AND ADDITIONAL COSTS WILL BE MADE AT THAT TIME. (PRIMING/PAINTING NOT INCLUDED)

***** This is a Section 1 Item *****

ITEM 11C DRYWOOD TERMITES HAVE DAMAGED RAFTER, AS MARKED ON DIAGRAM.

RECOMMENDATION: BRACE AND/OR WOOD FILL DAMAGED AREAS AS NEEDED TO CORRECT. (PRIMING/PAINTING IS NOT INCLUDED)

***** This is a Section 1 Item *****

ITEM 11D DRYWOOD TERMITES HAVE DAMAGED FACIABOARD, AS MARKED ON DIAGRAM.

RECOMMENDATION: REMOVE THE DAMAGE FOR FURTHER INSPECTION. IF NO FURTHER DAMAGE IS EXPOSED, REPLACE WITH CONSTRUCTION GRADE MATERIAL. NOTE IF FURTHER INSPECTION REVEALS REPORTABLE CONDITIONS, A SUPPLEMENTAL REPORT WILL BE ISSUED AND ADDITIONAL COSTS WILL BE MADE AT THAT TIME. (PRIMING/PAINTING NOT INCLUDED)

***** This is a Section 1 Item *****

ITEM 11E DRYWOOD TERMITES HAVE DAMAGED FACIABOARD, AS MARKED ON DIAGRAM.

RECOMMENDATION: BRACE AND/OR WOOD FILL DAMAGED AREAS AS NEEDED TO CORRECT. (PRIMING/PAINTING IS NOT INCLUDED)

***** This is a Section 1 Item *****

ITEM 11F DRYROT DAMAGE WAS NOTED TO WINDOW TRIM, AS MARKED ON DIAGRAM. APPEARS TO BE CAUSED BY UNCONTROLLABLE EXTERIOR MOISTURE SOURCES.

RECOMMENDATION: REMOVE THE DAMAGE FOR FURTHER INSPECTION. IF NO FURTHER DAMAGE IS EXPOSED, REPLACE WITH CONSTRUCTION GRADE MATERIAL. NOTE IF FURTHER INSPECTION REVEALS REPORTABLE CONDITIONS, A SUPPLEMENTAL REPORT WILL BE ISSUED AND ADDITIONAL COSTS WILL BE MADE AT THAT TIME. (PRIMING/PAINTING NOT INCLUDED).

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11. EXTERIOR:

ITEM 11G DRYWOOD TERMITES HAVE DAMAGED DOOR TRIM, AS MARKED ON DIAGRAM.

RECOMMENDATION: REMOVE THE DAMAGE FOR FURTHER INSPECTION. IF NO FURTHER DAMAGE IS EXPOSED, REPLACE WITH CONSTRUCTION GRADE MATERIAL. NOTE IF FURTHER INSPECTION REVEALS REPORTABLE CONDITIONS, A SUPPLEMENTAL REPORT WILL BE ISSUED AND ADDITIONAL COSTS WILL BE MADE AT THAT TIME. (PRIMING/PAINTING NOT INCLUDED)

***** This is a Section 1 Item *****

ITEM 11H DRYROT DAMAGE WAS NOTED TO DOOR ASSEMBLY, AS MARKED ON DIAGRAM. APPEARS TO BE CAUSED BY UNCONTROLLABLE EXTERIOR MOISTURE SOURCES.

RECOMMENDATION: REMOVE THE DAMAGE FOR FURTHER INSPECTION. IF NO FURTHER DAMAGE IS EXPOSED, REPLACE WITH CONSTRUCTION GRADE MATERIAL. NOTE IF FURTHER INSPECTION REVEALS REPORTABLE CONDITIONS, A SUPPLEMENTAL REPORT WILL BE ISSUED AND ADDITIONAL COSTS WILL BE MADE AT THAT TIME. (PRIMING/PAINTING NOT INCLUDED).

***** This is a Section 1 Item *****

NOTE: OWNER TO EMPLOY A LICENSED PROPER TRADESPERSON TO INSPECT, DETERMINE CAUSE AND REPAIR AS FOUND TO BE NECESSARY.

NOTE: PLANTS AS NOTED "X" ON DIAGRAM - SHOULD BE TRIMMED/CUT BACK FROM STRUCTURE PRIOR TO FUMIGATION.

GENERAL INFORMATION

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.

MOLD POLICY: MOLDS, SOMETIMES CALLED MILDEW, ARE NOT WOOD-DESTROYING ORGANISMS. BRANCH 3 LICENSEES DO NOT HAVE A DUTY UNDER THE STRUCTURAL PEST CONTROL ACT AND RELATED REGULATIONS TO CLASSIFY MOLDS AS HARMFUL TO HUMAN HEALTH OR NOT HARMFUL TO HUMAN HEALTH. IF YOU WISH YOUR PROPERTY TO BE INSPECTED FOR MOLD OR MOLD LIKE CONDITIONS PLEASE CONTACT THE APPROPRIATE MOLD PROFESSIONAL. EXECUTING AND/OR ACCEPTING THIS INSPECTION REPORT OR WORK AUTHORIZATION INTERESTING PARTIES AGREE THAT THEY HAVE BEEN ADVISED OF THE FORGOING AND HAVE HAD THE OPPORTUNITY TO CONSULT WITH A QUALIFIED PROFESSIONAL IF DESIRED.

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PESTICIDES ARE THE PRODUCTS AMERICA WEST TERMITE CO., INC. USES TO CONTROL THE TARGET PEST LISTED IN YOUR INSPECTION. PESTICIDES MAKE A BETTER LIFE FOR ALL OF US. THEY HELP CONTROL DISEASE CARRIERS THUS PROTECTING YOUR HEALTH AND PROPERTY. YOUR AMERICA WEST TERMITE CO., INC. TECHNICIAN IS A STATE CERTIFIED APPLICATOR AND IS CONSTANTLY BEING UPGRADED BY OUR TRAINING SESSIONS. IF YOU HAVE ANY QUESTIONS PLEASE CALL THE FOLLOW NUMBER (714) 827-1637, (562) 435-9321 or (800) 570-9378.

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 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) 876-4766 AND YOUR AMERICA WEST TERMITE OPERATOR IMMEDIATELY.

FOR FURTHER INFORMATION, CONTACT ANY OF THE FOLLOWING

America West Co., Inc.....(562) 435-9321/(714) 827-1636

Poison Control Center(800) 876-4766

FOR HEALTH QUESTIONS - The County Health Department

Los Angeles County.....(800) 427-8700

Orange County (714) 834-7700

San Bernadino County..... (909) 387-9146

Riverside County..... (951) 358-5416

FOR APPLICATION INFORMATION - The County Agriculture Commissioner

Los Angeles County(626) 575-5466

Orange County..... (714) 955-0100

Riverside County(951) 955-3000

San Bernadino County(909) 387-2105

San Diego County(858) 694-8980

FOR REGULATORY INFORMATION - The Structural Pest Control Board:

2005 Evergreen Street, Ste. 1500, Sacramento, CA 95815-3831...(916) 561-8704

PERSONS WITH RESPIRATORY OR ALLERGIC CONDITIONS, OR OTHERS WHO MAY BE CONCERNED ABOUT THEIR HEALTH RELATIVE TO THIS CHEMICAL TREATMENT, SHOULD CONSIDER ALLOWING ADDITIONAL TIME OUT BEFORE RE-OCCUPANCY ABOVE NORMAL RECOMMENDED TIME OUT OF 2-4 HOURS AND SHOULD CONTACT THEIR PHYSICIAN CONCERNING OCCUPANCY DURING AND AFTER CHEMICAL TREATMENT PRIOR TO SIGNING THIS NOTICE.

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TERMITICIDE USED AND THE ACTIVE INGREDIENTS

- DEMON MAX.....Cypermethrin 25.3%
- PT FENDONA.....Alpha-Cypermethrin 0.05%
- TIM BOR.....Disodium Octaborate Tetrahydrate 98%
- BORA-CARE.....Disodium Octaborate Tetrahydrate 40.0%
- ALTRISSET.....Chlorantraniliprole 18.4%
- DELTA DUST.....Deltamethrin 0.05%
- TAURUS SC.....Fipronil 91%

NOTE: "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".

NOTE: WE DO NOT GUARANTEE WORK COMPLETED BY OTHERS, NOR DOES THIS FIRM MAKE ANY STATEMENTS CONCERNING WORKMANSHIP OF THOSE REPAIRS. WORKMANSHIP IS ONLY DETERMINABLE BY THOSE PAYING FOR OR RECEIVING THOSE SERVICES.

NOTE: THIS COMPANY IS NOT RESPONSIBLE FOR WORK COMPLETED BY OTHERS, RECOMMENDED OR NOT, INCLUDING BY OWNER. CONTRACTOR BILLS SHOULD BE SUBMITTED TO ESCROW AS CERTIFICATION OF WORK COMPLETED BY OTHERS.

NOTE: SUB-CODE OUT BUILDINGS, LEAN-TOS, PLAYHOUSES, STORAGE SHEDS, ETC. NOT CONNECTED TO OR PART OF NORMAL STRUCTURES ARE CONSIDERED UN-INHABITABLE AND ARE THEREFORE EXCLUDED FROM THIS INSPECTION.

NOTE: YOUR TERMITE REPORT AND CLEARANCE WILL COVER EXISTING INFESTATION OR INFECTION WHICH IS OUTLINED IN THIS REPORT. IF OWNER OR PROPERTY DESIRES COVERAGE OF ANY NEW INFESTATION IT WOULD BE ADVISABLE TO OBTAIN A CONTROL SERVICE POLICY WHICH WOULD COVER ANY NEW INFESTATION FOR THE COMING YEAR.

NOTE: ANY CITY LICENSES OR PERMITS REQUIRED FOR RECOMMENDED WORK BY AMERICA WEST TERMITE CO., INC., WILL BE AT AN ADDITIONAL COST TO THE OWNER.

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 CONTRACTORS' STATE LICENSE BOARD.

NOTE: THE INSPECTOR DID NOT GO ONTO THE ROOF SURFACE NOR DID HE USE AN EXTENTION LADDER DUE TO POSSIBLE PHYSICAL DAMAGE TO THE ROOF, OR PERSONAL INJURY. MULTI-STORY WOOD MEMBERS WERE NOT INSPECTED/NOT INCLUDED. A VISUAL INSPECTION WAS MADE FROM THE GROUND LEVEL ONLY.

NOTE: CUSTOMER AGREES TO HOLD COMPANY HARMLESS FOR ANY DAMAGE WHICH MAY OCCUR TO PLANT LIFE, WIRING, CABLES, TREES, VINES, PETS, TILE ROOFS, PLUMBING LEAKS, OR CHANGES BEYOND CONTROL OF THE COMPANY WHICH MAY OCCUR DURING THE PERFORMANCE OF WORK.



America West TERMITE CO., Inc.

10742 Noel, Los Alamitos, CA 90720
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Page: 1 of 2

WORK AUTHORIZATION CONTRACT

Address of Property: 304 VIA COLUSA, REDONDO BEACH CA 90277
Inspection Date: 3/17/2025
Report #: 250246
Title Co. & Escrow #:

SECTION 1	SECTION 2	FURTHER INSPECTION
1A \$ 450.00	11E SEE 11B	
1B SEE 1A	11F SEE 11B	
7A \$ 1950.00	11G SEE 11B	
7B SEE 11B	11H NOT DOING	
8A SEE 7A		
8B SEE 11B		
8C SEE 11B		
8D \$ 25.00		
8E SEE 11B		
8F SEE 11B		
10A SEE 11B		
11A SEE 7A		
11B \$ 2325.00		
11C SEE 11B		
11D SEE 11B		

We Authorized the Following
Section 1 Items to be Performed.

1A, 1B, 7A, 7B, 8A, 8B, 8C, 8D, 8E, 8F

10A, 11A, 11B, 11C, 11D, 11E, 11F

11G

We Authorized the Following
Section 2 Items to be Performed.

2A

We Authorized the Following
Items for Further Inspection.

Proposed Cost Section 1: \$4,750.00

Proposed Cost Section 2: \$0.00

Total: \$4,750.00

Proposed Cost Fur.Insp.: \$0.00

MOLD DISCLAIMER

There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this Work Authorization Contract. These health issues include but are not limited to the possible release of mold spores during the course of repairs. We are not qualified to and do not render any opinion concerning such health issues or any special precautions. Any questions concerning health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a Certified Industrial Hygienist before any such repairs are undertaken.

BY EXECUTING THIS WORK AUTHORIZATION CONTRACT, CUSTOMER ACKNOWLEDGES THAT HE OR SHE HAS BEEN ADVISED OF THE FOREGOING AND HAS HAD THE OPPORTUNITY TO CONSULT WITH A QUALIFIED PROFESSIONAL. CUSTOMERS PAYING WITH CREDIT/DEBIT CARD HAVE AGREED TO A 4% SERVICE FEE.

I have read this work authorization contract and WDO inspection report it refers to. SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED. I have read and understand the terms of this work authorization contract and hereby agree to all terms thereof.

APPROVED AND READ BY:

DATE

ACCEPTED FOR:

AMERICA WEST TERMITE CO., INC.

DATE



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WORK AUTHORIZATION CONTRACT

Address of Property: 304 VIA COLUSA, REDONDO BEACH CA 90277
Inspection Date: 3/17/2025
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CUSTOMER INFORMATION

The total amount of this contract is due and payable upon completion of the work listed above unless otherwise specified. Only the work specified in the contract is being done at this time due to owners wishes. ANY WORK PERFORMED AGAINST AN EXISTING TITLE ESCROW WILL BE THE FINANCIAL RESPONSIBILITY OF THE PARTY ORDERING THE INSPECTION REPORT, IN THE EVENT OF A CANCELLED TITLE ESCROW.

Work completed (LABOR) by operator shall be guaranteed for a period of one year from completion. Toilet plumbing (parts supplied by this firm), showers, floors or any measures for the control of moisture are guaranteed for (30) days only. Chemical treats are guaranteed for one year. Only the areas treated are guaranteed.

Customer agrees to hold company harmless for any damage which may occur to plant life, wiring, trees, vines, pets, all roofs, gutters, plumbing leaks, or changes beyond control of the company which may occur during the performance of this work. In case of non-payment by owner, reasonable attorney's fees and costs of collection shall be paid by the owner, whether suit be filed or not. A SERVICE CHARGE OF 1-1/2 PERCENT, PER MONTH WILL BE CHARGED ON ALL BALANCES OVER (30) DAYS. THE 1-1/2 PERCENT, PER MONTH, EQUALS 18 PERCENT PER ANNUM ON THE UNPAID BALANCES.

Any additional damage found while work is being performed will be supplemented by a report as to additional findings and costs.

All repairs performed by others must be re-inspected by OUR COMPANY before a CERTIFICATION will be issued. We do not guarantee work completed by others. Any repairs completed by others must be guaranteed in writing and submitted to OUR COMPANY before a CERTIFICATION will be issued. This firm does not make statements concerning workmanship. Workmanship is only determinable by those paying for or receiving those services.

If at the time of repairs to decks, the damage is found to be more extensive, a Supplemental report will be given along with a bid for any other corrections that maybe necessary.

A re-inspection of specific items on the report or of any other conditions pertaining to this structure can be done at an ADDITIONAL COST PER TRIP. The re-inspection must be done within (4) months of the original inspection.

Our inspectors are not equipped with ladders over 6 feet, therefore the 2nd story will be visually inspected from ground level only.

CANCELLATION FEE: \$250.00 WILL APPLY IF THE OWNER/AGENT DOES NOT GIVE A 48 HOUR NOTICE PRIOR TO SCHEDULED DATE.

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.