WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	ZIP	Date of Inspection	Number of Pages
727 S.	Fenimore Avenue	Covina	91723	06/09/2025	4

AAA Realty Termite
5035 Calmview Ave Unit B
Baldwin Park CA 91706
(626) 814-2335
aaarealtytermite@verizon.net

Report # : 124682
Registration # : PR2873
Escrow # :
☐ CORRECTED REPORT

Ordered by:	Property Owner and Party of Interest:	Report sent to:
David Ramirez Century 21 Masters 626-450-5270 Christina 562-714-4564 david@davramhomes.com United States	Edna Gomez 727 S. Fenimore Avenue Covina 91723	Kim Gomez 909-538-3551 khgomez7@gmail.com United States

COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐

GENERAL DESCRIPTION:
One story, stucco, single family residence, detached garage or carport, attached patio, composition roof, furnished/occupied at time of inspection.

Inspection Tag Posted:
Garage

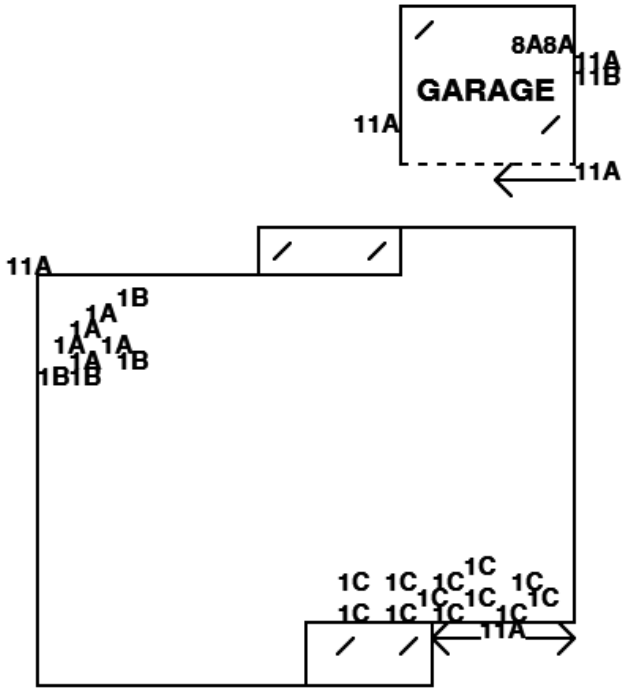
Other Tags Posted:
None.

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.

Diagram Not To Scale



Inspected By: Mario Medina. **State License No.** OPR 9567 **Signature:** _____

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, 95815-3831.
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. 04/2015)

AAA REALTY TERMITE

727 S. Fenimore Avenue	Covina	CA	91723
Address of Property Inspected	City	State	ZIP

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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 on the date of inspection and contains our 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 its laws 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 address information on such defects, if any, as they are not within the scope of the license of neither this company, nor the inspector issuing this report..

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, this includes but are not limited to: inaccessible and/or insulated attics or portions thereof, the interior of hollow walls, spaces between floors or porch decks and the ceiling below, areas concealed by carpeting, appliances, furniture cabinets or storage, attics with less than 18" clear crawl space, sub areas with less than 12" clearance from the soil to the base of the floor joists; or any areas to which there is no access without defacing or removing lumber , masonry or finished workmanship. Unless otherwise specified in this report, this company does not inspect fences, sheds, dog houses, detached patios, detached wood decks, wood retaining walls or wood walkways. 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 and screens are not removed during a routine inspection.

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.

Under no circumstance should the Wood Destroying Pests and Organisms Inspection Report be construed as a guarantee of the structure or any of its parts nor is it a guarantee of code compliance of the structure(s). Inspection reports are intended to disclose infestations, infections and/or conducive conditions which are noted on the date of inspection in the visible and accessible areas only, as required by the Structural Pest Control Act. Any infestation, infection 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. This company does not certify or guarantee against any leakage, such as (but not limited to) plumbing, appliances, or any type of seepage on or around walls, doors, windows, 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 the date of inspection. 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

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.

All pesticides and fungicides must be applied by a state certified applicator (sec. 8555 Business and Professional Code Division 3) and in accordance with the manufacturer's label requirements.

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.

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 AAA Realty Termite's bid or you may contract directly with another registered company licensed to perform work, If you choose to contract directly with another registered company, AAA Realty 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.

"Local treatment is not intended to be an entire structure treatment method. If infestations or wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated." If any warranty is provided on a local treatment, warranty is limited to area(s) treated only.

AAA REALTY TERMITE

727 S.	Fenimore Avenue	Covina	CA	91723
Address of Property Inspected		City	State	ZIP

06/09/2025	124682	
Date of Inspection	Corresponding Report No.	Escrow No.

AAA REALTY TERMITE WARRANTY:

AAA Realty Termite guarantees the fumigation for two years from the date of completion. AAA Realty Termite guarantees repairs and treatments for one year from the date of completion except caulking and grouting which is guaranteed for a period of ninety (90) days, plumbing which is guaranteed for a period of thirty (30) days, and secondary treatments which are guaranteed for a period of ninety (90) days, or unless noted otherwise on the findings and recommendations pf the report.
AAA Realty Termite assumes no responsibility for work performed by others.
AAA Realty Termite uses reasonable care in the performance of our work but assumes no responsibility for damage to any hidden pipes, wiring, satellite dishes, or other facilities or to any shrubs, plants, or roof/roof tiles.

Section 1 contains items where there is 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 area(s) which during the original inspection did not allow the inspector access to complete his inspection and cannot be defined as Section 1 or 2.

1. SUBSTRUCTURE AREA:

1A - Section I

FINDING: (SECTION 1)
There is evidence of drywood termites.
RECOMMENDATION:
Treat the infested area/areas for the control of drywood termites. Clean up/cover up any accessible/visible drywood termite droppings/frass. $See total

1B - Section I

FINDING: **(SECTION 2)**
Cellulose debris was noted in the subarea.
RECOMMENDATION: Remove cellulose debris from the subarea and haul away from the property. $See total

1C - Section I

FINDINGS: (SECTION 1)
There is evidence of subterranean termites.
RECOMMENDATION:
Trench soil and treat for the control of subterranean termites. Remove/destroy any accessible/visible evidence of subterranean termites. $See total

8. GARAGES

8A - Section I

FINDING: (SECTION 1)
There is evidence of drywood termites.
RECOMMENDATION:
Treat the infested area/areas for the control of drywood termites. Clean up/cover up any accessible/visible drywood termite droppings/frass. $See total

11. OTHER - EXTERIOR

11A - Section I

FINDING: SECTION 1
There is evidence of rot and/or drywood termite damage at the exterior eaves and trim
RECOMMENDATION:
Remove, replace, repair said rot and/or termite damage as needed. Primer all new lumber/material as needed.
$See total

11B - Section I

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Date of Inspection	Corresponding Report No.	Escrow No.

FINDING: (SECTION 1)
There is evidence of drywood termites.
RECOMMENDATION:
Treat the infested area/areas for the control of drywood termites. Clean up/cover up any accessible/visible drywood termite droppings/frass. $See total

NOTES:

Note A
There was heavy storage at the garage at the time of inspection.

Total Estimate $2400.00

AAA Realty Termite Discount Price $1895.00
* Discount applies only if all recommendations are completed by AAA Realty Termite.
** Discount applies only if all recommendations are completed within 3 months of inspection date and all recommendations are completed within 2 weeks.
*** Discount applies only if paid within 15 days from the date of invoice or at the close of escrow.

Thank you for selecting our company to perform a structural pest control inspection on your property. Our inspectors have determined that your property will benefit from the safe application of a chemical 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. LISTED BELOW ARE PESTICIDES THAT MAY BE USED ON YOUR PROPERTY DURING THE COURSE OF YOUR WORK: *Cy-Kick and Crevice Pressurized (Cyfluthrin), Tengard SFR (Permethrin), Termidor ((Fipronil), Fumigant/Master Fume or Zythor (Sulfuryl Flouride) or Vikane. * Except as noted, effects of over-exposure to these materials can include nasal and respiratory irritation, dizziness, headache and fatigue. **Effects of over-exposure to this material will cause teary eyes. ***Effects of over-exposure to this material can include poor coordination, slurring of words and confusion. "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 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 (800-876-4766) and your pest control company immediately." For further information contact any of the following: AAA Realty Termite- 626-814-2335 County Health Department (Health Questions): LOS ANGELES- 888-700-9995 ORANGE- 714-834-7700 RIVERSIDE- 951-358-5000 SAN BERNARDINO- 800-782-4264 County Agriculture Commissioner (Application Questions) LOS ANGELES- 626-575-5466 ORANGE- 714-955-5465 RIVERSIDE- 951-955-3000 SAN BERNARDINO- 909-387-2105 Structural Pest Control Board (Regulatory Questions) 916-561-8750 2005 Evergreen Street, Suite 1500 Sacramento, CA 95815

Poison Control Center	(800) 222-1222
Agricultural Department	(626) 575-5471
Health Department	(213) 989-7140
Structural Pest Control Board	(916) 561-8700
	2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815

AAA Realty Termite
5035 Calmview Ave Unit B
Baldwin Park CA 91706
(626) 814-2335
aaarealtytermite@verizon.net

WORK AUTHORIZATION

Report #: 124682

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

Address of Property : 727 S. Fenimore Avenue
City: Covina
State/ZIP: CA 91723

The inspection report of the company dated, **06/09/2025** 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 **20 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

Prefix	Section I	Section II	Further Inspection	Other
1A	See total	0.00	0.00	0.00
1B	See total	0.00	0.00	0.00
1C	See total	0.00	0.00	0.00
8A	See total	0.00	0.00	0.00
11A	See total	0.00	0.00	0.00
11B	See total	0.00	0.00	0.00
Total:	2,400.00	0.00	0.00	0.00
Discount Price:	1,895.00			

Property Owner: _____ Date: _____ Inspected By: _____ Date: _____

Owner's Agent: _____ Date: _____

INVOICE / STATEMENT

AAA Realty Termite
5035 Calmview Ave Unit B
Baldwin Park CA 91706
(626) 814-2335
aaarealtytermite@verizon.net

Date: 06/10/2025
Report Number: 124682
Invoice Number: 124682-1
Escrow Number:

Property Inspected: 727 S. Fenimore Avenue
Covina, CA 91723

Inspection: $	85.00
Invoice Total: $	85.00
Payments: $	0.00
Total Due: $	**85.00**

Bill To: David Ramirez
Century 21 Masters
626-450-5270 Christina 562-714-4564
david@davramhomes.com
CA United States

Description of Service
Inspection fee.

RETAIN THIS COPY FOR YOUR RECORDS
THANK YOU FOR YOUR BUSINESS

CUT HERE *CUT HERE* *CUT HERE*

INVOICE / STATEMENT

AAA Realty Termite
5035 Calmview Ave Unit B
Baldwin Park CA 91706
(626) 814-2335
aaarealtytermite@verizon.net

Date: 06/10/2025
Report Number: 124682
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Total Due: $	**85.00**

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Century 21 Masters
626-450-5270 Christina 562-714-4564
david@davramhomes.com
CA United States

Description of Service
Inspection fee.

RETURN THIS COPY WITH REMITTANCE
THANK YOU FOR YOUR BUSINESS