

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 548 N	STREET, CITY, STATE, ZIP HARTLEY ST, WEST COVINA CA 91790	Date of Inspection 5/23/2024	No. of Pages 7
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**TRI-PACIFIC TERMITE COMPANY**  
**P.O. Box 365, Verdugo City, CA 91046**  
**Ph: (818) 248-3302 or (800) 660-9302**  
**Fax: (818) 542-4223**  
**Email: jjm@tptermite.com**

Firm Registration No. PR 1266	Report No. 22189	Escrow No.
Ordered By:	Property Owner/Party of Interest ANNA JARDINE 548 N HARTLEY ST WEST COVINA, CA 91790 SOLO2MOM@AOL.COM 626-484-3620	Report Sent To:

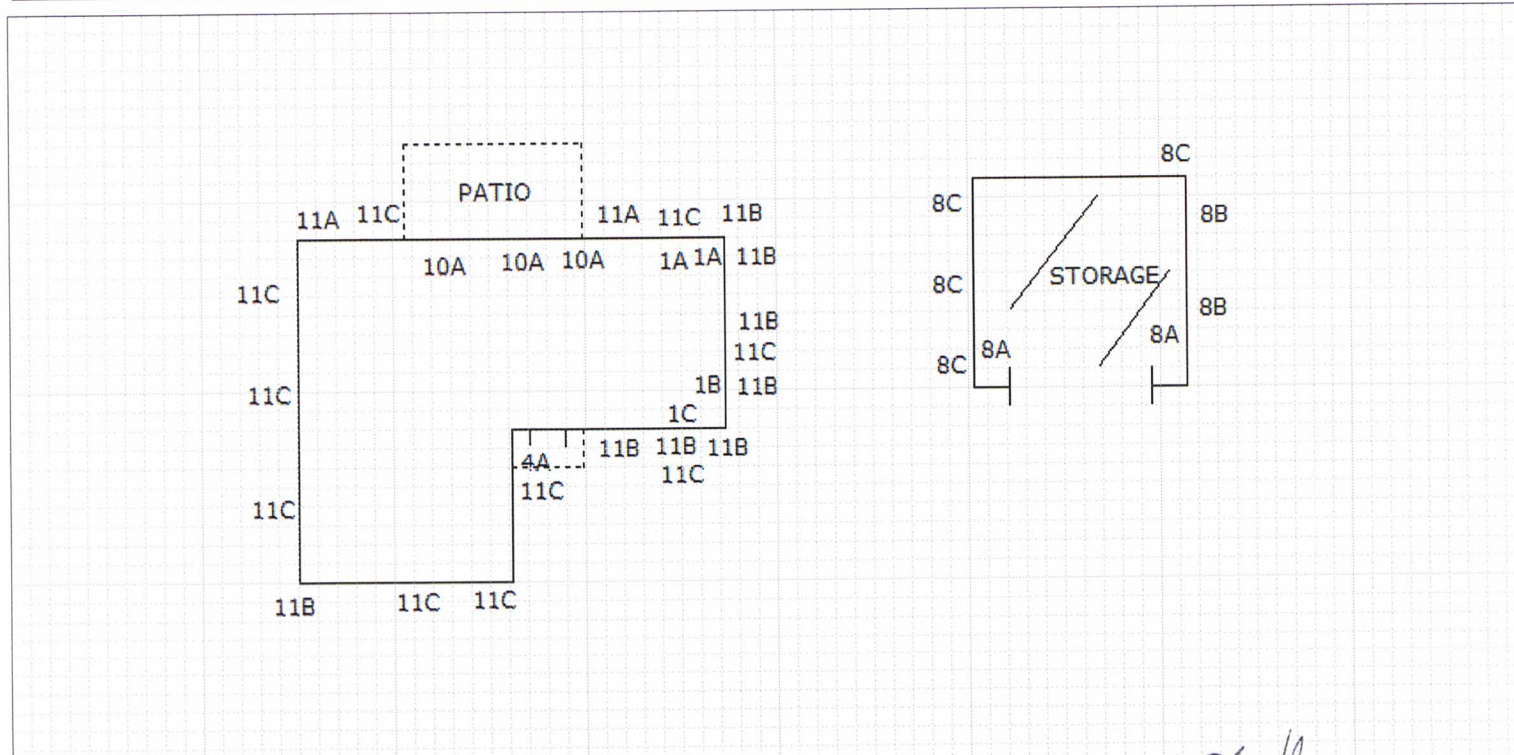
COMPLETE REPORT      
 LIMITED REPORT      
 SUPPLEMENTAL REPORT      
 REINSPECTION REPORT

General Description: ONE STORY SINGLE FAMILY RESIDENCE / FURNISHED & OCCUPIED / STUCCO & ALUMINUM SIDING / COMP ROOF / DETACHED GARAGE	Inspection Tag Posted: SUB AREA
	Other Tags Posted:

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.



Inspected by Sho Nakayama State License No. FR61425 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.  
 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.

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**NOTE**

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, areas 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, areas beneath wood floors over concrete, and areas concealed by heavy vegetation. Areas or timbers around eaves were visually inspected from the 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 unless otherwise requested and referred to herein. 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. Notice: Reports on this structure prepared by various companies should list the same findings (i.e., termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary from company to company. You have a right to seek a second opinion from another company.

Notice to owner: Under the California Mechanics Lien Law any structural pest control operator who 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/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 contractor in full if the subcontractor, laborers or suppliers remain unpaid. To preserve their rights 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.

This is a separated report which is defined as: **Section 1 and Section 2 evident on the date of the inspection.**

**SECTION 1:** Contains items where there is evidence of active infestation, infection or conditions that have resulted in or from infestation or infection found on the date of inspection.

**SECTION 2:** Contains items where a condition was deemed likely to lead to infestation or infection, but where no visible evidence of such was found on the date of inspection.

**FURTHER INSPECTION a special note to all parties regarding this property:** 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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**Substructure Areas:**

ITEM 1A **FINDING:** EVIDENCE OF DRYWOOD TERMITE INFESTATION IN SUB-AREA AS INDICATED ON DIAGRAM.

**RECOMMENDATION:** IN ORDER TO ELIMINATE ALL KNOWN AND UNKNOWN SOURCES OF INFESTATION, IT WILL BE NECESSARY TO FUMIGATE THE ENTIRE STRUCTURE. REMOVE AND/OR MASK OVER ALL VISIBLE AND ACCESSIBLE EVIDENCE.

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

ITEM 1B **FINDING:** TOLIET LEAK NOTED AT SUB-AREA AS INDICATED ON DIAGRAM.

**RECOMMENDATION:** RESEAL & RESEAT TOLIET.

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

ITEM 1C **FINDING:** PLUMBING LEAK NOTED AT SUB-AREA AS INDICATED ON DIAGRAM.

**RECOMMENDATION:** OWNER TO MAKE NECESSARY REPAIRS OR CONTACT A LICENSED PLUMBER.

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

**Stall Shower:**

NONE TESTED (FIBERGLASS)

**Foundations:**

CONCRETE - ABOVE GRADE

**Porches - Steps:**

CONCRETE - APPEARED SEALED

ITEM 4A **FINDING:** EVIDENCE OF DRYWOOD TERMITE INFESTATION NOTED AT PORCH AS INDICATED ON DIAGRAM.

**RECOMMENDATION:** IN ORDER TO ELIMINATE ALL KNOWN AND UNKNOWN SOURCES OF INFESTATION, IT WILL BE NECESSARY TO FUMIGATE THE ENTIRE STRUCTURE. REMOVE AND/OR MASK OVER ALL VISIBLE AND ACCESSIBLE EVIDENCE.

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

ITEM 4B **FINDING:** DRYWOOD TERMITE DAMAGE NOTED AT PORCH DOOR SILL/ PLATE AS INDICATED ON DIAGRAM.

**RECOMMENDATION:** REPAIR, REPLACE OR REINFORCE DAMAGED TIMBER AS NECESSARY AND COVER EVIDENCE.

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

**NOTE: DURING THE COURSE OF REPAIRS AND/OR REINFORCEMENTS TO DAMAGED TIMBER, SHOULD DAMAGE EXTEND INTO INACCESSIBLE AREAS, A SUPPLEMENTAL REPORT WILL BE ISSUED AS TO ADDITIONAL FINDINGS AND ADDITIONAL COSTS.**

**Ventilation:**

ADEQUATE AMOUNT

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**Abutments:**

NONE

**Attic Spaces:**

LIMITED CLEARANCE

**Garages:**

ITEM 8A **FINDING:** THE GARAGE INSPECTION WAS LIMITED DUE TO OCCUPANT STORAGE AT THE PERIMETER WALLS.

**RECOMMENDATION:** UPON REMOVAL OF THE STORAGE BY OCCUPANT OR OWNER, A FURTHER INSPECTION WILL BE PERFORMED AND A SUPPLEMENTAL REPORT ISSUED, AS TO FINDINGS AND COSTS, IF ANY.

\*\*\*\*\* Unknown Further Inspection Recommended \*\*\*\*\*

ITEM 8B **FINDING:** EVIDENCE OF DRYWOOD TERMITES NOTED IN THE GARAGE AS INDICATED ON THE DIAGRAM.

**RECOMMENDATION:** IN ORDER TO ELIMINATE ALL KNOWN AND UNKNOWN SOURCES OF INFESTATION, IT WILL BE NECESSARY TO FUMIGATE THE ENTIRE STRUCTURE. REMOVE AND/OR MASK OVER ALL VISIBLE AND ACCESSIBLE EVIDENCE.

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

ITEM 8C **FINDING:** A PORTION OF THE STRUCTURE WAS FOUND TO BE INACCESSIBLE DUE TO THE WALL AND BEING WITHIN THE PROPERTY OWNED BY OTHERS AS INDICATED ON DIAGRAM.

**RECOMMENDATION:** UPON RECEIPT OF PERMISSION TO PASS ON PROPERTY OWNED BY OTHERS A FURTHER INSPECTION WILL BE PERFORMED AND A SUPPLEMENTAL REPORT ISSUED AS TO FINDINGS AND COSTS, IF ANY.

\*\*\*\*\* Unknown Further Inspection Recommended \*\*\*\*\*

ITEM 8D **FINDING:** THE GARAGE INSPECTION WAS LIMITED DUE TO PLANTS AT THE PERIMETER WALLS.

**RECOMMENDATION:** UPON REMOVAL OF THE PLANTS BY OCCUPANT OR OWNER, A FURTHER INSPECTION WILL BE PERFORMED AND A SUPPLEMENTAL REPORT ISSUED, AS TO FINDINGS AND COSTS, IF ANY.

\*\*\*\*\* Unknown Further Inspection Recommended \*\*\*\*\*

**Other - Interiors:**

ITEM 10A **FINDING:** EVIDENCE OF DRYWOOD TERMITE INFESTATION ON INTERIOR WOOD MEMBERS, AS INDICATED ON DIAGRAM.

**RECOMMENDATION:** IN ORDER TO ELIMINATE ALL KNOWN AND UNKNOWN SOURCES OF INFESTATION, IT WILL BE NECESSARY TO FUMIGATE THE ENTIRE STRUCTURE. REMOVE AND/OR MASK OVER ALL VISIBLE AND ACCESSIBLE EVIDENCE.

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

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Other - Interiors:

ITEM 10B **FINDING:** DRYWOOD TERMITE DAMAGE NOTED AT INTERIOR WINDOW AS INDICATED ON DIAGRAM.

**RECOMMENDATION:** REPAIR, REPLACE OR REINFORCE DAMAGED TIMBER AS NECESSARY AND COVER EVIDENCE.

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

**NOTE: DURING THE COURSE OF REPAIRS AND/OR REINFORCEMENTS TO DAMAGED TIMBER, SHOULD DAMAGE EXTEND INTO INACCESSIBLE AREAS, A SUPPLEMENTAL REPORT WILL BE ISSUED AS TO ADDITIONAL FINDINGS AND ADDITIONAL COSTS.**

Other - Exteriors:

ITEM 11A **FINDING:** DRY ROT NOTED AT EXTERIOR FASCIA & RAFTER AS INDICATED ON DIAGRAM.

**RECOMMENDATION:** REPAIR AND REPLACE DAMAGED TIMBER AS NECESSARY.

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

ITEM 11B **FINDING:** PLANTS LIMIT THE INSPECTION OF THE EXTERIOR OF THE STRUCTURE AS INDICATED ON DIAGRAM.

**RECOMMENDATION:** OWNER TO TRIM BACK OR REMOVE THE PLANTS IN A MANOR THAT WILL ALLOW INSPECTION TO THE AREAS PREVIOUSLY INACCESSIBLE, OR BLOCKED BY THE PLANTS. ISSUE A SUPPLEMENTAL REPORT AS TO FINDINGS AND COSTS, IF ANY.

\*\*\*\*\* Unknown Further Inspection Recommended \*\*\*\*\*

ITEM 11C **FINDING:** A PORTION OF THE STRUCTURE WAS FOUND TO BE INACCESSIBLE DUE TO CONSTRUCTION AND UPGRADES MADE IN THE PAST (PLASTIC COVERING THE WOOD).

\*\*\*\*\* Unknown Further Inspection Recommended \*\*\*\*\*

**NOTE: DURING THE COURSE OF REPAIRS AND/OR REINFORCEMENTS TO DAMAGED TIMBER, SHOULD DAMAGE EXTEND INTO INACCESSIBLE AREAS, A SUPPLEMENTAL REPORT WILL BE ISSUED AS TO ADDITIONAL FINDINGS AND ADDITIONAL COSTS.**

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SECTION 1

SECTION 2

FURTHER INSPECTION

1A SEE 10A  
1B REQUEST  
1C PLUMBER  
4A SEE 10A  
4B \$ 395.00  
8B SEE 10A  
10A \$ 1900.00  
10B REQUEST  
11A \$ 490.00

8A \$ 0.00  
8C \$ 0.00  
8D \$ 0.00  
11B OWNER  
11C \$ 0.00

Proposed Cost Section 1: \$2,785.00

Proposed Cost Section 2: \$0.00

Proposed Cost Fur. Insp: \$0.00

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OCCUPANTS CHEMICAL NOTICE

Tri-Pacific Termite Company will use pesticide chemical(s) specified below for the control of wood destroying pests or organisms in locations identified in the Structural Pest Control report as indicated above.

(1) The pest(s) to be controlled:
SUBTERRANEAN TERMITES FUNGUS or DRY ROT B EETLES DRY-WOOD TERMITES
OTHER

(2) The pesticide(s) proposed to be used and the active ingredient(s).

- A. COPPER NAPHTHENATE: Active ingredients: Copper Naphthenate 20%; Inert ingredients 80%.
B. INVADER HPX-20-PROPOXUR (CAS#114-26-1) BAYGON
C. PERMA DUST: Active Ingredients: Boric Acid
D. VIKANE [ACTIVE INGREDIENTS - SULFURYL FLOURIDE WITH CHLOROPICRIN]
E. TERMIDOR SC [EPA REG NO. 7969-210] [ACTIVE INGREDIENTS FIPRONIL]
F. TIM-BOR [64405-0] [ACTIVE INGREDIENTS INORGANIC BORATES]
G. BORA CARE [64405-1] ACTIVE INGREDIENTS GLYCOL BORATE SOLUTION]
H. ECO PCO ARX [EPA REG NO. 67425-15-655] [ACTIVE INGREDIENTS 2-PHENETHYL PROPIONATE]
I. PREMISE FOAM [EPA REG. NO. 432-1391] [ACTIVE INGREDIENTS IMIDACLOPRID, 1-[(6-CHLORO-3-pyridinyl)methyl]-N-nitro-2-imidazolidinimine...0.05%
OTHER INGREDIENTS:... 99.95%

(3) "State Law requires that you be given the following information: CAUTION-PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Operators are licensed 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 operator immediately. (This statement shall be modified to include any other symptoms of over exposure which are not typical of influenza.)"

For further information, contact any of the following:

- Tri-Pacific Termite Company (800) 660-9302
Los Angeles County Health Department (310) 338-3200
County Agriculture Commissioner (626) 575-5466
Poison Control Center (800) 222-1222
Structural Pest Control
2005 Evergreen Street Ste #1500 Sacramento, CA 95815 (916) 561-8708

Persons with respiratory or allergic conditions, or others who may be concerned about their health relative to this chemical treatment, should contact their physician concerning occupancy during and after chemical treatment prior to signing this NOTICE.

NO CHEMICAL APPLICATION WILL BE PERFORMED UNTIL SUCH TIME THAT THIS NOTICE IS RETURNED. HAVING READ THE INSTRUCTIONS, I, THE UNDERSIGNED, WILL ACCEPT RESPONSIBILITY FOR ALL THE AFOREMENTIONED.

OWNER/OCCUPANT DATE

OWNER/OCCUPANT DATE

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