
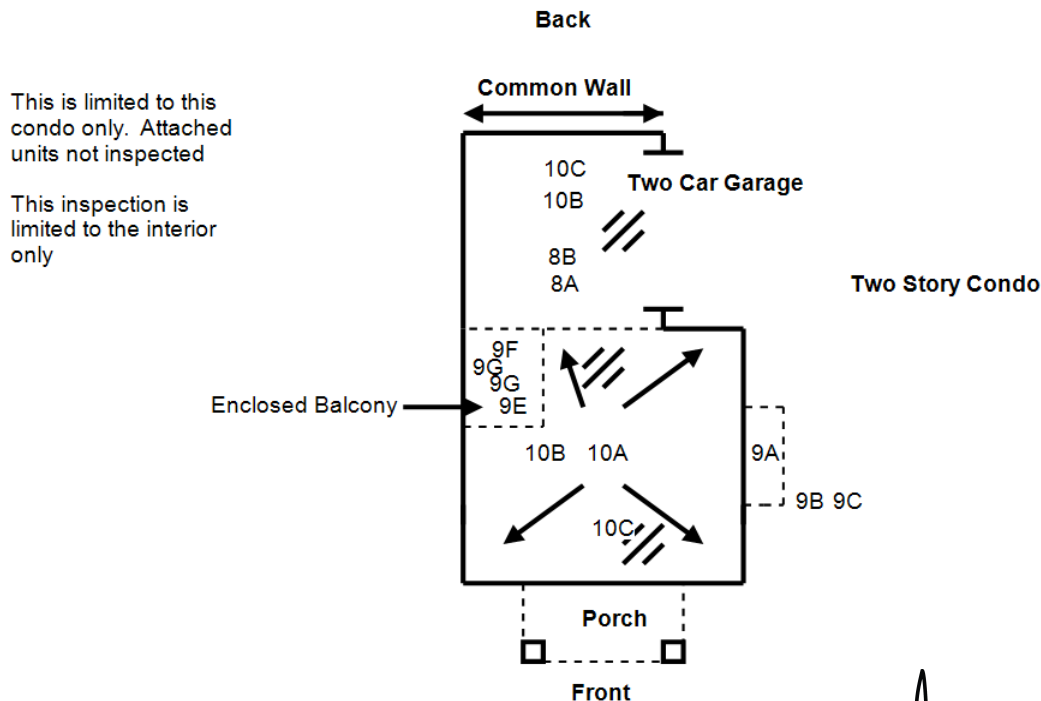


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building Address: 125 S. Moore Ave, Monterey Park, CA 91754		Date of Inspection 10/27/2025	Number of Pages 8
 <div style="margin-left: 20px;"> Impressive Exterminating 1030 N. Mountain Ave. #319 Ontario, CA 91762 Office: (951) 279-3100 Fax: (800) 380-2780 www.impressiveexterminating.com EPA#: NAT-F117372-1 </div>		Report # W31612	
		Lic. Registration # PR 5080	
		Escrow #	
Ordered by: KW Executives Anne Gabrera 125 S. Moore Ave Monterey Park, CA 91754	Property Owner and/or Party of Interest: Keller Williams Executive Mike Chou 125 S. Moore Ave Monterey Park, CA 91754	Report Sent to: KW Executives Anne Gabrera 125 S. Moore Ave Monterey Park, CA 91754	
COMPLETE REPORT <input type="checkbox"/> LIMITED REPORT <input checked="" type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: Two story, stucco/wood siding/brick, flat/tile roof, occupied/furnished, slab foundation, condo with attached two car garage		Inspection Tag Posted: Water Heater	
		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 <input type="checkbox"/> Drywood Termites <input checked="" type="checkbox"/> Fungus / Dryrot <input type="checkbox"/> Other Findings <input type="checkbox"/> Further Inspection <input checked="" type="checkbox"/>			
If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for the details on checked items.			



This Diagram is not to scale

Inspected by: Marco A Ortiz State License No. OPR 14870 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 preceeding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Ste. 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 the services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov

SECOND PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

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What is a Wood Destroying Pest and Organism Inspection Report?

The following 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 finding as to the presence or absence of wood destroying insects or organisms in visible and accessible areas on the date of inspection and contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the wood destroying pest & organism inspection report are governed by the structural pest control act and its rules and regulations.

Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to this report. This report does not address any such defects as they are not within the scope of the license of the inspector or the company issuing this report.

The following areas are considered inaccessible for purposes of inspection or are not included in a normal inspection report and therefore are excluded in this report: the interior of hollow walls; spaces between an upstairs floor and the ceiling below or a porch deck and soffit below; stall showers over finished ceilings; such structural segments as areas enclosed by bay windows, buttresses, built in cabinet work, areas under floor covering; any areas requiring the removal of storage, furnishings or appliances; any areas to which there is no access without defacing or removing lumber, masonry or finished workmanship.

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; make inspection impractical; and areas or timbers around eaves that would require use of an extension ladder.

"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: Authority cited: Section 8525, Business and Professions Code. Reference: Section 8516, Business and Professions Code.

NOTE: We do not inspect or certify plumbing, plumbing fixtures, etc.

Note: 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 bid below includes Standard Readily Available Lumber. Old or Custom sized materials will be replaced with an available alternative. Custom order or special milled items will only be used when the person(s) ordering the corrective work makes a special request. All custom order or special milled items will be ordered only after the approval of additional costs.

Note: All repair bids on this report are to repair existing structures as noted on our report. It is the responsibility of the owner/seller/Agents/Buyers of this property to inform Impressive Exterminating if some existing structure being repaired is not permitted or not built to code. It is the property owners/sellers/Agents/Buyers responsibility prior to approving any repairs to check with the City Building Dept. to see if permits are required for the work estimated below. If required, the property owner/agent/buyers will need to pull permits as an owner builder and notify Impressive Exterminating. Any additional work required by City Building Dept. and/or field inspectors will be at an additional cost.

THIRD PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

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The foundation of this structure was inspected for the relationship to soil grade levels only (i.e. faulty grade conditions). No structural analysis was performed on the foundation or supporting soils. This type of inspection is outside the scope of this inspection.

Slab floor construction has become more prevalent in recent years. Floor coverings may conceal cracks in the slab that will allow infestations to enter undetected. Slab construction prevents inspection and/or detection of infestations underneath them. Subterranean termites that enter from under slab floors are not under warranty. Infestation in the wall may be concealed by plaster, drywall, or wallpaper so that a diligent inspection may not uncover the true condition. These areas are not practical to inspect because of inaccessibility and/or damage to the wall structure and therefore are not under warranty.

Eaves are consisting of rafter tails, fascia boards, and roof sheathing above-ground levels could not be inspected due to height limitations which is a health hazard to this inspector using a standard six-foot ladder and due to strict compliance of the workman's compensation requirements of this company. This company is not responsible for any wood destroying organism found by others on any wood members that would require the use of an extension ladder.

Hidden damage is possible any time evidence of subterranean termites, drywood termites, fungus (dry rot), beetles, faulty grade, earth to wood contact, damp wood termites, shower leaks, or excessive moisture is noted on this report. It is also possible for hidden damage to be present in the interior of walls, flooring, and other areas that are not readily accessible for inspection. Impressive Exterminating will not be held responsible for any hidden damage.

Important Note Regarding Subterranean Termites.

Subterranean termites that appear after our original inspection are not under any guarantee by this company. Subterranean termites sometimes live in the soil under concrete slabs can then go undetected for months or years. These termites cannot be detected during our visual inspections. There will be a fee for treating any newly detected infestation.

We will utilize property trash bins to dispose of any trash/wood if any available on site. If non available we will place the Thrash Bags at curve side ready for thrash pick up on the assigned date. We will cut wood into small pieces and place inside Heavy Duty Contractors Bags for disposal. If requested before work is approved, we can dispose for a fee of minimum \$100-\$200 depending on amount of trash, please call office for estimate.

In the event property has Rain Gutters, we will need to have them remove in order for us to be able to replace Fascia Board, Eaves Ship Lap and or Rafter Tails if any Infestation of Dry-rot or Termite Damaged is found. We don't guarantee it will be exactly the way it was due to normal wear and tear. Sometimes they break, bend or crack due to normal wear and tear. We are not to be held liable to replace it...

"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 Impressive Exterminating, Inc. 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, Impressive Exterminating, 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."

"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.

: 'Local treatment is not intended to be an entire structure treatment method. If infestations of wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated."

Note: Furnished/occupied homes at time of inspection: We are not required by law to remove or move home furnishings or storage to perform our inspection. Impressive Exterminating assumes no liability for any wood destroying organism conditions in these areas which may become evident after the date of inspection, that was previously inaccessible due to furnishings or storage at the time of inspection. Buying party of a real estate transaction assumes financial responsibility for any necessary corrective measure for these areas after close of escrow.

Note: Impressive Exterminating, Inc. does not test showers with a one piece plastic shower pan.

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 visible evidence of active infestation, infection or conditions that have resulted in or from infestation of 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 the original inspection did not allow the inspector access to complete the inspection and cannot be defined as Section I or Section II.

FOURTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 125 S. Moore Ave, Monterey Park, CA 91754

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Date

Report #

FINDINGS AND RECOMMENDATIONS

NOTE: This is a limited inspection report requested by Mike Chou and limited to Interior only. Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations. This is a limited report, limited to the unit only as stated above. No attached units or common areas were inspected or included in this report or warranty. Note: Fumigation is impractical to be performed due to common wall construction of attached structures (different ownership). This is often applicable in condominiums, townhomes and apartments.

NOTE: All work performed by this Company will be guaranteed for a period of 1 year (2 years for fumigation) from date of Completion in all visible and accessible areas.

NOTE: Impractical to Fumigate due to attached Units.

Substructure: Slab, above grade

Stall Shower: Upstairs, no visible stains

Foundations: Slab

Porches - Steps: Slab

Ventilation: Slab: unknown

Abutments: Attached units, not inspected

Attic Spaces: Flat roof, none

Garages: Two car attached, part accessible. Inspected areas visible and accessible. In cases of areas covered by drywall and/or cabinets, these areas were impractical for inspection. In cases of areas covered by storage, these areas were not inspected, further inspection recommended after storage is removed

8A PRICE: Unknown (Further Inspection)
FINDINGS: Garage was part inaccessible due to storage.
RECOMMENDATION: Owner to prepare Garage for an inspection at a later date.

8B PRICE: Unknown (Further Inspection)
FINDINGS: Few dry water stains noted at time of inspection at Garage. Cosmetic only and no signs of a leak, at time of the inspection. <Impressive Exterminating> does not guarantee the presence or non-presence of any leaks or hidden damage from same.
RECOMMENDATION: Recommend a proper tradesman be called to correct, if deemed necessary.

Decks - Patios: None

Address 125 S. Moore Ave, Monterey Park, CA 9175410/27/2025W31612

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Report #

- Findings and Recommendations continued from previous page -

- 9A PRICE: Unknown (Further Inspection)
FINDINGS: Balcony feels uneven.
RECOMMENDATION: Recommend a proper licensed tradesman be called to correct as necessary
- 9B PRICE: \$490.00 (Section I)
FINDINGS: Evidence of drywood termite infestations at Balcony Post as indicated on the diagram.
RECOMMENDATION: Locally treat infested wood member with approved material. Note: Local treatment is not intended to be an entire structure treatment method. If infestations of wood-destroying pest extend or exist beyond the area(s) of local treatment, they may not be exterminated. No guarantees are submitted against future infestations. Remove, vacuum and/or cover accessible pellets. 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.
- 9C PRICE: \$790.00 (Section I)
FINDINGS: Evidence of drywood termite damaged wood members noted at time of inspection at Balcony Post as indicated on the diagram.
RECOMMENDATION: Replace/Repair/Patch/Reinforce termite damaged wood members as necessary. No painting or primer is included in this estimate. When replacing damaged wood, we will only use standard regular soft pine wood. If additional adverse conditions are uncovered during repairs, further inspection will be recommended and a supplemental report will be issued indicating any infection, or additional repairs.
- 9D PRICE: Unknown (Further Inspection)
FINDINGS: Few dry water stains noted at time of inspection at The Enclosed Balcony. Cosmetic only and no signs of a leak, at time of the inspection. <Impressive Exterminating> does not guarantee the presence or non-presence of any leaks or hidden damage from same.
RECOMMENDATION: Recommend a proper tradesman be called to correct, if deemed necessary.
- 9E PRICE: Unknown (Further Inspection)
FINDINGS: Enclosed Balcony floor appears to be warped.
RECOMMENDATION: Recommend a proper licensed tradesman be called to correct as necessary
- 9F PRICE: Unknown (Further Inspection)
FINDINGS: Enclosed Balcony has Water Damage
RECOMMENDATION: Recommend a proper licensed tradesman be called to correct as necessary
- 9G PRICE: Unknown (Further Inspection)
FINDINGS: Enclosed Balcony is inaccessible due to storage.
RECOMMENDATION: Owner to make area accessible for further inspection.

Other Interior: Inspected, part accessible.

- 10A PRICE: Unknown (Further Inspection)
FINDINGS: Interior is inaccessible due to storage.
RECOMMENDATION: Owner to make area accessible for further inspection.

SIXTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 125 S. Moore Ave, Monterey Park, CA 9175410/27/2025W31612

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Report #

- Findings and Recommendations continued from previous page -

- 10B PRICE: Unknown (Further Inspection)
FINDINGS: Few dry water stains noted at time of inspection at Interior Ceiling. Cosmetic only and no signs of a leak, at time of the inspection. <Impressive Exterminating> does not guarantee the presence or non-presence of any leaks or hidden damage from same.
RECOMMENDATION: Recommend a proper tradesman be called to correct, if deemed necessary.
- 10C PRICE: Unknown (Further Inspection)
FINDINGS: Drywall damage on the Ceiling
RECOMMENDATION: Recommend a proper licensed tradesman be called to correct as necessary

Other Exterior: Not Inspected

NOTE: For your convenience <Impressive Exterminating> provides annual control service agreements. The cost to continue your guarantee into the following year would be \$285.00.00 per year. If you are interested or have any questions please call us at 1-800-454-1207

In accordance with the laws and regulation of the State of California, we are required to provide you with the following information prior to application of pesticides to your property.

"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 (telephone number) and your pest control company immediately." (This statement shall be modified to include any other symptoms of overexposure which are not typical of influenza.) "For further information, contact any of the following:

Impressive Exterminating, Inc.	(951)-279-3100
Poison Control Center	(800) 222-1222
(Health Questions) County Health Dept.	
Orange County	(714) 433-6000
Los Angeles County	(213) 250-8055
San Bernardino County	(800) 722-4777
Riverside County	(951) 358-5000
(Application Info.) County Agriculture Commission	
Orange County	(714) 955-0100
Los Angeles County	(626) 575-5471
San Bernardino County	(909) 387-2105
Riverside County	(951) 955-3045
Structural Pest Control Board (Regulatory Info.)	(800) 737-8188
2005 Evergreen St., #1500, Sacramento, CA 95815	

TERMITE AND FUNGUS CONTROL CHEMICALS

Premise 2 (EPA Reg. No. 432-1331)

Active Ingredients: Fipronil:5-amino-1-(2,6-dichloro-4-(trifluoromethyl)phenyl)-4-((1,R,S)-(trifluoromethyl)sulfinyl)-1-H-pyrzole-3-carbonitrile 9.1%

Termidor SC (EPA Reg. No. 7969-210)

Active Ingredients: Imidacloprid

Premise Foam (EPA Reg. No. 432-1391)

SEVENTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

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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.

NOTE: If the Home Owner fails to pay billing in full, Impressive Exterminating will have the right to be paid back for all its costs and expenses to the extent not prohibited by applicable law. Those expenses include, for example (but not limited to), reasonable attorney's fees. If for any reason this account is to be turned over to our collection agency, You will be responsible for all cost of collecting.

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.

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.

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 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 most current mailing address you have on file for the property owner.

EIGHTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

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Findings and Recommendations estimated by this Company:

Item	Approval	Primary Estimate	Section
8A		Unknown	Further Insp.
9B	<input type="checkbox"/>	\$490.00	I
9C	<input type="checkbox"/>	\$790.00	I

☐ Complete all of the items quoted above with Primary Estimate.

Total Estimate \$1,280.00

☐ Complete only the above Items checked.

Total \$_____

Findings and Recommendations NOT estimated by this Company:

Owner or Authorized Representative shall contract others for completion of these items.

Items: 8B, 9A, 9D, 9E, 9F, 9G, 10A, 10B, 10C

I have read and understand the terms of the Report referenced above and agree to the terms and conditions set forth. Impressive Exterminating is hereby authorized to complete the Items selected above and it is agreed that payment shall be made as follows:

Payment shall be made as follows: ☐ With close of Escrow ☐ \$_____ Deposit ☐ \$_____ on Completion

Escrow Number:_____ Escrow Company:_____ Escrow Officer: _____

Phone () _____ - _____ Email: _____ Address: _____

Owner or Authorized Representative: ☐ Owner ☐ Representative's Title:_____

Print Name:_____ X _____ Date _____

Owner or Authorized Representative: ☐ Owner ☐ Representative's Title:_____

Print Name:_____ X _____ Date _____

Impressive Exterminating
1030 N. Mountain Ave. #319
Ontario, CA 91762
Office: (951) 279-3100 Fax: (800) 380-2780
www.impressiveexterminating.com
EPA#: NAT-F117372-1

INVOICE

28272

PAGE

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JOB NUMBER

W31612

Bill To: Attn: Mike Chou
Keller Williams Executive
125 S. Moore Ave
Monterey Park, CA 91754

Remit To: Impressive Exterminating
1030 N. Mountain Ave. #319
Ontario, CA 91762

REFERENCE NO.			SERVICE ADDRESS			
			125 S. Moore Ave Monterey Park, CA 91754			
ITEM	DATE	QTY	DESCRIPTION	AMOUNT	TAX AMT	TOTAL
1	10/28/2025		Termite Inspection Fee.	\$125.00		\$125.00

PLEASE INCLUDE THE INVOICE NUMBER IN ALL CORRESPONDENCE

Balances that remain unpaid for 30 days may be subject to 1 1/2 % per month interest and/or lien fees.

	GRAND TOTAL	
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\$125.00