



PREPARED FOR

Joe Napoli

RE/MAX Top Producers

CALL / TEXT

(626) 968-4230

EMAIL

SERVICE@KTERMITE.COM



TERMITE INSPECTION REPORT

K•TERMITE

Address

417 W 94th St, Los Angeles, CA 90003

Date

03/24/2025 Monday

Name

Joe Napoli

Company

RE/MAX Top Producers

Number

General Property Info:

- | | | | |
|---|---|--|--|
| <input checked="" type="radio"/> One Story | <input type="radio"/> Mobile Home | <input type="radio"/> Attached Garage | <input type="radio"/> Attached Balcony |
| <input type="radio"/> Two Story | <input type="radio"/> Commercial | <input type="radio"/> Detached Garage | <input type="radio"/> Gazebo |
| <input type="radio"/> Three Story | <input type="radio"/> Apartment | <input type="radio"/> Attached Carport | <input type="radio"/> Pergola |
| <input checked="" type="radio"/> Single Family Home | <input type="radio"/> _____ Units | <input type="radio"/> Detached Carport | <input type="radio"/> Fish Pond |
| <input type="radio"/> Townhouse | <input type="radio"/> + ADU/Guest House | <input type="radio"/> Attached Deck | <input type="radio"/> Other _____ |
| <input type="radio"/> Condominium | <input checked="" type="radio"/> Attached Patio | <input type="radio"/> Detached Deck | <input type="radio"/> Other _____ |

Siding Type:

- | | | | |
|---|-----------------------------|---------------------------------|-----------------------------------|
| <input checked="" type="radio"/> Frame Stucco | <input type="radio"/> Brick | <input type="radio"/> Composite | <input type="radio"/> Other _____ |
| <input type="radio"/> Wooden | <input type="radio"/> Stone | <input type="radio"/> Vinyl | |

Roofing Type:

- | | | | |
|---|-------------------------------------|------------------------------------|------------------------------------|
| <input checked="" type="radio"/> Composition Roof | <input type="radio"/> Flat Tiles | <input type="radio"/> Wood Shingle | <input type="radio"/> Solar Panels |
| <input type="radio"/> Flat Roof | <input type="radio"/> Rounded Tiles | <input type="radio"/> Metal | <input type="radio"/> Other _____ |

Foundation Type:

- | | | | |
|-------------------------------------|---|-------------------------------------|-----------------------------------|
| <input type="radio"/> Concrete Slab | <input checked="" type="radio"/> Raised | <input type="radio"/> Slab & Raised | <input type="radio"/> Other _____ |
|-------------------------------------|---|-------------------------------------|-----------------------------------|

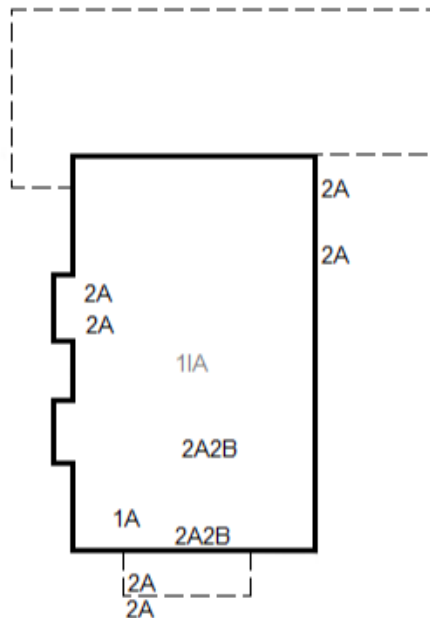
Requirements for Fumigation:

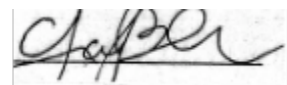
- | | |
|--|--|
| <input type="radio"/> Plants/Tree Trimming | <input type="radio"/> Move Potted Plants |
| <input checked="" type="radio"/> Unlock Side Gate by Gas Meter | <input type="radio"/> Move Detached Storage |
| <input type="radio"/> Neighbor's Permission Required | <input checked="" type="radio"/> Clear Exterior Debris |
| <input type="radio"/> Beekeeping Prior To Fumigation | <input type="radio"/> Other _____ |

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 417	Street W 94th St	City Los Angeles	ZIP 90003	Date of Inspection 03/24/2025	Number of Pages 7
 <div style="display: inline-block; vertical-align: top; margin-left: 20px;"> K Termite Inc 1137 Galemont Ave Hacienda Heights CA 91745 (626) 968-4230 service@ktermite.com </div>				Report # : 28070 Registration # : PR5407 Escrow # : <input type="checkbox"/> CORRECTED REPORT	
Ordered by: Joe Napoli RE/MAX Top Producers		Property Owner and Party of Interest: 417 W 94th St Los Angeles CA 90003		Report sent to: Joe Napoli RE/MAX Top Producers	
<div style="display: flex; justify-content: space-between;"> COMPLETE REPORT <input type="checkbox"/> LIMITED REPORT <input checked="" type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/> </div>					
GENERAL DESCRIPTION: One Story, Frame & Stucco, Composition Roof, Raised Foundation, Single Family Residence, Furnished & Occupied.				Inspection Tag Posted: Attic 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 checked="" type="checkbox"/> Drywood Termites <input checked="" type="checkbox"/> Fungus / Dryrot <input type="checkbox"/> Other Findings <input type="checkbox"/> Further Inspection <input type="checkbox"/>					
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: Lay Billy Am State License No. FR37429 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.

K TERMITE INC

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417	W 94th St	Los Angeles	CA	90003
Address of Property Inspected		City	State	ZIP
03/24/2025	28070			
Date of Inspection	Corresponding Report No.			Escrow No.

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 and contains 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 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 contain information on such defects if any, as they are not within the scope of the licenses of either this company or its employees.

The Structural Pest Control Act requires the 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, such as the interior of hollow walls, spaces between floors, and areas concealed by carpeting, appliances, furniture, or cabinets. 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 during a routine inspection.

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.

This company does not certify or guarantee against any leakage, such as (but not limited to) plumbing, appliances, walls, doors, windows, any type of seepage, 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 areas after this date. 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. THE 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 from the date of this inspection. Every re-inspection fee amount shall not exceed the original inspection fee.

Wallpaper, stain, or interior painting are excluded from our contract. New wood exposed to the weather will be prime painted, only upon request at an additional expense.

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 re-inspection. The re-inspection must be done within ten (10) working days of a request. The re-inspection is a visual inspection and if inspection of concealed areas is desired, an inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs.

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. Infestations 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.

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"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.

Eaves 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.

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This is a separated report which is defined as Section I/Section II conditions evident on the date of the inspection.

Section I contains items where there is 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.

1. SUBTERRANEAN TERMITES:

1A - Section I

FINDING: There is evidence of subterranean termites discovered at the sub joist.

RECOMMENDATION: Our recommendation is to apply/inject a liquid termiticide at the probable subterranean termite entry points. The termite control products used are designed to be lethal to subterranean termites, but safe for humans and pets under professional application. This may include: rodding or trenching around the foundation walls, piers & plumbing pipes in the subarea and exterior foundation or drilling attached slabs, brick or stone veneer below grade level, and treating voids in foundation walls or piers.

2. DRYWOOD TERMITES:

2A - Section I

FINDING: There is evidence of drywood termites discovered at the roof sheathings, studs, posts & hardwood floors.

RECOMMENDATION: Seal and fumigate the main structures with Sulfuryl Fluoride (Vikane) for guaranteed elimination of drywood termites. Cover or mask accessible evidence. Fumigation will require:

- Electricity to be on
- Gas to be disconnected. Our company will submit the gas off/gas on order on your behalf. The gas company may not take restoration orders for vacant properties at their discretion
- Interior access & Side gates unlocked. Access can be given in person, or through a lockbox/hiding a key at the client's own risk & discretion.

2B - Section I

FINDING: There is drywood termite damage to the hardwood floors.

RECOMMENDATION: The wood pieces damaged by drywood termites will be replaced, repaired, or reinforced depending on severity and location. Repairs will be made using today's colors, styles, shapes, sizes, and milling standards which are commonly available at your local home improvement store. Painting is included in our estimate. If any further damage is found during the course of these repairs, a Supplemental Report will be issued with our additional findings and estimate.

NOTES:

Note A

FINDING - The portion of subarea or portions of the subarea are inaccessible due to inadequate clearance (less than 12") between the bottom of the floor joists and the soil.

RECOMMENDATION - Recommend to install an access opening and remove dirt to make a clearance (more than 12") between the bottom of the floor joists and the soil. The area will be inspected for a fee. A supplemental report will be filed at such time. No opinion is rendered concerning the conditions in the area at this time.

Thank you for selecting K TERMITE 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

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familiar with the content.

This report regards the inspection of that part of the premises as identified on the drawing within this report. In accordance with the standard practice of termite inspectors, certain structural areas are considered inaccessible for purposes of inspection, including but not limited to this structure in these specific areas:

- (1) Furnished Interiors.
- (2) Portions of attic concealed or made inaccessible by insulation and/or inadequate crawl space.
- (3) The interior of hollow walls.
- (4) Space between a floor or porch deck and the ceiling below.
- (5) Stall showers over finished ceilings.
- (6) Areas concealed by built-in cabinet work.
- (7) Hardwood floor beneath linoleum, carpet, or tile.
- (8) Inside kitchen or bathroom cabinets where food or supplies are stored.
- (9) Areas concealed by appliances.
- (10) Interiors of enclosed boxed eaves.
- (11) All second-story eaves, fascia, rafters, and roof sheathing.
- (12) All eaves where access is impractical without an extension ladder.
- (13) Exterior eaves and siding where access is limited due to zero lot lines, neighbors' yards, heavy plant growth, or abutments.
- (14) Fences and gates surrounding or attached to the property.
- (15) Areas where there is no access without defacing or tearing out lumber.
- (16) Chimney that are 2 story or/over 20 Feet high from the ground.

The above areas were not inspected unless described in this report. We recommend a further inspection if there is any question about the above-noted areas. RE: Structural Pest Control Act, Article 6, section 8516 (b), paragraph 1990 (I). Amended effective March 1, 1974.

*Stall showers, if any, are water tested in compliance with section 1991 (12) of the Structural Pest Control Act. The absence or presence of leaks through the sub-floor, adjacent floors, or walls will be reported. This is a report of the condition of the stall shower at the time of inspection only, and should not be confused with a guarantee.

*Although we make a visual examination, we do not deface or probe into window or door frames, decorative trim, roof members, etc., in search of wood-destroying pests or organisms.

*We do not move furniture/stored items nor do we assume responsibility when a new buyer remodels such as: removing floor coverings/baseboards/wall paneling/wall covering, etc.

*Our warranty covers only the work and treatment stated in the report.

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 and can often 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.

The owner of this structure has certain obligations regarding maintenance and pertaining to the deterrence of wood-destroying organisms. Maintenance procedures include; but are not limited to reasonable cleaning, upkeep of roofs, gutters, and downspouts, painting and sealing of exposed surfaces, caulking about doors and windows or grouting about commodes, tub, and shower enclosures, storing materials one foot away from the structure's foundation, providing adequate ventilation, maintaining proper drainage away from the structure (Including sprinkler systems), keeping soil levels below the top of foundations and prohibiting earth contact with wood components of the structure(s).

Hidden damage is possible any time evidence of subterranean termites, dry-wood 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. K Termite Inc. will not be held responsible for any hidden damage.

This wood-destroying pests and organism inspection report does not include work that requires contact with materials containing asbestos. Termite inspectors have no expertise or license in asbestos analysis. Asbestos is a naturally occurring mineral fiber

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used extensively in construction prior to 1978. The owner-employee or contractor must determine the asbestos status prior to the commencement of work on a project. Occupants and employees must be protected from asbestos fiber release. Should asbestos be observed during any construction or demolition, work must stop. The owner shall obtain the services of an asbestos abatement contractor to evaluate the situation, provide the necessary series and certify the area safe before work may resume.

When fumigation is recommended we will exercise all due care but assume no responsibility for damage to shrubbery, trees, plants, TV antennas, or roofs.

GUARANTEE :

LOCAL TREATMENT: GUARANTEED FOR A PERIOD OF 1 YEAR FROM THE DATE OF COMPLETION.

FUMIGATION: GUARANTEED FOR A PERIOD OF 2 YEARS FROM THE DATE OF COMPLETION.

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.

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 that are registered and approved for use by the California Department of Food and Agriculture and the United States Environmental Protection Agency. Registration is granted when the state finds that based on scientific evidence, there are no appreciable risks weighted 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 and your pest control operator immediately."

For further information contact any of the following:

County Health Department(Health Questions)

LOS ANGELES:(213)250-8055 Orange:(714)834-7700

Riverside:(909)358-5000 San Bernardino:(909)387-2105

County Agricultural Commissioner(Application Info.)

LOS ANGELES :(626)575-5471 ORANGE :(714)995-0100

Riverside :(951)955-3045 San Bernardino :(909)387-2105

Poison Control Center:(800)222-1222

Structural Pest Control Board :(800)737-8188

2005 Evergreen St #1500, Sacramento, CA 95815

Chemical information is as follows:

TIM-BOR EPA: 64405-8 DISODIUM OCTABORATE TETRAHYDRATE 98%

CY-KICK EPA: 499-470 CYFLUTHRIN 0.1%

TERMIDOR SC EPA: 7969-210 FIPRONIL 9.1%

TERMIDOR HE EPA: 7969-329 FIPRONIL 8.7%

BORA-CARE EPA: 64405-1 DISODIUM OCTABORATE TETRAHYDRATE 40%

VIKANE EPA: 62719-4 SULFURYL FLORIDE 99.8%

MASTER FUME EPA: 19713-596 SULFURYL FLORIDE 99.8%

ZYTHOR EPA: 81824-1 SULFURYL FLORIDE 99.7%

TALSTAR P EPA: 279-3206 BIFENTHRIN 7.9%

PREMISE FOAM EPA: 432-1391 IMIDACLOPRID 0.05%

Notice of 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 another 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

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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 sub-contractors or materials 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:

It is the responsibility of the ESCROW COMPANY to notify us IMMEDIATELY if for any reason the transaction falls out of escrow or is canceled. If this should happen, the HOMEOWNER is responsible for paying the full invoiced amount, for any and all work completed, within 10 days of the canceled escrow.

Additionally: It is the AGENTS' responsibility to provide K Termite, Inc. with any and all escrow information. If we do not receive any Escrow information, all reports and billing invoices will be sent to the agent ordering the inspection. It is then the AGENTS' responsibility to furnish any and all WDO/Termite inspection, completion, and billing documentation directly to Escrow. Unless other arrangements have been made and documented, Escrow should NOT close before WDO invoices are PAID IN FULL.

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



K Termite Inc
1137 Galemont Ave
Hacienda Heights CA 91745
(626) 968-4230
service@ktermite.com

WORK AUTHORIZATION

Report #: 28070

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

Address of Property : 417 W 94th St

City: Los Angeles

State/ZIP: CA 90003

The inspection report of the company dated, **03/24/2025** 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 30 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 (Subterranean Termite Treatment)	780.00	0.00	0.00	0.00
2A (Fumigation)	2,190.00	0.00	0.00	0.00
2B (Wood Flooring Repairs)	No Bid	0.00	0.00	0.00
Total:	2,970.00	0.00	0.00	0.00

Owner:

Date:

Owner's Representative:

Date: