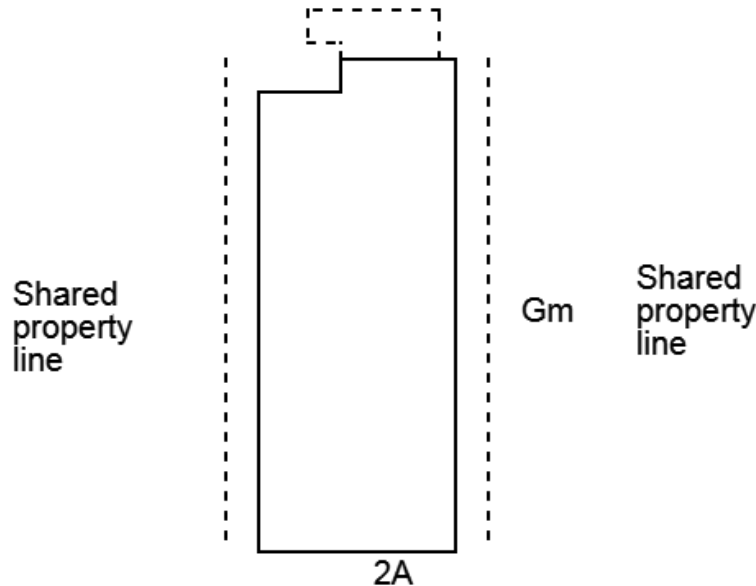


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 2211	Street CALLE JALAPA	City West Covina	ZIP 91790	Date of Inspection 11/11/2025	Number of Pages 5
 Dewey Pest Control 14137 Garvey Ave Baldwin Park CA 91706 (626) 962-3691 branch08@deweypest.com www.deweypest.com				Report # : 85485 Registration # : PR1652 Escrow # : ☐ CORRECTED REPORT	
Ordered by: CARLA COTA HOMES BY ASSAF 2211 CALLE JALAPA WEST COVINA CA 91792 United States MOBILE: (619) 754-0190 ASSAF@HOMESBYASSAF.COM		Property Owner and Party of Interest: Jennifer Chuang 2211 CALLE JALAPA WEST COVINA CA 91792 United States MOBILE: (619) 997-4556 jennifer.chuang@repetinc.com		Report sent to:	
COMPLETE REPORT ☐ LIMITED REPORT ☒ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐					
GENERAL DESCRIPTION: Three story, stucco, condominium complex with attached garage				Inspection Tag Posted: Attic Other Tags Posted:	
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: Rafael Contreras State License No. FR63345 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.

DEWEY PEST CONTROL

Page 2 of 5 inspection report

2211	CALLE JALAPA	West Covina	CA	91790
Address of Property Inspected		City	State	ZIP
11/11/2025	85485			
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.

This property was not inspected for the presence or absence of health related molds or fungi. By California law we are neither qualified, authorized nor licensed to inspect for health related molds or fungi. If you desire information about the presence or absence of health related molds, you should contact an industrial hygienist.

This structure was ___ was not _x_ furnished and unoccupied at the time of inspection. (Indicate with a check mark)

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 the inspector or the company issuing a Wood Destroying Pest & Organism Inspection 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 for inspection, such as the interior of hollow walls, spaces between floors, areas concealed by carpeting, built-in appliances, or cabinet work. Infestation or infections may be active in these areas without visible and accessible evidence. Areas that were not inspected are noted in the report. If you desire information about areas that were not inspected, a further inspection may be performed.

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 where there is less than 18" clear crawl space, the interior of hollow wall, space 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; areas or timbers around eaves that would require use of an extension ladder.

Slab floor construction has become more prevalent in recent years. Floor coverings may conceal cracks in the slab that will allow infestations to enter. Infestations in the walls may be concealed by drywall or plaster so that a diligent inspection may not uncover the true condition/s. These areas are not practical for inspection 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. Re: Structural Pest Control Act, Article 6, Section 8516 (b), paragraph 1990 (j). Amended, effective March 1, 1974.

If an estimate or bid for making repair was given at the time of the inspection. "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 inspection 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."

Hidden damage is possible any time evidence of Subterranean Termites, Drywood Termites, Fungus (Dry Rot), Beetles, Faulty Grade, Earth-to-Wood contact, Dampwood Termites, Shower Leaks or Excessive Moisture is noted on this report. This Company is not responsible for hidden damage.

ROOFS

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.

DEWEY PEST CONTROL

Page 3 of 5 inspection report

2211	CALLE JALAPA	West Covina	CA	91790
Address of Property Inspected		City	State	ZIP
11/11/2025	85485			
Date of Inspection	Corresponding Report No.		Escrow No.	

Although we make visual examinations, we do not deface or probe window frames, door frames, or other decorative trim. Unless otherwise specified in this report, we do not inspect nor assume responsibility for fences, sheds, dog houses detached patios, detached wood decks, wood retaining walls or wood walkways. We assume no responsibility for, nor do we guarantee, work completed by any other firm or any individual. We assume no responsibility for any infestation, infection, adverse condition or damage undetected during our inspection due to inaccessibility or non-disclosure by owner, owner's agent, or tenant.

This report and the inspection to which it pertains, is issued without guarantee or warranty, express or implied. The completion of any recommendations contained in this report, to be performed by Dewey, will be accomplished when authorized by the owner. This company makes no guarantee or warranty, express or implied, regarding future infestations, infections, or adverse conditions, or conditions present but not evident at the time of this inspection.

This inspection only pertains to the structure(s) indicated on the diagram on page one (1) of this report. Please read all of the information contained in this report. We recommend all items in this report be completed. This company makes no guarantee or warranty, express or implied, on work performed by others.

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 the right to seek a second opinion from another Company.

"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 Dewey Pest Control'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, Dewey Pest Control 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."

GUARANTEES

Work completed by this company is guaranteed for a period of one (1) year from date of completion, unless otherwise stated in this report.

There is no guarantee on limited inspection reports or sub-standard work unless otherwise stated in this report.

DEWEY PEST CONTROL

Page 4 of 5 inspection report

2211	CALLE JALAPA	West Covina	CA	91790
Address of Property Inspected		City	State	ZIP
11/11/2025	85485			
Date of Inspection		Corresponding Report No.		Escrow No.

This is a Limited Report. The structure inspected is in a Common Interest Development sharing common walls and/or foundations with adjacent units. This inspection includes the exterior and internal walls of the unit, any attic spaces immediately above the unit. The adjacent units and common areas were not inspected; and, no opinion is rendered, nor guarantee implied, concerning the presence or absence of active infestations and/or infections in these areas. Further inspection of the entire structure is recommended even if the areas already inspected are free of active infection and/or infestation pursuant to Section 1995 of the Structural Pest Control Act.

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 EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR 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 HIS INSPECTION AND CANNOT BE DEFINED AS SECTION I OR II.

2. DRYWOOD TERMITES:

2A - Section I

FINDING - Evidence of drywood termite fecal pellets noted in the garage door framing, as indicated by 2a on the diagram.

RECOMMENDATION - Locally treat for the control of drywood termites.

Thank you for selecting us to perform a structural pest control inspection on your property. Should you have any questions regarding this report, please call us directly by the contact information provided on the first page of the inspection report.

Our inspectors have determined that your property will benefit from a safe application of chemicals 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. 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 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 agencies in your area:

Poison Control Center	(800) 222-1222
Agricultural Department	(626) 575-5471
Health Department	(213) 989-7140
Structural Pest Control Board	(916) 561-8700

DEWEY PEST CONTROL

Page 5 of 5 inspection report

2211	CALLE JALAPA	West Covina	CA	91790
Address of Property Inspected		City	State	ZIP
11/11/2025	85485			
Date of Inspection	Corresponding Report No.		Escrow No.	
	2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815			
Dewey Pest Control Emergency Line	(626) 962-3691			



Dewey Pest Control

14137 Garvey Ave
Baldwin Park CA 91706
(626) 962-3691
branch08@deweypest.com
www.deweypest.com

Page 1 of 2

WORK AUTHORIZATION

Report #: 85485

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

Address of Property : 2211 CALLE JALAPA

City: West Covina

State/ZIP: CA 91790

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 their 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 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 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.

READ AND AGREED TO: (Initial) _____

If concealed damage is exposed or otherwise discovered during the performance of the work specified above, it will immediately be brought to the attention of the undersigned in a supplemental inspection report, but the correction of any such concealed damage shall not be covered under the terms of this Agreement. No painting or decorating services or the cost thereof are included in this Agreement nor shall "DEWEY" be held liable for any paint or roofing damage during the course of fumigation. The above Inspection Report, except as limited or modified herein, together with this Authorization Agreement, constitute the entire contract between "DEWEY" and the undersigned, and there are no other warranties, agreements, or understandings, either expressed or implied, between the parties. Dewey Pest Control will not be liable for possible damage to pipes embedded in or below the concrete slab, exterior porches and sidewalks. We assume no responsibility for damage to floor coverings.

READ AND AGREED TO: (Initial) _____

The, undersigned agrees to pay "DEWEY" \$ _____ upon completion of the work specified herein, unless other terms of payment are otherwise specified herein. If payment under this Agreement is not made when due, the undersigned promises to pay all the cost of collection and fees incurred by "DEWEY" on account of such collection up to the limits of small claims court jurisdiction and also agrees to arbitration except for disputes within the jurisdiction of the small claims courts, any controversy or claim out of or relating to this agreement or the breach thereof shall be resolved by binding arbitration under the Construction Industry rules of the American Arbitration Association (AAA) and judgment upon the award rendered by the arbitrators may be entered in any court having jurisdiction. The parties to this agreement waive the right to a court trial or a jury trial, to discovery and to appeal. A finance charge of 1½% per month (18% per year) may be charged on past due accounts. A service fee of \$30.00 will be charged on all returned checks.

READ AND AGREED TO: (Initial) _____

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 that are registered and approved 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 Dewey Pest Control immediately. For further information, contact any of the following: Dewey Pest Control; for health questions - the County Health Department; for Application Information - the County Agricultural Commissioner; for Regulatory Information - the Structural Pest Control Board. The Pesticide(s) used and the Active Ingredients are checked below.

☐ BORACARE - Disodium Octaborate Tetrahydrate
☐ PREMISE 75 - Imidacloprid
☐ TERMIDOR SC - Fipronil
☒ TIMBOR - Disodium Octaborate Tetrahydrate
☐ PREMISE FOAM - Imidacloprid
☐ TERMIDOR HE - Fipronil
☐ VIKANE - Sulfuryl Fluoride and Chloropicrin
☐ ALTRISSET - Chlorantraniliprole
☐ TAURUS SC - Fipronil
☒ FUSE FOAM - Fipronil and Imidacloprid
☐ WISDOM TC - Flowable Bifenthrin
☐ CYKICK - Cyfluthrin
☐ ZYTHOR - Sulfuryl Fluoride and Chloropicrin
☐ NAVIGATOR SC - Fipronil

READ AND AGREED TO: (Initial) _____

Rafael Contreras

Property Owner:

Date:

Inspected By: Rafael Contreras

Date: 11/12/2025

Ordered By:

Date:



Dewey Pest Control

14137 Garvey Ave
Baldwin Park CA 91706
(626) 962-3691
branch08@deweypest.com
www.deweypest.com

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WORK AUTHORIZATION

Report #: 85485

ITEMS

Prefix	Section I	Section II	Further Inspection	Other
2A Drywood termite local treatment 1 year guarantee area treated only	\$1,200.00			
Total:	\$1,200.00	0.00	0.00	0.00
Grand Total:	\$1,200.00			

Rafael Contreras

Property Owner: _____ Date: _____ Inspected By: Rafael Contreras Date: 11/12/2025

Ordered By: _____ Date: _____