

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

#: 219272

BUILDING NO. 114	STREET LOS ALTOS DR	CITY PASADENA	ZIP 91105	Date of Inspection 03/28/2024	NUMBER OF PAGES 1 of 5
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ESCROW TERMITE CONTROL
P.O. BOX 8294
ALTA LOMA, CA 91701
(909)941-8283 ESCROWTERMITE@AOL
PR1497



Ordered by: CAROL CHUA	Property Owner and/or Party of Interest	Report sent to:
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COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

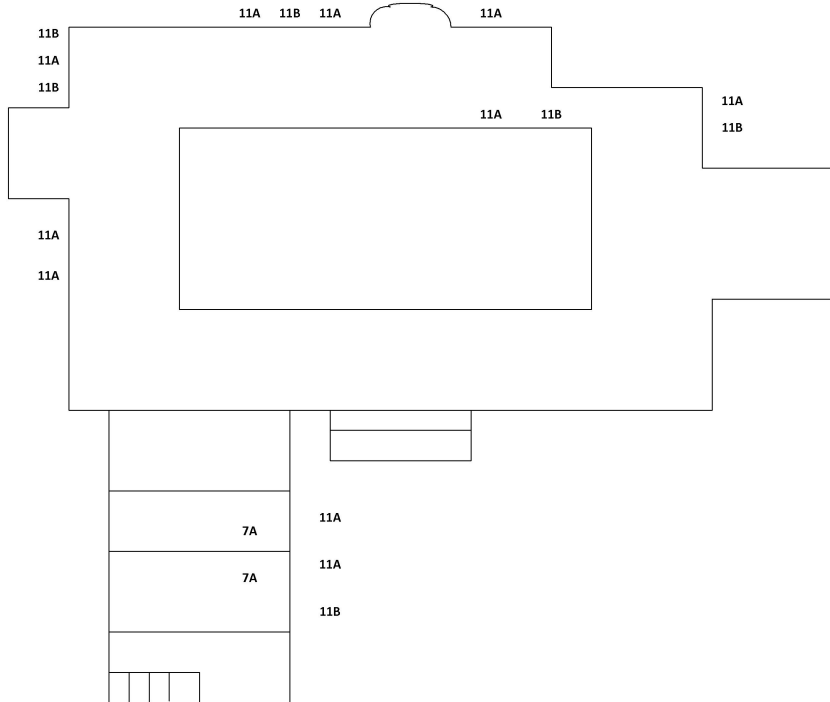
GENERAL DESCRIPTION: This is a two story, stucco, single family residence. It has an attached garage or carport and . It has a tile roof and was occupied and furnished at the time of inspection.	Inspection Tag Posted: Garage.
	Other Tags Posted:

An inspection has been made of the structure(s) on the diagram in accordance with the 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

Key: 1 = Substructure 2 = Stall Shower 3 = Foundation 4 = Porches 5 = Vents 6 = Abutments 7 = Attic 8 = Garage 9 = Patio 10 = Interior 11 = Exterior



FRONT OF STRUCTURE

Inspected By CRAIG SOMMERS License No. OPR7865 Signature

You are entitled to obtain copies of all reports and completion notices on this property report to the Structural Pest Control Board during the proceeding two years. To obtain copies contact: Structural Pest Control Board, 1418 Howe Avenue, Suite 18, Sacramento, California, 95825-3204.

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. 10/01)

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NOTES, CAUTIONS AND DISCLAIMERS AREA

ALL REPAIRS REGARDING ROOF SHEATHING, FASCIA, BEAMS, PATIO, ADJOINING ROOFS, AND OTHER WOOD REPLACEMENT AFFECTING THE ROOF: BE ADVISED OWNER MAY HAVE TO CONTACT A ROOFER FOR ROOF REPAIR AFTER ESCROW TERMITE HAS COMPLETED THE WORK. ESCROW TERMITE CONTROL DOES NOT ASSUME RESPONSIBILITY FOR ROOFS.

FINDING: 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.

*** SEPARATED REPORTING ***

THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION I OR SECTION II CONDITIONS EVIDENT ON THE DATE OF THIS 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 SECTION II.

7. ATTIC AREA

ITEM NO. 7A

NOTE: FINDING: EVIDENCE OF DRYWOOD TERMITES NOTED IN ATTIC AS INDICATED BY 7A ON THE DIAGRAM. (SECTION 1). RECOMMENDATION: OUR PRIMARY RECOMMENDATION IS TO FUMIGATE THE STRUCTURE WITH GAS LETHAL TO TERMITES. THIS IS NOT POSSIBLE DUE TO EXTENSIVE ROOF AND PLANT DAMAGE THAT MAY OCCUR DIRECTLY FROM FUMIGATION. OUR SECONDARY RECOMMENDATION IS TO TREAT THE AREA WITH APPROVED TERMITICIDES LOCALLY.

11. EXTERIOR AREA

ITEM NO. 11A

(Section 1)

FINDING: FINDING: EVIDENCE OF DRYWOOD TERMITES NOTED IN EXTERIOR AS INDICATED BY 11A ON THE DIAGRAM. (SECTION 1). RECOMMENDATION: OUR PRIMARY RECOMMENDATION IS TO FUMIGATE THE STRUCTURE WITH GAS LETHAL TO TERMITES. THIS IS NOT POSSIBLE DUE TO EXTENSIVE ROOF AND PLANT DAMAGE THAT MAY OCCUR DIRECTLY FROM FUMIGATION. OUR SECONDARY RECOMMENDATION IS TO TREAT THE AREA WITH APPROVED TERMITICIDES LOCALLY.

ITEM NO. 11B

FINDING: (SECTION 1).
NOTED DRYWOOD TERMITE DAMAGE IN THE WOOD RAFTER TAIL & EXTERIOR FRAME AS INDICATED BY _ ON THE DIAGRAM.
 RECOMMENDATION:
REPAIR DAMAGED TIMBERS AS NECESSARY. IF REPLACEMENT IS DEEMED NECESSARY WE WILL REPLACE THE TIMBERS WITH TODAY'S AVAILABLE WIDTHS AND MEASURES.

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OWNER TO CONTACT LICENSED TRADESMAN. ESCROW TERMITE CONTROL ASSUMES NO RESPONSIBILITY FOR THIS ITEM. OWNER IS RESPONSIBLE TO CONTACT ESCROW TERMITE FOR A REINSPECTION FOR THE COMPLETION OF THIS ITEM BEFORE A COMPLETION REPORT CAN BE ISSUED.

ITEM NO. 11C

RECOMMENDATION: 11C

FINDING: (SECTION I)
 EVIDENCE OF DRY-ROT AS NOTED BY 11C ON DIAGRAM. THE EVIDENCE WAS NOTED AT THE DOOR FRAME.
 RECOMMENDATION:
 REPAIR DAMAGED TIMBERS AS NECESSARY. IF REPLACEMENT IS DEEMED NECESSARY WE WILL REPLACE THE TIMBERS WITH TODAY'S AVAILABLE WIDTHS AND MEASURES.

OWNER TO CONTACT LICENSED TRADESMAN. ESCROW TERMITE CONTROL ASSUMES NO RESPONSIBILITY FOR THIS ITEM. OWNER IS RESPONSIBLE TO CONTACT ESCROW TERMITE FOR A REINSPECTION FOR THE COMPLETION OF THIS ITEM BEFORE A COMPLETION REPORT CAN BE ISSUED.

COMMENTS AND OTHER INFORMATION AREA

THE COST FOR EACH ITEM IS AS FOLLOWS:
 TOTAL COST=\$6,500.00 TREATMENT ONLY

RECOMMENDATION: B

NOTE: ESCROW TERMITE CONTROL DOES NOT GUARANTEE THE WORK, NOR DO WE ASSUME THE RESPONSIBILITY FOR WORK PERFORMED BY OTHERS WHO ARE OF NO AFFILIATION TO US. IF WORK IS PERFORMED BY OTHERS AND A RE-INSPECTION IS REQUESTED, A FEE OF \$35.00 WILL BE ASSESSED FOR EACH RE-INSPECTION.

RECOMMENDATION: B

NOTE: WE DO NOT PAINT. WOOD SURFACES WILL BE LEFT UNFINISHED AND UNCAULKED. IT IS THE OWNER'S RESPONSIBILITY TO PREPARE SURFACES FOR PAINT AND TO PAINT THE EXPOSED SURFACES.

ALL REPAIRS REGARDING ROOF SHEATHING, FASCIA, BEAMS, PATIO, ADJOINING ROOFS, AND OTHER WOOD REPLACEMENT AFFECTING THE ROOF: BE ADVISED OWNER MAY HAVE TO CONTACT A ROOFER FOR ROOF REPAIR AFTER ESCROW TERMITE HAS COMPLETED THE WORK.

NOTE FOR SCHEDULING WORK: THE WORK LISTED ON THIS REPORT IS REQUESTED IT IS NECESSARY FOR THE PROPERTY OWNER, OR A REPRESENTATIVE TO SCHEDULE THE WORK WITH AN ESCROW TERMITE EMPLOYEE TWO WEEKS BEFORE THE DESIRED DATE. IT IS POSSIBLE FOR THE WORK TO BE PERFORMED EARLIER IF OUR SCHEDULE ALLOWS, BUT TO ENSURE THE WORK WILL BE COMPLETED ON THE DATE DESIRED IT IS RECOMMENDED TO CALL TWO WEEKS IN ADVANCE.

NOTE: IF FURTHER DAMAGE IS FOUND TO EXIST AFTER OPENING AREA(S) FOR REMODELING AND REPAIRS, OUR COMPANY WILL ISSUE A SUPPLEMENTAL REPORT. CHARGES FOR ADDITIONAL DAMAGE WILL BE PRESENTED UPON COMPLETION OF THE SUPPLEMENTAL REPORT.

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note: AN INSPECTION REPORT IS VALID ONLY FOR FOUR MONTHS AFTER THE INSPECTION DATE AS INDICATED BY THE STRUCTURAL PEST CONTROL BOARD OF CALIFORNIA. IF WORK IS ORDERED AFTER THE FOUR MONTH PERIOD A REINSPECTION WILL BE NECESSARY FOR A VALID INSPECTION REPORT.

\$\$\$\$ NOTE: IF/WHEN TERMITE CLEARANCE AND/OR COMPLETION WORK IS ORDERED, AND THE CONTRACT IS TO BE PAID OUT OF ESCROW FUNDS THEN THE SELLERS AND ALL REPRESENTATIVE PARTIES OR THE BUYERS AND ALL REPRESENTATIVE PARTIES AGREE TO PROVIDE THIS COMPANY WITH ALL ESCROW BILLING INFORMATION REQUIRED TO COLLECT THE AMOUNT DUE. THE PERSON(S) ORDERING THIS WORK ARE RESPONSIBLE FOR PAYMENT, AND IF ESCROW DOES NOT CLOSE WITHIN 60 DAYS AFTER THE DATE OF COMPLETION OF THE WORK, AGREE TO PAY IN FULL THE AMOUNT SPECIFIED FOR THE WORK WHICH WAS COMPLETED.

*******NOTICE TO ESCROW: THIS REPORT IS NOT TO BE USED FOR ESCROW PURPOSES UNLESS SUFFICIENT FUNDS ARE AVAILABLE TO SATISFY THE CLEARANCE FEE AND/OR CONTRACTED WORK.**

*******IF ESCROW CANCELS, IT IS THE RESPONSIBILITY OF THE SELLER AND ALL REPRESENTATIVE PARTIES OR THE BUYER AND ALL REPRESENTATIVE PARTIES TO NOTIFY THIS COMPANY AND IS THEREFORE RESPONSIBLE FOR PAYING THE BILL. THE CANCELLATION OF AN ESCROW DOES NOT MEAN THAT THE BILL DOES NOT NEED TO BE PAID. FOR FURTHER INFORMATION PLEASE REFER TO THE MECHANICS LIEN ON THE INVOICE RECEIVED ONCE A CLEARANCE HAS BEEN ISSUED.**

CALIFORNIA 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 FOOD AND AGRICULTURE 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 RISKS ARE OUTWEIGHED BY THE BENEFITS. THE DEGREE OF RISK DEPENDS UPON THE DEGREE OF EXPOSURE, SO EXPOSURE SHOULD BE MINIMIZED.

IF WITHIN TWENTY-FOUR HOURS FOLLOWING APPLICATION YOU EXPERIENCE SYMPTOMS SIMILAR TO COMMON SEASONAL ILLNESS COMPARABLE TO THE FLU, CONTACT YOUR PHYSICIAN OR POISON CONTROL CENTER AT: [(213) 484-5151] LOS ANGELES [(909) 634-5988] RIVERSIDE [(714) 774-0284] ORANGE AND YOUR PEST CONTROL OPERATOR IMMEDIATELY. FOR ADDITIONAL INFORMATION CONTACT THE COUNTY HEALTH DEPARTMENT; COUNTY AGRICULTURAL DEPARTMENT AND THE STRUCTURAL PEST CONTROL BOARD, 1422 HOWE AVE., SACRAMENTO, CA. 95825-3280.

IF WE HAVE RECOMMENDED THE USE OF A FUNGICIDE WE WILL USE:

* JASCO - (A/I) Copper Napthenate: 10.0% - Inert Ingredients: 90.0%

IF WE HAVE RECOMMENDED THE TREATMENT OF DRYWOOD TERMITES WE WILL USE:

* INVADER HPX-20 RESIDUAL WITH BAYGON (20% VOC COMPLIANT) ACTIVE INGREDIENT: PROPUXOR (CAS# 114-26-1) 1.00% INERT INGREDIENTS: 99.00%

IF WE HAVE RECOMMENDED THE TREATMENT OF SUBTERRANEAN TERMITES WE WILL USE:

* TERMIDOR - (A/I) FIPRONIL: 5-AMINO-1 -(2,6-DICHLORO-4-(TRIFLOUROMETHYL)PHENYL) -4-((1, R, S)-(TRIFLOUROMETHYL)SULFINYL)-1-H-PYRAZOLE-3-CARBONITRILE 9.1% (INERT) 90.9%

IF WE HAVE RECOMMENDED THE TREATMENT OF WOOD BORING BEETLES WE WILL USE:

* INVADER HPX-20 RESIDUAL WITH BAYGON (20% VOC COMPLIANT) ACTIVE INGREDIENT: PROPUXOR (CAS# 114-26-1) 1.00% INERT INGREDIENTS: 99.00%

FOR FURTHER INFORMATION CONTACT ANY OF THE FOLLOWING:

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COUNTY	COUNTY HEALTH DEPARTMENTS:	CO. AGRICULTURAL COMMSR.:	POISON CONTROL CENTER:	STRUCTURAL PEST CONTROL BOARD
Riverside	(909) 358-5000	(909) 955-3000	(800) 876-4766	(916) 263-2544
Orange	(714) 834-4722	(714) 447-7100	(800) 876-4766	1422 HOWE AVE.
Los Angeles	(800) 427-8700	(626) 575-5471	(800) 876-4766	SACRAMENTO, CA.
San Bernardino	(909) 387-2020	(909) 387-2115	(800) 876-4766	95825