

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building Address: 1316 N. Wilson Drive, Pasadena, CA 91103		Date of Inspection 04/02/2024	Number of Pages 8
 KING TERMITE CONTROL, INC. 2609 MERCED AVE. • EL MONTE, CA 91733 PH: (818) 848-9877 FAX: (626) 350-3143		Report # W20063 Lic. Registration # PR 8508 Escrow #	
Ordered by: Rossmoyne Mrs. Marshal Fairbrother 1316 N. Wilson Drive Pasadena, CA 91103	Property Owner and/or Party of Interest:	Report Sent to: Rossmoyne Mrs. Marshal Fairbrother 1316 N. Wilson Drive Pasadena, CA 91103	
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐			
General Description: Two story stucco, slab, furnished and occupied with a composition roof with attached garage.		Inspection Tag Posted: Garage 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 ☒ 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 the details on checked items.			

The drawing is located on the final page.

This Diagram is not to scale

Inspected by: Rigoberto R Arzate State License No. OPR 10362 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:

Address 1316 N. Wilson Drive, Pasadena, CA 91103

04/02/2024

W20063

Date

Report #

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.

Certain areas may be inaccessible for inspection due to construction or storage. We recommend further inspection of areas where inspection was impractical. Re: Structural Pest Control Act, Article 6, section 8516 (b), paragraph 1990 (l). Amended effective March 1, 1974. Stall shower, if any, are water tested in compliance with Section 1991 (12) of the Structural Pest Control Act. The absence or presence of leaks through 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 as 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.

"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: 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 contract a roofing contractor who is licensed by the Contractor's State License Board."

"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 King Termite LA'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, King Termite LA 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 or wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated."

A separated report has been requested which is defined as section I / section II conditions evident on the date of inspection. Section I contains items where there is evidence of active infestation, infection of 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 his inspection and cannot be defined as section I or section II.

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

Address 1316 N. Wilson Drive, Pasadena, CA 91103

04/02/2024

W20063

Date

Report #

FINDINGS AND RECOMMENDATIONS

- NOTE: Soft floor noted at unit 3 bedroom. No excessive moisture, fungus and/or dryrot visibly evident. This company is not responsible for any conditions that may exist or arise at this area.
- NOTE: Unit 6 Water stains at living room cieling noted at time of inspection. does not guarantee the presence or non-presence of any leaks or hidden damage from same.
- NOTE: Partially inaccessible areas noted at exterior of balcony were not inspected due to limited access. These areas are not included in the report or guarantee.
- NOTE: Inaccessible areas noted at garage lockers, they were not inspected due to limited access (locked). These areas are not included in the report or guarantee.
- NOTE: The second story exterior areas were visually inspected from the ground only. This company is not responsible for conditions that may exist or arise at these areas.
- NOTE: Roof eaves and framing at exterior of building could not be inspected due to boxed coverings. This company not responsible for conditions that may exist or arise at these areas.
- NOTE: Inspection of garage was limited due to storage . This company is not responsible for conditions that exist or arise at these areas.
- NOTE: Upstairs stall shower was inspected, but not water tested. Shower is over a finished ceiling.

Substructure: See Report, Slab, Raised

- 1A (Section II)
FINDINGS: Earth-wood contacts visible at time of inspection at the storage closet left of first garage as indicated on the diagram.
RECOMMENDATION: Eliminate earth-wood contacts as found necessary.
- 1B (Section I)
FINDINGS: Evidence of subterranean termites noted at storage closet left og first garage.
RECOMMENDATION: Chemically treat this area for control of subterranean termites. Local treatment is not intended to be an entire structure treatment method. If infestations of wood-destroying pests extend beyond the area(s) of local treatment, they may not be exterminated.

Stall Showers: See Report

Foundations: See Report

Porch-Steps: See Report

Ventilation: See Report

Abutments: N/A

Attic Spaces: Not Inspected

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

Address 1316 N. Wilson Drive, Pasadena, CA 91103

04/02/2024

W20063

Date

Report #

- Findings and Recommendations continued from previous page -

Garages: Attached, See Report, Poor Access due to storage, Inaccessible Areas

Decks-Patios: N/A

Other Interior: See Report, Inaccessible Areas

10A (Section I)
FINDINGS: Unit 2. Stall shower was tested as per industry practice and shower seepage was noted during a 15 minute test period.
RECOMMENDATION: Contact proper tradesman to inspect and repair ruptured shower pan and any wood damage from same.

10B (Section I)
FINDINGS: Evidence of dry-wood termite infestations at the unit 10 bathroom window as indicated on the diagram.
RECOMMENDATION: Vacate the premises and seal the structure for fumigation with Vikane (Sulfuryl Flouride) gas with a Chloropicrin warning agent or Zythor (Sulfuryl Flouride) with a Chloropicrin warning agent, for a kill of the drywood termite infestation(s), then this Company to remove or mask the evidence of the drywood termites for the benefit of future inspections. Fumigation may be cancelled due to inclement weather such as, strong winds or rain. King Termite Control, Inc. nor the fumigation company assumes any responsibility or liability for plant, antenna or roof damage. Fumigation notice forms must be signed prior to fumigation and neighbor's authorization, if applicable. See fumigation notice for terms and liabilities.
SECONDARY RECOMMENDATION: SECONDARY RECOMMENDATION IN LIEU OF FUMIGATION: Chemically treat visible and accessible infestations only. Remove or cover accessible evidence of infestation. This is a sub-standard recommendation. Limited guarantee due to concealed areas not being treated. Secondary work requested by _____.

10C (Section I)
FINDINGS: Evidence of dry-wood termite infestations at the storage closet in sub area left of first garage as indicated on the diagram.
RECOMMENDATION: Vacate the premises and seal the structure for fumigation with Vikane (Sulfuryl Flouride) gas with a Chloropicrin warning agent or Zythor (Sulfuryl Flouride) with a Chloropicrin warning agent, for a kill of the drywood termite infestation(s), then this Company to remove or mask the evidence of the drywood termites for the benefit of future inspections. Fumigation may be cancelled due to inclement weather such as, strong winds or rain. King Termite Control, Inc. nor the fumigation company assumes any responsibility or liability for plant, antenna or roof damage. Fumigation notice forms must be signed prior to fumigation and neighbor's authorization, if applicable. See fumigation notice for terms and liabilities.
SECONDARY RECOMMENDATION: SECONDARY RECOMMENDATION IN LIEU OF FUMIGATION: Chemically treat visible and accessible infestations only. Remove or cover accessible evidence of infestation. This is a sub-standard recommendation. Limited guarantee due to concealed areas not being treated. Secondary work requested by _____.

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

Address 1316 N. Wilson Drive, Pasadena, CA 91103

04/02/2024

W20063

Date

Report #

- Findings and Recommendations continued from previous page -

10D (Section Unknown)

FINDINGS: Inaccessible areas at unit 8 bedroom due to tenant preventing inspection.

RECOMMENDATION: Make area(s) accessible and this company will further inspect upon request.

Other Exterior: See Report

11A (Section I)

FINDINGS: Dry-rot wood members found at time of inspection at the laundry door frame as indicated on the diagram.

RECOMMENDATION: Repair and/or replace damaged wood as necessary. Painting included. If additional damage is uncovered during repairs, further inspection may be recommended and a supplemental report will be issued indicating any infection, or additional repairs.

TERMITE AND FUNGUS CONTROL CHEMICALS

Cy-Kick (EPA Reg. No. 499-470)

Active Ingredients: Cyfluthrin 0.1%

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

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

Zythor (EPA Reg. No. 81824-1)

Active Ingredients: Zythor sulfuryl fluoride 99.3%

Vikane (EPA Reg. No. 62719-4)

Active Ingredients: Vikane-sulfuryl fluoride 99.5%, Chloropicrin .5%

Dragnet SFR (EPA Reg. No. 279-3062)

Active Ingredients: Permethrein (3-Phenoxyphenyl)methyl+-Cis-trans 3-(2,2-dichloroethenyl)-2,2-dimethylcyclopropanecarboxylate

Invader HPX-20 (EPA Reg. No. 9444-204)

Active Ingredients: Propoxur 1%

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

Address 1316 N. Wilson Drive, Pasadena, CA 91103

04/02/2024

W20063

Date

Report #

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 (800) 876-4766 and your pest control company immediately." Effects of over exposure to these materials can include tremors and tonic and clonic convulsions.

For further information, contact any of the following:

King Termite LA Inc	(818) 848-9877
Poison Control Center	(800) 876-4766
(Health Questions) County Health Dept.	
Orange County	(714) 834-7700
Los Angeles County	(213) 250-8055
San Bernardino County	(909) 387-6280
San Diego County	(619) 692-8500
(Application Info.) County Agriculture Commission	
Orange County	(714) 447-7100
Los Angeles County	(626) 575-5466
San Bernardino County	(909) 387-2115
San Diego County	(858) 694-2739
Structural Pest Control Board (Regulatory Info.)	(916) 561-8704
2005 Evergreen Street Ste. 1500, Sacramento, Ca. 95815	

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, King Termite LA 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.

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

Address 1316 N. Wilson Drive, Pasadena, CA 9110304/02/2024W20063

Date

Report #

Findings and Recommendations estimated by this Company:

Item	Approval	Primary Estimate	Approval	Secondary Recommendation Estimate	Section
1A	☐	\$900.00			II
1B	☐	\$950.00			I
10B	☐	\$12,480.00	☐	\$750.00	I
10C	☐	Included in 10B	☐	\$975.00	I
11A	☐	\$650.00			I

☐ Complete all of the items quoted above with Primary Estimate.**Total Estimate \$14,980.00**☐ Complete all of the items quoted above substituting Primary Estimate with Secondary Estimate where applicable.**Total Estimate \$4,225.00**☐ 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: 10A, 10D

I have read and understand the terms of the Report referenced above and agree to the terms and conditions set forth.
 King Termite LA Inc 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 _____

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

Address 1316 N. Wilson Drive, Pasadena, CA 91103

04/02/2024

W20063

Date

Report #

This Diagram is not to scale

