WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT #: 15470

BUILDING NO.	STREET	CITY	ZIP	Date of Inspection	NUMBER OF PAGES
13229	ARCTURUS AVE.	GARDENA	90249	08/11/2026	1 of 8

VIRTUE TERMITE SERVICES
147 W. ROUTE 66 #714
GLENDORA, CA 91740
626-234-5067[zaptermite@yahoo.com]
PR 8520

Ordered by:	Property Owner and/or Party of Interest	Report sent to:
EMILY CHING CERRITOS INVESTMENT INC.	EMILY CHING CERRITOS INVESTMENT INC.	EMILY CHING CERRITOS INVESTMENT INC.

COMPLETE REPORT [X] LIMITED REPORT [ ] SUPPLEMENTAL REPORT [ ] REINSPECTION REPORT [ ]

GENERAL DESCRIPTION:
Single family residence.

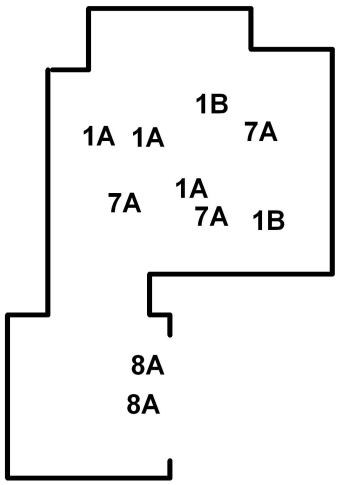
Inspection Tag Posted:
Attic.

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 [X] Drywood Termites [X] 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



Inspected By JUAN RIVERA License No. OPR 13700 Signature Juan Rivera

You are entitled to obtain copies of all reports and completion notices on this property report to the Structural Pest Control Board during the proceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, Calfornia 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. (form t1b - 3.15.08)

43M-41 (Rev. 10/01)

NOTES, CAUTIONS AND DISCLAIMERS AREA

THIS REPORT IS GENERATED BASED ON THE CONDITIONS THAT ARE APPARENT ON THE DAY OF INSPECTION. CONDITIONS THAT MAY PRESENT THEMSELVES AFTER THE DATE OF INSPECTION WILL NOT BE WARANTEED OR GUARANTEED BY THIS FIRM.

This is a Wood Destroying Pest & Organisms Inspection report. IT IS NOT A PEST CONTROL INSPECTION REPORT and does not include common household pests such as ants, cockroaches, silverfish, beetles, fleas, moths, weevils, vermin, mice, rats, bats, etc. If you would like your property inspected for common household pests please call us and we will refer you to a licensed general pest control company.

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 & Organisms Inspection Report does not contain information on such defects, if any, as they are not within the scope of the licenses of this company or it's employees.

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of the inspection. Some areas of the structure are not accessible to inspection, such as the interior of hollow walls, spaces between floors or porch or decks and ceilings below, areas concealed by carpeting, appliances, furniture or cabinets, insulated attics or sub areas, attics, or sub areas with less than 12 inches of crawl space, areas where there is no access without defacing or tearing out lumber or painted areas, or areas covered by vegetation. 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. Unless otherwise specified in this report, we do not inspect fences, sheds, dog houses, detached patios, detached wood decks, wood retaining walls or wood walk ways. Second story eaves are inspected from ground level only. If you would like them inspected more closely, they may be inspected further at an additional charge

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 which may become visibly evident in such areas after the date of this report. 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. A supplemental report will be prepared listing any additional repairs, treatment and additional costs. OWNER SHOULD BE AWARE OF THIS CLOSED BID WHEN CONTRACTING WITH OTHERS OR UNDERTAKING THE WORK HIMSELF/ HERSELF.

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.

If inspection of a particular area is found to be inaccessible or limited in any way, such as excessive storage, moisture, insulation, or construction, a further inspection will be made by this company if requested by the owner and the area(s) made accessible.

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

Newly painted surfaces or repairs in some instances can conceal evidence of damage. This firm does not assume any responsibility for hidden defects if a structure has recently been painted or any repair work has been done deliberately or inadvertently to conceal adverse conditions or infections.

All pesticides and fungicides must be applied by a state certified applicator (§ 8555 Business & Professions Code Division 3) and in accordance with the manufacturer's label requirements.

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.

During the process of treatment or replacement, it may be necessary to drill holes through ceramic tiles or other floor coverings; these holes will be sealed with cement or other sealer. We assume no responsibility for cracks, chipping, or other damage to floor coverings. We do not re-lay carpeting.

We assume no responsibility for damage to any plumbing, water, gas, or electrical lines, etc., in the process of pressure treatment of concrete slab areas or replacement of concrete or structural timbers.

Second story stall showers are inspected but not water tested unless there is evidence of leaks in ceilings below. Sunken or below grade showers are not water tested due to their construction.

The guarantee for all work completed is for one year on primary recommendations only. Any new findings that present themselves during the guarantee period is not covered. If during the course of, or after opening walls or any previously concealed or inaccessible areas, further damage or infection or infestation is found, a supplemental report will be issued. Any work completed in these areas will be at owner's direction and at an additional charge. This company will not guarantee work done by others. The findings and recommendations noted on this report are reported on the day of the inspection. This company does not warrantee or guarantee future findings that may show

themselves on a future date from this inspection report.

This company will re-inspect repairs done by others within four (4) months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each re-inspection. If the inspection of concealed areas are desired, inspection of work in progress will be necessary. Any guarantees must be received from the parties performing repairs.

This company guarantees it's treatments and repairs for one year from the date of service for effectiveness of treatment and defects in materials and workmanship on primary recommendations. If Secondary Recommendation is requested in lieu of a primary recommendation, the guarantee period is for 30 days and will include the name of the person requesting said treatment in the secondary treatment area of the Notic of Completion.. This warranty does not cover conditions hidden by finished surfaces or that may develop in/or from inaccessible areas and /or after the date of inspection. THIS COMPANY DOES NOT GUARANTEE THE WORK DONE BY OTHERS. IF CERTIFICATION is required, then any work done by others must be CERTIFIED by them.

"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."

This Wood Destroying Pest & Organisms Inspection 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 inspected for mold or mold like conditions, please contact the appropriate mold professional.

The Following area(s) were inspected unless indicated:

1. SUBSTRUCTURE AREA:
2. SHOWER:
3. FOUNDATIONS:
4. PORCHES:
5. VENTILATION:
6. ABUTMENTS:
7. ATTIC - SPACES
8. GARAGES:
9. PATIO - DECKS:
10. INTERIOR:
11. EXTERIOR:

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3. FOUNDATIONS:
4. PORCHES:
5. VENTILATION:
6. ABUTMENTS:
7. ATTIC - SPACES
8. GARAGES:

9. PATIO - DECKS:
10. INTERIOR:
11. EXTERIOR:

NOTE:
THE ROOF WAS NOT INSPECTED. IF ROOF INFORMATION IS NECESSARY, PLEASE CONTACT THE APPROPRIATE LICENSED TRADESMAN. WOOD MEMBERS THAT REQUIRE ACCESS TO THE ROOF TO BE INSPECTED, WERE NOT INSPECTED AND THIS COMPANY ASSUMES NO RESPONSIBILITY FOR ANY CONDITIONS THAT MAY EXIST. AREAS THAT REQUIRE AN EXTENSION LADDER (MORE THAN 8 FEET) SUCH AS SECOND STORY EAVES WERE NOT INSPECTED UNLESS OTHERWISE NOTED. THIS COMPANY ASSUMES NO RESPONSIBILITY FOR SUCH AREAS.

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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.

SECTIONED REPORTING

THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION I / 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 THE INSPECTION AND CANNOT BE DEFINED AS SECTION I OR SECTION II.

1. SUBSTRUCTURE AREA

ITEM NO. 1A (Section 1)

FINDING AND RECOMMENDATION: 1A

FINDING: (SECTION 1)
EVIDENCE OF SUBTERRANEAN TERMITES AS INDICATED BY 1A ON THE DIAGRAM. EVIDENCE NOTED IN SUBSOIL.
RECOMMENDATION:
TREAT SOIL WITH REGISTERED TOXIC PESTICIDE

ITEM NO. 1B (Section 1)

FINDING AND RECOMMENDATION: 1B

FINDING: (SECTION 1)
EVIDENCE OF DRYWOOD TERMITES AS INDICATED BY 1B ON THE DIAGRAM. EVIDENCE NOTED IN SUBAREA.
RECOMMENDATION:
INJECT INFESTED WOOD MEMBERS WITH A TOXICANT AGENT FOR THE CONTROL OF DRYWOOD TERMITES. LOCAL TREATMENT IS NOT INTENDED TO BE AN ENTIRE STRUCTURE TREATMENT METHOD. IF INFESTATION OF WOOD DESTROYING PESTS EXTEND OR EXIST BEYOND THE AREA(S) OF LOCAL TREATMENT, THEY MAY NOT BE EXTERMINATED.COVER AND REMOVE PELLETS AND FRASS.

7. ATTIC AREA

ITEM NO. 7A (Section 1)

FINDING AND RECOMMENDATION: 7A

FINDING: (SECTION 1)
EVIDENCE OF DRYWOOD TERMITES AS INDICATED BY 7A ON THE DIAGRAM. EVIDENCE NOTED IN ATTIC.
RECOMMENDATION:
INJECT INFESTED WOOD MEMBERS WITH A TOXICANT AGENT FOR THE CONTROL OF DRYWOOD TERMITES. LOCAL TREATMENT IS NOT INTENDED TO BE AN ENTIRE STRUCTURE TREATMENT METHOD. IF INFESTATION OF WOOD DESTROYING PESTS EXTEND OR EXIST BEYOND THE AREA(S) OF LOCAL TREATMENT, THEY MAY NOT BE EXTERMINATED.COVER AND REMOVE PELLETS AND FRASS.

8. GARAGE AREA

ITEM NO. 8A (Section 1)

FINDING AND RECOMMENDATION: 8A

FINDING: (SECTION 1)
EVIDENCE OF DRYWOOD TERMITES AS INDICATED BY 8A ON THE DIAGRAM. EVIDENCE NOTED IN GARAGE.
RECOMMENDATION:
INJECT INFESTED WOOD MEMBERS WITH A TOXICANT AGENT FOR THE CONTROL OF DRYWOOD TERMITES. LOCAL TREATMENT IS NOT INTENDED TO BE AN ENTIRE STRUCTURE TREATMENT METHOD. IF INFESTATION OF WOOD DESTROYING PESTS EXTEND OR EXIST BEYOND THE AREA(S) OF LOCAL TREATMENT, THEY MAY NOT BE EXTERMINATED.COVER AND REMOVE PELLETS AND FRASS.

COMMENTS AND OTHER INFORMATION AREA

"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 VIRTUE TERMITE SERVICES bid or you may contract directly with another registered company licensed to perform the work.
If you chose to contract directly with another registered company, VIRTUE TERMITE SERVICES will not in any way be responsible for any act or omission in performance of the work that you directly contract with another to perform."

Under the California Mechanic's 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.

Thank you for selecting VIRTUE TERMITE SERVICES to perform a Wood Destroying Pest and Organisms 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 your property. Please take a few moments to read and become familiar with the content.

"State law requires 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 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."

For further information, contact any of the following: VIRTUE TERMITE SERVICES (626)234-5067; for for regulatory information: Structural Pest Control Board 2005 Evergreen Street Suite 1500, Sacramento, California 95815, (800) 737-8188, (916) 263-2469.
LOS ANGELES COUNTY:
COUNTY HEALTH: 213-240-8117
AGRICULTURAL COMMISSIONER: 626-575-5451
SAN BERNARDINO COUNTY:
COUNTY HEALTH: 909-387-6219
AGRICULTURAL COMMISSIONER: 909-387-2115
RIVERSIDE COUNTY:
COUNTY HEALTH: 909-358-5058
AGRICULTURAL COMMISSIONER: 909-955-3000

ORANGE COUNTY:
COUNTY HEALTH: 714-834-3155
AGRICULTURAL COMMISSIONER: 714-477-7100
VENTUREA COUNTY:
COUNTY HEALTH: 805-677-5200
AGRICULTURAL COMMISSIONER: 805-933-8416
SAN DIEGO COUNTY:
COUNTY HEALTH: 619-515-6597
AGRICULTURAL COMMISSIONER: 858-694-2741

Note: You must have the numbers for the above for each county in which you do business. Check to verify they are correct.

CHEMICALS USED FOR LOCALIZED TREATMENT& FUMIGATION:

____**TERMIDOR, Active ingredient:Fiprol: 5 amino-1(2,6-dicloro-4-(triflоromethyl phenyl)-4-(1R,S)-(trfluoromethyl) sufinyl.**

___**VIKANE EPA REG. # 464-232): Active ingredient: Sulfuryl Floride 99.1% / Chloropicrin.**

____ **Other**_____**.**

I have read the terms of this contract and Wood Destroying Pests and Organisms Inspection report, having accepted a copy, I agree to all terms thereof.

Accepted:

Date: _____ **X**_____

By: _____
Print name, title

If accepted, please sign and fax to us at (626) 292-7100. This office must receive a signed copy of this agreement prior to commencement of work.

Chemical Name, Amount applied, and Square [ ] Feet and/or Lineal [ ] Feet Treated

1 [ ] DURSBAN TC...	Amt: ____	2 [ ] COPPER NAPH....	Amt: ____
3 [ ] PT 250 BAYGON	Amt: ____	4 [ ] PT 270 DURSBAN.	Amt: ____
5 [ ] VIKANE.....	Amt: ____	6 [ ] CHLOROPICRIN...	Amt: ____
7 [ ] METHYL BR....	Amt: ____	8 [ ] TRIBUTE.....	Amt: ____
9 [ ] TIM-BOR.....	Amt: ____	10 [ ] PREMISE 75.....	Amt: ____
11 [ ] PT 240 PERMA.	Amt: ____	12 [ ] DRIDIE.....	Amt: ____
13 [ ] DURSBAN 2E...	Amt: ____	14 [ ] KNOX-OUT FM....	Amt: ____
15 [ ] SAFROTIN.....	Amt: ____	16 [ ] DURSBAN LO.....	Amt: ____
17 [ ] PRECOR 5E....	Amt: ____	18 [ ] DIAZ. 3 DUST...	Amt: ____
19 [ ] BIFLEX.....	Amt: ____	20 [ ] INVADER.....	Amt: ____
21 [ ] DURSBAN TC...	Amt: ____	22 [ ] CY-KICK.....	Amt: ____
23 [ ] CYTOC.....	Amt: ____	24 [ ] _____.....	Amt: ____

Attached you will find the termite report for the property listed in the Subject line above. The attachment may include an invoice for the inspection fee and/or a Work Authorization. Individual items on the documents are bookmarked for your convenience and hovering your mouse pointer over the item may display additional information about the item.

The report should be read in entirity but we are always happy to review and further clarify the information upon request.

We appreciate your business and look forward to being of futher assistance.

Thanks,

VIRTUE TERMITE SERVICES

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13229	ARCTURUS AVE.	GARDENA	90249	08/11/2026	8 of 8

NOTES, CAUTIONS AND DISCLAIMERS AREA

Work Authorization

Prepared by

VIRTUE TERMITE SERVICES

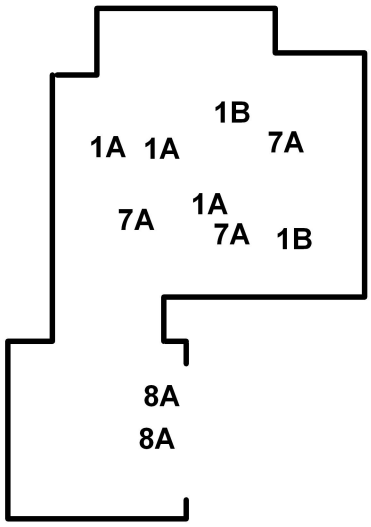
ADDRESS OF PROPERTY INSPECTED

BUILDING NO.	STREET	CITY	ZIP	COUNTY CODE	DATE OF INSPECTION
13229	ARCTURUS AVE.	GARDENA	90249	19	08/11/2026

Ordered by:	Property Owner and/or Party of Interest	Report sent to:
EMILY CHING	EMILY CHING	EMILY CHING
CERRITOS INVESTMENT INC.	CERRITOS INVESTMENT INC.	CERRITOS INVESTMENT INC.

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.

NOTE: If diagram is not displayed here, please see the report.



Work Authorization

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Section 1

1A	=	620.00	P
1B	=	260.00	P
7A	=	540.00	P
8A	=	220.00	P

Section 1 Totals

Total using primary recs $ 1640.00

Cost of all Primary Recommendations $ 1640.00

NOTE: Damage found in Inaccessible Areas may require a Supplemental report and/or Work Authorization, or may require amendments to this Work Authorization.

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.

Work Authorization

Prepared by

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ADDRESS OF PROPERTY INSPECTED

BUILDING NO.	STREET	CITY	ZIP	COUNTY CODE	DATE OF INSPECTION
13229	ARCTURUS AVE.	GARDENA	90249	19	08/11/2026

Cost of all Primary Recommendations $ 1640.00

NOTE: Damage found in Inaccessible Areas may require a Supplemental report and/or Work Authorization, or may require amendments to this Work Authorization.

1. If further inspection is recommended, if additional work is required by any government agency, or if additional damage is discovered while performing the repairs, this company reserves the right to increase prices.

2 In the event that legal action is necessary to enforce the terms of this contract, reasonable attorney's fees may be awarded to the prevailing party.

3. This company will use due caution and diligence in their operations but assume no responsibility for matching existing colors and styles, or for incidental damage to roof coverings, T.V. antennaes, solar panals, rain gutters, plant life, or paint.

4. This report is limited to the accessible areas shown on the diagram. Please refer to the report for the areas not inspected.

5. If this contract is to be paid our of escrow impound the buyers and sellers agree to provide this company with all escrow billing information required to collect the amount due. The persons signing this contract are responsible for payment, and if the escrow does not close within 30 days after the date of completion of the work agree to pay in full the amount specified in this work authorization agreement.

6. If this agreement includes a charge for opening an area for further inspection, it is for opening the area only and does not include making additional repairs, if needed, nor does it include replacing removed or damaged floor coverings, wall coverings, or painted exposed surfaces unless specifically stated.

This company is authorized to perform items: _____

Cost of work authorized: $ _____

OWNER or OWNER's AGENT: DATE:

X _____ _____

X _____ _____

VIRTUE TERMITE SERVICES

BY: _____

ESCROW CO: _____

ESCROW NO: _____