

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 1631	STREET, CITY, STATE, ZIP Byron Ct, Pomona CA 91768	Date of Inspection 3/11/2026	No. of Pages 5
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GARDENBALL INC
1040 E. Walnut Avenue
Glendora, CA 91741
Ph: (626) 826-4616
Email: contact@gogardenball.com

Firm Registration No. PR 8007	Report No. 7991	Escrow No.
Ordered By: OWNER 1631 Byron Ct Pomona, CA 91768	Property Owner/Party of Interest OWNER 1631 Byron Ct Pomona, CA 91768	Report Sent To: OWNER 1631 Byron Ct Pomona, CA 91768

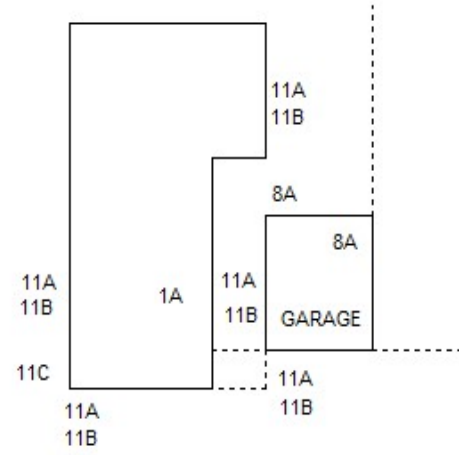
COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

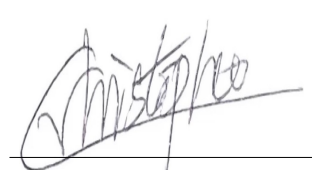
General Description: VACANT ONE STORY CONDOMINIUM, TILE ROOF, WOOD SIDING WALL, RAISED FOUNDATION, ATTACHED GARAGE.	Inspection Tag Posted: Other Tags Posted:
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An inspection has been made to the structure(s) shown on the diagram in accordance with the 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 above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.



Inspected by Christopher Liu State License No. FR63429 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.
 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, or (800) 737-8188 or www.pestboard.ca.gov. 43M-41 (Rev. 04/2015)

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REPORT 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 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, 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 area after this date. Upon request, further inspection of these areas would be performed at an additional charge.

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In the event damage or infestation described herein is later found to extend further than anticipated, our bid will not include such repairs. 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 of the date of this inspection. Every re-inspection fee amount shall not exceed the original inspection fee. Wall paper, 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. All pesticides and fungicides must be applied by a state certified applicator (sec. 8555 Business and Professions Code Division 3) and in accordance with the manufacturer's label requirements.

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.

NOTE: This Wood Destroying Pests & Organisms Report DOES NOT INCLUDE MOLD or any mold like conditions. No reference will be made to mold or mold like condition. 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.

This company will not be responsible for water tightness or damage to roof during the process of repairing eaves damaged by termites or dryrot. Owner is advised to contact a licensed roofer for professional opinion and or repairs to roof material.

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.

Subterranean Areas:

ITEM 1A FINDINGS: Evidence of subterranean termite infestation noted to SUBAREA as indicated on diagram. (SECTION I)
 RECOMMENDATION: Pressure treat, trench or rod for subterranean control of infestation with TERMIDOR SC insecticide diluted derived from EPA Reg#7969-210; active ingredient: fipronil:
 5-amino-1-(2,6-dichloro-4-(trifluoromethyl)phenyl)-4-1((1,R,S-(trifluoromethyl)sulfinyl)-H-pyrazole-3-carbonitrile....9.1%; other ingredients:...90.9%; (WARNING-KEEP OUT OF THE REACH OF CHILDREN). Reseal holes. Remove subterranean termite shelter tubes as access allows.
 WITH ONE YEAR WARRANTY
 ***** This is a Section 1 Item *****

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Garages:

- ITEM 8A FINDINGS: Dryrotted timbers caused by uncontrollable excessive moisture source were noted at GARAGE/roofsheathing/wood siding of the structure as shown on diagram. (SECTION I)
RECOMMENDATION: Replace/repair the damaged wood members as necessary. (may patch only, an additional estimate will be provided if the owner request for other wood replacement.) All new lumber will be pretreated by termiticide and paint with similar color. We may not be able to match existing paint.
***** This is a Section 1 Item *****

Other - Exteriors:

- ITEM 11A FINDINGS: Drywood termite infestation was noted to EXTERIOR/fascia board/wood siding as indicated on diagram. (SECTION I)
RECOMMENDATION: Drill into infested timbers and inject with TRI-DIE PRESSURIZED SILICA+PYRETHRINDUST derived from EPA Reg. #499-385,with active ingredients PYRETHRINS, A BOTANICAL INSECTICIDE 0.6%, PIPERONYL BUTOXIDE 4.8%, and AMORPHOUS SILICA DIOXIDE 8% is registered for such usage. Cover or remove drywood termite pellets in the dRETHRIN DUSTesignated areas as access allows. This treatment will not control/prevent infestation of Drywood Termites in non-treated areas. If termite infestation extends into inaccessible areas, a supplemental report will be issued along with a new estimate if within the scope of this company's operation. The guarantee is limited to the treated area(s) only and is not renewable.
WITH ONE YEAR WARRANTY
***** This is a Section 1 Item *****
- ITEM 11B FINDINGS: DRYWOOD TERMITE damage noted to EXTERIOR/fascia board/wood siding as indicated on diagram. (SECTION I)
RECOMMENDATION: Replace/repair damaged wood members as necessary. Some patching might only be necessary if damage is minimum. Exterminators is not responsible for any damage to roofing materials that may occur during repairs made to roof eave members. If additional adverse conditions are uncovered during repairs, further inspection will be recommended and supplemental report will be issued indicating any infection, or additional repairs.
(INCLUDE PAINT FOR REPLACED WOOD MEMBERS, WITH WHITE OR SIMILAR COLOR, NO WARRANTY, WE MAY NOT BE ABLE TO MATCH EXISTING PAINT).
***** This is a Section 1 Item *****
- ITEM 11C FINDINGS: Dryrotted timbers caused by uncontrollable excessive moisture source were noted at EXTERIOR/wood siding of the structure as shown on diagram. (SECTION I)
RECOMMENDATION: Replace/repair the damaged wood members as necessary. (may patch only, an additional estimate will be provided if the owner request for other wood replacement.) All new lumber will be pretreated by termiticide and paint with similar color. We may not be able to match existing paint.
***** This is a Section 1 Item *****

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*****OCCUPANTS CHEMICAL NOTICE*****

GARDENBALL INC WILL USE PESTICIDE CHEMICAL(S) SPECIFIED BELOW FOR THE CONTROL OF WOOD ESTROYING PESTS OR ORGANISMS LOCATION INDICATED IN THE STRUCTURAL PEST CONTROL REPORT AS INDICATED ABOVE.

1) PESTICIDE(S) PROPOSED MIGHT BE USED AND THE ACTIVE INGREDIENTS:

A. CY-KICK: ACTIVE INGREDIENTS: CYFLUTHRIN 0.1%, PYRETHRINS 0.05%,PIPERONYL BUTOXIDE, TECHNICAL 1%.

B. DRAGNET FT/MARTIN'S PERMETHRIN SFR: ACTIVE INGREDIENTS: PERMETHRIN 36.8%

C. TIM-BOR: ACTIVE INGREDIENTS: DISODIUM OCTABORATE TETRAHYDRATE 98%

D. TERMIDOR: ACTIVE INGREDIENT: FIPRONIL 9.1%

E. PREMISES 75: ACTIVE INGREDIENTS: IMIDACLOPRID 75%

F. ORANGE/CITRUS OIL: ACTIVE INGREDIENTS:D-LIMONENE

G. VIKANE GAS:ACTIVE INGREDIENTS: SULFURYL FLUORIDE 98%, INERT INGREDIENTS:2%

2) 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 FOR USE BY THE CALIFORNIA DEPARTMENT OF PESTICIDE REGULATION AND THE UNITED STATE 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 RISK 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 APPLIACTION YOU EXPERIENCE SYMPTOMS SIMILAR TO COMMON SEASONAL ILLNESS COMPARABLE TO THE FLU, CONTACT YOUR PHYSICIAN OR POISON CONTROL CENTER AND YOUR PEST OPERATOR IMMEDIATELY. (THIS STATEMENT SHALL BE MODIFIED TO INCLUDE ANY OTHER SYMPTOMS OF OVER EXPOSURE WHICH ARE NO TYPICAL OF INFLUENZA).

**** FOR FURTHER I NFORMATION, CONTACT ANY OF THE FOLLOWING: ****

GARDENBALL INC.-----(626)826-4616

LOS ANGELES COUNTY HEALTH DEPARTMENT -----(213)240-8203

LOS ANGELES COUNTY AGRICULTURE COMMISIONER -----(626)575-5465

ORANGE COUNTY HEALTH DEPARTMENT -----(714)834-7700

ORANGE COUNTY AGRICULTURE COMMISIONER -----(714)955-0100

SAN BERNADINO COUNTY HEALTH DEPARTMENT -----(909)387-6280

SAN BERNADINO COUNTY AGRICULTURE COMMISIONER -----(909)387-2105

POISON PEST CONTROL -----(323)222-3212

STRUCTURAL PEST CONTROL -----(800)737-8188

2005 Evergreen Street, Ste. 1500 Sacramento, CA 95815 PERSON WITH RESPIRATORY OR ALLERGIC CONDITIONS, OR OTHERS WHO MAY BE CONCERNED ABOUT THEIR HEALTH RELATIVE TO THIS CHEMICAL TREATMENT, SHOULD CONTACT THEIR PHYSICIAN CONCERNING OCCUPANCY DURING AND AFTER CHEMICAL TREATMENT PRIOR TO SINGING THIS NOTICE. NO CHEMICAL APPLICAITON WILL BE PERFORMED UNTIL SUCH TIME, THAT THIS NOTICE IS RETURNED, HAVING READ THESE INSTRUCTIONS, I, THE UNDERSIGNED, WILL ACCEPT RESPONSIBILITY FOR ALL THE AFOREMENTIONED.



GARDENBALL INC
1040 E. Walnut Avenue
Glendora, CA 91741
Ph: (626) 826-4616
Email: contact@gogardenball.com

WORK AUTHORIZATION CONTRACT

Address of Property: 1631 Byron Ct, Pomona CA 91768
 Inspection Date: 3/11/2026
 Report #: 7991
 Title Co. & Escrow #:

SECTION 1	SECTION 2	FURTHER INSPECTION
1A \$ 450.00		
8A SEE 11B		
11A \$ 550.00		
11B \$ 950.00		
11C SEE 11B		

We Authorized the Following Section 1 Items to be Performed.

1A, 8A, 11A, 11B, 11C

We Authorized the Following Section 2 Items to be Performed.

We Authorized the Following Items for Further Inspection.

Proposed Cost Section 1: \$1,950.00

Proposed Cost Section 2: \$0.00

Proposed Cost Fur.Insp.: \$0.00

Total: \$1,950.00

NOTICE TO OWNERS: Under 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 other 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 the 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, laborer, or supplier remains unpaid. To preserve their right to file a claim or lien against your property, certain claimants such as contractors or materials suppliers are required to provide you with a document entitled "Preliminary 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.

I have read this work authorization contract and WDO inspection report it refers to.
SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED.
 I have read and understand the terms of this work authorization contract and hereby agree to all

APPROVED AND READ BY:

DATE

ACCEPTED FOR:
 GARDENBALL INC.

DATE



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Glendora, CA 91741
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CUSTOMER INFORMATION

The total amount of this contract is due and payable upon completion of the work listed above unless otherwise specified. Only the work specified in the contract is being done at this time due to owners wishes. ANY WORK PERFORMED AGAINST AN EXISTING TITLE ESCROW WILL BE THE FINANCIAL RESPONSIBILITY OF THE PARTY ORDERING THE INSPECTION REPORT, IN THE EVENT OF A CANCELLED TITLE ESCROW.

Work completed (LABOR) by operator shall be guaranteed for a period of one year from completion. Toilet plumbing(parts supplied by this firm), showers, floors or any measures for the control of moisture are guaranteed for (30) days only. Chemical treats are guaranteed for one year. Only the areas treated are guaranteed.

Customer agrees to hold company harmless for any damage which may occur to plant life, wiring, trees, vines, pets, tile roofs, plumbing leaks, or changes beyond control of the company which may occur during the performance of this work. In case of non-payment by owner, reasonable attorney's fees and costs of collection shall be paid by the owner, whether suit be filled or not. A SERVICE CHARGE OF 1-1/2 PERCENT, PER MONTH WILL BE CHARGED ON ALL BALANCES OVER (30) DAYS. THE 1-1/2 PERCENT, PER MONTH, EQUALS 18 PERCENT PER ANNUM ON THE UNPAID BALANCES.

Any additional damage found while work is being performed will be supplemented by a report as to additional findings and costs.

All repairs performed by others must be re-inspected by OUR COMPANY before a CERTIFICATION will be issued. We do not guarantee work completed by others. Any repairs completed by others must be guaranteed in writing and submitted to OUR COMPANY before a CERTIFICATION will be issued. This firm does not make statements concerning workmanship. Workmanship is only determinable by those paying for or receiving those services.

If at the time of repairs to decks, the damage is found to be more extensive, a Supplemental report will be given along with a bid for any other corrections that maybe necessary.

A re-inspection of specific items on the report or of any other conditions pertaining to this structure can be done at an ADDITIONAL COST PER TRIP. The re-inspection must be done within (4) months of the original inspection.

Our inspectors are not equipped with 40 ft. ladders therefore all two story building will not be inspected at the eaves unless requested.

NOTE: Inspection fee is billed separately above any work costs.

MOLD DISCLAIMER: There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this Work Authorization Contract. These health issues include but are not limited to the possible release of mold spores during the course of repairs. We are not qualified to and do not render any opinion concerning such health issues or any special precautions. Any questions concerning health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a Certified Industrial Hygienist before any such repairs are undertaken.

BY EXECUTING THIS WORK AUTHORIZATION CONTRACT, CUSTOMER ACKNOWLEDGES THAT HE OR SHE HAS BEEN ADVISED OF THE FOREGOING AND HAS HAD THE OPPORTUNITY TO CONSULT WITH A QUALIFIED PROFESSIONAL.