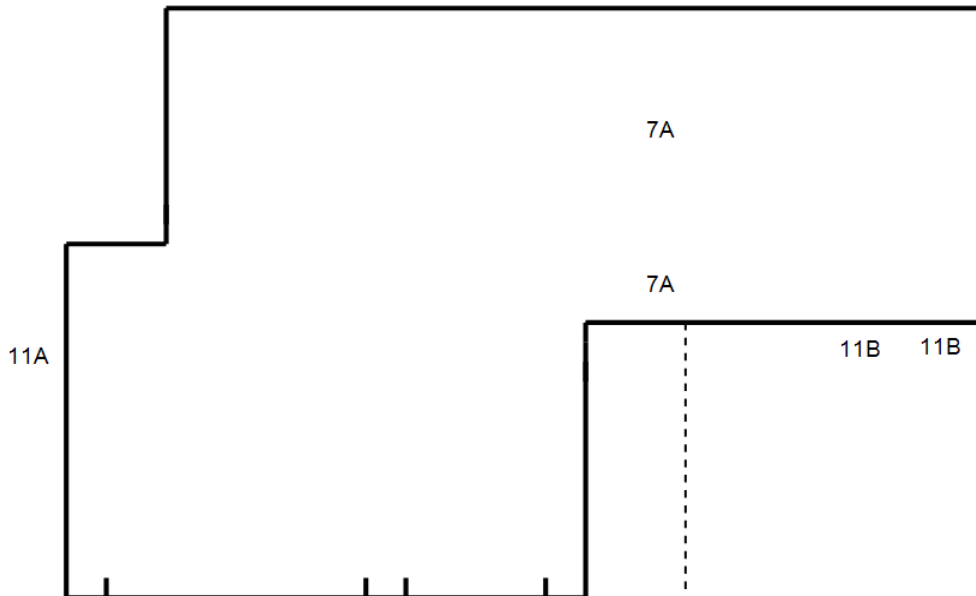
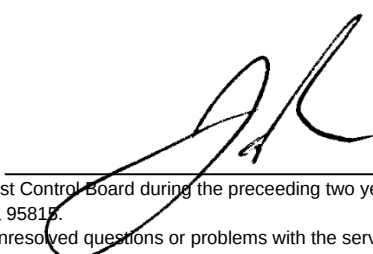


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building Address: 996 Northwood Ave, Brea, CA 92821		Date of Inspection 06/09/2026	Number of Pages 8
Kal Fume Inc P.O. Box 233 Buena Park CA 90621 Phone: (714) 523-0515 Fax: (714) 523-0517			Report # W15750
			Lic. Registration # PR 3983
			Escrow #
Ordered by: Frank Cutter 996 Northwood Ave Brea, CA 92821 (714) 743-6316 - Cell	Property Owner and/or Party of Interest:	Report Sent to:	
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐			
General Description: 2 Story stucco residence with composition roof, on concrete slab and attached garage		Inspection Tag Posted: Attic 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.			



This Diagram is not to scale

Inspected by: Jaime Rivas State License No. OPR 8285 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:

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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 that make inspection impractical, and areas or timbers around eaves that would require use of an extension ladder.

NOTE: SPECIFIC LIST OF AREAS WHICH HAVE NOT BEEN INSPECTED AS FOLLOWS.

This report regards the inspection of that part of the premises as identified on the drawing attached to the report. In accordance with the standard practice of pest control operators, certain structural areas are considered inaccessible for purposes of inspection, including but are not limited to;

(1.) Furnished interiors; (2.) Portions of attic concealed or made inaccessible by insulation and/or inadequate crawl space; (3.) The interior of hollow walls; (4.) Space between a floor or porch deck and the ceiling below. (5.) Stall showers over finished ceilings; (6.) Areas concealed by built-in cabinet work; (7.) Hardwood floor beneath linoleum, carpet, or tile; (8.) Inside kitchen or bathroom cabinets where food or supplies are stored. (9.) Areas concealed by appliances; (10.) Interiors of enclosed boxed eaves; (11.) Second story eaves where access is impractical with a standard 6' foot ladder; (12.) Areas where plant growth is covering wood members; (13.) Exterior eaves and siding where access is limited due to zero lot lines, neighbors access, heavy plant growth or abutments; (14.) Fences and gates surrounding or attached to the property.

The inspection we make is a visual examination. Kal Fume Inc. does not deface or probe into wood members such as window or door frames, decorative trim, roof members, etc.

The above areas 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 (I). Amended effective March 1, 1974. Stall showers, if any, are water tested in compliance with Section 1991 (12) of the Structural Pest Control Act. The absence or presence of leaks through the 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.

NOTE: We do not inspect or certify plumbing, plumbing fixtures, etc. Kal Fume Inc. assumes no responsibility for plumbing fixtures that are corroded, worn out, etc. that become evident during the course of repairs being made by Kal Fume Inc. Plumbing, plumbing fixtures, etc. are sole responsibility of the homeowner.

NOTE: "The exterior surface of the roof was not inspected. If interested parties want the water tightness of the roof determined, you should contract a roofing contractor who is licensed by the Contractor's State License Board." KAL FUME INC. DOES NOT INSPECT, CERTIFY, OR WARRANTY ANY ROOFS.

CONDITIONAL GUARANTEE: Kal Fume Inc. guarantees all work performed by this company for one year, subcontract work guaranteed 30 days. This company is not responsible for any future infestation, dry rot or adverse conditions beyond the time of inspection. If a fumigation is performed, Kal Fume Inc. is not liable for any damage to shrubs, vines, trees, etc. or any damage to roofs or roof members at the time of fumigation. Fumigations are warranted for 2 years. In the event that a re-treatment, re-fumigation or any other repair work is to be performed to honor a guarantee issued by Kal Fume Inc., the home-owner is responsible to make the property available for any work to be performed. Kal Fume Inc. will not be liable for any cost of vacating or preparing the residence for re-treatment, and/or repairs. **NOTE:** A new and/or extension of guarantee is never given for re-treatments done under original guarantee.

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

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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."

For further information, contact any of the following:

Kal Fume Inc. (714)523-0515

Poison Control Center (800) 222-1222

(Health Questions) County Health Dept.

Orange County (714)834-7700
Los Angeles County (213)240-8117
San Bernardino County (800)782-4264
Riverside County (951)358-5000
San Diego County (619)229-5400

(Application Info.) County Agriculture Commission

Orange County (714)955-0100
Los Angeles County (626)575-5471
San Bernardino County (909)387-2105
Riverside County (951)955-3045
San Diego County (858)694-2739

Structural Pest Control Board (Regulatory Info.) (916)561-8704
2005 Evergreen Street, Ste. 1500, Sacramento, Ca. 95825

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

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Date

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TERMITE AND FUNGUS CONTROL CHEMICALS

Borathor (EPA Reg. No. 81824-8 EPA Est 8124-NC-001)

Active Ingredients: Disodium Octaborate Tetrahydrate 98.0% Other ingredients 2.0%

GALLON

Cy-kick (EPA Reg. No. 499-470 EPA Est 499-MO-1)

Active Ingredients: cyfluthrin 0.1% petroleum distillates 99.9%

CAN SPRAY NET WEIGHT 1LB. 1.5 OZ 17.5 OZ

Premise Foam (EPA Reg. No. 432-1391-AA)

Active Ingredients: Imidacloprid

Prothor (EPA Reg. No. 82957-2-AA)

Active Ingredients: Imidacloprid

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

Active Ingredients: fipronil:5-amino-1-(2,6 dichloro-4(trifluoromethyl)phenyl)-40(1,R,S)-trifluoromethyl)sulfinyl)-1-h-pyrazole-3-carbonitrile..9.1%
Other ingredients: 90.9%

GALLON

Tim-bor (EPA Reg. No. 64405-8)

Active Ingredients: Disodium Octaborate Tetrahydrate 98%

EPA Reg. No. 64405-8

"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."

Note: Hidden damage is possible any time evidence of subterranean termites, drywood termites, fungus(dry-rot), beetles, faulty grade, earth to wood contacts, dampwood termites, shower leaks, or excessive moisture is noted on this report. It is also possible for hidden damage to be present in the interior of walls, flooring and other areas that are not readily accessible for inspection. Kal Fume Inc. will not be held responsible for any hidden damage.

Hidden damage found through sandblasting, waterblasting, scraping, chipping, and any type of preparation prior to painting; probing or tearing out of lumber, masonry, or finished work of any kind is neither warranted nor the responsibility of Kal Fume Inc.

Note: Only wood members damaged by termites or dryrot are included in this report. Wood members that are weathered, broken, cracked, split, etc. are not included in this report.

Slab concrete floor construction has become more prevalent in recent years. Floor coverings may conceal cracks in the slab that could allow infestations to enter, or on a raised foundation they may conceal damage to hardwood flooring that was not detectable from the sub area. Subterranean termites that enter from under slab floors are not under warranty. Infestations in the wall may be concealed by plaster/drywall so that a diligent inspection may not uncover the true condition. These area are not inspected because of health hazards, damage to the structure, or if not practical.

IMPORTANT NOTE REGARDING SUBTERRANEAN TERMITES: Subterranean termites that appear after our original inspection are not under any guarantee by Kal Fume Inc. Subterranean termites sometimes live in the soil under concrete slabs and can often go undetected for months or years. These termites cannot be detected during our visual inspection. There will be a fee for treating any newly detected infestation.

NOTICE: Kal Fume Inc. does not warrantee or guarantee work performed by others. Such warranties/guarantees should be obtained from those parties performing the repairs. Kal Fume Inc. only re-inspects for the absence of termite infestation or infection in visible and accessible areas. If it is discovered that areas have concealed or hidden infestations or infections during the course of the repairs, it will be the responsibility of the property owner or buyer to pursue the responsible parties.

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

Address 996 Northwood Ave, Brea, CA 9282106/09/2026W15750

Date

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Note: All repair bids on this report are for repairs to existing structures as noted. It is the responsibility of the property owner to inform Kal Fume Inc. if any existing structure to be repaired is unpermitted or not built to code. It is the property owner's responsibility prior to approving any repairs to obtain any permits from the City Building Department that are required for the work estimated by Kal Fume Inc. Any permits that are required, are to show the property owner as "owner builder" and Kal Fume Inc. must be notified of such. Any additional work required by the city building department and/or field inspectors resulting in additional costs are the responsibility of the property owner.

Note: Kal Fume Inc. may require schematics for plumbing or gas piping/lines where slab floor areas are to be drilled. It is the responsibility of the property owner to obtain such schematics prior to the commencement of work. If no schematics are made available or obtained, the property owner will assume all responsibilities and liabilities made in writing and available to Kal Fume Inc. before commencement of work.

Note: Kal Fume Inc. may require schematics for plumbing or gas piping/lines where slab floor areas are to be drilled. It is the responsibility of the property owner to obtain such schematics prior to the commencement of work. If no schematics are made available or obtained, the property owner will assume all responsibilities and liabilities made in writing and available to Kal Fume Inc. before commencement of work.

THIS PROPERTY WAS NOT INSPECTED FOR THE PRESENCE NOR ABSENCE OF MOLDS, TOXIC OR OTHERWISE, AS PER CALIFORNIA LAW. KAL FUME INC. IS NOT QUALIFIED, AUTHORIZED, NOR LICENSED TO INSPECT FOR OR REMEDIATE MOLDS. FOR INFORMATION IN REGARD TO MOLDS, THE PARTIES INVOLVED SHOULD CONTACT A QUALIFIED, AUTHORIZED AND LICENSED SPECIALIST.

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.

FINDINGS AND RECOMMENDATIONS

Substructure:	Slab
Stall Shower:	None Tested
Foundations:	Concrete above grade
Porches - Steps:	Concrete
Ventilation:	None
Abutments:	None
Attic Spaces:	Limited access due to insulation and AC ducts / See below

- Findings and Recommendations continued on next page -

Address 996 Northwood Ave, Brea, CA 9282106/09/2026W15750

Date

Report #

- Findings and Recommendations continued from previous page -

7A PRICE: \$1,700.00 (Section I)
FINDINGS: Evidence of drywood termite infestations at attic
RECOMMENDATION: Chemically treat visible and accessible infestations. Remove or cover accessible pellets.

Garages: 3 car attached/ Enclosed walls

Decks - Patios: None

Other Interior: Inspected

Other Exterior: Inspected / See below

11A PRICE: See 7A (Section I)
FINDINGS: Evidence of drywood termite infestations at eaves
RECOMMENDATION: Chemically treat visible and accessible infestations. Remove or cover accessible pellets.

11B PRICE: See 7A (Section I)
FINDINGS: Evidence of termite damaged wood members noted at rafter tails
RECOMMENDATION: Repair and/or reinforce and/or wood filler may be used on damaged wood members as necessary. Kal Fume Inc. is not responsible for any consequential damage to that may occur during repairs made to damaged wood members. No painting is included in this estimate. If additional adverse conditions are uncovered during repairs, further inspection will be recommended and a supplemental report will be issued indicating any infection, or additional repairs.

NOTE: PARTIALLY INACCESSIBLE AREAS NOTED AT EXTERIOR OF 2ND FLOOR EAVES WERE NOT INSPECTED DUE TO LIMITED ACCESS AND/OR HIEGH. KAL FUME INC. IT'S NOT LIABLE FOR ANY INFESTATION OR INFECTION NOT VISIBLE OR ACCESSIBLE AT TIME OF INSPECTION

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.

TO ENSURE EXTRA PROTECTION FOR YOURSELF AND YOUR PROPERTY, YOU MAY WISH TO TAKE ONE OR MORE OF THE FOLLOWING STEPS:

- 1) Require that your contractor supply you with a payment and performance bond (not a license bond), which provides a guarantee that all work and proper payments will be completed. This payment and performance bond as well as a copy of the construction contract may be filed with the county recorder for further inspection.
- 2) Before making any payment on any completed phase of the project, require your contractor to provide you with a lien release signed by each material supplier, sub- contractor, and laborer involved in the project phase. Anyone signing this release loses the right to file a claim against your property. TO PROTECT YOURSELF UNDER THIS OPTION, YOU MUST BE CERTAIN THAT ALL MATERIAL SUPPLIERS, SUB-CONTRACTORS, AND LABORERS HAVE SIGNED.

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

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"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 the Kal Fume Inc. 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, Kal Fume Inc. 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 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."

A REINSPECTION OF WORK DONE BY OTHERS WILL BE MADE WITHIN FOUR MONTHS UPON REQUEST OF THE PERSON ORDERING THE ORIGINAL INSPECTION. THE COST OF A REINSPECTION IS \$250.00
A FEE FOR INSPECTING THE PROPERTY FOR THE RESALE OF THE PROPERTY THAT STILL UNDER WARRANTY WILL BE \$ 150.00. THIS FEE INCLUDES THE COST FOR THE INSPECTION, RE-WARRANTY, AND CLEARANCE PAPERS FOR ESCROW.

NOTE: If the Home Owner fails to pay billing in full, Kal Fume Inc. 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 the cost of collecting.

The total amount of this contract is due and payable upon completion of work unless otherwise specified. A finance charge computed at a monthly rate of 3.5% of the unpaid balance (annual percentage rate of 18%) will be added to all accounts past due.

*Cancellation must be reported 3 days in advance of fumigation. \$400-\$500.00 cancellation fee will apply if cancelled 2 days prior of fumigation.

*Payment for the certification and/or work completed is due by the time of service performed.

Payment Terms Fumigation Tenting

A 50% down payment is required to reserve and confirm the fumigation dates. The remaining 50% balance will be collected on the day the tent/tarp is set at the property, prior to completion of the fumigation process.

All payments must be received as scheduled to avoid delays or rescheduling of service.

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

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Findings and Recommendations estimated by this Company:

Item	Approval	Primary Estimate	Section
7A	☐	\$1,700.00	I
11A	☐	Included in 7A	I
11B	☐	Included in 7A	I

☐ Complete all of the items quoted above with Primary Estimate.

Total Estimate \$1,700.00

☐ Complete only the above Items checked.

Total \$ _____

*I have read and understand the terms of the Report referenced above and agree to the terms and conditions set forth.
Kal Fume 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 _____

Kal Fume Inc
P.O. Box 233
Buena Park CA 90621
Phone: (714) 523-0515 Fax: (714) 523-0517

Work Authorization

Page 1 of 1

Address: 996 Northwood Ave Brea, CA 92821

Report # W15750

Report Date: 06/09/2026

The terms of this contract are agreed upon as set forth in the above noted report.

Findings and Recommendations estimated by this Company:

Item	Approval	Primary Estimate	Section
7A	☐	\$1,700.00	I
11A	☐	Included in 7A	I
11B	☐	Included in 7A	I

☐ Complete all of the items quoted above with Primary Estimate.

Total Estimate \$1,700.00

☐ Complete only the above Items checked.

Total \$ _____

I have read and understand the terms of the Report referenced above and agree to the terms and conditions set forth.

Kal Fume 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 _____

