

**K•TERMITE**



**PREPARED FOR**

Daphne Ding

IRN Realty

CALL / TEXT

**(626) 968-4230**

EMAIL

**SERVICE@KTERMITE.COM**

# TERMITE INSPECTION REPORT

**Address:** 270 Grand Avenue, Monrovia, CA 91016

**Date:** 06/23/2026

Primary Name: Daphne Ding Primary Company: IRN Realty

Primary Phone #: \_\_\_\_\_ Primary Email: \_\_\_\_\_

Secondary Name: \_\_\_\_\_ Secondary Company: \_\_\_\_\_

Secondary Phone #: \_\_\_\_\_ Secondary Email: \_\_\_\_\_

## General Property Info:

- |  |   |   |  |
|--|---|---|--|
| <input type="checkbox"/> One Story                     | <input type="checkbox"/> Apartment ____ Units       | <input type="checkbox"/> Attached Balcony | <input type="checkbox"/> Fish Pond         |
| <input checked="" type="checkbox"/> Two Story          | <input type="checkbox"/> Commercial                 | <input type="checkbox"/> Attached Carport | <input type="checkbox"/> Other _____       |
| <input type="checkbox"/> Three / ____ Story            | <input type="checkbox"/> Mobile Home                | <input type="checkbox"/> Detached Carport | <input type="checkbox"/> Other _____       |
| <input checked="" type="checkbox"/> Single Family Home | <input checked="" type="checkbox"/> Attached Garage | <input type="checkbox"/> Attached Deck    |  |
| <input type="checkbox"/> Townhouse                     | <input type="checkbox"/> Detached Garage            | <input type="checkbox"/> Detached Deck    | <input checked="" type="checkbox"/> Vacant |
| <input type="checkbox"/> Condominium                   | <input type="checkbox"/> + ADU/Guest House          | <input type="checkbox"/> Gazebo           | <input checked="" type="checkbox"/> Staged |
| <input type="checkbox"/> ____ Units                    | <input checked="" type="checkbox"/> Attached Patio  | <input type="checkbox"/> Pergola          | <input type="checkbox"/> Occupied          |

## Siding Type:

- |  |                                |                                    |                                      |
|--|--------------------------------|------------------------------------|--------------------------------------|
| <input checked="" type="checkbox"/> Frame & Stucco | <input type="checkbox"/> Brick | <input type="checkbox"/> Composite | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Wooden         | <input type="checkbox"/> Stone | <input type="checkbox"/> Vinyl     | <input type="checkbox"/> Other _____ |

## Roofing Type:

- |   |  |  |                                       |
|---|--|--|---------------------------------------|
| <input type="checkbox"/> Composition Roof | <input checked="" type="checkbox"/> Flat Tiles | <input type="checkbox"/> Wood Shingles | <input type="checkbox"/> Solar Panels |
| <input type="checkbox"/> Flat Roof        | <input type="checkbox"/> Spanish Tiles         | <input type="checkbox"/> Roll          | <input type="checkbox"/> Other _____  |


## Foundation Type:

- |   |                                 |  |                                      |
|---|---------------------------------|--|--------------------------------------|
| <input checked="" type="checkbox"/> Concrete Slab | <input type="checkbox"/> Raised | <input type="checkbox"/> Slab & Raised | <input type="checkbox"/> Other _____ |
|---|---------------------------------|--|--------------------------------------|

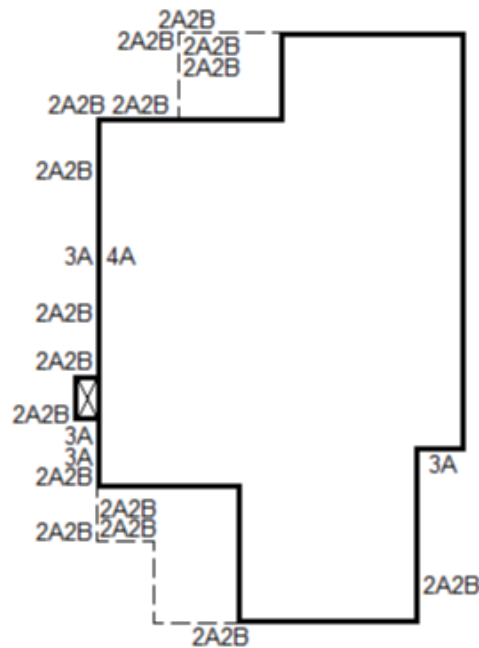
## Requirements for Fumigation:

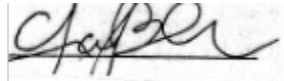
- |   |  |
|---|--|
| <input type="checkbox"/> Plants/Tree Trimming           | <input type="checkbox"/> Move Potted Plants    |
| <input type="checkbox"/> Unlock Side Gate by Gas Meter  | <input type="checkbox"/> Move Detached Storage |
| <input type="checkbox"/> Neighbor's Permission Required | <input type="checkbox"/> Clear Exterior Debris |
| <input type="checkbox"/> Beekeeping Prior to Fumigation | <input type="checkbox"/> Other _____           |

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 270	Street Grand Ave	City Monrovia	ZIP 91016	Date of Inspection 06/23/2026	Number of Pages 6
			<b>K Termite Inc</b> 1137 Galemont Ave Hacienda Heights CA 91745 (626) 968-4230 service@ktermite.com		Report # : 29943 Registration # : PR5407 Escrow # : <input type="checkbox"/> CORRECTED REPORT
Ordered by: Daphne Ding IRN Realty		Property Owner and Party of Interest: 270 Grand Ave Monrovia CA 91016		Report sent to: Daphne Ding IRN Realty	
COMPLETE REPORT <input checked="" type="checkbox"/>			LIMITED REPORT <input type="checkbox"/>		SUPPLEMENTAL REPORT <input type="checkbox"/>
REINSPECTION REPORT <input type="checkbox"/>			GENERAL DESCRIPTION: Two Story, Frame & Stucco, Tile Roof, Slab Foundation, Attached Garage, Single Family Residence, Vacant		
			Inspection Tag Posted: Heater Room		
			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 <input type="checkbox"/> Drywood Termites <input checked="" type="checkbox"/> Fungus / Dryrot <input checked="" type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input type="checkbox"/>					
<b>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.</b>					

**Diagram Not To Scale**



Inspected By: Lay Billy Am    State License No. FR37429    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, 95815-3831.  
 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.    43M-41 (Rev. 04/2015)

# K TERMITE INC

Page 2 of 6 inspection report

270	Grand Ave	Monrovia	CA	91016
Address of Property Inspected		City	State	ZIP
06/23/2026	29943			
Date of Inspection	Corresponding Report No.		Escrow No.	

## FINDINGS AND RECOMMENDATIONS

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.

## 2. DRYWOOD TERMITES:

### 2A - Section I

**FINDINGS:** Evidence of drywood termites noted at the fascia boards, bases, roof sheathing, rafter tail & trims.

**RECOMMENDATION:** Control for drywood termites through a localized termiticide treatment. Remove or cover accessible frass.  
- 1 Year Warranty

### 2B - Section I

**FINDING:** Drywood termites have damaged the fascia boards, bases, roof sheathing, rafter tail & trims.

**RECOMMENDATION:** Wood damaged by drywood termites will be replaced, repaired or reinforced depending on severity and location. Painting is included in our estimate. Repairs will be made using today's colors, styles, shapes, sizes, and milling standards which are commonly available at your local home improvement store. If any further damage is found during the course of these repairs, a Supplemental Report will be issued with our additional findings and estimate.

## 3. FUNGUS / DRYROT:

### 3A - Section I

**FINDINGS:** There is fungus/dryrot damage to the door, rafter tail & siding.

**RECOMMENDATION:** The wood pieces damaged by fungus will be replaced, repaired, or reinforced depending on severity and location. Repairs will be made using today's colors, styles, shapes, sizes, and milling standards which are commonly available at your local home improvement store. Painting is included in our estimate. If any further damage is found during the course of these repairs, a Supplemental Report will be issued with our additional findings and estimate.

## 4. OTHER FINDINGS:

### 4A - Section II

**FINDING:** A water stain was noted at the wall.

**RECOMMENDATION:** Water stains(dry) noted on the structural member(s) indicates a previous or potential moisture condition that may or may not be corrected. No opinion is rendered at this time.

## Disclaimer, Notice and Limitations

**PLEASE READ THIS DOCUMENT. IT EXPLAINS THE SCOPE AND LIMITATIONS OF THE CA STRUCTURAL PEST CONTROL BOARD'S WOOD DESTROYING PEST AND ORGANISMS 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 are governed by the Structural Pest Control Act and regulations.

# K TERMITE INC

Page 3 of 6 inspection report

270	Grand Ave	Monrovia	CA	91016
Address of Property Inspected		City	State	ZIP
06/23/2026	29943			
Date of Inspection	Corresponding Report No.		Escrow No.	

1. The Structural Pest Control Act requires the 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: areas where there is no access without defacing or tearing out lumber, the interior of hollow walls, spaces between a floor or porch deck and the ceiling below, portions of attic/subarea concealed or made inaccessible by insulation and/or inadequate crawl space, and areas concealed by carpeting, hardwood flooring, appliances, furniture, kitchen or bathroom cabinets where food or supplies are stored.. Boxed eaves, 2nd story eaves, fascia, rafters, roof sheathing are inspected visually from the ground level only. Chimneys, fences, gates, or wood walkways are not included or inspected. We assume no responsibility for work undetected due to inaccessibility or non-disclosure by owner/agent/management/tenant.

2. 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. We do not move furniture/stored items nor do we assume responsibility when a new buyer remodels such as: removing floor coverings/baseboards/wall paneling/wall covering, etc.

3. Upon inspection results if there are findings for drywood termites, it is always our primary recommendation for a total fumigation of the entire structure. However, if a local treatment is performed it is considered a secondary treatment. 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.

4. Subterranean termites that appear after our original inspection are not under any guarantee by this company. 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 inspections. There will be a fee for treating any newly detected infestation.

5. Stall showers, if any, are water tested. 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 with a guarantee. Stall showers over finished ceilings are not tested.

6. In the event damage or infestation described herein is later found to extend further than anticipated, our bid will not include such repairs. The owner should be aware of this closed bid when contracting with others or undertaking the work himself/herself.

7. 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.

8. Slab floor construction has become more prevalent in recent years. Floor coverings may conceal cracks in the slab that will allow infestations to enter undetected. Slab construction prevents inspection and/or detection of infestations underneath them. Subterranean termites that enter from under slab floors are not under warranty. Infestations in the wall may be concealed by plaster, drywall, or wallpaper so that a diligent inspection may not uncover the true condition. These areas are not practical to inspect because of inaccessibility and/or damage to the wall structure and therefore are not under warranty. These were not inspected unless specified in this report. We recommend a further inspection. If there is any question about the above noted areas, Ref. Structural Pest Control Act, Article 6 Section 8516(b) paragraph 1190 (i). Amended effective March 1, 1974. Inspection is limited to disclosure of wood destroying pests and organisms as set forth in the Structural Pest Control Act, Article 8516(b), Paragraph, 1990-1991.

9. The foundation of this structure was inspected for the relationship to soil grade levels only (i. e. faulty grade conditions). No structural analysis was performed on the foundation or supporting soils. This type of inspection is outside the scope of this inspection.

10. 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 areas after this date.

# K TERMITE INC

Page 4 of 6 inspection report

270	Grand Ave	Monrovia	CA	91016
Address of Property Inspected		City	State	ZIP
06/23/2026	29943			
Date of Inspection	Corresponding Report No.		Escrow No.	

11. 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 re-inspection. The re-inspection must be done within ten (10) working days of a request. The re-inspection is a visual inspection and if inspection of concealed areas is desired, an inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs.

12. 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.

13. 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.

14. This inspection 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.

15. This inspection report does not include any type of inspection for the presence, or non-presence of asbestos. The owner-employee or contractor must determine the asbestos status prior to the commencement of work on a project. Occupants and employees must be protected from asbestos fiber release. Should asbestos be observed during any construction or demolition, work must stop. The owner shall obtain the services of an asbestos abatement contractor to evaluate the situation, provide the necessary series and certify the area safe before work may resume.

16. The charge for service that K Termite subcontracts to another registered company may include the company's charges for arranging and administrating such services that are in addition to the direct costs associated with paying the subcontractor. You may accept K Termite'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, K Termite 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.

17. If this report is used for escrow purposes then it is agreed that this inspection report and completion, if any, is part of the escrow transaction. If for any reason the transaction falls out of escrow or is canceled. The homeowner is responsible for paying the full invoiced amount, for any and all work completed, within 10 days of the canceled escrow.

18. Additionally: It is the AGENTS' responsibility to provide K Termite, Inc. with any and all escrow information. If we do not receive any Escrow information, all reports and billing invoices will be sent to the agent ordering the inspection. It is then the AGENTS' responsibility to furnish any and all WDO/Termite inspection, completion, and billing documentation directly to Escrow. Unless other arrangements have been made and documented, Escrow should NOT close before WDO invoices are PAID IN FULL.

19. The homeowner agrees to pay and is responsible for any attorney fees if suit is required by K Termite to enforce any terms of this contract, together with any other cost of such action whether or not suit proceeds to judgment.

20. When a fumigation is recommended or performed, this company will exercise due care but assumes no responsibility for damage to shrubbery, trees, plants, lawns, TV antennas, satellite dishes, exterior fixtures, or similar items. A FUMIGATION NOTICE will be provided to the owner or the owner's designated agent, and all occupants must strictly comply with the instructions contained therein. During fumigation and aeration, the property will be unoccupied and unsecured, and the possibility of burglary, vandalism, or loss exists as it does whenever a property is vacated. This company does not provide security services beyond those required by applicable state or local regulations and assumes no responsibility for care, custody, or loss of the property during such period.

21. Most termite-related repairs are structural in nature. This company does not guarantee that repaired or replaced materials will match existing materials in color, texture, or appearance. Painting or priming of repairs is not included unless expressly

# K TERMITE INC

Page 5 of 6 inspection report

270	Grand Ave	Monrovia	CA	91016
Address of Property Inspected		City	State	ZIP
06/23/2026	29943			
Date of Inspection	Corresponding Report No.		Escrow No.	

stated, and will only be performed if matching paint is provided on site at the time of repairs.

22. This report and any clearance issued apply only to infestations or infections existing and disclosed at the time of inspection. This inspection does not provide coverage for any new or subsequent infestations occurring after the inspection date. If coverage for future infestations is desired, the owner is advised to obtain an Annual Control Policy, which may provide protection against new infestations subject to its terms and conditions.

23. If, during the course of treatment or repair, additional damage or infestation is discovered beyond what was visible at the time of inspection, such conditions will be documented in a supplemental report and any additional work will be performed only upon the owner's authorization and at additional cost. Treatment or repair may require drilling through tile, concrete, stone, ceramic, or other finished surfaces. All penetrations will be sealed; however, this company assumes no responsibility for cracking, chipping, or cosmetic damage resulting from such necessary work.

24. This inspection and report rely in part on information provided by the owner, agent, property manager, or tenant. This company assumes no responsibility for conditions that were concealed, inaccessible, or undisclosed at the time of inspection, whether intentionally or unintentionally.

25. This inspection does not include fences, gates, detached patios, detached decks, pergolas, exterior wood walkways, or other detached or non-structural improvements unless specifically noted in this report.

26. If this report is used for escrow purposes, it is agreed that the inspection report and any clearance issued are part of the escrow transaction. If the owner, agent, or any interested party provides written or verbal instruction not to pay this company's invoice at the close of escrow, this report and any clearance issued may not be used to satisfy escrow conditions or to close escrow. Use of this report without payment constitutes unauthorized use.

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 that 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 scientific evidence, there are no appreciable risks weighted by the benefits. The degree of risk depends on 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 and your pest control operator immediately.

Chemical information is as follows:

TERMIDOR HE EPA: 7969-329 FIPRONIL 8.7%  
PREMISE FOAM EPA: 432-1391 IMIDACLOPRID 0.05%  
TALSTAR P EPA: 279-3206 BIFENTHRIN 7.9%  
BORA-CARE EPA: 64405-1 DISODIUM OCTABORATE TETRAHYDRATE 40%  
TIM-BOR EPA: 64405-8 DISODIUM OCTABORATE TETRAHYDRATE 98%  
VIKANE EPA: 62719-4 SULFURYL FLORIDE 99.8%

For further information contact any of the following:

County Health Department (Health Questions)

Los Angeles: (213)250-8055; Orange: (714)834-7700; Riverside: (909)358-5000; San Bernardino: (909)387-2105

County Agricultural Commissioner

Los Angeles: (626)575-5471; Orange: (714)995-0100; Riverside: (951)955-3045; San Bernardino: (909)387-2105

Poison Control Center: (800)222-1222

Structural Pest Control Board: (800)737-8188; 2005 Evergreen St #1500, Sacramento, CA 95815

# K TERMITE INC

Page 6 of 6 inspection report

270	Grand Ave	Monrovia	CA	91016
Address of Property Inspected		City	State	ZIP
06/23/2026	29943			

Date of Inspection	Corresponding Report No.	Escrow No.
--------------------	--------------------------	------------

Poison Control Center	(800) 222-1222
Agricultural Department	(626) 575-5471
Health Department	(213) 989-7140
Structural Pest Control Board	(916) 561-8700
	2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815



**K Termite Inc**  
 1137 Galemont Ave  
 Hacienda Heights CA 91745  
 (626) 968-4230  
 service@ktermite.com

**WORK AUTHORIZATION**

**Report #: 29943**

**No work will be performed until a signed copy of this agreement has been received.**

Address of Property : 270 Grand Ave  
 City: Monrovia  
 State/ZIP: CA 91016

The inspection report of the company dated, **06/23/2026** is incorporated herein by reference as though fully set forth. The company is authorized to proceed with the work outlined in the items circled below from the Termite Inspection Report for the property inspected, for a total sum of \$ \_\_\_\_\_. This total amount is due and payable within **30 days** from completion repair work and/or chemical application.

**THE COMPANY AGREES**

To guarantee all repair completed by this company for one year from date of completion except for caulking, grouting, or plumbing, which is guaranteed for a period of **ninety (90) days**. We assume no responsibility for work performed by others, to be bound to perform this work for the price quoted in our cost breakdown for a period not to exceed 30 days, to use reasonable care in the performance of our work but to assume no responsibility for damage to any hidden pipes, wiring, or other facilities or to any shrubs, plants, or roof, antennas, solar panels, or rain gutters.

**THE OWNER OR OWNER'S AGENT AGREES**

To pay for services rendered in any additional services requested upon completion of work to pay a service charge of one and one-half percent (1 1/2%) interest per month, or portion of any month, annual interest rate of eighteen percent (18%) on accounts exceeding the three (3) day full payment schedule. The Owner grants to The Company a security interest in the property to secure payment sum for work and inspection fee completed. In case of non-payment by The owner, reasonable attorney fees and costs of collection shall be paid by owner, whether suit be filed or not.

**ALL PARTIES AGREE**

If any additional work is deemed necessary by the local building inspector, said work will not be performed without additional authorization from owner or owner's agent. This contract price does not include the charge of any Inspection Report fees, permitting costs, plan check fees, or engineering services. Because the Report and Work are limited to visible and accessible areas, the Company assumes no responsibility for conditions discovered in concealed areas after completion or after close of escrow. Circle the items you wish performed by The Company, below and enter total amount above:

**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.

**ITEMS**

Prefix	Section I	Section II	Further Inspection	Other
2A - Drywood Termite Treatment	790.00	0.00	0.00	0.00
2B,3A - Damage Repairs, Painting Included	2,560.00	0.00	0.00	0.00
Total:	3,350.00	0.00	0.00	0.00

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Owner's Representative: \_\_\_\_\_ Date: \_\_\_\_\_