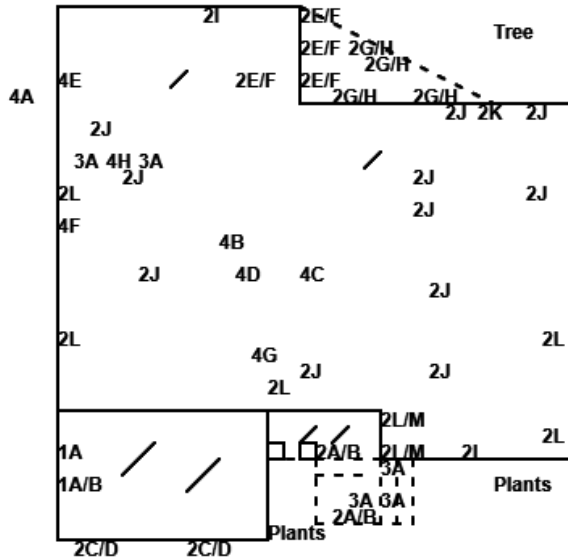


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 1409	Street Thayer Ave	City Los Angeles	ZIP 90024	Date of Inspection 07/04/2026	Number of Pages 7
 Villa Termite Inc 14900 Magnolia Blvd #55803 Sherman Oaks CA 91413 (818) 724-9224 VillaTermite@gmail.com				Report # : 10557 Registration # : PR #9300 Escrow # : ☐ CORRECTED REPORT	
Ordered by:		Property Owner and Party of Interest:		Report sent to: Robin Gaur	
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐					
GENERAL DESCRIPTION: Two story, single family residence. Stucco over wood framing. Tile roof. Interior floor coverings. Wallpaper and paper coverings to wall. Loose tile/broken tile noticed at the time of inspection. Soffit roof eaves.				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 details on checked items.					

Diagram Not To Scale



Inspected By: Hector Villarreal State License No. OPR 13886 Signature: Hector Villarreal

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.

VILLA TERMITE INC

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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 it's 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.

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.

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.

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.

VILLA TERMITE INC

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This Wood Destroying Pest & Organisms Report DOES NOT INCLUDE MOLD or any mold like conditions. No reference will be made to mold or mold-like conditions. Mold is not a Wood Destroying Organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold like conditions, please contact the appropriate mold professional.

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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 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 HIS INSPECTION AND CANNOT BE DEFINED AS SECTION I OR II.

NOTES:

Note A

Tree noted on the diagram had visible signs of termite infestation and damages. Recommended to remove tree to prevent infestation of termite to the house.

1. SUBTERRANEAN TERMITES:

1A - Section I

FINDING: Evidence of subterranean termite infestation at garage stem wall.

RECOMMENDATION: Drill and pressure the infested area(s) as necessary. Patch holes with a concrete filler. We assume no responsibility for damaged conduits during the course of work. Three year warranty for the control of Subterranean termites to the structure treated.

1B - Section I

FINDING: Subterranean termite damages noted to garage wooden work bench frame.

RECOMMENDATION: Owner to remove or hire licensed contractor to replace wooden work bench.

2. DRYWOOD TERMITES:

2A - Section I

FINDING: Evidence of drywood termites noted at staircase frame.

RECOMMENDATION: Vacate the premises and seal the structure for fumigation with Vikane Gas on the first business day. On the second business day, a licensee will return to the structure to aerate the property. On the third business day, the technicians will remove the tent and certify for re-entry. Remove or cover accessible evidence of infestation.

-Fumigation warranted for (2) years.

-Any structures with conduit(s) connected to the fumigated structure must be vacated for the duration of the fumigation.

-Tile roof will damage during the course of the fumigation.

-Electricity must remain on for the duration of the fumigation.

-Gates must be accessible (with dogs confined) for the Gas Company.

-Vegetation must be cleared 24" from any walls, soil, and roofing for an adequate seal.

-Fumigation bags (Nylofume) can be provided for all non-factory sealed/canned food, medication, and drinks (25\$ per 20 bags), given upon request.

2B - Section I

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FINDING: Drywood termites damages noted to staircase frame.

RECOMMENDATION: Replace/splice/repair damaged sections of railing and post as necessary. Owner to provide color matching paint/stain or one coat of primer will be applied to the repaired wood members.

2C - Section I

FINDING: Evidence of drywood termites noted at garage door frame.

RECOMMENDATION: Refer to 2A

2D - Section I

FINDING: Drywood termites damages noted to garage door frame.

RECOMMENDATION: Replace/splice/repair damaged sections of jamb and trims as necessary. Owner to provide color matching paint/stain or one coat of primer will be applied to the repaired wood members.

2E - Section I

FINDING: Evidence of drywood termites noted at roof eaves.

RECOMMENDATION: Refer to 2A

2F - Section I

FINDING: Drywood termites damages noted to roof eaves.

RECOMMENDATION: Replace/splice/repair damaged sections of fascia and 2nd floor fascia as necessary. Owner to provide color matching paint/stain or one coat of primer will be applied to the repaired wood members.

2G - Section I

FINDING: Evidence of drywood termites noted at patio frame.

RECOMMENDATION: Refer to 2A

2H - Section I

FINDING: Drywood termites damages noted to patio frame.

RECOMMENDATION: Replace/splice/repair damaged sections of 2x8 ledger, 2x10 joists, 2x4 bracings and 2x8 blocks as necessary. Owner to provide color matching paint/stain or one coat of primer will be applied to the repaired wood members.

2I - Section I

FINDING: Evidence of drywood termites noted at bedroom window frame.

RECOMMENDATION: Refer to 2A

2J - Section I

FINDING: Evidence of drywood termites noted at attic framing.

RECOMMENDATION: Refer to 2A

2K - Section I

FINDING: Drywood termites damages noted to attic framing.

RECOMMENDATION: Reinforce damaged sections of 2x4 cripple as necessary.

2L - Section I

FINDING: Evidence of drywood termites noted at subframing.

RECOMMENDATION: Refer to 2A

2M - Section I

FINDING: Drywood termites damages noted to subframing.

RECOMMENDATION: Reinforce damaged sections of 2x4 cripple framing as necessary.

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3. FUNGUS / DRYROT:

3A - Section I

FINDING: Fungus damages noted to staircase subframing and bathroom subframing.

RECOMMENDATION: Owner to hire a licensed contractor to make repairs as necessary.

4. OTHER FINDINGS:

4A - Section II

FINDING: Water stains were noted to soffit.

RECOMMENDATION: The owner should employ a licensed contractor to inspect and/or repair as necessary.

4B - Section II

FINDING: Water stains were noted to kitchen wall and delamination was noted to wooden floor.

RECOMMENDATION: The owner should employ a licensed contractor to inspect and/or repair as necessary.

4C - Section II

FINDING: Voids noted to loft skylight.

RECOMMENDATION: The owner should employ a licensed contractor to inspect and/or repair as necessary.

4D - Section II

FINDING: Water stains were noted to loft baseboard.

RECOMMENDATION: The owner should employ a licensed contractor to inspect and/or repair as necessary.

4E - Section II

FINDING: Delamination and water stains were noted to the rear bedroom closet wall baseboard and water stains were noted to the closet carpet.

RECOMMENDATION: Hire a licensed contractor to inspect and make repairs as necessary.

4F - Section II

FINDING: Water stains were noted to kitchen sink counter baseboard.

RECOMMENDATION: The owner should employ a licensed contractor to inspect and/or repair as necessary.

4G - Section II

FINDING: Water stains were noted to living room wall/baseboard.

RECOMMENDATION: The owner should employ a licensed contractor to inspect and/or repair as necessary.

4H - Section II

FINDING: Leak(s) noted to substructure.

RECOMMENDATION: The owner should employ a licensed contractor to inspect and/or repair as necessary.

Thank you for selecting us to perform a structural pest control inspection on your property. Should you have any questions regarding this report, please call us directly by the contact information provided on the first page of the inspection report.

Our inspectors have determined that your property will benefit from a safe application of chemicals 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 such property.

Please take a few moments to read and become familiar with the content. State law requires that you be given the following information:

VILLA TERMITE INC

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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 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.

For further information, contact any of the following agencies in your area:

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
Villa Termite	(818) 724-9224



Villa Termite Inc
14900 Magnolia Blvd #55803
Sherman Oaks CA 91413
(818) 724-9224
VillaTermite@gmail.com

WORK AUTHORIZATION

Report #: 10557

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

Address of Property : 1409 Thayer Ave

City: Los Angeles

State/ZIP: CA 90024

The inspection report of the company dated, **07/04/2026** 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 **(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.

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 ten (10) 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. 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
1A	350.00	0.00	0.00	0.00
1B	NOT ESTIMATED	0.00	0.00	0.00
2A	3,520.00	0.00	0.00	0.00
2B	3,950.00	0.00	0.00	0.00
2C	Ref 2A	0.00	0.00	0.00
2D	Ref 2B	0.00	0.00	0.00
2E	Ref 2A	0.00	0.00	0.00
2F	Ref 2B	0.00	0.00	0.00
2G	Ref 2A	0.00	0.00	0.00
2H	Ref 2B	0.00	0.00	0.00
2I	Ref 2A	0.00	0.00	0.00

Hector Villarreal

Property Owner:

Date:

Inspected By: Hector Villarreal

Date: 07/03/2026

Ordered By:

Date:



Villa Termite Inc
14900 Magnolia Blvd #55803
Sherman Oaks CA 91413
(818) 724-9224
VillaTermite@gmail.com

WORK AUTHORIZATION

Report #: 10557

Prefix	Section I	Section II	Further Inspection	Other
2J	Ref 2A	0.00	0.00	0.00
2K	Ref 2B	0.00	0.00	0.00
2L	Ref 2A	0.00	0.00	0.00
2M	Ref 2B	0.00	0.00	0.00
3A	NOT ESTIMATED	0.00	0.00	0.00
4A	0.00	NOT ESTIMATED	0.00	0.00
4B	0.00	NOT ESTIMATED	0.00	0.00
4C	0.00	NOT ESTIMATED	0.00	0.00
4D	0.00	NOT ESTIMATED	0.00	0.00
4E	0.00	NOT ESTIMATED	0.00	0.00
4F	0.00	NOT ESTIMATED	0.00	0.00
4G	0.00	NOT ESTIMATED	0.00	0.00
4H	0.00	NOT ESTIMATED	0.00	0.00
Total:	7,820.00	0.00	0.00	0.00
GRAND TOTAL:	7,820.00			

Hector Villarreal

Property Owner:	Date:	Inspected By: Hector Villarreal	Date: 07/03/2026
Ordered By:	Date:		