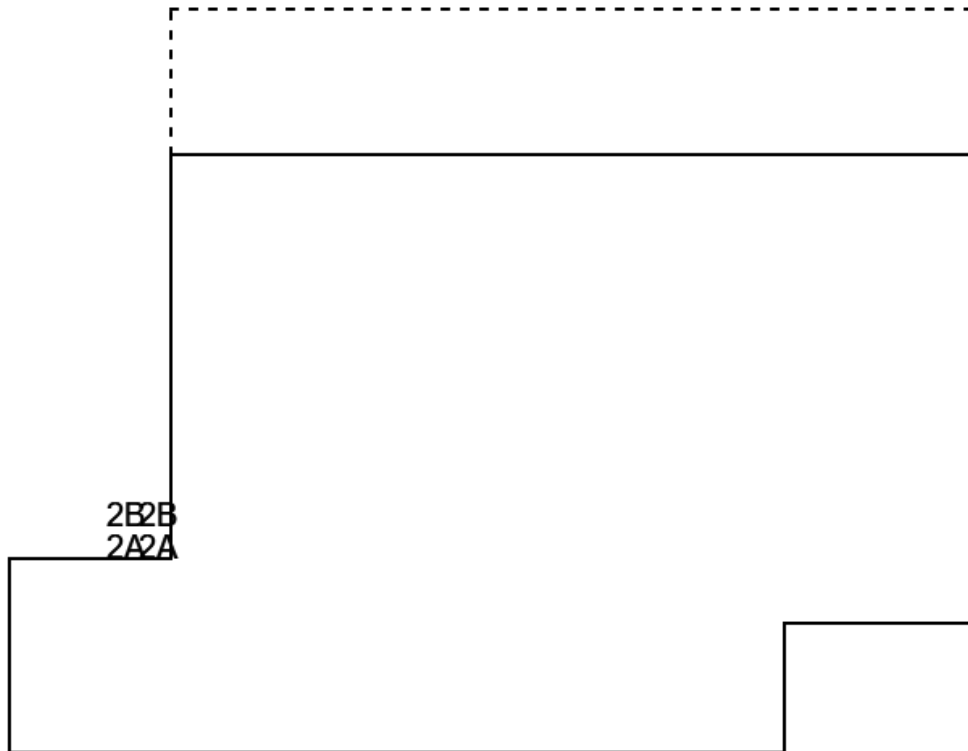


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 2843	Street BOWDOIN ST	City La Verne	ZIP 91715	Date of Inspection 06/29/2026	Number of Pages 7
Eary Termite Pest Service 5120 SCHAEFER AVENUE UNIT D CHINO CA 91710 (909) 590-5151 contact@earytermitepestservice.com				Report # : 20193 Registration # : PR6048 Escrow # : ☐ CORRECTED REPORT	
Ordered by: KOJI BRATCHER 2843 BOWDOIN ST LA VERNE CA 91715 United States		Property Owner and Party of Interest: 2843 BOWDOIN ST La Verne CA 91715 United States		Report sent to:	
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐					
GENERAL DESCRIPTION: Two-story, stucco, tile roof, occupied/furnished, attached garage				Inspection Tag Posted: Attic	
				Other Tags Posted:	
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: Joseph Carter State License No. FR47811 Signature: Joseph Carter

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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.

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.

Note: This property was not inspected for the presence or absence of health related mold or fungus. By California law we are neither qualified, authorized nor licensed to inspect for health related mold or fungus. If you desire information about the presence or absence of health related molds, you should contact an industrial hygienist.

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NOTE: THE FOLLOWING AREAS, WHEN THEY EXIST, ARE CONSIDERED INACCESSIBLE FOR INSPECTION: THE INTERIORS OF HOLLOW WALLS AND ALL ENCLOSED SPACES BETWEEN A FLOOR OR PORCH DECK AND THE CEILING OR SOFT BELOW; AREAS BETWEEN ABUTTING/ATTACHED ROW HOUSES, TOWNHOUSES, CONDOMINIUMS AND SIMILAR STRUCTURES; PORTIONS OF THE ATTIC CONCEALED OR MADE INACCESSIBLE BY INSULATION, PORTIONS OF THE SUB AREA CONCEALED OR MADE INACCESSIBLE BY INSULATION, PORCH COVERS, ENCLOSED BAY WINDOWS, AREAS BENEATH WOOD FLOORS OVER CONCRETE, AREAS CONCEALED BY BUILT-IN CABINET WORK, AREAS CONCEALED BY FLOOR COVERINGS, SUCH AS WALL-TO-WALL CARPETING, LINOLEUM, CERAMIC TILE, ETC. AND AREAS CONCEALED BY BUILT IN APPLIANCES.

NOTE: THE FOLLOWING AREAS, WHEN THEY EXIST, ARE CONSIDERED INACCESSIBLE FOR INSPECTION: AREAS CONCEALED BY INTERIOR FURNISHINGS: AREA CONCEALED BY FLOOR COVERINGS, SUCH AS AREA RUGS, THROW RUGS, BATH AND KITCHEN MATS, ETC. AREAS CONCEALED BY FREE STANDING APPLIANCES AREAS CONCEALED BY STORAGE AREAS CONCEALED BY HEAVY VEGETATION AND AREAS WHERE LOCKS PREVENTED ACCESS.

NOTE: A VISUAL INSPECTION WILL BE PERFORMED ON SECOND STORY EAVES ONLY IF EAVE AREAS ARE DEEMED IMPRACTICAL TO PROBE DUE TO EXCESSIVE HEIGHT AND/OR TYPE AND CONDITION OF FIRST STORY ROOF BELOW.

NOTE: IF EXTERIOR AREAS OF HOME APPEAR TO HAVE BEEN RECENTLY PAINTED NEW PAINT MAY CONCEAL EVIDENCE OF INFESTATION, INFECTION OR DAMAGE. NO GUARANTEES OR WARRANTIES ARE EITHER EXPRESSED OR IMPLIED REGARDING CONDITONS CONCEALED BY NEW PAINT.

NOTE: THIS WOOD DESTROYING PESTS AND ORGANISMS REPORT DOES NOT INCLUDE 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 CONDITIONS. PLEASE CONTACT THE APPROPRIATE MOLD PROFESSIONAL.

NOTE: We always recommend further inspection of entire structure(s) on all limited inspections.

NOTICE: The charge for service that this company sub-contracts 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 sub-contractor. You may accept Early Termite & Pest Service 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 Early Termite & Pest Service 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 the work. Early Termite & Pest Service will not be responsible for any lodging or any roof damage that may occur during the fumigation process.

If the property needs to be fumigated in the future Early Termite & Pest Service will not be responsible for the roof damage or housing during the course of fumigation.

A visual inspection was performed and the inspector did not probe into finished window or door frames, trim boards, etc. unless there was visible evidence of infestation and/or infection.

During the course of eave repair, possible damage may occur to the eave gutter(s) and/or roof tiles. Early Termite & Pest Service, and/or Fumigation Company cannot and will not be held liable for any damage to gutter system and/or roof tiles.

Some landscape damage close to the structure may occur. At the time of repair, Early Termite & Pest Service cannot be liable for such damage.

Early Termite & Pest Service and/or Fumigation Company are not responsible for drywall or platter damage. These conditions are considered a maintenance item. Others to contract a proper tradesman to correct, if necessary.

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. HOWEVER, IF YOU RECEIVE WRITTEN OR VERBAL INSTRUCTIONS FOR ANY INTERESTED PARTIES INVOLVED IN THIS ESCROW (AGENTS, PRINCIPALS, ETC.) TO NOT PAY OUR INVOICE AT THE CLOSE OF ESCROW, YOU ARE INSTRUCTED BY US NOT TO USE THESE DOCUMENTS TO SATISFY ANY CONDITIONS OR TERMS OF YOUR ESCROW FOR THE PURPOSED OF CLOSING THE ESCROW. FUTHERMORE, YOU

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ARE INSTRUCTED TO RETURN ALL OF YOUR DOCUMENTS AND THE MOST CURRENT MAILING ADDRESS FOR THE PROPERTY OWNER.

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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.

SECTION I:

2A - Drywood

FINDING - EVIDENCE OF DRYWOOD TERMITES NOTED AT RAFTER TAIL, BLOCKING AS MARKED ON THE DIAGRAM.

RECOMMENDATION - WE RECOMMEND FUMIGATION. THE STRUCTURE WILL HAVE TO BE COVERED AND /OR SEALED TO ALLOW FOR A FUMIGANT TO BE RELEASED INTO THE ENCLOSED SPACE TO GAIN CONTROL OF THE INFESTATION(S) NOTED IN OUR FINDING(S). WE WILL EXERCISE EXTREME CAUTION DURING THE FUMIGATION PROCESS BUT CAN ASSUME NO LIABILITY FOR CONDITIONS SUCH AS BUT NOT LIMITED TO TILE/WOOD SHAKE/ COMPOSITION/ METAL/ CONCRETE ROOFING/ MATERIAL AND / OR ROOF CONDITIONS, PLANT LIFE CLOSE TO OR ADJACENT TO THE STRUCTURE. IN CASE OF RAIN OR WINDS (INCLEMENT WEATHER) FUMIGATION PROCESS WILL BE POSTPONED TO A TIME THAT IS MUTUALLY AGREEABLE. EVIDENCE IS TO BE COVERED, CLEARED OR MARKED. WE WILL HOWEVER AT THE REQUEST OF THE OWNER PERFORM A SECONDARY TREATMENT THIS LOCALIZED TREATMENT WILL BE THE THE AREAS OF INFESTATION MARKED ON OUR DIAGRAM. BY ORDERING THIS TREATMENT OWNER ACCEPTS THIS IS A LOCALIZED TREATMENT AND IN NO WAY IS BEING REPRESENTED AS A TOTAL CONTROL MEASURE. THE WARRANTY FOR THIS SECONDARY TREATMENT IS LIMITED TO THE AREA(S) OF TREATMENT.

2B - Drywood

FINDINGS - DRYWOOD TERMITE DAMAGE NOTED RAFTER TAIL, BLOCKING AS MARKED ON DIAGRAM.

RECOMMENDATION - FURTHER, DAMAGED WOOD MEMBERS ARE TO BE REMOVED AND REPLACED, REINFORCED OR REPAIRED. .

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:

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 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.

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

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Early Termite & Pest Service
5120 Schaefer Avenue Unit D
Chino, CA 91710
Local Office: (909)590-5151 Toll Free: (855)590-5151

For further information, please contact any of the following:

San Bernardino County Agricultural - 777 E. Rialto Avenue, San Bernardino, CA 92415 (909)387-2105
Riverside County Agricultural - 4080 Lemon Street, Room 19, Riverside, CA 92502 (951)955-3000
Orange County Agricultural - 222 E. Bristol Lane, Orange, CA 92865 (714)955-0100
Los Angeles County Agricultural - 12300 Lower Azusa Road, Arcadia, CA 91006 (626)575-5451

For Health questions;

San Bernardino County Health Department - (888)818-8988
Orange County Health Department - (714)834-6013 (714)834-3122
Riverside County Health Department - (951)358-5000
Los Angeles County Health Department - (800)427-8700
County Poison Control Center - (800)876-4766

For Application information;

County Agricultural Commissioner - (626)575-5471

And for Regulatory information:

The Structural Pest Control Board
2005 Evergreen Street, Suite 1500,
Sacramento, CA 95815-3831
(800)737-8188

"By authorizing the outlined recommendations herein, it is understood that there are no chemical sensitive occupants.

TERMIDOR HE.....Active ingredients: Fipronil: 5amino-1 2,6-dichloro-4(trifluoromethyl)phenyl)-4((1,R,S)-(trifluoromethyl)sulfinyl)-1-H-pyrazole-3-carbonitrile.....8.73%

TERMIDOR SC.....Active ingredients: Fipronil: 5amino-1(2,6-dichloro-4(trifluoromethyl)phenyl)-4((1,R,S)-(trifluoromethyl)sulfinyl)-1-H-pyrazole-3-carbonitrile.....9.1%

BORA CARE.....Active ingredients: Disodium Octaborate Tetrahydrate (CAS No. 12280-03-4).....40%

TIMBOR SC.....Active ingredients: Disodium Octaborate Tetrahydrate (CAS No. 12280-03-4).....98%

VIKANE.....Active ingredients: (Sulfuryl Floride).....99.8%
INERT INGREDIENTS.....0.2%

Poison Control Center	(800) 222-1222
Agricultural Department	(626) 575-5471
Health Department	(213) 989-7140
Structural Pest Control Board	(916) 561-8700

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2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815				



Eary Termite Pest Service
5120 SCHAEFER AVENUE UNIT D
CHINO CA 91710
(909) 590-5151
contact@earytermitepestservice.com

WORK AUTHORIZATION

Report #: 20193

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

Address of Property : 2843 BOWDOIN ST

City: La Verne

State/ZIP: CA 91715

The inspection report of the company dated, **06/29/2026** 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 **1 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.

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
2A	475.00	0.00	0.00	0.00
2B	675.00	0.00	0.00	0.00
Total:	1,150.00	0.00	0.00	0.00
GRAND TOTAL:	1,150.00			

Property Owner:

Date:

Inspected By:

Date:

Owner's Agent:

Date: