

STANDARD NOTICE OF WORK: COMPLETED AND NOT COMPLETED

<u>Building No.:</u> 1838	<u>Street</u> Wagner St.	<u>City/State</u> Pasadena, CA.	<u>Zip code:</u> 91107	<u>Date of Completion:</u> 07-04-26									
Already A Better Choice Termite & Pest Control Inc. 10205 Valley Blvd. Unit A (626)401-0058 El Monte, CA 91731													
REGISTRATION NO. PR 4066													
Ordered By: C/O: Jennifer Lang (Realtor)		Property Owner/Party of Interest: C/O: Jennifer Lang (Realtor)		Completion Sent To: C/O: Jennifer Lang (Realtor) jennifer@dilsavergroup.com									
The following recommendations on the above designated property, as outlined in Wood Destroying Pest and Organisms dated: <u>06-05-26</u> have been and/or have not been completed.													
Recommendations completed by this firm that are in accordance with Structural Pest Control Board's Rules and Regulations: 1-1, 7-1A, 10-11 & 11-14 (Fumigation of Dry-wood Termites.) 11-16 (Structural Wood Repairs.)													
Recommendations completed by this firm that are considered secondary and substandard in measures under Section 1992 of the Structural Pest Control Board's Rules and Regulations including person requesting secondary measures:													
<table><tr><td rowspan="4">Cost of work completed:</td><td>Cost:</td><td><u>\$2,625.00</u></td></tr><tr><td>Inspection:</td><td><u>\$</u></td></tr><tr><td>Other:</td><td><u>\$</u></td></tr><tr><td>Total:</td><td><u>\$2,625.00</u></td></tr></table>					Cost of work completed:	Cost:	<u>\$2,625.00</u>	Inspection:	<u>\$</u>	Other:	<u>\$</u>	Total:	<u>\$2,625.00</u>
Cost of work completed:	Cost:	<u>\$2,625.00</u>											
	Inspection:	<u>\$</u>											
	Other:	<u>\$</u>											
	Total:	<u>\$2,625.00</u>											
Recommendations NOT completed by this firm: 3-10. Estimated Cost: \$ <u>T&M</u>													
Remarks: Two-year warranty for Fumigation of Dry-wood Termites. One-year warranty for Structural Wood Repairs.													

Signature Raúl González

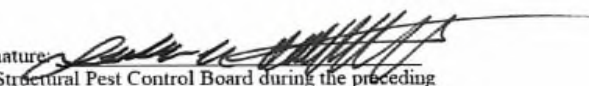
You are entitled to obtain copies of all reports and completion notices on this property reported to the Board during the preceding two years upon payment and search to: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California 95815.

Note: Questions or problems concerning the above report should be directed to the manager of this company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708 or www.pestboard.ca.gov 43M-44 (Rev. 10/01)

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

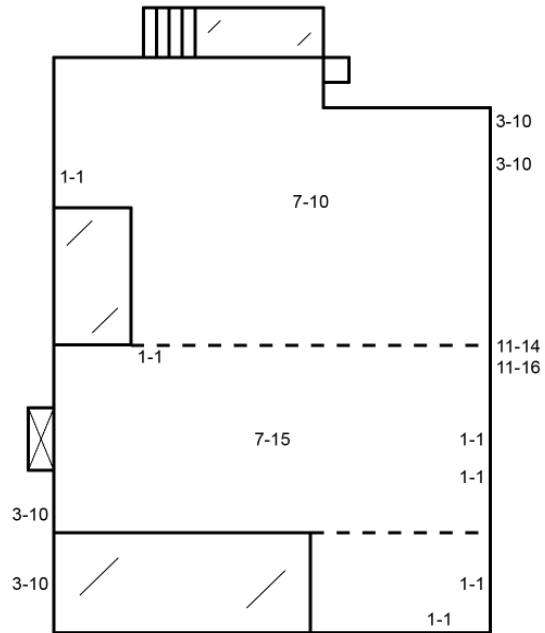
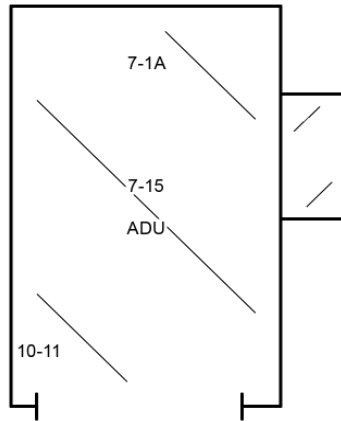
Building No. 1838	Street Wagner St.	City Pasadena, CA.	Zip 91107	Date of Inspection 06/05/26	Number of Pages 6
Already A Better Choice Termite & Pest Control Inc. 10205 Valley Blvd. Unit A (626)401-0058 El Monte, CA 91731 REGISTRATION NO. PR 4066					
Ordered by: Jennifer Lang (Agent) 1838 Wagner St. Pasadena, CA. 91107 (626) 497-3663		Property Owner and/or Party of Interest Jennifer Lang (Agent) 1838 Wagner St. Pasadena, CA. 91107 (626) 497-3663		Report sent to: Jennifer Lang (Agent) 1838 Wagner St. Pasadena, CA. 91107 (626) 497-3663	
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐					
General Description: One-story stucco residence, composition and flat tile shingle roof, raised foundation construction, detached ADU; furnished and occupied.				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/Dry Rot ☐ 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.					

[Please refer to page 2 for diagram of structure]

Inspected by: Joshua Clements State License No: OPR-13902 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 St. Suite 1500 Sacramento, CA 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)

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

<u>Building No.:</u>	<u>Street</u>	<u>City/State</u>	<u>Zip code:</u>	<u>Date of Inspection:</u>	<u>Page</u>
1838	Wagner St.	Pasadena, CA.	91107	06/05/26	2



1838 Wagner St.	Pasadena	CA	91107
Address of Property Inspected	City	State	Zip
0018187	06/05/26	0021887-JC	
Stamp No.	Date of Inspection	Co. Report No.	Escrow No.

WHAT IS A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT?

THIS DOCUMENT 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 on the date of inspection 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 times 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.

Note: The exterior Surface of the roof was not inspected. If you want the water tightness of the roof to be 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 damage or infestation and a supplemental report will be issued with a new bid. 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 inspection. Every re-inspection fee amount shall not exceed the original inspection fee.

Wallpaper, stain, or interior and exterior paintings 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.

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 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.

“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.”

1838 Wagner St.	Pasadena	CA	91107
Address of Property Inspected	City	State	Zip
0018187	06/05/26	0021887-JC	
Stamp No.	Date of Inspection	Co. Report No.	Escrow No.

"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 ALREADY A BETTER CHOICE TERMITE & PEST CONTROL INC.'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, ALREADY A BETTER CHOICE TERMITE & PEST CONTROL 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."

"THIS IS A SEPARATE REPORT WHICH IS DEFINED AS SECTION I/ SECTION II CONDITION EVIDENT ON THE DATE OF 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: My inspection tag is posted: ATTIC. If requested within four months, a re-inspection will be made of the items recommended in this report which have been estimated by this firm, to determine if said recommendations have been properly completed.

FINDINGS:

1-1 SUBSTRUCTURE AREA:

SECTION I

FINDINGS: Evidence of Drywood Termites noted in substructure framing as indicated on diagram of structure.

RECOMMENDATION: Fumigate the structure for the control of Drywood Termites. The structure must be vacated for three (3) days. Evidence in the accessible areas will be removed or covered. A fumigation notice/fumigant fact sheet must be signed prior to the fumigation date. Refer to the fumigation notice for specific instructions. Fumigation guarantee is two (2) years. **Vikane:** (Active Ingredient -- **Sulfuryl Fluoride** -- with **Chloropicrin** as a Warning Agent.

3-10 FOUNDATION

SECTION II

FINDINGS: Loose or Deteriorating Stucco noted at Foundation as indicated on diagram of structure. This is a sign of potential moisture buildup around or against wall or foundation.

NOTE: This item is a section 2 notation, it is required to mention on WDO reports for informational purposes, however it is NOT an active infestation or infection.

RECOMMENDATION: Owner to contact licensed contractor or other appropriate trades person to re-stucco in areas noted.

7-1A ATTIC:

SECTION I

FINDINGS: Drywood termite wings and/or alates found in attic as indicated on diagram of structure. When drywood termite wings/alates are present in an attic without signs of treatment or attempts to remove or cover the evidence of the swarm, this indicates to us that an active infestation may be present in the attic framing, however no specific points of drywood termite entry were found.

RECOMMENDATION: Fumigate the structure for the control of Drywood Termites. The structure must be vacated for three (3) days. Evidence in the accessible areas will be removed or covered. A fumigation notice/fumigant fact sheet must be signed prior to the fumigation date. Refer to the fumigation notice for specific instructions. Fumigation guarantee is two (2) years. **Vikane:** (Active Ingredient -- **Sulfuryl Fluoride** -- with **Chloropicrin** as a Warning Agent.

7-10 ATTIC:

FINDINGS: Inaccessible Attic Area due to construction. Impractical to open as indicated on diagram of structure.

RECOMMENDATION: None.

1838 Wagner St.	Pasadena	CA	91107
Address of Property Inspected	City	State	Zip
0018187	06/05/26	0021887-JC	
Stamp No.	Date of Inspection	Co. Report No.	Escrow No.

7-15 ATTIC:

FINDINGS: Portions of the Attic are inaccessible and/or only partially visible due to insulation. It is impractical to open or remove. A visual inspection will be made to the best of the inspector's ability.

RECOMMENDATION: None.

10-11 INTERIOR:

SECTION I

FINDINGS: Evidence of Drywood Termites noted in interior structural members as indicated on diagram of structure.

RECOMMENDATION: Fumigate the structure for the control of Drywood Termites. The structure must be vacated for three (3) days. Evidence in the accessible areas will be removed or covered. A fumigation notice/fumigant fact sheet must be signed prior to the fumigation date. Refer to the fumigation notice for specific instructions. Fumigation guarantee is two (2) years. Vikane: (Active Ingredient -- Sulfuryl Fluoride -- with Chloropicrin as a Warning Agent.

11-14 EXTERIOR:

SECTION I

FINDINGS: Evidence of Drywood Termites noted in eave area as indicated on diagram of structure.

RECOMMENDATION: Fumigate the structure for the control of Drywood Termites. The structure must be vacated for three (3) days. Evidence in the accessible areas will be removed or covered. A fumigation notice/fumigant fact sheet must be signed prior to the fumigation date. Refer to the fumigation notice for specific instructions. Fumigation guarantee is two (2) years. Vikane: (Active Ingredient -- Sulfuryl Fluoride -- with Chloropicrin as a Warning Agent.

11-16 OTHER:

SECTION I

FINDINGS: Structural Damage from Drywood Termites noted in eave area as indicated on diagram of structure.

RECOMMENDATION: Repair structural damage.

CHEMICALS:

FUMIGATE ONLY FOR DRYWOOD TERMITES:

We propose to fumigate the infestations of Drywood Termites with **Sulfuryl Fluoride (Vikane)** with **Chloropicrin** as the warning agent.

1838 Wagner St.	Pasadena	CA	91107
Address of Property Inspected	City	State	Zip
0018187	06/05/26	0021887-JC	
Stamp No.	Date of Inspection	Co. Report No.	Escrow No.

NOTE:

“This company will re-inspect 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 request. The re-inspection 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.”
 Authority cited: Section 8525 Business and Professions Code. Reference: Section 8516, Business and Professions Code.

“Thank you for selecting Already A Better Choice Termite & Pest Control to perform a structural pest control inspection on your property. Our inspectors have determined that your property will benefit from the safe application of a chemical 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.”

NOTICE TO OWNER:

“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 at 800-876-4766 and your pest control company immediately.”

For further information, contact any of the following: Already A Better Choice Termite & Pest Control Inc. 800-500-3256.

County Health Department:
 Los Angeles 213-250-8055
 Orange 714-834-7700
 San Bernardino 909-387-6218
 Riverside 951-358-5000

County Agricultural Commissioner:
 Los Angeles 626-575-5474
 Orange 714-955-0100
 San Bernardino 909-387-2105
 Riverside 951-955-3045

Already A Better Choice Termite & Pest Control

10205 Valley Blvd #A El Monte, CA 91731

Tel: (626) 401-0058 Fax: (626) 401-9490 Alt: (626) 401-1920

AGREEMENT

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

Address of Property: 1838 Wagner St. Pasadena, CA. 91107

The inspection report of the company dated, 06/05/26 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 \$_____.

THE COMPANY AGREES

To guarantee all chemical treatments for control or elimination of drywood termites for up to one (1) full year & subterranean termites for up to one (1) or ten (10) years following initial treatment. And to assume no responsibility for future infestations resulting from new structures erected and or built onto buildings where chemical was applied during warranty period.

To guarantee fumigations performed by our company and or companies we subcontract to perform said fumigations for up to two (2) years following date on which fumigation was completed. We assume no responsibility for any future infestations after warranty has expired.

(See Yearly Control Service for details on how to increase your warranty)

To guarantee all repairs completed by this company for one year from the date of completion except for caulking, grouting or plumbing, which is guaranteed for a period of ninety (90) days. We agree to be bound to perform this work for the price quoted in our cost breakdown for a period not to exceed thirty (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. We assume no responsibility for work performed by any other company which is not hired or contracted by us.

THE OWNER OR OWNER'S AGENT AGREES

To pay in full for services rendered and any additional services requested upon completion of our services. To pay a service charge of one and one-half percent (1 1/2%) interest per month, portion of any month, or an 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 the 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 our 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.

I have read and understand the terms and conditions of the Agreement:

Property Owner:

Date:

Owner's Agent:

Date:

Already A Better Choice Termite & Pest Control

10205 Valley Blvd #A El Monte, CA 91731

Tel: (626) 401-0058 Fax: (626) 401-9490 Alt: (626) 401-1920

AGREEMENT

WORK AUTHORIZATION

ITEMS:

(PLEASE CIRCLE OR UNDERLINE THE SPECIFIC ITEMS YOU WISH TO HAVE OUR COMPANY PERFORM)

Drywood Termites:

\$2,240.00 for Items: 1-1, 7-1A, 10-11, 11-14 (Fumigation for Drywood Termites with a 2-year guarantee.)

Repairs:

\$385.00 for Items: 11-16 (Structural wood repairs with a 1-year guarantee.)

Joshua Clements 06/05/26
Inspected By: Date:

Property Owner: Date:

Owner's Agent: Date:

Payment:

Chemical or spot treatment payments are due on the day of service.

Deposit required for fumigation:

Deposit \$ [] _____ (50% or more for termite fumigation).

Final payment or other amount due: \$ _____

FOR ESCROW (if applicable)

[] Upon close of Escrow Owner/Representative _____
Escrow Information: Name _____ Number _____
Address: _____ Escrow Officer: _____
Phone No. _____ Fax No. _____