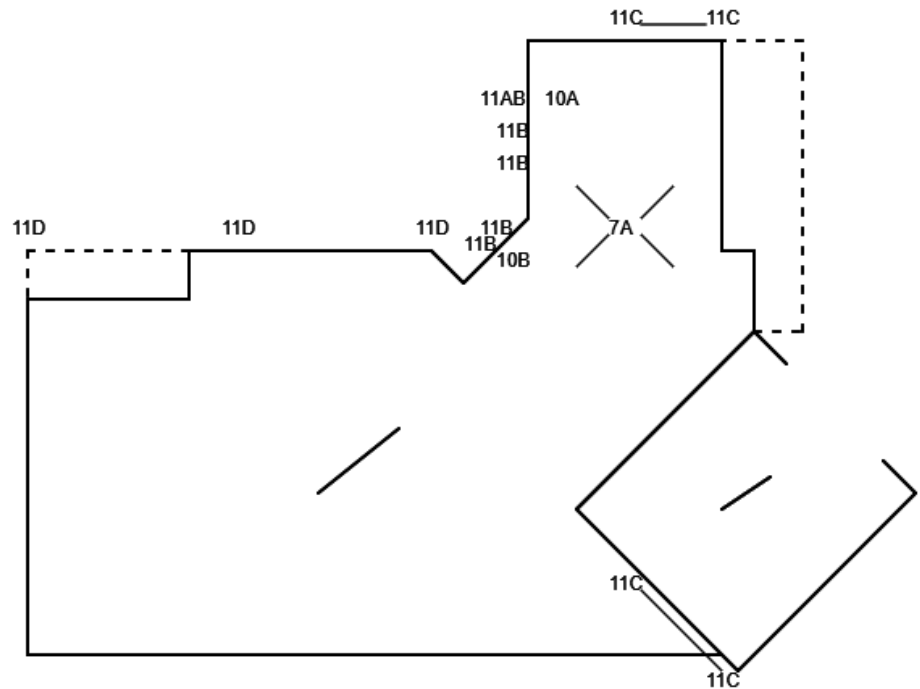


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 5432	Street Vista Del Arroyo Dr	City La Crescenta	ZIP 91214	Date of Inspection 07/10/2026	Number of Pages 5
		Blair's Termite Control PO Box 13 Montrose CA 91021 (818) 771-1353 (818) 406-8650 blairstermite@gmail.com		Report # : 25442 Registration # : PR2835 Escrow # : ☐ CORRECTED REPORT	
		Ordered by: Molly Cronin Anderson Ballard		Property Owner and Party of Interest:	
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐					
GENERAL DESCRIPTION: 2 story single family residence, furnished and occupied, attached garage, stucco, composition shingle roof				Inspection Tag Posted:	
				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: Blair Lechtenberg State License No. OPR9481 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.

BLAIR'S TERMITE CONTROL

Page 2 of 5 inspection report

5432	Vista Del Arroyo Dr	La Crescenta	CA	91214
Address of Property Inspected		City	State	ZIP
07/10/2026	25442			
Date of Inspection		Corresponding Report No.		Escrow No.

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.

BLAIR'S TERMITE CONTROL

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Address of Property Inspected		City	State	ZIP
07/10/2026	25442			
Date of Inspection	Corresponding Report No.	Escrow No.		

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.

7. ATTIC SPACES

7A - Section I

FINDING: EVIDENCE OF DRYWOOD TERMITES WAS NOTED AS INDICATED.

RECOMMENDATION: FUMIGATE THE STRUCTURE FOR THE CONTROL OF DRYWOOD TERMITES. THE STRUCTURE MUST BE VACATED FOR 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 2 YEARS. VIKANE: (ACTIVE INGREDIENT - SULFURYL FLUORIDE - WITH CHLOROPICRIN AS A WARNING AGENT). PLEASE REFER TO THE FUMIGATION FORM FOR INFORMATION REGARDING THE POSSIBILITY/PROBABILITY OF ROOF DAMAGE DUE TO THE NECESSITY OF WALKING ON THE ROOF SURFACE DURING THE FUMIGATION PROCESS.

10. OTHER - INTERIOR

10A - Section I

FINDING: DRY ROT WAS NOTED AT WOOD FLOORING AS INDICATED.

RECOMMENDATION: CALL A PROPER CONTRACTOR FOR REQUIRED REPAIRS/REPLACEMENT TO CORRECT THE CONDITION.

10B - Section I

FINDING: DRY ROT WAS NOTED AT FAMILY ROOM PATIO DOOR AS INDICATED.

RECOMMENDATION: CALL A PROPER CONTRACTOR FOR REQUIRED REPAIRS/REPLACEMENT TO CORRECT THE CONDITION.

11. OTHER - EXTERIOR

11A - Section I

FINDING: EVIDENCE OF DRYWOOD TERMITES WAS NOTED AT DOOR FRAMING AS INDICATED.

RECOMMENDATION: FUMIGATE THE STRUCTURE AS INDICATED.

11B - Section I

FINDING: DRY ROT WAS NOTED JAMBS OF BOTH SETS OF PATIO DOOR UNITS. ALSO, DRY ROT WAS NOTED AT THE TOP STUCCO MOLDING OF THE LIVING ROOM DOORS AS INDICATED.

RECOMMENDATION: CALL A PROPER CONTRACTOR FOR REQUIRED REPAIRS/REPLACEMENT TO CORRECT THE CONDITION.

11C - Section I

FINDING: DRY ROT WAS NOTED AT SECOND STORY FASCIA BOARDS AS INDICATED.

BLAIR'S TERMITE CONTROL

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Date of Inspection	Corresponding Report No.	Escrow No.		

RECOMMENDATION: CALL A PROPER CONTRACTOR FOR REQUIRED REPAIRS/REPLACEMENT TO CORRECT THE CONDITION.

11D - Section I

FINDING: DRY ROT WAS NOTED AT MAIN LEVEL FASCIA BOARDS AS INDICATED.

RECOMMENDATION: CALL A PROPER CONTRACTOR FOR REQUIRED REPAIRS/REPLACEMENT TO CORRECT THE CONDITION.

"Thank you for selecting Blair's Termite 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 Operators are licensed 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 if proper use conditions are followed or that the risks are outweighed 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-800-876-4766 and your pest control operator immediately.""

For further information contact any of the following:

Blair Lechtenberg Termite Control 818-771-1353
For Health Questions:County Health Department-800-427-8700
County Poison Control Center - 800-876-4766
For Application Information:County Agricultural Commissioner-626-575-5471
For Regulatory Information:Structural Pest Control Board -916-561-8708
2005 EVERGREEN STREET, SUITE 1500, SACRAMENTO, CA 95815-3831

IF THIS IS NOT AN ESCROW TRANSACTION, A 50% DEPOSIT IS DUE UPON THE SCHEDULING OF WORK. THE REMAINDER IS DUE AND PAYABLE WITHIN TEN (10) DAYS FROM COMPLETION OF REPAIR WORK AND/OR CHEMICAL APPLICATION.

PREFERRED PAYMENT IS ZELLE OR VENMO. CASH OR CHECK ALSO ACCEPTED. FOR PAYPAL TRANSACTIONS A 3.25% SERVICE CHARGE WILL BE ADDED TO THE TOTAL.

IF A PERMIT IS REQUESTED/REQUIRED, IT IS UP TO THE INTERESTED PARTIES TO OBTAIN ONE. BLAIR'S TERMITE CONTROL MUST BE NOTIFIED AHEAD OF THE PROCESS.

GUARANTEE PERIOD FOR FUMIGATION IS TWO YEARS.
GUARANTEE PERIOD FOR LOCAL-TREATMENT IS ONE YEAR.
GUARANTEE PERIOD FOR SHOWER PAN IS FIVE YEARS UNDER NORMAL USAGE.
GUARANTEE PERIOD FOR WOOD REPAIR IS ONE YEAR.

Poison Control Center	(800) 222-1222
Agricultural Department	(626) 575-5471
Health Department	(213) 989-7140

BLAIR'S TERMITE CONTROL

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Address of Property Inspected		City	State	ZIP
07/10/2026	25442			

Date of Inspection	Corresponding Report No.	Escrow No.
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Structural Pest Control Board

(916) 561-8700

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



Blair's Termite Control
PO Box 13
Montrose CA 91021
(818) 771-1353 (818) 406-8650
blairstermite@gmail.com

Page 1 of 1

WORK AUTHORIZATION

Report #: 25442

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

Address of Property : 5432 Vista Del Arroyo Dr

City: La Crescenta

State/ZIP: CA 91214

The inspection report of the company dated, 07/10/2026 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.

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
7A	4,680.00	0.00	0.00	0.00
10A	UNK	0.00	0.00	0.00
10B	UNK	0.00	0.00	0.00
11A	0.00	0.00	0.00	0.00
11B	UNK	0.00	0.00	0.00
11C	UNK	0.00	0.00	0.00
11D	UNK	0.00	0.00	0.00

Total:	4,680.00	0.00	0.00	0.00
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GRAND TOTAL: 4,680.00

Property Owner:

Date:

Inspected By:

Date:

Owner's Agent:

Date:



INVOICE / STATEMENT

Blair's Termite Control

PO Box 13
Montrose CA 91021
(818) 771-1353 (818) 406-8650
blairstermite@gmail.com

Date: 07/10/2026

Report Number: 25442

Invoice Number: 25442-1

Escrow Number:

Property 5432 Vista Del Arroyo Dr
Inspected: La Crescenta, CA 91214

Bill To: Molly Cronin
Anderson Ballard

MOBILE: (818) 203-9583
molly@andersonballard.com

Inspection: \$	150.00
Invoice Total: \$	150.00
Payments: \$	0.00
Total Due: \$	150.00

Description of Service

RETAIN THIS COPY FOR YOUR RECORDS
THANK YOU FOR YOUR BUSINESS

CUT HERE

CUT HERE

CUT HERE



INVOICE / STATEMENT

Blair's Termite Control

PO Box 13
Montrose CA 91021
(818) 771-1353 (818) 406-8650
blairstermite@gmail.com

Date: 07/10/2026

Report Number: 25442

Invoice Number: 25442-1

Escrow Number:

Property 5432 Vista Del Arroyo Dr
Inspected: La Crescenta, CA 91214

Bill To: Molly Cronin
Anderson Ballard

MOBILE: (818) 203-9583
molly@andersonballard.com

Inspection: \$	150.00
Invoice Total: \$	150.00
Payments: \$	0.00
Total Due: \$	150.00

Description of Service

RETURN THIS COPY WITH REMITTANCE
THANK YOU FOR YOUR BUSINESS