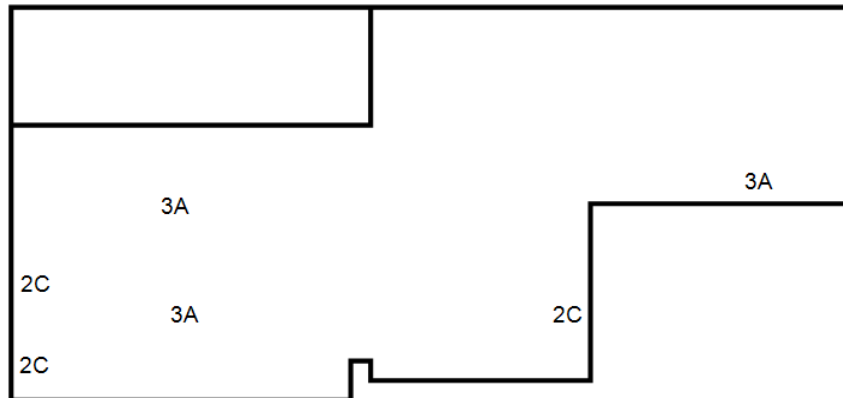
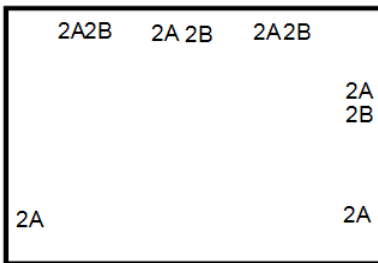


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building Address: 9307 Hasty Ave, Downey, CA 90240		Date of Inspection 09/09/2026	Number of Pages 6
 www.excellencepestcontrol.com		Address: 5247 E Beverly Blvd Los Angeles, CA 90022 Office: (323) 720-1117 Direct: (323) 401-0008 Fax: (323) 720-1114 Toll Free: (877) 606-bugs Email: excellence.pestcontrol@yahoo.com	Report # W12892 Lic. Registration # PR 8932 Escrow #
Ordered by: James Escamilla 9307 Hasty Ave Downey, CA 90240	Property Owner and/or Party of Interest: James Escamilla 9307 Hasty Ave Downey, CA 90240	Report Sent to: James Escamilla 9307 Hasty Ave Downey, CA 90240	
COMPLETE REPORT ☐ LIMITED REPORT ☒ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐			
General Description: 40k		Inspection Tag Posted: Sub Area	
		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 the details on checked items.			



This Diagram is not to scale

Inspected by: Marco Tapia State License No. OPR11642 Signature Marco Tapia

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, Ste. 1500, Sacramento, California 95815.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with the services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov

SECOND PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 9307 Hasty Ave, Downey, CA 90240

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Date

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What is a Wood Destroying Pest and Organism Inspection Report?

The following 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 finding as to the presence or absence of wood destroying insects or organisms in visible and accessible areas on the date of inspection and contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the wood destroying pest & organism inspection report are governed by the structural pest control act and its rules and regulations.

Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to this report. This report does not address any such defects as they are not within the scope of the license of the inspector or the company issuing this report.

The following areas are considered inaccessible for purposes of inspection or are not included in a normal inspection report and therefore are excluded in this report: the interior of hollow walls; spaces between an upstairs floor and the ceiling below or a porch deck and soffit below; stall showers over finished ceilings; such structural segments as areas enclosed by bay windows, buttresses, built in cabinet work, areas under floor covering; any areas requiring the removal of storage, furnishings or appliances; any areas to which there is no access without defacing or removing lumber, masonry or finished workmanship.

Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These include but are not limited to: inaccessible and/or, insulated attics or portions thereof, attics with less than 18" clear crawl space, the interior of hollow walls; spaces between a floor or porch deck and the ceiling below; areas where there is no access without defacing or tearing out lumber, masonry or finished work; make inspection impractical; and areas or timbers around eaves that would require use of an extension ladder.

Certain areas may be inaccessible for inspection due to construction or storage. We recommend further inspection of areas where inspection was impractical. Re: Structural Pest Control Act, Article 6, section 8516 (b), paragraph 1990 (l). Amended effective March 1, 1974. Stall shower, if any, are water tested in compliance with Section 1991 (12) of the Structural Pest Control Act. The absence or presence of leaks through 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 as a guarantee. 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.

"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."

NOTE: We do not inspect or certify plumbing, plumbing fixtures, etc.

NOTE: "The exterior surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contract a roofing contractor who is licensed by the Contractor's State License Board."

"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 Excellence Pest & Termites 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, Excellence Pest & Termites 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."

"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.

"Local treatment is not intended to be an entire structure treatment method. If infestations or wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated."

THIRD PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

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Date

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**DISCLAIMERS, CAUTIONS, CONDITIONAL STATEMENTS
PLEASE READ**

A. The utmost care will be taken during the process of fumigation on your property. We assume not responsibility for damage that may occur to shubbery, roofs, paint, TV, Antennas, satellite equipment, gutters or awnings. Warranty on fumigation 24 months from the date of fumigation.

B. This proposal does not include painting or decorating in the process of work performed. Items recommended will be replaced as close as possible to the original but are Not GUARANTEED TO MATCH.

C. Second story stall showers are inspected but NOT WATER TESTED unless there is evidence of leaks in the ceiling below. Structural pest control Rules of regulations sec. 8516g. Sunken or below grade showers or tubs are not water tested due to construction.

D. We assume No Responsibility for damages to painting, gas, electrical lines, or wood. Ceramic tile, linoleum, and carpet floor covering if drilling and pressure treatment of concrete slabs is required to control termites.

E. When a fumigation is recommended we will assume No Responsibility for damages to shubbery, trees, plants, TV antennas or roofs. Sulfuryl fluoride or Methyl Bromide fumigant will be used along with a warning agent called Chloropicrin depending on your home's particular needs. A Fumigation Notice will be left with the owner of the property, or their designated agent which states among other things, that All Food and Medicines must be removed from the premises Prior to fumigation.

F. This inspection pertains only to the specific address indicated and does not include any attached or adjacent units.

G. The exterior surface of the roof and condition of plumbing will not be inspected. If you want the water tightness of the roof or condition of plumbing determined, you should contact a roofing or plumbing contractor who is licensed by the contractor's license board.

H. Slab floor construction has become more prevalent in recent years. Floor coverings may conceal cracks in the slab that will allow infestation to enter. Infestation in the walls may be concealed by plaster so that a diligent inspection may not disclose the true condition. These areas are not practical for inspection due to health hazards, damage to the structure or inconvenience. They were not inspected due to health hazards, damage to the structure or inconvenience. They were not inspected unless described in this report. We recommend further inspection if there are any questions about the above areas.

I. This company does not concern itself with prior building permits. If anyone has any questions as to whether this structure or parts of this structure are permitted, we suggest they contact the proper county or city departments.

J. Some structures do not comply with building code requirements or may have structural, electrical, plumbing, heating, air conditioning or other defects that do not pertain to wood destroying organisms. A wood destroying pest and organisms inspection report does not contain information on such a defect, if any as they are not within the scope of our license.

K. This proposal does not include a primer coat of paint. If upon request, the primer will white primer coat. An effort will be made to match the color but a match is not guaranteed.

L. During the process of treatment or replacement, it may be necessary to drill holes through ceramic tiles or other floor coverings. These holes will then be sealed with concrete. We will exercise due care but assume no responsibility for cracks, chipping or other damage to floor coverings.

M. In the event damage or infestation described there in is later found to extend further than anticipated, our bill will not include such repairs. Owner should be aware of this closed bid when contracting with others or undertaking the work himself and/or herself.

N. All pesticides and fungicides must be applied by the state certified applicator (sec. 8555 business and professional code division 3) and in accordance with the manufacturer's label requirements.

O. Excellence Pest and Termites assumes no responsibility for damage to any plumbing, gas, or electrical lines, etc., in the process of pressure treatment of concrete slab or replacement of concrete of structural timbers.

Q. When a fumigation is recommended, a fumigation notice will be left with or mailed to the owner of the property or his designated agent which states, among other things, that all food, and medicines must be removed from the property prior to the fumigation being performed. We will assume no responsibility for damage to shubbery, trees, plants, antennas, satellite dishes, or roofs.

R. The charge for service that this company subcontracts to another company may include the company's charge for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept Excellence pest and Termites bid or you may contract directly with another registered company licensed to perform the work. If you choose to contract directly with another company Excellence Pest and Termites will not in any way be responsible for performance.

S.If repairs are completed by others ,this company recommends the proper licenced insured contractor , in good standing with the state of california ,be hired to perform any repairs on the property .

T.This company Does Not Guarntee work performed by others ,recommended or not,including by the owners or contractors .Bills should be submitted to escrows as certification of work performed by others .

U.Reports on this stucture prepared by various registered companies should list the smae findings (i.e. termite infestations,termite damages ,fungus damage ,etc.)however ,recomendations to correct these findings may vary from company to company.

V.Arbitration of disputes .. by relying on this destroying organisms report ,you agree that any controversy or claim arising out of or relating to Excellence pest and Termites inspection and /or this report shall be settled by arbitration association ,and judgement upon the award rendered by the arbitrator (s) may be enetered if any court having jurisdiction therof .

W. Chemicals that might be used are as follows :

drywood termites: timbor or invader

subterranean termites : Termidor

Fumigation may vary :Vikane or zythor

Y.We do not provide on site security during the fumigation procedure or after the tents or seals are removed and as such our insurance does not cover malicious vandalism ,or theft (screened window are left open and unlocked for ventilation of the building.if the home owner or occupant wishes such security ,same would be his/hers additional expense for such arrangement ,and is not the liability of this company or the fumigation licences

please call our office if you may have any questions pertaining to this report our office is open mon-friday from 8:00 am to 5:00 pm .

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.

FINDINGS AND RECOMMENDATIONS

Drywood Termites:

- 2A PRICE: \$3,000.00 (Section I)
FINDINGS: Evidence of drywood termite infestations at garage studs as indicated on the diagram.
RECOMMENDATION: Vacate the premises and seal the structure for fumigation with Vikane Gas. Remove or cover accessible evidence of infestation. Fumigation warranted for two years. Fumigation awareness notice must be signed prior to fumigation. See fumigation notice for terms and liabilities.
- 2B PRICE: \$895.00 (Section I)
FINDINGS: Evidence of termite damaged wood members noted at time of inspection at 4 of 2x4x8 boards as indicated on the diagram.
RECOMMENDATION: Replace termite damaged wood members as necessary. Primer is included in this estimate.
- 2C PRICE: See 2A (Section I)
FINDINGS: Evidence of drywood termite infestations at floor joist as indicated on the diagram.
RECOMMENDATION: Vacate the premises and seal the structure for fumigation with Vikane Gas. Remove or cover accessible evidence of infestation. Fumigation warranted for two years. Fumigation awareness notice must be signed prior to fumigation. See fumigation notice for terms and liabilities.

Fungus / Dryrot:

FOURTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 9307 Hasty Ave, Downey, CA 90240

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- Findings and Recommendations continued from previous page -

3A PRICE: See 2A (Section I)
FINDINGS: Dry-rot wood members found at time of inspection at floor joist as indicated on the diagram.
RECOMMENDATION: Treat/Replace dry-rot damaged wood members as necessary.

NOTE: Sub area accessible.

NOTE: Tested stall shower no leaks or stains .

NOTE: Foundation- concrete

NOTE: Porch step- concrete

NOTE: Ventilation- adequated aboe grade

NOTE: Abutments- none

NOTE: Attic- insulated

NOTE: detached Garage.

NOTE: Attached patio/ deck.

In accordance with the laws and regulation of the State of California, we are required to provide you with the following information prior to application of pesticides to your property.

"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 (800) 876-4766 and your pest control company immediately." "For further information, contact any of the following:

For further information, contact any of the following:

Excellence Pest & Termites Inc. (323) 720-1117

Poison Control Center (800) 876-4766

(Health Questions) County Health Dept.
Orange County (714) 834-7700
Los Angeles County (213) 250-8055
San Bernardino County (909) 387-6280
Riverside County (909) 358-5000

(Application Info.) County Agriculture Commission
Orange County (714) 447-7100
Los Angeles County (626) 575-5465
San Bernardino County (909) 387-2115
Riverside County (951) 955-3000

Structural Pest Control Board (Regulatory Info.) (916) 561-8704
2005 Evergreen Street, Ste. 1500 Sacramento, CA 95815

TERMITE AND FUNGUS CONTROL CHEMICALS

Vikane (EPA Reg. No. 62719-4)
Active Ingredients: Vikane-sulfuryl floride 99.5%, Chloropicrin .5%

FIFTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

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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.

NOTE: If the Home Owner fails to pay billing in full, Excellence Pest & Termites Inc. will have the right to be paid back for all its costs and expenses to the extent not prohibited by applicable law. Those expenses include, for example (but not limited to), reasonable attorney's fees. If for any reason this account is to be turned over to our collection agency, You will be responsible for all cost of collecting.

The Chemical information as follows :

VIKANE	EPA: 62719-4 SULFURYL FLOURIDE 99.8 %	CY-KICK	EPA :499-470 CYFLUTHRIN 1%		
INVADER	EPA : 9444-186 METHYLCARBARRATE	BORA -CARE	EPA :64405-1 DISODIUM %40 %	TERMIDOR	EPA :
432-901	TIM-BOR	EPA :64405-1			
TALSTAR	FIPRINOL EPA: 279-3206	DURSBAN-TC	DISODIUM OCTABORATE EPA:62719-47		
INTRUDER	BIFENTHRIN EPA:9444-201	PREMISE	CHLORPYRIFOS 44.9 % EPA :3125-497		
PROCITRA -DL	CYFLUTHRIN EPA:499-470	MASTERLINE	IMADACLOPRID 5.65 % EPA: 73748-7		
	D-LIMONENE 10.0 %		BIFENTHRIN 7.9 %		

"Thank you for selecting our company 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.

FOR FURTHER INFORMATION CONTACT ANY OF THE FOLLOWING :

COUNTY HEALTH DEP.

COUNTY AGRICULTURAL COMMISSIONER

LOS ANGELES - 800-427-8700
ORANGE -714-8347700
RIVERSIDE -951-358-5000
SAN BENARDINO -800-782-4264
VENTURA -805-654-2813

LOS ANGELES -6265755468
ORANGE -714-955-0100
RIVERSIDE -951-955-3000
SAN BENARDINO 909-3872105
VENTURA -805-933-3165

COUNTY POISON CONTROL CENTER - 800-222-1222

STRUCTURAL PEST CONTROL BOARD -800-737-8188 / 916 -561-8708
2005 EVERGREEN ST SUITE 1500 SACRAMENTO CA 95815- 3831

SIXTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 9307 Hasty Ave, Downey, CA 9024009/09/2026W12892

Date

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Findings and Recommendations estimated by this Company:

Item	Approval	Primary Estimate	Section
2A	☐	\$3,000.00	I
2B	☐	\$895.00	I
2C	☐	Included in 2A	I
3A	☐	Included in 2A	I

☐ Complete all of the items quoted above with Primary Estimate.**Total Estimate \$3,895.00**☐ Complete only the above Items checked.

Total \$ _____

I have read and understand the terms of the Report referenced above and agree to the terms and conditions set forth.
 Excellence Pest & Termites Inc. is hereby authorized to complete the Items selected above and it is agreed that payment shall be made as follows:

Payment shall be made as follows: ☐ With close of Escrow ☐ \$ _____ Deposit ☐ \$ _____ on Completion

Escrow Number: _____ Escrow Company: _____ Escrow Officer: _____

Phone () _____ - _____ Email: _____ Address: _____

Owner or Authorized Representative: ☐ Owner ☐ Representative's Title: _____

Print Name: _____ X _____ Date _____

Owner or Authorized Representative: ☐ Owner ☐ Representative's Title: _____

Print Name: _____ X _____ Date _____



Address: 5247 E Beverly Blvd
Los Angeles, CA 90022
Office: (323) 720-1117
Direct: (323) 401-0008
Fax: (323) 720-1114
Toll Free: (877) 606-bugs
Email: excellence.pestcontrol@yahoo.com

Work Authorization

Page 1 of 1

Address: 9307 Hasty Ave Downey, CA 90240

Report # W12892

Report Date: 09/09/2026

The terms of this contract are agreed upon as set forth in the above noted report.

Findings and Recommendations estimated by this Company:

Item	Approval	Primary Estimate	Section
2A	☐	\$3,000.00	I
2B	☐	\$895.00	I
2C	☐	Included in 2A	I
3A	☐	Included in 2A	I

☐ Complete all of the items quoted above with Primary Estimate.

Total Estimate \$3,895.00

☐ Complete only the above Items checked.

Total \$ _____

I have read and understand the terms of the Report referenced above and agree to the terms and conditions set forth.

Excellence Pest & Termites Inc. is hereby authorized to complete the Items selected above and it is agreed that payment shall be made as follows:

Payment shall be made as follows: ☐ *With close of Escrow* ☐ \$ _____ *Deposit* ☐ \$ _____ *on Completion*

Escrow Number: _____ Escrow Company: _____ Escrow Officer: _____

Phone () _____ - _____ Email: _____ Address: _____

Owner or Authorized Representative: ☐ Owner ☐ Representative's Title: _____

Print Name: _____ X _____ Date _____

Owner or Authorized Representative: ☐ Owner ☐ Representative's Title: _____

Print Name: _____ X _____ Date _____