WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO.	STREET, CITY, STATE, ZIP	Date of Inspection	No. of Pages
5765	Midway Drive, Cypress CA 90630	9/28/2026	6

BROTHERS TERMITE COMPANY INC

15963 PIUMA AVENUE
CERRITOS, CA 90703

562-927-5541
562-928-8504 FAX

info@brotherstermite.com

Firm Registration No.	Report No.	Escrow No.
PR 0458	39032	

Ordered By:	Property Owner/Party of Interest	Report Sent To:
Jennifer Tackney Attn: 714-801-9882 teamtackney@gmtrealestate.com		

COMPLETE REPORT [X] LIMITED REPORT [ ] SUPPLEMENTAL REPORT [ ] REINSPECTION REPORT [ ]

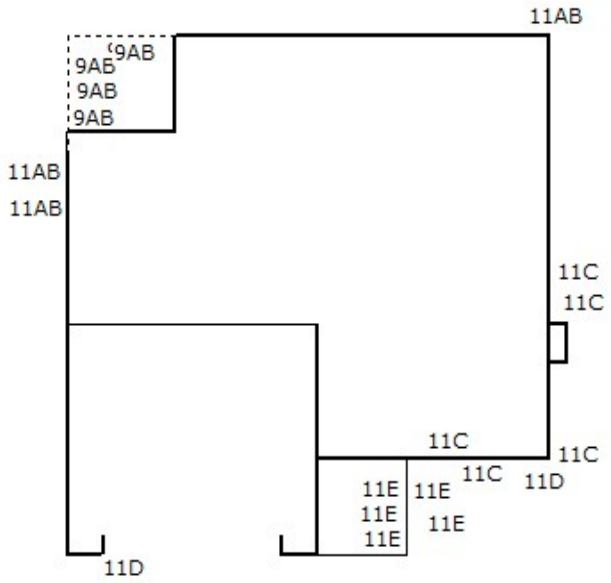
General Description:
One story stucco home with a composition roof, an attached patio cover and an attached two car garage.

Inspection Tag Posted:
Attic

Other Tags Posted:
None

An inspection has been made to 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 [X] Fungus/Dryrot [X] Other Findings [X] Further Inspection [ ]
If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.



Inspected by Richard Leitner Jr. State License No. FR 49131 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 preceeding two years. To obtain copies contact: 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 the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control board at (916) 561-8708, or (800) 737-8188 or www.pestboard.ca.gov.

5765	Midway Drive, Cypress CA 90630	9/28/2026	39032
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

A. 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; area where there is no access without defacing or tearing out lumber, masonry or finished work; areas behind stoves, refrigerators or beneath floor coverings, furnishings; areas where encumbrances and storage conditions or locks make inspection impractical, portions of the subarea concealed or made inaccessible by ducting or insulation, areas beneath wood floors over concrete, and areas concealed by heavy vegetation. Areas or timbers around eaves were visually inspected from the ground level only. We do not inspect fences, sheds, dog houses, detached patios, detached wood decks, wood retaining walls or wood walkways. We assume no responsibility for work performed by anyone else, for damage to structure or contents during our inspection, or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non-disclosure by owner/agent/tenant.

B. Slab floor construction has become more prevalent in recent years. Floor coverings may conceal cracks in the slab that will allow infestation to enter. During an inspection, areas under slab floors are inaccessible. This company assumes no responsibility for any infestation which may exist under the slab flooring. 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 to inspect because of 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 noted areas. Ref: Structural Pest Control Act, Article 6, Section 8516(b), paragraph 1990(i). Amended effective March 1, 1974. Inspection is limited to disclosure of wood destroying pest or organisms as set forth in the Structural Pest Control Act, Article 6, Section 8516(b), Paragraph 1990-1991.

C. 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 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 the parties performing the repairs.

D. This company is not responsible for work completed by others, recommended or not, including by the owner. Contractor bills should be submitted to escrow as certification of work completed by others.

E. This report includes findings related to the presence/non-presence of wood destroying organisms and/or visible signs of leaks in the accessible portions of the roof. **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 Contractors State License Board.**

F. Second story stall showers are inspected but not water tested unless there is evidence of leaks in the ceiling below. Sunken or below grade showers or tubs are not water tested due to their construction.

G. During the course of/or after opening walls or any previously concealed areas, should any further damage or infestation be found, a supplementary report will be issued. Any work completed in these areas would be at the owner's direction and additional expense.

H. During the process of treatment or replacement it may be necessary to drill noted 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. We do not re-lay carpeting.

I. We assume no responsibility for damage to any plumbing, gas or electrical lines, etc., in the process of pressure treatment of concrete slabs or replacement of concrete or structural timbers.

J. When a fumigation is recommended, we will exercise all due care but assume no responsibility for damage to shrubbery, trees, plants, or tv antennas on roofs. A fumigation notice will be left with, or mailed to the owner of this property, or his designated agent. Occupants must comply with instructions contained in the fumigation notice. During fumigation and aeration, the possibility of burglary exists, as it does any time you leave your home. Therefore, we recommend that you take any steps that you feel necessary to prevent any damage to your property against any loss, damage or vandalism to your property. This company does not provide any onsite security except as required by state or local ordinances and does not assume any responsibility for care and custody of the property in case of vandalism, breaking or entering.

5765	Midway Drive, Cypress CA 90630	9/28/2026	39032
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

K. Second floor timbers (rafters, sheathing, fascia) are inspected from the ground level.

L. This company does no painting unless specified in this report. This company assumes no responsibility for future plumbing leaks (toilets & showers). If repairs are made to wood members, our company will not be responsible for damage to the roof.

M. Nothing expressed or mentioned in this Agreement is intended or shall be construed to give any person, other than the parties hereto and their respective successors and assigns, any legal or equitable right, remedy or claim under or in respect of this Agreement or any provisions herein contained, this Agreement and any conditions and provisions hereof being intended to be and being for the sole and exclusive benefits of the parties hereto and their respective successors and assigns, and for the benefit of no other person.

N. The total amount of this contract is due and payable upon completion of work unless otherwise specified. A finance charge computed at a monthly rate of 1.5% of the unpaid balance (annual percentage rate of 18%) will be added to all accounts past due.

O. Owner/agent/tenant acknowledges and agrees that inspection of the premises will not include any type of inspection for the presence or non-presence of asbestos and that this report will not include any findings or opinions regarding the presence or non-presence of asbestos in, upon or about the premises, we recommend that you contact a contractor specifically licensed to engage in asbestos related work. Further, should we discover the presence of asbestos during our inspection of the premises or should our inspection of the premises cause a release of asbestos dust or particles, owner/agent/tenant shall be solely responsible for the cleanup, removal and disposal of the asbestos and the cost thereof. Owner/agent/tenant hereby agrees to waive any and all claims against this company which are in any way related to the presence of asbestos on the premises and further agrees to indemnify and hold this company harmless from any and all claims of any nature asserted by any third party, including this Company's employees, which is in any way related to the presence of asbestos on the premises.

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

Q. A shower pan repair is an isolated repair to a portion of an entire shower. Any glass removed to facilitate a pan replacement is done as a courtesy. If damage occurs to the glass or metal, it will be replaced at the owner's expense. Glass re-installed at the request of the homeowner will be installed without warranty. New glass doors or panels furnished by an appropriate contractor may be recommended.

R. Any building permit required for the completion of the repair work must be obtained by the property owner. Some repairs may require a building permit.

S. Pesticides are the products this company uses to control the target pest listed in your inspection report. Pesticides make a better life for all of us. They help control disease carriers, thus protecting your health and property. When properly used, pesticides pose no problem to man or to the environment. Your technician is a state certified applicator and is constantly being upgraded by our training sessions. If you have any questions, please contact your inspector or a representative from our company. State law requires that you be given the following informational form "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 this company immediately. For further information, contact any of the following: for health questions--the county health department (213-250-8055); for application information--the county agricultural commissioner (626-575-5466) and for regulatory information--the Structural Pest Control Board (800-737-8188, 2005 Evergreen Street Suite 1500 Sacramento CA 95815).

5765	Midway Drive, Cypress CA 90630	9/28/2026	39032
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

T. **The Structural Pest Control Board encourages competitive business practices among registered companies. 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.**

U. The charge for service that this company subcontracts to another person or entity 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.

V. Fumigations are guaranteed for a period of two years; all other work is guaranteed for a period of one year.

Subcontractors:
FUMIGATIONS PERFORMED BY: **A-1 Fumigation Inc. (562) 866-7535**

STALL SHOWER PANS INSTALLED BY: **Artisan Builders (909) 595-7266**

REPAIR WORK PERFORMED BY: **Brothers Termite Inc. (562) 927-5541**

Chemical Disclaimer - Insecticides utilized for local chemical treatment:
-Termidor SC EPA #7969-210 (Fipronil 0.06%)
-PT Cy-Kick EPA #499-470 (Cyfluthrin 0.1%)
-Bora-Care **EPA #64405-1** (Disodium Octaborate Tetrahydrate 40%)
-Termidor Foam EPA #499-563 (Fipronil - 0.005%)

Chemical Disclaimer - Gas utilized for fumigation:
-Vikane (Active Ingredient: Sulfuryl Fluoride)

Areas Inspected / Not Inspected

1. SUBSTRUCTURE:	SLAB
2. STALL SHOWER:	NOT TESTED: SLAB
3. FOUNDATIONS:	SLAB
4. PORCHES-STEPS:	CONCRETE
5. VENTILATION:	SLAB
7. ATTIC SPACES:	50% ACCESSIBLE, VISUAL INSP, LOW PITCHED ROOF, INSULATION, DUCTS
8. GARAGES:	ATTACHED 2 CAR, ENCLOSED WALLS
9. DECKS-PATIOS:	WOOD PATIO COVER

5765	Midway Drive, Cypress CA 90630	9/28/2026	39032
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

Separated Reports

Each item in a separated report will be defined as Section I or Section II conditions that are evident on the date of the inspection:
-Section I items have visible evidence of active infestation, infection or conditions that have resulted in or from infestation/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.

Decks - Patios:

ITEM 9A Evidence of drywood termite damage noted at the patio joists and slats.

Rec: Remove the damaged wood. If no further damage is exposed, fill or replace the damaged wood. NOTE: If further inspection reveals an infestation/infection in the wood, a supplemental report will be issued and an additional cost may apply.
****** This is a Section 1 Item ******

ITEM 9B Evidence of drywood termites noted at the patio cover.

Rec: Fumigate the entire structure with Vikane gas; seal or enclose the building with tarps.
****** This is a Section 1 Item ******

Other - Exteriors:

ITEM 11A Evidence of drywood termite damage noted at the rafters and gables.

Rec: Remove the damaged wood. If no further damage is exposed, fill or replace the damaged wood. NOTE: If further inspection reveals an infestation/infection in the wood, a supplemental report will be issued and an additional cost may apply.
****** This is a Section 1 Item ******

ITEM 11B Evidence of drywood termites noted at the rafters and garbles.

Rec: Fumigate the entire structure with Vikane gas; seal or enclose the building with tarps.
****** This is a Section 1 Item ******

ITEM 11C Dry rot noted at the sheathing, fascia and trim.

Rec: Remove the damaged wood. If no further damage is exposed, install new lumber. NOTE: If further inspection reveals an infestation/infection in the wood, a supplemental report will be issued and an additional cost may apply.
****** This is a Section 1 Item ******

ITEM 11D Dry rot noted at the beam ends.

Rec: Cut off the damaged portion of the wood.
****** This is a Section 1 Item ******

5765	Midway Drive, Cypress CA 90630	9/28/2026	39032
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

Other - Exteriors:

ITEM 11E Dry rot noted at the beam, rafters and post.

Rec: Remove the damaged wood. If no further damage is exposed, install new lumber. NOTE: If further inspection reveals an infestation/infection in the wood, a supplemental report will be issued and an additional cost may apply.
****** This is a Section 1 Item ******

Plant Disclaimer

While placing and removing tarpaulins, in the course of the fumigation of this structure, damage/death of the foliage may occur. The amount of damage cannot be predetermined. Precautions will be taken to minimize plant damage/death. This company is not making any guarantees that damage/death will or will not occur during the fumigation process.

Escrow Information

I authorize funds to be held by my contracted escrow company. I will instruct them to disburse funds, to this company, upon the closing or cancellation of the transaction.

ESCROW COMPANY'S NAME _____TELEPHONE # _____

ESCROW OFFICER'S NAME _____ESCROW # _____

Work Authorization

I. I have read and understand this WDO inspection report.

II. I authorize the following items to be performed:_____.

III. I agree to pay the proposed cost of: _____.

_____ _____ _____
signature printed name date

SECTION 1 COST: $6722.00
FUME COST: $1786 + REPAIR COST: $4936

OPTIONAL PAINTING COST: $742.00

Select payment method: o Credit/Debit Card o Zelle o Check o Escrow

A deposit of 50% is required prior to starting the job. The balance is due upon completion.

Please contact us at least 20 days in advance, to schedule an appointment.*