WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

#: *20260189*

BUILDING NO.	STREET	CITY	ZIP	Date of Inspection	NUMBER OF PAGES
13601	CALIFA STREET	VAN NUYS	91401	10/07/2026	1 of 6

AAction Pest Control Inc.
PO Box 940489 Simi Valley, CA 93094
AActionPC@aol.com www.AActionPC.net
Phone (805) 522-4242 Fax (805) 582-0479
PR6460

Ordered by:	Property Owner and/or Party of Interest	Report sent to:
SETH PENNET 13601 CALIFA STREET VAN NUYS, CA 91401	SETH PENNET 13601 CALIFA STREET VAN NUYS, CA 91401	SETH PENNET 13601 CALIFA STREET VAN NUYS, CA 91401

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

GENERAL DESCRIPTION:

This is a one story, wood sided, single family residence. It has an attached garage and an attached patio. It has a composition roof and was vacant at the time of inspection.

Inspection Tag Posted: Hot Water Enclosure.

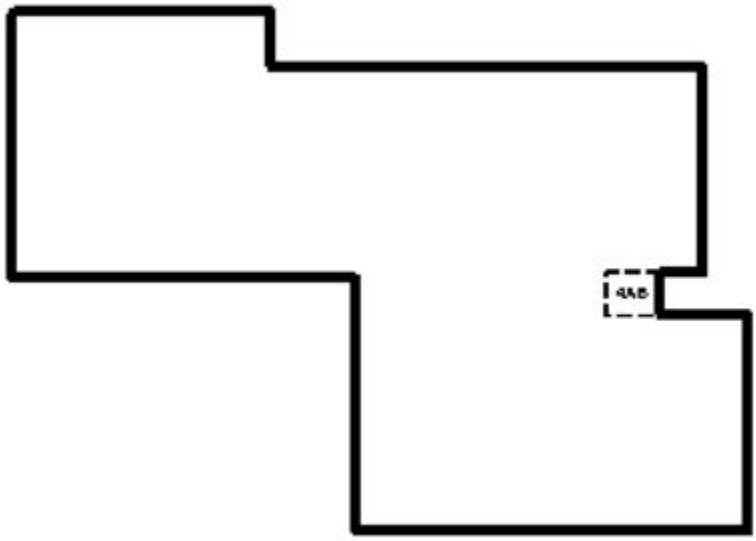
Other Tags Posted:

An inspection has been made of the structure(s) on the diagram in accordance with the 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 [X] 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

Key: 1 = Subterranean Termites 2 = Drywood Termites 3 = Fungus/Dryrot 4 = Other Findings 5 = Further Inspection



Inspected By CHRISTIAN ROBLES License No. FR 61939 Signature Christian Robles

You are entitled to obtain copies of all reports and completion notices on this property report 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. (form t1a - 4/27/17) 43M-41 (Rev. 10/01)

NOTES, CAUTIONS AND DISCLAIMERS

Notice: ... This Wood Destroying Organisms Inspection Report is only good for 90-days from the date of the inspection, unless it is otherwise agreed to and documented in writing for all parties.

The pest control industry recognizes a structure to have certain areas both inaccessible and not inspected. These areas 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 lumber, masonry, or finished work; areas or below appliances or beneath floor coverings, furnishings; areas where behind encumbrances, storage, conditions, or locks make inspection impractical; and areas or timbers around eaves that would require use of an extension ladder.

Slab floor construction has become more prevalent in recent years. Floor covering may conceal cracks in the slab that will allow infestations to enter. Infestations may be concealed by plaster, sheetrock or other wall coverings so that a diligent inspection may not uncover the true condition. The roof was not inspected due to lack of accessibility, qualification and licensing. These areas are not practical to inspect because of health hazards, damage, obstruction or inconvenience and unless specified or described in this wood destroying pests and organisms inspection report. This company shall exercise due care during inspections and treatments but assumes no liability for any damage to tiles, slates, shingles or other roofing materials, including patio covers, aluminum awnings, solar heating, plants, shrubbery or paint during any type of treatment.

This company shall recommend further inspection if there is any question about noted areas. This company will not reinspect unless a building permit [where applicable] is posted and signed via: local building code inspector. If a reinspection is either required or requested it must be completed within four months from the date of the original inspection. The cost of a reinspection shall not exceed and will be the same as the cost of the original inspection. Any reconstruction to the structure, at areas that were inaccessible during the original inspection shall be reinspected by this company prior to any closing of area[s]. Re: structural pest control act article 6 section 8516[b], paragraph 1990[j]. Amended march 1, 1974.

The purpose of this report is to document findings and recommendations which pertain to the absence or presence of wood destroying organisms and or conducive condition[s] at the time of inspection. This report should be read carefully and is not to be confused with a home maintenance survey. The client's cooperation and compliance to correct and or complete the recommendations documented in this report are obligatory. Without a mutual effort this company can not assure effective or satisfactory results.

The owner of this structure has certain obligations regarding maintenance and pertaining to the deterrence of wood destroying organisms. Maintenance procedures include; but are not limited to: reasonable cleaning, upkeep of roofs, gutters and downspouts; painting and sealing of exposed surfaces; caulking about doors and windows or grouting about commodes, tub and shower enclosures; storing materials one foot away the structure's foundations; providing adequate ventilation, maintaining proper drainage away from structure (including sprinkler systems); keeping soil levels below the top of foundations and prohibiting earth contact with wood components of the structure(s).

Preparation is mandatory and it is the owner responsibility to provide the utilities necessary for termite work. All soil shall be soaked six inches deep and twelve inches outward from exterior foundations one day prior to fumigation. All plants or shrubbery must be trimmed back one foot from structure prior to any fumigation or subterranean termite treatment. Any stored materials, furnishings, etc., on slab flooring must be moved one foot away from foundation and partition wall inspecting and treatment. The owner must allow access for any necessary inspection or treatment.

Guarantee policy:
This guarantee excludes structures with sub slab heating\air conditioning systems, plenum construction with air conditioning and heating duct in use, a well or cistern within fifty feet and areas that are inaccessible for treatment. Additional exclusions include structures with damage to or from excessive moisture, inadequate construction, areas of inaccessibility, deteriorating materials, masonry failure, grade alteration, pipes and conduits beneath concrete slab, furnishings or contents, etc. No guarantee will be issued for any work that is a secondary recommendation or work completed by others. Guaranteed for thirty days are any plumbing, grouting, caulking and resetting of commodes, sinks or enclosures. All other work performed by this company shall be guaranteed for the duration of one year.

This wood destroying pests and organisms inspection report does not include work which requires contact with

materials containing asbestos. Termite inspectors have no expertise or license in asbestos analysis. Asbestos is a natural occurring mineral fiber used extensively in construction prior to 1978. The owner, employee or contractor must determine the asbestos status prior to the commencement of work on a project. Occupants and employees must be protected from asbestos fiber release. Should asbestos be observed during any construction or demolition, work must stop. The owner shall obtain the services of an asbestos abatement contractor to evaluate the situation, provide the necessary services and certify the area safe before work may resume. Asbestos statement ref: ab2040, sb2572 and general industry safety order number 5208.

This proposal does not include painting or decorating in the process of work performed. Items recommended will be repaired/replaced as close as possible to original, but are not guaranteed to match.

If this report is used for escrow purposes, it is agreed that this inspection report and completions/ clearances pertaining to it, if any, are part of the escrow transaction. If this work is to be billed to an escrow company, you will still be responsible for payment within 30 days if escrow should be unusually prolonged, closed or canceled without payments being made in full to this company for services rendered.

Tim cooley's general pest control, inc., must be notified no less than 48 hours from time of scheduled fumigation of intent to postpone or cancel. Failure to notify will result in a 25% cancellation fee.

There may be health related issues associated with the findings reflected in this report. We are not qualified to and do not render an opinion concerning any such health issues. The inspection reflected by this report was limited to the visible and accessible areas only. Questions concerning health related issues, which may be associated with the findings of recommendations reflected in this report, the presence of mold, the release of mold spores or concerning indoor air quality should be directed to a certified industrial hygienist. Futhermore, the Structural Pest Control Board has stated that "Molds, sometimes called mildew, are not wood-destroying organisms. Branch 3 licensees do not have a duty under the Structural Pest Control Act and related regulations to classify molds as harmful to human health ar not harmful to human health. This does not modify the Structural Pest Control Act or related regulations."

If, during the course of performing treatment or repair work, additional infection, infestation or damage is found, the work will cease and a supplemental inspection will be performed and a report filed.

ARBITRATION OF DISPUTE: By relying on this Wood Destroying Organisms report, you agree that any controversy or claim arising out of or relating to Tim Cooley's General Pest Control, Inc., inspection and/or this report shall be settled by arbitration in accordance with the construction industry arbitration rules of the American Arbitration Association, and judgement upon the award renderd by the arbitrator(s) may be entered in any court having jurisdiction thereof.

Note:

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.

Notice: Secondary recommendations are considered sub-standard. Tim Cooley's General Pest Control does not issue any warranty or guarantee for areas treated or not treated.

Notice: 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 (ie. 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.

The estimate for repairs given in this report does not include costs for building permits which may be required. Any costs for building permits will be added on to the estimate over and beyond the estimated cost of repairs

The pest control industry recognizes a structure to have certain areas both inaccessible and not inspected. These areas 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; the crawl space underneath a deck less than 12"; covered ceilings; spaces between a floor or porch deck and the ceiling below; areas where there is no access without defacing or tearing lumber, masonry, or finished work; areas underneath, behind or below appliances or beneath floor coverings or furnishings or storage, locked areas, and areas requiring an extension ladder; areas where encumbrances, storage, conditions, or locks make inspection impractical; and areas or timbers around eaves that would require use of an extension ladder.

Slab floor construction has become more prevalent in recent years. Floor covering may conceal cracks in the slab that will allow infestations to enter. Infestations may be concealed by plaster, sheetrock or other wall coverings so that a diligent inspection may not uncover the true condition. The roof was not inspected due to lack of accessibility, qualification and licensing. These areas are not practical to inspect because of health hazards, damage, obstruction or inconvenience and unless specified or described in this wood destroying pests and organisms inspection report. This company shall exercise due care during inspections and treatments but assumes no liability for any damage to tiles, slates, shingles or other roofing materials, including patio covers, aluminum awnings, solar heating, plants, shrubbery or paint during any type of treatment.

In the performance of corrective measures, it may be necessary to drill into concealed areas and/or to cut or remove plants. The termite exterminator will not be liable for plumbing, heating, electrical, gas lines and equipment in or under a slab, nor to plants which may be damaged during treatments and/or repairs.

Guarantee policy:
This guarantee excludes structures with sub slab heating\air conditioning systems, plenum construction with air conditioning and heating duct in use, a well or cistern within fifty feet and areas that are inaccessible for treatment. Additional exclusions include structures with damage to or from excessive moisture, inadequate construction, areas of inaccessibility, deteriorating materials, masonry failure, grade alteration, pipes and conduits beneath concrete slab, furnishings or contents, etc. No guarantee will be issued for any work that is a secondary recommendation or work completed by others. Guaranteed for thirty days are any plumbing, grouting, caulking and resetting of commodes, sinks or enclosures. All other work performed by this company shall be guaranteed for the duration of one year.

This wood destroying pests and organisms inspection report does not include work which requires contact with materials containing asbestos. Termite inspectors have no expertise or license in asbestos analysis. Asbestos is a natural occurring mineral fiber used extensively in construction prior to 1978. The owner, employee or contractor must determine the asbestos status prior to the commencement of work on a project. Occupants and employees must be protected from asbestos fiber release. Should asbestos be observed during any construction or demolition, work must stop. The owner shall obtain the services of an asbestos abatement contractor to evaluate the situation, provide the necessary services and certify the area safe before work may resume. Asbestos statement ref: ab2040, sb2572 and general industry safety order number 5208.

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

ARBITRATION of DISPUTES: By relying on this wood destroying organisms report, you agree that any controversy or claim arising out of or relating to Tim Cooley's General Pest Control, Inc., inspection and/or this report shall be settled by arbitration in accordance with the construction industry arbitration rules of the American Arbitration Association, and judgement upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

Sectioned reporting

This is a separated report which is defined as section i or section ii conditions evident on the date of this 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 section ii.

4. OTHER FINDINGS

ITEM NO. 4A (Section 1)

FINDING AND RECOMMENDATION: 4A

Evidence of a plumbing leak as indicated by 4A on the diagram. The leak was noted in: shower, leaking to sub area

Remove/replace shower pan.

FINDING AND RECOMMENDATION: 4A

Excessive moisture indicated by 4A on diagram. The excessive moisture was noted in the following area(s): subarea creating damage to sub floor and beams.

Correct condition as appropriate.

COMMENTS AND OTHER INFORMATION

California 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 regulations 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 risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.

If within twenty-four 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 operator immediately. For additional information contact the county health department; county agricultural department and the structural pest control board, 1418 howe avenue, suite 18, sacramento, ca. 95825-3280. For further information contact any of the following:

Public health department:
Los angeles - 213-240-7941 ventura - 805-652-5916

County agricultural department:
Los angeles - 626-575-5451 ventura - 805-388-4208

Poison control center:
California - 800-876-4766

Structural pest control board:
California: 800-pest 188

Tim cooley's general pest control, inc.
800-200-7378 (pest) 805-527-2719 818-998-7378 (pest)

If we have recommended the use of a fungicide we will use one or more of the following:

* *copper napthenate - (a/i) copper napthenate: 20% - (i/i) 80%*
* *tim-bor - (a/i) disodium octaborate tetrahydrate: 98% - (i/i) h2o: 2%*

If we have recommended the treatment of subterranean termites we will use one or more of the following:

* *dragnet ft - (a/i) permethrin (3-phenoxyphenyl) methyl (+-) cis-trans 3-(2,2-dichloroethenyl) -2,2-dimethylcyclopropanecarboxylate: 36.8% - (i/i) 63.2*

** premise 75 - (a/i) imidacloprid, 1-[(6-chloro-3-pyridinyl)methyl]- n-nitro-2-imidazolidinimine: 75% - (i/i) 25%*

** termidor sc - fipronil: 5-amino-1-(2,6-dichloro-4-(trifluoromethyl)phenyl)-4-((1,r,s)-(trifluoromethyl) sulfinyl1)-1-h-pyrazole-3-carbonitrile*

the termidor 5-year pledge is valid for structures that received a total barrier treatment with termidor. The termidor 5-year pledge does not apply to spot or partial applications of termidor.*

**you must schedule an annual inspection prior to the anniversary of the original treatment. There will be 4 annual inspections in all. (inspection can be completed no more than 60 days prior to anniversary date or up to 30 days after the anniversary date.)*

**the termidor 5-year pledge doesn't apply to structures that have been modified, added to or altered in any way that would cause a barrier disruption after the original application.*

**the termidor 5-year pledge does not cover any structural damage.*

**retreatment must be made after 120 days of original treatment date.*

**termidor must be used for all re-treatments.*

**noncomplience with the above items will result in a cancellation of the warrantee.*

If we have recommended the treatment of wood boring beetles we will use one or more of the following:

** dursban lo - (a/i) chloropyrifos (0,0-diethyl 0-[3,5,6-trichloro-2-pyridinyl] phosphorothloate) 41.5%*

If we have recommended a treatment for exposed wood members for termite prevention we will use one or more of the following:

** borax tim-bor - (a/i) disodium octaborate tetrahydrate*

** invader hpx - (a/i) 2-(1-methylethoxy) phenyl methylcarbamate: 1% - (i/i) 99%*

** Bora-Care - .Disodium Octaborate Tetrahydrate (Na2B8O13 ? 4H2O):...40.0%*

** D-Foam - Deltamethrin 0.06%*

** termidor sc - fipronil: 5-amino-1-(2,6-dichloro-4-(trifluoromethyl)phenyl)-4-((1,r,s)-(trifluoromethyl) sulfinyl1)-1-h-pyrazole-3-carbonitrile*

If we have recommended to locally treat using a chemical foam mix to emilinate live drywood termites we will use one of the following:

** borax tim-bor - (a/i) disodium octaborate tetrahydrate*

** Bora-Care - .Disodium Octaborate Tetrahydrate (Na2B8O13 ? 4H2O):...40.0%*

** termidor sc - fipronil: 5-amino-1-(2,6-dichloro-4-(trifluoromethyl)phenyl)-4-((1,r,s)-(trifluoromethyl) sulfinyl1)-1-h-pyrazole-3-carbonitrile*

Work Authorization

Prepared by

AAction Pest Control Inc.

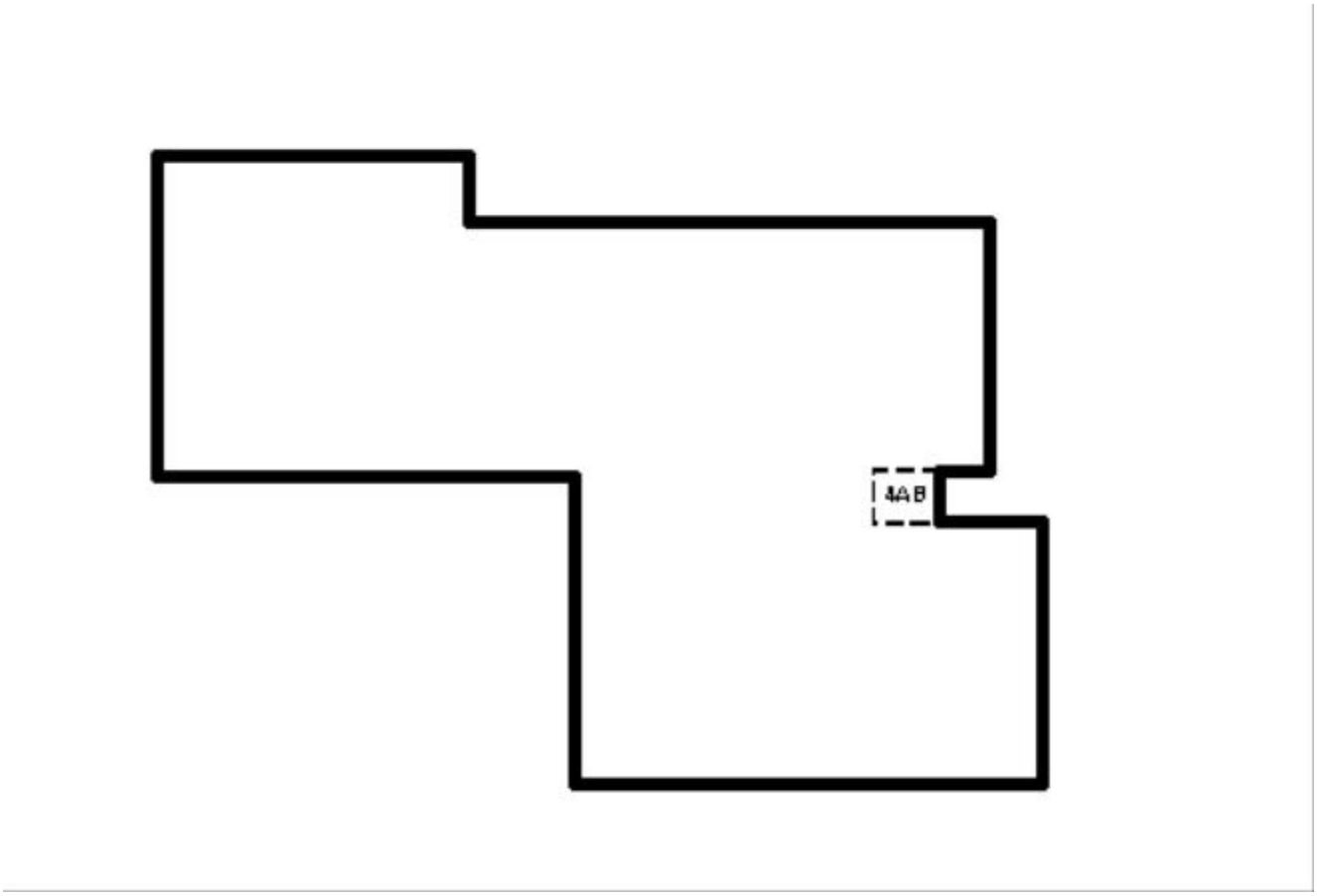
ADDRESS OF PROPERTY INSPECTED

BUILDING NO.	STREET	CITY	ZIP	COUNTY CODE	DATE OF INSPECTION
13601	CALIFA STREET	VAN NUYS	91401	19	10/07/2026

Ordered by:	Property Owner and/or Party of Interest	Report sent to:
SETH PENNET	SETH PENNET	SETH PENNET
13601 CALIFA STREET	13601 CALIFA STREET	13601 CALIFA STREET
VAN NUYS, CA 91401	VAN NUYS, CA 91401	VAN NUYS, CA 91401

An inspection has been made of the structure(s) on the diagram in accordance with the the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

NOTE: If diagram is not displayed here, please see the report.



Work Authorization

Prepared by

AAction Pest Control Inc.

ADDRESS OF PROPERTY INSPECTED

BUILDING NO.	STREET	CITY	ZIP	COUNTY CODE	DATE OF INSPECTION
13601	CALIFA STREET	VAN NUYS	91401	19	10/07/2026

Section 1

4A	= Refer to contractor	P
4A	= Refer to Contractor	P

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.

Work Authorization

Prepared by

AAction Pest Control Inc.

ADDRESS OF PROPERTY INSPECTED

BUILDING NO.	STREET	CITY	ZIP	COUNTY CODE	DATE OF INSPECTION
13601	CALIFA STREET	VAN NUYS	91401	19	10/07/2026

1. If further inspection is recommended, if additional work is required by any government agency, or if additional damage is discovered while performing the repairs, this company reserves the right to increase prices.
2 In the event that legal action is necessary to enforce the terms of this contract, reasonable attorney's fees may be awarded to the prevailing party.
3. This company will use due caution and diligence in their operations but assume no responsibility for matching existing colors and styles, or for incidental damage to roof coverings, T.V. antennaes, solar panels, rain gutters, plumbing, underground pipes, plant life, paint, etc.
4. This report is limited to the accessible areas shown on the diagram only.
5. If this contract is to be paid out of escrow impound the buyers and sellers agree to provide this company with all escrow billing information required to collect the amount due. The persons signing this contract are responsible for payment, and if the escrow does not close within 30 days after the date of completion of the work agree to pay in full the amount specified in this work authorization agreement.
6. If this agreement includes a charge for opening an area for further inspection, it is for opening the area only and does not include making additional repairs, if needed, nor does it include replacing removed or damaged floor coverings, wall coverings, or painted exposed surfaces unless specifically stated.
7. A 20% down payment is required for work to commence. The remaining balance must be paid upon completion of work.
8. There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this work authorization contract. These health issues include but are not limited to the possible release of mold spores during the course of repairs. We are not qualified to and do not render any opinion concerning such health issues or any special precautions. Any questions concerning health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a Certified Industrial Hygienist before any such repairs are undertaken.
9. Signing this authorization is also an agreement that you have read and that you understand and agree to the terms and conditions set forth in the Wood Destroying Organisms report and contract.

By executing this work authorization contract, customer acknowledges that he or she has been advised of the forgoing and has had the opportunity to consult with a qualified professional.

Total cost of services $_____

Less 20% Down $_____ Check number _____

Total due upon completion $_____

This company is authorized to perform items:_____

Cost of work authorized: $_____

OWNER or OWNER's AGENT: DATE:

X _____ _____

X _____ _____

AAction Pest Control Inc.

BY: _____

ESCROW CO: _____

ESCROW NO: _____