# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

| BUILDING NO. | STREET: | CITY: | ZIP: | Date of Inspection | # Of Pages | |
|---|---|---|---|---|---|---|
| 4108 | HALLDALE AVE | LOS ANGELES | 90062 | 09/11/2026 | 7 | |


MYSTICAL EXTERMINATORS

**P.O. BOX 15161**
**WHITTIER, CA 90605**
**PH# 562-789-1941**
**PR 4112**
**janet@mysticalexterminators.com**


| Ordered by: | Property Owner and/or Party of Interest: | Report Sent to: |
|---|---|---|
| Dolann Adams Crane<br>323-707-5962<br>dolann@bateshennington.com<br>4108 HALLDALE AVE<br>LOS ANGELES CA 90062 | Dolann Adams Crane<br>323-707-5962<br>dolann@bateshennington.com<br>4108 HALLDALE AVE<br>LOS ANGELES CA 90062 | Dolann Adams Crane<br>323-707-5962<br>dolann@bateshennington.com<br>4108 HALLDALE AVE<br>LOS ANGELES CA 90062 |

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

| GENERAL DESCRIPTION: | Inspection Tag Posted: |
|---|---|
| TWO STORY SINGLE FAMILY WITH COMPOSITION ROOF WITH NO GARAGE . | ATTIC<br>Other Tags Posted:<br>NONE |

An inspection has been made of the structure(s) 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 [] | Dry wood 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

**WE DO THE WORK!**

Mystical Exterminators performs **all termite treatments and repairs recommended in this report.** Please review the **WORK AUTHORIZATION** towards the end of the report for recommended items and pricing.

**See attached page for diagram**

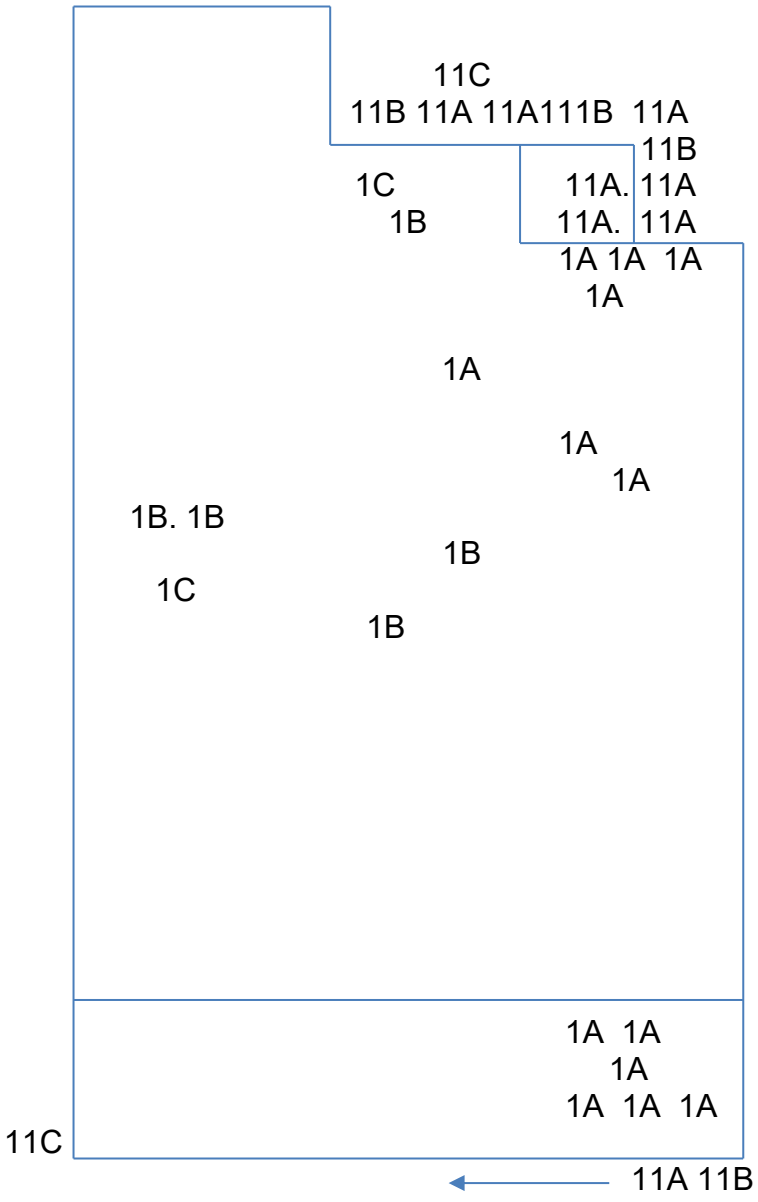
See Work Authorization Form for Estimate-

Please sign and fax Work Authorization form to 562-789-1942 to approve recommendations and move forward with work

**Inspected by: Albert Garcia State License No. OPR 10549 Signature:** Albert Garcia 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, CA 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, (800) 737-8188, or www.pestboard.ca.gov. 43M-41 (REV. 10/01)

**Our company Mystical Exterminators is licensed to perform inspections, fumigations, localized treatments, and structural repairs identified in this report. All recommended corrective work may be completed upon authorization**

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***READ THIS DOCUMENT IT EXPLAINS NOTES, CAUTIONS AND DISCLAIMERS***

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 covering or furnishings or storage, locked areas, and areas requiring an extension ladder; areas where encumbrances, storage, condition, 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.
GAURANTEE POLICY:

This guarantee excludes structures with sub slab heating/air conditioning systems, plenum construction with air conditioning and heating duct in use, a well cistern within fifty fee 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. All other work performed by this company shall be guaranteed for the duration of one (1) year. Fumigations are guaranteed for a period of three (3) years.

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 re: AB2040, sb2572 and general industry safety order number 5208.

Hidden damage is possible any time evidence of Subterranean Termites, Dry wood Termites, Fungus (Dry Rot), Beetle, Faulty Grade, Earth-to-Wood contact, Damp wood Termites, Shower Leaks or Excessive Moisture is noted on this report. Mystical Exterminators is not responsible for damage found during the course of repairs nor damage in areas that were inaccessible at the time of inspection.

"THIS PROPERTY WAS NOT INSPECTED FOR THE PRESENCE OR ABSENCE OF HEALTH MOLDS OR FUNGI. BY CALIFORNIA LAW WE ARE NEITHER QUALIFIED, AUTHORIZED NOR LICENSED TO INSPECT FOR HEALTH-RELATED MOLDS OR FUNGI. IF YOU DESIRE INFORMATION ABOUT THE PRESENCE OR ABSENCE OF HEALTH-RELATED MOLDS, YOU SHOULD CONTACT AN INDUSTRIAL HYGIENIST."

**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.**

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 roof, gutters and downspouts; painting and sealing of exposed surfaces; caulking about doors and windows or grouting about commodes, tub and shower enclosure; 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).

Plaster damage is not a Wood Destroying Organism. Buyer and Seller to satisfy themselves as to condition and not hold Mystical Exterminators liable.

"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 Mystical Exterminators 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, Mystical Exterminators 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"**

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

The pest to be controlled or in the case of wood roof cleaning and treatment registered company applications, the purpose of applying the wood preservative or preservatives.

The pesticide or pesticides proposed to be used, and the active ingredient or ingredients

"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 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 800-777-6476, and your pest control company immediately.

"For further information, contact any of the following: Mystical Exterminators (562) 789-1941; for Health Questions—The County Health Department (see below), for Application Information - - The County Agricultural Commissioner (see below) and for Regulatory Information-The Structural Pest Control Board 800-737-8188 2005 Evergreen Street, Ste. 1500 Sacramento, CA 95815

| PHONE # | COUNTY HEALTH DEPT. | AGRICULTURE DEPT. | POISON CONTROL |
|---|---|---|---|
| Los Angeles Co. | 310-345-6609 | 626-575-5466 | 800-777-6476 |
| Orange Co | 800-876-4766 | 714-955-0100 | 800-777-6476 |
| Riverside Co. | 951-358-5000 | 951-955-3000 | 800-777-6476 |
| San Bernardino Co. | 909-387-6280 | 909-387-2105 | 800-777-6476 |
| San Diego Co. | 619-692-8500 | 858-694-2739 | 800-777-6476 |

## CHECKED BOXES ARE CHEMICALS TO BE USED

| | | | | |
|---|---|---|---|---|
| Bora-Care (EPA Reg. No. 64405-1-AA)<br>Active Ingredients: Disodium OctaborateTetrahydrate (Na2B8O13 • 4H2O): 40%<br>Taurus SC (EPA Reg. No. 53883-279)<br>Active Ingredients: Fipronil: 5-amino-l -(2,6-dichloro-4-((1,R,S)-(trifluoromethyl) phenyl)-4-((1, R,S)-(trifluoromethyl)sulfinyl) – 1-Hpyrazole-3carbonitrile | [] Tim-bor<br>EPA Reg No.: 64405-8<br>Active Ingredent: Disodium Octaborate Tetrahydrate....98.0%<br>Harmful if swallowed or inhaled. Causes moderate eye irritation. Avoid contact with eyes or clothing. Avoid breathing dust. Thoroughly wash with soap and water after handling. Remove contaminated clothing and wash clothing before reuse. | [X] Termidor EPA REG # 7969-210<br>Active Ingredient – Fipronil :5-amino-1(2,6-dichloro-4-(trifluoromethyl) phenyl)-4991, R,S)-(trifluoromethyl) sulfinyl) -1-H-pyrazole-3-carbonitrile. 9.1% Avoid inhalation can cause nasal irritation to nose and throat. | [ ]Cy-kick<br>REG #499-470<br>Active Ingredient-Cyfluthrin 0.1 %, Contains Pertroleum Distillate 99.9 %Harmful if absorbed through skin. Avoid contact with skin, eyes or clothing. | [] Vikane, EPA Reg. #464-236<br>Active Ingredient – Sulfuryl Fluoride…99% Do not breath vapors. Send for a doctor in case of exposure. Inhalation may be fatal and must be handled by experienced personnel. |

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"This is a separated report which is defined as Section I/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 on the date of inspection. Section II items are conditions deemed likely to lead to infestation or infection but where no visible evidence of such was found on the date of inspection. 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/her inspection and cannot be defined as Section I/Section II."
Areas that were inaccessible at the time of inspection are **not included** in Section I or Section II findings.

**1. SUBSTRUCTURE: ACCESSIBLE**
FINDING…1A. EVIDENCE OF DRYWOOD TERMITES NOTED AT SUBSTRUCTURE AREA .(SECTION 1 ITEM)
RECOMMENDATION.1A . CHEMICALLY LOCAL TREAT USING A REGISTERED CHEMICAL Termidor EPA
REG # 7969-210Active Ingredient – Fipronil :5-amino-1(2,6-dichloro-4-(trifluoromethyl) phenyl)-4991,R,S)-(trifluoromethyl) sulfinyl) -1-H-pyrazole-3-carbonitrile.
FOR THECONTROL OF DRYWOOD TERMITES. COVER OR REMOVE DRYWOOD EVIDENCE.

FINDING...1B . EVIDENCE OF FUNGUS NOTED AT SUBSTRUCTURE AREA
RECOMMENDATION. 1B SCRAPE AND TREAT USING A REGISTERED CHEMICAL Tim-bor EPA Reg No.: 64405-8
Active Ingredient: Disodium Octaborate Tetrahydrate....98.0% FOR THE CONTROL OF FUNGUS.

FINDING…1C EVIDENCE OF PLUBING LEAK NOTED AT SUBSTRUCTURE AREA . (SECTION 2 ITEM)
RECOMMENDATION. 1C OWNER / AGENT OR RESPONSIBLE PARTY TO HIRE A PROPER TRADESMAN TO INSPECT OR CORRECT.

**2. STALL SHOWER: NONE**

**3. FOUNDATIONS: CONCRETE**

**4. PORCHES – STEPS: INSPECTED**

**5. VENTILATION: ADEQUATE**

**6. ABUTMENTS: NONE**

**7. ATTIC SPACES: ACCESSIBLE**

**8. GARAGE: NONE**

**9. DECKS – PATIOS: NONE**

**10. OTHER – INTERIOR: INACCESSIBLE AREA / HEAVY STORAGE / FURTHER INSPECTION RECOMMENED**

**11. OTHER – EXTERIOR: INSPECTED**
FINDING…11A. EVIDENCE OF DRYWOOD TERMITES NOTED AT EXTERIOR. (SECTION 1 ITEM)
RECOMMENDATION. 11A. CHEMICALLY LOCAL TREAT USING A REGISTERED CHEMICAL Termidor EPA
REG # 7969-210Active Ingredient – Fipronil :5-amino-1(2,6-dichloro-4-(trifluoromethyl) phenyl)-4991,R,S)-(trifluoromethyl) sulfinyl) -1-H-pyrazole-3-carbonitrile.
FOR THECONTROL OF DRYWOOD TERMITES. COVER OR REMOVE DRYWOOD EVIDENCE

FINDING…11B. EVIDENCE OF DRYWOOD TERMITES DAMAGED WOOD NOTED AT EXTERIOR. (SECTION 1 ITEM)
RECOMMENDATION.11B. REMOVE AND REPLACE AND OR REPAIR (FILL) DAMAGED WOOD.
NOTE: IF damage extends into inaccessible areas a supplemental report will be issued outlining our findings, recommendations and additional Cost if any. If cause or source of damage is needed it is recommended for owner/agent or responsible party to hire a proper tradesman to Determine an opinion / recommendation.

FINDING…11C . EVIDENCE OF DRYROT NOTED AT EXTERIOR. (SECTION 1 ITEM)
RECOMMENDATION. 11C. REMOVE AND REPLACE AND OR REPAIR (FILL) DAMAGED WOOD.
NOTE: IF damage extends into inaccessible areas a supplemental report will be issued outlining our findings, recommendations and additional Cost if any. If cause or source of damage is needed it is recommended for owner/agent or responsible party to hire a proper tradesman to Determine an opinion / recommendation.



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## MYSTICAL EXTERMINATORS' RECOMMENDATIONS

By executing and/or accepting this inspection report or work authorization, the interested parties acknowledge and agree that they have been fully advised of the foregoing disclosures and exclusions and have had the opportunity to consult with qualified professionals of their choosing, if desired.

# WORK AUTHORIZATION

MYSTICAL EXTERMINATORS
P.O. BOX 15161
WHITTIER, CA 90605
PH# 562-789-1941
PR 4112

| **SECTION I**<br>The inspection fee paid upfront has been applied as a discount toward the treatment cost. | **PROPER TRADE SECTION I** | **PROPER TRADE SECTION II** |
|---|---|---|
| **# 1A , 1B , 11A , 11B, 11C** | **ITEMS# 1C**<br>Not included in this estimate | **ITEMS# NONE**<br>Not included in this estimate |

**The quoted amount reflects a package price for the combined work. Should any portion of the work be declined, the price is subject to revision.**

| | |
|---|---|
| [ ] FOR LOCAL TREATMENT | $ 1,795.00 |
| [ ] FOR REPAIRS | $ 2,690.00 |
| [ ] FOR TOUCH UP PAINT TO REPAIRS ONLY | $ 250.00 |
| [ ] FOR FUNGUS TREATMENT | $ 200.00 |
| [ ] OPTION: TO FUMIGATE ( TARP ) | $2,392.00 |

**WE DO THE WORK !**

**No work will be scheduled until this Authorization Agreement has been signed and returned.**
**Please check (✓) all items you are authorizing Mystical Exterminators to complete.**
**Only the checked items will be included in the scope of work.**

By signing below, I acknowledge that I have read, understand, and agree to the terms and conditions of this Authorization Agreement and the accompanying Termite Inspection Report. I hereby authorize Mystical Exterminators to proceed with the approved work as outlined.

| | |
|---|---|
| Owner/ Buyer / or Authorized Representative / Escrow (circle one )<br>Print Name _____ | Date<br>_____ |
| PHONE _____ | EMAIL _____ |
| Signature: _____ | |

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## NOTICE TO OWNER

Under the California mechanic's 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 the right to file a lien against your property if they are not paid.

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If this is to be paid out of the escrow impounds the buyers and sellers agree to provide Mystical Exterminators 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, signer agrees to pay in full the amount specified in this work authorization agreement.

It is important to know that if payment is not received 10 days after the completion date a late fee of 18% per month will be applied.

Prices are subject to change after thirty (30) days from the date of inspection and are valid only if this company performs all recommended work quoted. The scope of work performed by Mystical Exterminators is limited to termite inspection, treatment, and structural repairs only. **All cosmetic and finish work is expressly excluded unless specifically stated in writing. NO PAINTING IS INCLUDED IN WOOD REPLACEMENTS OR TERMITE REPAIRS.** This includes, without limitation, patching, texturing, priming, color matching, or restoration of drywall, plaster, ceilings, or interior or exterior walls.During termite treatment, **minor splashing, spotting, residue, or surface markings may occur** on surrounding materials. While due care is exercised, **Mystical Exterminators is not responsible for cleaning, touching up, repainting, or removing any marks or spots** resulting from treatment application. Any such cosmetic impact is considered a normal condition of termite work and **does not constitute damage or defective workmanship**. Final cosmetic restoration, if desired, is the responsibility of the buyer, seller, or property owner. This firm is not responsible for any damage or infestations in inaccessible or uninspected areas. **Damage discovered in inaccessible areas during treatment or repairs may require a supplemental report, additional work authorization, and additional charges..**

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**Mystical Exterminators would greatly appreciate if you left us a review to grow our credibility and help others make a confident decision about our termite services.**

Review Us! yelp

https://www.yelp.com/biz/mystical-termite-exterminators-whittier-2

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