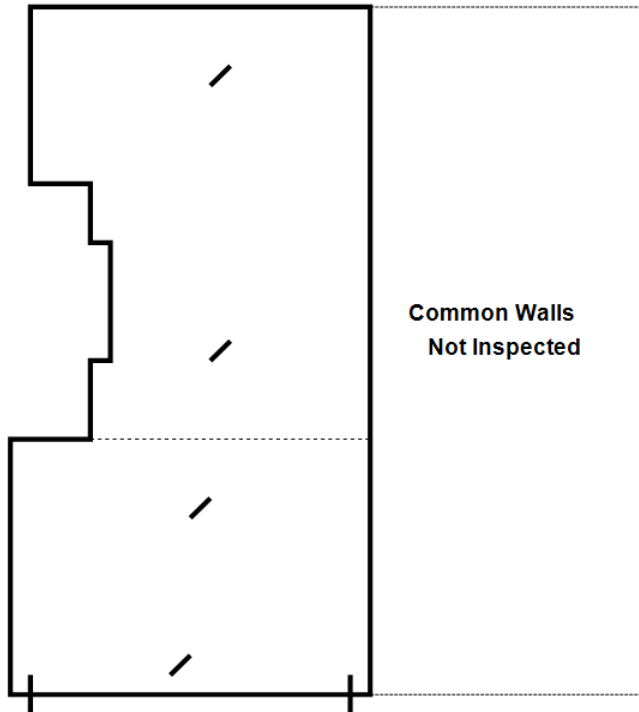


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building Address: 1112 La Cadena Ave. #1, Arcadia, CA 91007		Date of Inspection 11/01/2025	Number of Pages 7
 Del Rio Termite & Pest Control 1508 Highland Ave. Duarte, CA 91010 Phone: (626) 930-8722 Fax: (626) 930-8723  NAT-84206-1		Report # W36323 Lic. Registration # PR 4246 Escrow #	
Ordered by: Sotheby's International Realty Michael Bell 800 E. Colorado Blvd. Ste 150 Pasadena, CA 91101	Property Owner and/or Party of Interest:	Report Sent to: Sotheby's International Realty Michael Bell 800 E. Colorado Blvd. Ste 150 Pasadena, CA 91101	
COMPLETE REPORT ☐ LIMITED REPORT ☒ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐			
General Description: THIS IS A LIMITED INSPECTION REPORT REQUESTED BY THE OWNER LIMITED TO THE INSPECTION OF THE INTERIOR AIRSPACE OF THE UNIT STATED ABOVE ONLY.		Inspection Tag Posted: 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: Jose A Gonzalez State License No. OPR14281 Signature [Signature]

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, 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:

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Date

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LEAD PAINT TESTING IS NOW A LAW ON ALL HOMES PRE 1978. Pre 1978 buildings. Homes and other buildings constructed prior to 1978 are presumed to have lead paint that may cause serious health issues if disturbed during repairs. Special procedures are required by the US EPA in repairing painted areas where more than 6 square feet in the interior or 20 square feet on the exterior are disturbed. Local and state requirements may be more restrictive. Those doing the repairs are required by the EPA to be licensed Lead Renovators and must follow strict testing, containment, repair, clean up and debris disposal practices. The penalties for violations of the EPA regulations are severe. You will be provided with the EPA pamphlet entitled "Renovate Right - Important Lead Hazard Information for Families..." prior to the start of repairs. You will be notified of the additional costs of compliance. If you have any questions please contact us. "Notice" The Structural Pest Control Board encourages Competitive business practice among registered companies. Reports on this structure prepared by various registered companies should list the same findings (I.e. termite infestations, termite damage, and 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.

"NOTICE: The charge for service that this company subcontracts to another registered company may include the company's charges for arranging and administering such service that are in addition to the direct costs associated with paying the subcontractor. You may accept Del Rio Pest Control, 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, Del Rio Pest Control, 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."

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.

Slab concrete floor construction has become more prevalent in recent years. Floor coverings may conceal cracks in the slab that may allow infestations of wood destroying pests to enter. Infestations in walls may be concealed by plaster, plaster board or sheet rock so that a diligent inspection may not disclose and uncover the true condition. Subterranean termites that enter from under slab floors are not under warranty. These areas are not practical to inspect because of health hazards, damage to the structure; or it is an impractical inconvenience. They are not inspected unless described in this report. We recommend further inspection if there is any question about the areas noted. Re: Structural Pest Control Act, Article 1, Section 8516(b) Amended, effective March 1, 1974. Inspection is limited to disclose the presence of wood destroying pest and organisms as set forth in the Structural Pest Control Act, Article 1, Section 8516(b).

Important Note Regarding Subterranean Termites: Subterranean termites that appear after our original inspection are not under any guarantee by this company. Subterranean termites sometimes live in the soil under concrete slabs and can often go undetected for months or years. These termites can not be detected during our visual inspections. There will be a fee for treating any newly detected infestation.

The above areas were not inspected unless described in this report. We recommend further inspection if there is any question about the above noted areas. 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.

Note: The bid below includes Standard Readily Available Lumber. Old or Custom sized materials will be replaced with an available alternative. Custom order or special milled items will only be used when the person(s) ordering the corrective work makes a special request. All custom order or special milled items will be ordered only after the approval of additional costs.

Note: All repair bids on this report are to repair existing structures as noted on our report. It is the responsibility of the owner of this property to inform Del Rio Pest Control Inc. if some existing structure being repaired is not permitted or not built to code. It is the property owners responsibility prior to approving any repairs to check with the City Building Dept. to see if permits are required for the work estimated below. If required, the property owner will need to pull permits as an owner builder and notify Del Rio Pest Control Inc. Any additional work required by City Building Dept. and/or field inspectors will be at an additional cost.

Mold Policy Statement: Structural Pest Control Board, May 2002

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 or not harmful to human health.

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

NOTE: "The exterior surface of the roof will not be 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." We do not inspect or certify roofs.

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

Address 1112 La Cadena Ave. #1, Arcadia, CA 91007

11/01/2025

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Date

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Hidden damage is possible any time evidence of subterranean termites, drywood termites, fungus (dry rot), beetles, faulty grade, earth to wood contact, dampwood termites, shower leaks or excessive moisture is noted on this report. It is also possible for hidden damage to be present in the interior of walls, flooring and other areas that are not readily accessible for inspection. This company will not be held responsible for any hidden damage.

CONDITIONAL GUARANTEE: Del Rio Pest Control Inc. guarantees all work performed by this company for one year. This company is not responsible for any future infestation, dry rot or adverse conditions beyond the time of inspection. If fumigation is performed, Del Rio Pest Control Inc. is not liable for any damage to shrubs, vines, trees, etc. or any damage to roofs or roof members at the time of Fumigation. In the event that a re-treatment, re-fumigation or any other repair work is to be performed to honor a guarantee issued by Del Rio Pest Control Inc.; the home-owner is responsible to make the property available for any work to be performed. Del Rio Pest Control Inc. will not be liable for any cost of vacating or preparing the residence for re-treatment; and / or repairs. NOTE: A new and/or extension of guarantee is never given for re-treatments done under original guarantee. ALL LOCAL TREATMENTS ARE 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. ONE YEAR LIMITED GUARANTEE ON ALL TREATMENTS DONE BY THIS COMPANY.

NOTICE: Del Rio Pest Control Inc. does not warranty work performed by others. Such warranties should be obtained from those performing the repairs. Del Rio Pest Control Inc. only re-inspects the absence of infestation or infection in the visible and accessible areas. If it is found others have concealed or hidden infestations or infections during the course of their repairs, it will be the responsibility of the home-owner or buyer to pursue the responsible parties.

NOTE: SPECIFIC LIST OF AREAS WHICH HAVE NOT BEEN INSPECTED AS FOLLOWS.

This report regards the inspection of that part of the premises as identified on the drawing attached to the report. In accordance with the standard practice of pest control operators, certain structural areas are considered inaccessible for purposes of inspection, including but are not limited to: (1.) Furnished interiors (2.) Portions of attic concealed or made inaccessible by insulation and/or inadequate crawl space. (3.) The interior of hollow walls. (4.) Space between a floor or porch deck and the ceiling below. (5.) Stall showers over finished ceilings. (6.) Areas concealed by built-in cabinet work. (7.) Hardwood floor beneath linoleum, carpet, or tile. (8.) Inside kitchen or bathroom cabinets where food or supplies are stored. (9.) Areas concealed by appliances. (10.) Interiors of enclosed boxed eaves. (11.) Second story eaves where access is impractical with standard 6' foot ladder. (12.) Areas where plant growth is covering wood members. (13.) Exterior eaves and siding where access is limited due to zero lot lines, neighbors access, heavy plant growth or abutments. (14.) Fences and gates surrounding or attached to the property.

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 Termiticides 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 Dept. 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 and your pest control operator immediately." Effects of over exposure to these materials can include tremors and tonic and colonic convulsions.

For further information, contact any of the following:

Del Rio Pest Control Inc.	(626) 930-8722
Poison Control Center	(800) 876-4766
Los Angeles County Health Dept.	(323) 881-4046
Orange County Health Dept.	(714) 834-7700
Riverside County Health Dept.	(951) 358-5000
San Bernardino County Health Dept.	(800) 782-4264
Los Angeles County Agriculture Commission	(626) 575-5468
Orange County Agriculture Commission	(714) 955-0100
Riverside County Agriculture Commission	(951) 955-3011
San Bernardino Agriculture Commission	(909) 387-2105
Ventura County Health Dept.	(805) 654-2813
Structural Pest Control Board (Regulatory Info.)	(916) 561-8700
2005 Evergreen Street, Ste. 1500, Sacramento, CA 95815	

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

Address 1112 La Cadena Ave. #1, Arcadia, CA 91007

11/01/2025

W36323

Date

Report #

TERMITE AND FUNGUS CONTROL CHEMICALS

Bora-Care (EPA Reg. No. (EPA Reg. NO. EPA. Reg. No. 64405-1- EPA Est. 64405-TN-1))

Active Ingredients: Active Ingredients Disodium Octaborate Tetrahydrate (Na₂B₈O₁₃-4H₂O) 40%/ Other Ingredients 60%

Termidor (EPA Reg. No. (EPA Reg No. 7969-210))

Active Ingredients: Active Ingredients: Fipronil:5-amino-1-(2,6-dichlorol-4-(trifluoromethyl) phenyl)

Tim-bor (EPA Reg. No. 1624-39)

Active Ingredients: Disodium Octaborate Tetrahydrate 98%

A separated report has been requested which is defined as section I / section II conditions evident on the date of inspection. Section I contains items where there is evidence of active infestation, infection of 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 his inspection and cannot be defined as section I or section II.

FINDINGS AND RECOMMENDATIONS

NOTE: THIS IS A LIMITED INSPECTION REPORT REQUESTED BY THE OWNER LIMITED TO THE INSPECTION OF THE INTERIOR AIRSPACE OF THE UNIT STATED ABOVE ONLY. NO ATTACHED UNITS OR COMMON AREAS WERE INSPECTED OR INCLUDED IN THIS REPORT UNLESS SPECIFICALLY INCLUDED IN WRITING ON THE REPORT. NOTE - IT IS RECOMMENDED THAT FURTHER INSPECTION OF THE ENTIRE STRUCTURE BE MADE IN ACCORDANCE WITH STRUCTURAL PEST CONTROL REGULATIONS.

Substructure: None inspected

Stall Shower: If present, second story stall showers not water tested due to finished ceilings. Fiber glass shower bases on any story are not water tested. Consult with physical inspection report for comments regarding fiber glass shower base.

Foundations: None inspected

Porches - Steps: None inspected

Ventilation: None inspected

Abutments: None inspected

Attic Spaces: None inspected

Garages: Two car attached areas covered by drywall and or cabinets were impractical for inspection and are not included in this report.

Address 1112 La Cadena Ave. #1, Arcadia, CA 9100711/01/2025W36323

Date

Report #

- Findings and Recommendations continued from previous page -

8A PRICE: \$670.00 (Section I)
FINDINGS: Evidence of subterranean termite infestation at garage.
RECOMMENDATION: Pressure "ROD" treat, trench application or low pressure spot spray as necessary. Liquid solutions may be applied in the form of mist spray to exposed framing. Liquid solution may also be injected into termites galleries where infestations are accessible. Foam solution may be applied on all accessible wood in sub areas and garages. Remove or cover all accessible pellets and frass of wood-destroying pests. ONE YEAR LIMITED GUARANTEE ON ALL TREATMENTS DONE BY THIS COMPANY.
NOTE: 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. IMPORTANT NOTE REGARDING SUBTERRANEAN TERMITES: SUBTERRANEAN TERMITES THAT APPEAR AFTER OUR ORIGINAL INSPECTION ARE NOT UNDER ANY GUARANTEE BY THIS COMPANY. SUBTERRANEAN TERMITES SOMETIMES LIVE IN THE SOIL UNDER CONCRETE SLABS AND CAN OFTEN GO UNDETECTED FOR MONTHS OR YEARS. THESE TERMITES CAN NOT BE DETECTED DURING OUR VISUAL INSPECTIONS. THERE WILL BE A FEE FOR TREATING ANY NEWLY DETECTED INFESTATION. * NOTE: HOUSE PREVENTIVE TREATMENTS ARE AVAILABLE UPON REQUEST AND CONSIDERED A SECTION 2 ITEM.

8B PRICE: Unknown (Section II)
FINDINGS: WATER STAINS NOTED AT GARAGE AT TIME OF INSPECTION WHICH MAY BE FROM PREVIOUS OR ONGOING MOISTURE. DEL RIO PEST CONTROL INC. DOES NOT GUARANTEE THE PRESENCE OR NON-PRESENCE OF ANY LEAKS OR HIDDEN DAMAGE FROM SAME.
RECOMMENDATION: Contact proper tradesman to inspect and or correct water stains and excessive moisture condition and repair damage from same if deemed necessary by parties involved. Note - If during repair of leak if any additional adverse conditions are found extending into inaccessible walls, further inspection is recommended and a supplemental report indicating any adverse conditions or repairs will be made.

Patios-Decks: None inspected

Interior: Inspected accessible areas only, areas covered by drywall and or wall to wall carpet were impractical for inspection and are not included in this report, see entire report for terms and conditions.

10A PRICE: Unknown (Section I)
FINDINGS: WATER DAMAGE NOTED AT INTERIOR SINK AT TIME OF INSPECTION. DEL RIO PEST CONTROL INC. DOES NOT GUARANTEE THE PRESENCE OR NON-PRESENCE OF ANY LEAKS OR HIDDEN DAMAGE FROM SAME.
RECOMMENDATION: Contact proper tradesman to inspect and or correct water damage and excessive moisture condition and repair any dry-wall/plaster and wood damage from same. Note - If during repair of leak additional adverse conditions are found extending into inaccessible walls, further inspection is recommended and a supplemental report indicating any adverse conditions or repairs will be made.

Other Exterior: None inspected

Storage Room: None inspected

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

Address 1112 La Cadena Ave. #1, Arcadia, CA 91007

11/01/2025

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Date

Report #

UNDER THE CALIFORNIA MECHANIC'S LIEN LAW

Any structural Pest Control Operator who contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who help to improve your property, but is not paid for his work or supplies, has the 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 contractor in, and the sub-contractor, laborers, or suppliers remain unpaid.

To preserve their right to file a claim of lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice". General 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.

TO ENSURE EXTRA PROTECTION FOR YOURSELF AND YOUR PROPERTY, YOU MAY WISH TO TAKE ONE OR MORE OF THE FOLLOWING STEPS:

1) Require that your contractor supply you with a payment and performance bond (not a license bond), which provides a guarantee that all work and proper payments will be completed. This payment and performance bond as well as a copy of the construction contract may be filed with the County Recorder for further inspection.

2) Before making any payment on any completed phase of the project, require your contractor to provide you with a lien release signed by each material supplier, sub-contractor, and laborer involved in the project phase. Anyone signing this release loses the right to file a claim against your property. TO PROTECT YOURSELF UNDER THIS OPTION YOU MUST BE CERTAIN THAT ALL MATERIAL SUPPLIERS, SUB CONTRACTORS AND LABORERS HAVE SIGNED.

"NOTICE: 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."

NOTE: If the Home Owner fails to pay billing in full, Del Rio Pest Control 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.

If an inspection fee was charged, the fee will be waived or credited to client if Del Rio Pest Control Inc. completes the recommended work.

Should an escrow transaction cancel, it is the responsibility of the person signing this contract and or property owner(s) responsibility to pay all fees within 30 days of the cancelled escrow.

There will be a \$25.00 charge for all returned checks.

"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.

You have the right to contract with the company of your choice. Del Rio Pest Control Inc. can provide all necessary services for the completion of the work needed for your termite clearance. After years of experience with this type of work, our company has developed a smooth system of completing the necessary repairs and termite treatments.

This company will reinspect repairs done by others within four months of the original inspection. 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: Authority cited: Section 8525, Business and Professions Code. Reference: Section 8516, Business and Professions Code.

THE COST OF REINSPECTION IS \$95.00.

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

Address 1112 La Cadena Ave. #1, Arcadia, CA 9100711/01/2025W36323

Date

Report #

Findings and Recommendations estimated by this Company:

Item	Approval	Primary Estimate	Section
8A	☐	\$670.00	I

☐ Complete all of the items quoted above with
Primary Estimate.**Total Estimate \$670.00**☐ Complete only the above Items checked.

Total \$ _____

Findings and Recommendations NOT estimated by this Company:

Owner or Authorized Representative shall contract others for completion of these items.

Items: 8B, 10A

*I have read and understand the terms of the Report referenced above and agree to the terms and conditions set forth.
Del Rio Pest Control 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 _____



Del Rio Termite & Pest Control
1508 Highland Ave. Duarte, CA 91010
Phone: (626) 930-8722 Fax: (626) 930-8723



NAT-84206-1

Work Authorization

Page 1 of 1

Address: 1112 La Cadena Ave.; #1 Arcadia, CA 91007

Report # W36323

Report Date: 11/01/2025

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
8A	☐	\$670.00	I

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

Total Estimate \$670.00

☐ Complete only the above Items checked.

Total \$ _____

Findings and Recommendations NOT estimated by this Company:

Owner or Authorized Representative shall contract others for completion of these items.

Items: 8B, 10A

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

Del Rio Pest Control 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 _____