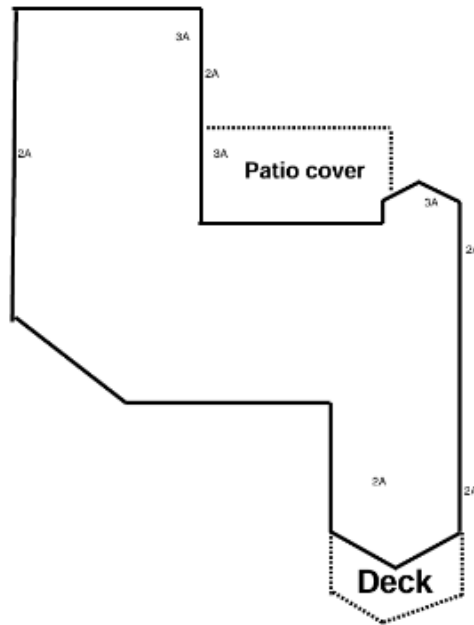


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 579	Street Laguna Road	City Pasadena	ZIP 91105	Date of Inspection 05/11/2026	Number of Pages 5		
		HomeShield Pest Control 1501 S Harris Ct. Anaheim CA 92806 (714) 702-1058		Report # : 30373 Registration # : PR 6520 Escrow # : ☐ CORRECTED REPORT			
		Ordered by: Lisa Sugimoto 579 Laguna Road Pasadena CA 91105 United States		Property Owner and Party of Interest: Lisa Sugimoto 579 Laguna Road Pasadena CA 91105 United States		Report sent to: Lisa Sugimoto 579 Laguna Road Pasadena CA 91105 United States	
COMPLETE REPORT ☒		LIMITED REPORT ☐		SUPPLEMENTAL REPORT ☐		REINSPECTION REPORT ☐	
GENERAL DESCRIPTION: Two Story Single Family Residence, Aluminum Roof, Stucco Siding, Attached Garage, Attached Patio Cover, Occupied/Furnished, Split Foundation.					Inspection Tag Posted: OTHER		
					Other Tags Posted:		
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 details on checked items.							

Diagram Not To Scale



Inspected By: Leon Jones State License No. FR58367 Signature: Leon Jones

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, 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.
 43M-41 (Rev. 04/2015)

HOMESHIELD PEST CONTROL

Page 2 of 5 inspection report

579	Laguna Road	Pasadena	CA	91105
Address of Property Inspected		City	State	ZIP
05/11/2026	30373			
Date of Inspection	Corresponding Report No.			Escrow No.

DISCLAIMER: UNINSPECTED AREAS NOT INCLUDED IN THIS REPORT PER 8516 (b) (8): Except as noted below we did not inspect detached structures or decks. We did not inspect any wood member that was covered by insulation, plaster, paint, stucco, tile or any other material. We did not inspect wood members hidden by floor covering, chattels, or furniture. We did not inspect the interior of hollow walls, or the spaces between a ceiling or soffit below. Second story roof eaves were inspected from ground level if present. Conditions conducive to an infestation or infection by wood destroying organisms could exist in any uninspected area. This report expresses no opinion regarding the condition of uninspected areas. Although it appears to be not practicable to open these areas for inspection, HomeShield Pest Control will inspect any of them at your direction and additional expense. We do not have the expertise to inspect for building code violations or the quality of work completed by others. We recommend that you contact a licensed engineer for opinions beyond the scope of our license. Structural Pest Control Board Rules & Regulations prohibit destructive testing of wood members without prior authorization by the owner. Any wood which was suspected to be or was found to be infested or infected was tested within the limits of S.P.C.B. Rules and Regulations. This process involves sounding the wood and in some cases a limited brashness test. In the opinion of this inspector all the wood members appear to be performing the structural function for which they were designed except as listed in any findings below. If further information regarding the structural integrity of any wood members is desired you are advised to contact a licensed structural engineer.

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 HomeShield Pest Control'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, HomeShield Pest Control 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.

For information as to the condition of electrical systems, plumbing, and appliances (including leaks), we recommend that you employ a home inspection service.

THE EXTERIOR SURFACE OF THE ROOF COVERING 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. 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 FINDINGS OR RECOMMENDATIONS REFLECTED IN THIS REPORT, THE PRESENCE OF MOLD, THE RELEASE OF MOLD SPORES OR CONCERNING THE INDOOR AIR QUALITY SHOULD BE DIRECTED TO A CERTIFIED INDUSTRIAL HYGIENIST

RE-INSPECTION: This Company will re-inspect 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. If an area was opened for further inspection or repair, and you need the area re-inspected do not enclose walls, wood members or conceal areas after repair or re-inspection will not be possible. It is likely that several re-inspections will be required to verify that work was performed as per the recommendation if you need certification for a real estate sale. Any guarantees must be received from parties performing repairs. During the re-inspection your inspector will inform you if the area needs further work or if the repairs satisfy the requirements of the inspection. If repairs are performed by others and wood members are concealed or not made available for visual inspection your structure may not qualify for certification resulting in possible delay or ultimately the cancellation of your escrow.

Any guarantees must be received from the parties performing the repairs. Any person involved in the purchase or sale of the real property is advised to provide full disclosure to the buyer or their designated agent regarding the identity of the licensed contractor or individual who completes the work and of the nature and extent of any corrective work performed. You are further advised to obtain copies of and provide to the buyer, any required building permits prior to the transfer of title on the above property.

This proposal is based on what is visible and accessible on the date of inspection. If the Technician, or Field Representative finds more damage a supplemental report and a new bid will be given.

HOMESHIELD PEST CONTROL

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LEAD-BASED PAINT: WARNING- Repairs by this company to residences built before 1978 may disturb materials containing lead-based paint and may release debris or dust containing lead. Lead is a chemical known to the State of California to cause cancer and birth defects or other reproductive harm. (This notice is provided in compliance with California's Proposition 65. For further information, contact your health care provider or an industrial hygienist. A licensed pest control inspector is not an expert in lead, lead-based paint, or exposure to lead. This report is not intended to identify the presence or absence of lead or lead-based paint in the building inspected. Whether lead-based paint is present can be determined only by a certified lead inspector. For a list of certified lead inspectors, call the California Dept. of Health Services Lead-Related Construction Information Line at 800-597-5323 or 510-869-3953.)

LEAD PAINT DISCLAIMER: Please inform your inspector of the year that your structure was built. Federal Law requires that before we perform renovation, repairs, or painting jobs in pre 1978 housing and child-occupied facilities, we provide owners and tenants with a copy of EPA's lead hazard information pamphlet "Renovate Right If your home was built prior to 1978 additional measures will need to be taken to protect you and your family from any dust and hazardous waste generated during the work. These measures will involve specialty contractors certified and trained in containing the lead dust and debris. California law further deems construction debris with lead paint to be hazardous waste. Hazardous waste may only be removed from a property by a licensed waste disposal company. (Homeowners are exempt if they transport this waste in their personal vehicles to a local hazardous waste facility.) If a firm certified by the California Department of Public Health to make lead assessments makes a determination that there is no lead in the work areas, then the mandated containment and the hazardous waste rules do not apply. If you plan to do work yourself, you are advised to first contact the National Lead Information Center at 1 800 424-LEAD and ask for information on how to work safely in a building with lead based paint.

Unless specified in writing, HomeShield Pest Control warrants from the day of completion all work for a period of (1) One-year with the exception of plumbing repairs, which have a 30 day warranty. Nothing in this report is intended to certify, approve or warranty corrective work performed by persons not employed by HomeShield Pest Control. We did not supervise the work, unless noted in a prior re-inspection report. We did not inspect the adjacent areas exposed when the work was in progress, nor were we requested to provide interim inspections. Any person involved in the purchase or sale of the real property which is the subject of this report is advised to directly contact the licensed contractor or individual who completed the work, to determine the nature and extent of any corrective work performed. You are further advised to obtain copies of any required building permits prior to the transfer of title on the above structure.

HOMESHIELD PEST CONTROL

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NON-SECTIONED REPORT:

This is a non-separated report which is NOT defined as Section I, Section II. This general termite inspection can NOT be used for purposes of a property sale, refinancing, or close of escrow. conditions evident on the date of the inspection will simply be noted but NOT separated. 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 inception and cannot be defined.

1. SUBTERRANEAN TERMITES:

1A - Section I

Evidence of an active infestation of Subterranean Termites was found at/in the railroad ties.

Primary Recommendation

Full Perimeter treatment of the structure for the eradication of Subterranean Termites. Create a product barrier around the entire structure using a company approved termiticide (Termidor) applied directly into the soil. This will entail drilling through hardscape that is butted up against the foundation walls to reach the soil. Holes will be plugged and patched with concrete after treatment; exact matching of the concrete will be attempted but not guaranteed. Remove accessible evidence of Subterranean Termites at the time of treatment for proper future monitoring of activity. All termite treatments are to be completed by our state-licensed technicians and in accordance with the product label.

2. DRYWOOD TERMITES:

2A - Section I

An active infestation of Drywood Termites was located at/in the living room, rafter tales, and fascia.

Fumigate (tent) the structure with Vikane gas for the eradication of Drywood. Remove or cover termite fecal pellets in visible and accessible areas. Owner/Agent to prepare for fumigation prior to the date of fumigation as per list of instructions to be supplied by HomeShield Pest Control. The structure must be vacated until released for re-entry by the licensed fumigator. All treatments are to be completed by state-licensed technicians and per product label instructions.

3. FUNGUS / DRYROT:

3A - Section I

Wood Destroying Fungus has infected and damaged the exterior wood members.

The repairs for the said damage are beyond our scope of work. HomeShield Pest Control recommends the Homeowner to employ a licensed contractor to repair said damages. No bid given by HomeShield Pest Control Company.

Thank you for selecting us to perform a structural pest control inspection on your property. Should you have any questions regarding this report, please call us directly by the contact information provided on the first page of the inspection report.

Our inspectors have determined that your property will benefit from a safe application of chemicals commonly used for structural pest control. In accordance with the laws and regulations of the State of California, we are required to provide you and your occupants with the following information prior to any application of chemicals to such property.

Please take a few moments to read and become familiar with the content. 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 scientific evidence, there are no appreciable risks weighted by the benefits. The degree of risk depends on the degree of exposure, so exposure should be minimized.

HOMESHIELD PEST CONTROL

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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.

For further information, contact any of the following agencies in your area:

Poison Control Center	(800) 222-1222
Agricultural Department	(626) 575-5471
Health Department	(213) 989-7140
Structural Pest Control Board	(916) 561-8700
2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815	



HomeShield Pest Control

1501 S Harris Ct.
Anaheim CA 92806
(714) 702-1058

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WORK AUTHORIZATION

Report #: 30373

No work will be performed until a signed copy of this agreement has been received.

Address of Property : 579 Laguna Road

City: Pasadena

State/ZIP: CA 91105

The inspection report of the company dated, **05/11/2026** is incorporated herein by reference as though fully set forth.

The company is authorized to proceed with the work outlined in the items circled below from the Termite Inspection Report for the property inspected, for a total sum of \$ _____. This total amount is due and payable within **30 days** from completion repair work and/or chemical application.

THE COMPANY AGREES

To guarantee all repair completed by this company for one year from date of completion except for caulking, grouting, or plumbing, which is guaranteed for a period of **ninety (90) days**. We assume no responsibility for work performed by others, to be bound to perform this work for the price quoted in our cost breakdown for a period not to exceed 30 days, to use reasonable care in the performance of our work but to assume no responsibility for damage to any hidden pipes, wiring, or other facilities or to any shrubs, plants, or roof.

THE OWNER OR OWNER'S AGENT AGREES

To pay for services rendered in any additional services requested upon completion of work to pay a service charge of one and one-half percent (1 1/2%) interest per month, or portion of any month, annual interest rate of eighteen percent (18%) on accounts exceeding the ten (10) day full payment schedule. The Owner grants to The Company a security interest in the property to secure payment sum for work and inspection fee completed. In case of non-payment by The owner, reasonable attorney fees and costs of collection shall be paid by owner, whether suit be filed or not.

ALL PARTIES AGREE

If any additional work is deemed necessary by the local building inspector, said work will not be performed without additional authorization from owner or owner's agent. This contract price does not include the charge of any Inspection Report fees. Circle the items you wish performed by The Company, below and enter total amount above:

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.

ITEMS

Prefix	Section I	Section II	Further Inspection	Other
1A	1,950.00	0.00	0.00	0.00
2A	3,900.00	0.00	0.00	0.00
3A	BID UPON REQUEST	0.00	0.00	0.00
Total:	5,850.00	0.00	0.00	0.00
GRAND TOTAL:	5,850.00			

Leon Jones

Property Owner: Lisa Sugimoto

Date: 05/11/2026 Inspected By: Leon Jones

Date: 05/11/2026

Ordered By: Lisa Sugimoto

Date: 05/11/2026