



Florida Department of Agriculture and Consumer Services
Division of Agricultural Environmental Services

WOOD-DESTROYING ORGANISMS INSPECTION REPORT

Rule 5E-14.142, F.A.C., Florida Administrative Code

WILTON SIMPSON
COMMISSIONER

SECTION 1 - GENERAL INFORMATION

Inspection Company:

BPM Environmental Solutions

Inspection Company Name

9066 SW 73rd CT Unit 2204

Company Address

Miami, Florida 33156

Company City, State and Zip Code

Business License Number: **JB264152**

Phone Number: **305-709-2040**

Date of Inspection: **12/24/25**

Inspector's Name and Identification Card Number:

Jay Bell

Print Name

JF132968

ID Card No.

Address of Property Inspected: **6820 Northeast 5th Avenue, Miami, FL 33138**

Structure(s) on Property Inspected: **Duplex**

Inspection and Report requested by:

Kenny Solomon

Name and Contact Information

Report Sent to Requestor and to:

Name and Contact Information if different from above

SECTION 2 - INSPECTION FINDINGS - CONSUMERS SHOULD READ THIS SECTION CAREFULLY

THIS REPORT IS MADE ON THE BASIS OF WHAT WAS VISIBLE AND READILY ACCESSIBLE AT THE TIME OF INSPECTION AND DOES NOT CONSTITUTE A GUARANTEE OF THE ABSENCE OF WOOD-DESTROYING ORGANISMS (WDOs) OR DAMAGE OR OTHER EVIDENCE UNLESS THIS REPORT SPECIFICALLY STATES HEREIN THE EXTENT OF SUCH GUARANTEE.

This report does not cover areas such as, but not limited to, those that are enclosed or inaccessible, areas concealed by wall-coverings, floor coverings, furniture, equipment, stored articles, insulation or any portion of the structure in which inspection would necessitate removing or defacing any part of the structure.

This property was not inspected for any fungi other than wood-decaying fungi, and no opinion on health related effects or indoor air quality is provided or rendered by this report. Individuals licensed to perform pest control are not required, authorized or licensed to inspect or report for any fungi other than wood-destroying fungi, nor to report or comment on health or indoor air quality issues related to any fungi. Persons concerned about these issues should consult with a certified industrial hygienist or other person trained and qualified to render such opinions. **A wood-destroying organism (WDO) means an arthropod or plant life which damages and can reinfest seasoned wood in a structure, namely, termites, powder post beetles, old house borers, and wood-decaying fungi.**

NOTE: This is NOT a structural damage report. It should be understood that there may be damage, including possible hidden damage present. FURTHER INVESTIGATION BY QUALIFIED EXPERTS OF THE BUILDING TRADE SHOULD BE MADE TO DETERMINE THE STRUCTURAL SOUNDNESS OF THE PROPERTY.

Based on a visual inspection of accessible areas, the following findings were observed:

(See Page 2, Section 3 to determine which areas of the inspected structure(s) may have been inaccessible.)

A. ☐ **NO visible signs of WDO(s) (live, evidence or damage) observed.**

B. ☒ **VISIBLE** evidence of WDO(s) was observed as follows:

☐ **1. LIVE WDO(s):**

(Common Name of Organism and Location - use additional page, if needed)

☒ **2. EVIDENCE** of WDO(s) (dead wood-destroying insects or insect parts, frass, shelter tubes, exit holes, or other evidence):

Visible evidence of Drywood termite droppings and exposed galleries in attic trusses.

(Common Name, Description and Location - Describe evidence -- use additional page, if needed)

☒ **3. DAMAGE** caused by WDO(s) was observed and noted as follows:

Visible evidence of Drywood termite exposed galleries in attic trusses.

(Common Name, Description and Location of all visible damage - Describe damage -- use additional page, if needed)

CONTINUED ON PAGE TWO

SECTION 3 - OBSTRUCTIONS AND INACCESSIBLE AREAS: The following areas of the structure(s) inspected were obstructed or inaccessible. NO INFORMATION on the status of wood-destroying organisms or damage from wood-destroying organisms in these areas is provided in this report.

In addition to those areas described in consumer information on Page 1, Section 2; the following specific areas were not visible and/or accessible for inspection. The descriptions and reasons for inaccessibility are stated below:

☒ Attic

SPECIFIC AREAS: Areas under insulation and out of site for inspection.

REASON: Cannot see under insulation or areas out of site for inspection

☒ Interior

SPECIFIC AREAS: Behind coverings

REASON: Cannot inspect behind wall coverings, customer belongings and cabinets.

☐ Exterior

SPECIFIC AREAS: _____

REASON: _____

☐ Crawlspace

SPECIFIC AREAS: _____

REASON: _____

☐ Other:

SPECIFIC AREAS: _____

REASON: _____

SECTION 4 - NOTICE OF INSPECTION AND TREATMENT INFORMATION

EVIDENCE of previous treatment observed: ☒ Yes ☐ No If Yes, the structure exhibits evidence of previous treatment.

List what was observed: Treatment sticker on A/C handler from Intex (2021) for tent fumigation for resolution of Drywood termites.

(State what visible evidence was observed to suggest possible previous treatment - use additional page, if needed)

NOTE: The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment history and any warranty or service agreement which may be in place.

A Notice of Inspection has been affixed to the structure at: A/C Handler

(State the location)

This Company has treated the structure(s) at the time of inspection ☐ Yes ☒ No

If Yes: Common name of organism treated: _____

(Common name of organism)

Name of Pesticide Used: _____

Terms and Conditions of Treatment: _____

Method of treatment: ☐ Whole structure ☐ Spot treatment: _____

Specify Treatment Notice Location: _____

SECTION 5 - COMMENTS AND FINANCIAL DISCLOSURE

Comments: No live termites were found during inspection only evidence and prior treatment sticker present.

(Use additional pages, if necessary)

Neither the company (licensee) nor the inspector has any financial interest in the property inspected or is associated in any way in the transaction or with any party to the transaction other than for inspection purposes.

Signature of Licensee or Agent: _____

Date: 12/26/25

Address of Property Inspected: 6820 Northeast 5th Avenue, Miami, FL 33138

Inspection Date: 12/24/25

8400.85004



WOOD DESTROYING ORGANISM TREATMENT AGREEMENT

Inspection Date: 1/6/2020
Initial Treatment Date: 01/14/21

Branch #: 84

Treatment Notice Location:

☐ Electrical Box ☐ Hot Water Heater ☐ Other (specify): _____

This AGREEMENT is made between TRULY NOLEN OF AMERICA, INC., (hereinafter referred to as "TRULY NOLEN") and the BUYER, as follows:

Kenya Salomon

BUYER:

6820 NE 5th Ave

TREATMENT STREET ADDRESS (PROPERTY TREATED)

Miami

FL

33138

CITY

STATE

ZIP

305 9787588

HOME PHONE

Building Type: ☒ single family home ☐ multi-family residence ☐ detached garage

☐ other (specify): _____

Buyer's Email Address: Reggiebrookskw@gmail.com

Reggie Brooks

BUYING AGENT

Same

BUYING STREET ADDRESS (MAILING ADDRESS)

Same

CITY

STATE

ZIP

305 9787588

BUYING PHONE

Linear Ft. 248

Square Ft. 2482

Cubic Ft. _____

WOOD DESTROYING ORGANISM (WDO): Treatment will only cover those WDO types specified and paid for by the BUYER.	WDO Type (check one column per organism)	Proposed Services Valid for 90 Days Enter Amount	Service(s) Chosen by the BUYER
A. TOTAL TERMITE PROTECTION Premium Service covers all termites.	Active Infestation	\$	\$
B. SUBTERRANEAN BARRIER PLUS Includes Formosan termites.	Evidence of Infestation	\$	\$
C. SUBTERRANEAN TERMITES ONLY Excludes Formosan termites.	Preventative or Pre-treats	\$	\$
D. TRUGUARD SERVICE FOR DRYWOODS ONLY	<input checked="" type="checkbox"/>	\$ 1,209.00	\$ 1,209.00
E. OTHER	TARE	\$	\$ 0.00

It is the Buyer's responsibility to investigate the structure. TRULY NOLEN will provide this service, after 48% reduction in cost. \$ 0.00
TOTAL AMOUNT

THE SERVICES OFFERED BY TRULY NOLEN UNDER THIS AGREEMENT INCLUDE THE APPLICATION OF MATERIAL REGISTERED WITH THE ENVIRONMENTAL PROTECTION AGENCY IN AN EFFORT TO KILL, DETER, INHIBIT, RESTRAIN, HINDER, IMPAIR OR CONTROL THOSE WOOD DESTROYING ORGANISMS SPECIFIED BY THE BUYER ON THE FACE OF THIS AGREEMENT. FACTORS BEYOND TRULY NOLEN'S CONTROL CAN DIMINISH THE EFFECTIVENESS OF TREATMENT. COMPLETE ELIMINATION, CONTROL OR ABSOLUTE PREVENTION IS NOT ALWAYS POSSIBLE. FOR THESE REASONS, TRULY NOLEN OFFERS YOUR CHOICE OF ONE OF THE FOLLOWING UNITED GUARANTEES:

REPAIR & RETREATMENT GUARANTEE OPTION - The REPAIR & RETREATMENT GUARANTEE provides that in the event of continued subsequent infestation by the wood destroying organisms initially treated, TRULY NOLEN will retreat the structure or affected portion, while this agreement is in effect. Additionally, TRULY NOLEN will provide for the repair of NEW structural damage as may be caused by new or continued infestation. SEE DETAILS ON BACK PAGE, ITEM #2.

RETREATMENT ONLY GUARANTEE OPTION - This RETREATMENT ONLY GUARANTEE provides that, in the event of continued or subsequent infestation by the wood destroying organisms initially treated, TRULY NOLEN will retreat the structure or affected portion, while this agreement is in effect. SEE DETAILS ON BACK PAGE, ITEM #3.

NO GUARANTEE OPTION - Provides NO GUARANTEE for the services provided. SEE DETAILS ON BACK PAGE, ITEM #4.

Clear Structural Insulation: \$ 1,209
Additional Guarantee Renewal Fees Prepaid:
yes @ \$ _____ \$ 0.00
Other Charges: \$ 0.00
Sales Tax (if applicable): \$ _____
1. NET CASH PRICE: \$ 1,209
2. Less Down Payment: \$ 605.00
3. Less Other: \$ _____
4. Balance of Cash Due (Net Due After Cash Payments): \$ 604.00
5. Balance to be Financed: \$ _____
6. INTEREST CHARGES: \$ _____
7. Deferred Payment Price (Item 5 plus Item 6): \$ 0.00

Payment Method: ☐ Cash ☐ Check # _____

☐ MC ☐ VISA ☐ AMEX ☐ DISC

Card # _____ Expire: _____

There will be a \$25 fee for returned checks.

Finance Method: 3 MO ☐ 6 MO ☐ 9 MO ☐ OTHER _____

LATE FEE: Any time a payment is late by more than 10 calendar days, there will be a late fee of \$25 added to the Outstanding Balance. Additionally, Finance Charges will begin to accrue on the outstanding balance the day after payment is due. The Finance Charge (Item 6) is applied at a monthly rate of 1.0% (12% Annual Rate).

FINANCE CHARGE: Price (Item 7) is payable in lawful money of the United States of America in _____ successive minimal monthly payments of \$ _____ commencing on the (circle one) 4th 17th _____ with a final payment of \$ _____ due _____.

TOTAL PAYMENT (RENEWAL FEE, INITIAL AND RENEWAL) PAYMENTS ARE MADE ACCORDING TO TERMS.

Disclaimers, limitations, conditions and exclusions apply to Truly Nolen's obligation to retreat or repair the premises. See below and on the back page for complete details.

WARRANTY REFUND/REPAIRS: For the Treatment(s) specified by the BUYER, payment for the Initial Treatment(s) includes a one (1) year guarantee as specified on the back page. At BUYER's option and for BUYER's further protection, this Guarantee may be renewed annually.

The GUARANTEE RENEWAL FEE will be \$ 260 per year due before the end of 01/22 (month/year). Failure to timely pay the RENEWAL FEE will excuse TRULY NOLEN's performance under the contract and Guarantee. TRULY NOLEN may reinstate the Guarantee and allow renewal in its sole discretion, and after a satisfactory inspection of the premises. After two (2) renewal years, the RENEWAL FEE may be modified by TRULY NOLEN. TRULY NOLEN will inspect the property annually upon request of the owner of the property, while the Guarantee renewal option is in effect. For your annual inspection, please contact your local TRULY NOLEN office.

BUYER'S RIGHT TO CANCEL: A 10% autopay renewal discount is available. BUYER may elect auto deduction starting one (1) month after completion of work. This deduction would be on the 4th or 17th of the month in the amount of \$ _____. This option can be canceled at the customer's discretion on an annual basis.

TEXT MESSAGING: I agree to be contacted via text message at the mobile number I have provided. TRULY NOLEN will use this for updating you on the status of your account or service. If you wish to unsubscribe, please reply STOP to the message or contact your local branch to be removed from the texting program.

BUYER'S RIGHT TO CANCEL: If this is a home solicitation sale, and if you do not want the goods or services, you may cancel this AGREEMENT by providing written notice to the seller in person, by telegram, or by mail. This notice must indicate that you do not want the goods or services, and must be delivered or postmarked before midnight of the third business day after you sign this AGREEMENT. If you cancel this AGREEMENT, the seller may not keep all or part of any cash down payment. Truly Nolen will deliver services after the three (3) day period, unless requested to be sooner by you, in which case you waive the BUYER's right to cancel.

IT IS HEREBY AGREED THAT YOU HAVE READ THE ABOVE AGREEMENT AND YOU HAVE FULLY UNDERSTOOD THE TERMS BEFORE ACCEPTING.

Truly Nolen of America, Inc. License # JE301395
300 NE 75th Street # 103 Miami, FL 3313 786-953-6561
Office Address
Jann Castro Olivera JE301395
Inspector

BY ENTERING YOUR EMAIL BELOW YOU ARE ACCEPTING THE ABOVE AGREEMENT

(ACCEPTANCE REQUIRED WITHIN 30 DAYS OF INSPECTION DATE)

reggiebrookskw@gmail.com

01/06/21

TRANSACTION DATE

BUYER'S INITIALS

840085004



Let's Compare . . .

Tru-Guard vs. Traditional Fumigation

Tru-Guard Program

Fumigation Service

Pros	Cons
<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Residual long-term protection after treatment <input checked="" type="checkbox"/> Minimal customer inconvenience <ul style="list-style-type: none"> - No need to relocate during treatment phase - Minimal preparation for treatment - Treatment completed in hours, not days <input checked="" type="checkbox"/> More environmentally friendly - colorless & odorless wood-penetrating borate based product used <input checked="" type="checkbox"/> Has a synergistic effect when combined with a barrier treatment for "all termite" coverage <input checked="" type="checkbox"/> Annual inspections <input checked="" type="checkbox"/> Follow-ups provided, if needed <input checked="" type="checkbox"/> Tru-Guard available preventatively before termite activity and/or damage occurs 	<ul style="list-style-type: none"> <input type="checkbox"/> Possibility of additional follow-ups needed <input type="checkbox"/> Cannot be injected into inaccessible wood surfaces <input type="checkbox"/> Multiple small holes drilled for treatment <input type="checkbox"/> Some furniture needs to be moved to access areas scheduled for treatment <input type="checkbox"/> Not all homes qualify* <p>*Examples of disqualifiers may include -</p> <ul style="list-style-type: none"> ✓ Evidence of multiple, widespread infestations ✓ Infestation(s) in units with significant laminated materials, such as a mobile home, motor home, or low- to mid-range quality cabinetry ✓ Structures with very limited access to infested areas, such as unique architectural features or a flat roof ✓ Heavy infestation in wood flooring ✓ If the customer has significant concerns about the invasiveness of drill-out holes for treatment
<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Nearly 100% drywood termite kill with one treatment <input checked="" type="checkbox"/> Penetrates areas unreachable by other methods <input checked="" type="checkbox"/> No need to wash dishes, counter tops, toys, etc. after treatment <input checked="" type="checkbox"/> Colorless, odorless gas doesn't contaminate ground water <input checked="" type="checkbox"/> No exposure - customer is not present during service 	<ul style="list-style-type: none"> <input type="checkbox"/> Additional expenses, such as hotel & dining-out bills, possible food items loss, and kennel expenses <input type="checkbox"/> No residual protection <input type="checkbox"/> Customer preparation <ul style="list-style-type: none"> - relocate many food items, medications, personal care items, and indoor plants - relocate for at least two nights - prep structure and adjacent vegetation/grounds <input type="checkbox"/> Possible tent damage to home and adjacent structures <input type="checkbox"/> Possible fumigant damage to plants <input type="checkbox"/> No preventative service available <input type="checkbox"/> Gas dissipates into atmosphere

My recommendation to you is - ☒ The Tru-Guard Program ☐ A fumigation service (check one box)

Let me tell you why . . .

Preventive treatment with spray will protect your wood for dry wood termites and provide residual effect-

Juan Castro Olivera

Truly Nolen representative Name

1/6/2020

Date

reggiebrookskw
Homeowner's Email for Acceptance

Disclaimer If Truly Nolen recommends a fumigation based on infestation and/or structural conditions found and Buyer selects a Tru-Guard service instead, then Buyer is hereby advised that the purchase of a Tru-Guard service does not imply that Truly Nolen is obligated to provide a fumigation at no cost at a later date if the first service does not successfully eliminate the termite infestation present at that time.

TN7838E Rev 07/12/13



NICOLE "NIKKI" FRIED
COMMISSIONER

Florida Department of Agriculture and Consumer Services
Division of Agricultural Environmental Services

CONSUMER NOTICE FORM



Rule SE-14, 105, F.A.C.
Telephone: (850) 617-7995; Fax: (850) 617-7968

Bureau of Inspection and Incident Response
3125 Conner Blvd, Suite N, Tallahassee, FL 32399-1650
biircomplaints@freshfromflorida.com

A pest control company must give you a written contract prior to any treatment of each wood-destroying organism. It is very important that you read and understand the contract you are signing. The pest control company is only obligated to follow the terms of the contract you have signed, regardless of other statements by the company or salesperson. (Note: Contracts for treatment for new construction can be issued to the builder and provided to you at closing).

BASIC REQUIREMENTS FOR CONTRACTS

- The contract must state the common name of the wood-destroying organism to be controlled by the company (e.g. subterranean termite, powder post beetle). If the contract is for termite control, the contract must clearly state whether Formosan termites are covered or not.
- Some contracts do not include a treatment at the time the contract is issued, and that should be clearly stated. If a treatment is performed as part of the contract, the cost for the treatment must be stated. If the treatment is only for certain areas, the contract should clearly state that it is for "spot treatment" only.
- The contract must state if it is a retreatment only or a retreatment and repair contract. If it is a retreatment and repair contract, carefully read the sections of the contract that state when repairs will or will not be covered by the contract.

REQUIREMENTS FOR STATING WHEN TREATMENT OR REPAIR WILL NOT BE COVERED BY THE CONTRACT

- Repair contracts will not cover repairs from termite damage under every condition. The contract must state when retreatment or repair will be done, and conditions under which the company can refuse to retreat or repair.
- These conditions have to be stated and be under headings in the contract that are in bold print. Companies typically refuse repair or retreatment if the condition of the house is such that moisture or leaks result in termite infestation, or where siding makes it hard to see termite infestation

Examples of this are:

- Cracks in concrete slabs
- Wood or wall siding in contact with ground
- Plumbing leaks
- Leaks in the roof
- Water accumulating against side of house

The law does require that companies notify you if they see conditions which would void the repair promise and they have to give you a chance to correct the condition before voiding the contract or denying repair coverage.

- Contracts may have a condition that does not cover Formosan termite damage until a specific time period has passed. This means that if damage occurs during this period the company will not pay for repair.
- You have the right to compare contracts from other companies before signing a contract with a company. Choose the company that gives you the best contract options.
- If you have any questions about the terms of the contract, or concerns about the compliance history of the company with regard to pest control laws or regulations, contact the Department of Agriculture and Consumer Services at phone number: 850-617-7996 or email: biircomplaints@freshfromflorida.com.

I understand that I am entering into a contract with Truly Nolen (fill in company name) to provide wood-destroying organism(s) treatment, and I have read and understood the terms of the contract.

Kenya Salomon

Print Name of Consumer

Date: 1/6/2020

Signature of Consumer

Juan Castro Olivera

Print Name of Pest Control Representative

Title: Property Owner or authorized agent

Date: 1/6/2020

Juan Castro Olivera

Signature of Pest Control Representative

Company: Truly Nolen



Graphing Symbols Key

Activities

- A = Active
P = Previous
E = Evidence

Treatment Symbols

- T = Trench
WV = Wall Void Treatment
I = Injection
← = Horizontal Drilling
R = Rodded
● = Vertical Drilling
EWS = Emergency Water Shutoff
↘ = Angle Drilling

Organisms

- S = Subterranean Termites
K or DWT = Drywood Termites
Z = Dampwood Termites
FD = Fungus Decay
F = Formosan Termites
B = Beetles
A = Carpenter Ants
O = Other Wood Pests

Conditions Conducive

- CD = Cellulose Debris
EC = Wood-to-Earth Contact
FG = Faulty Grade
FI = Further Inspection Recommended
IA = Inaccessible Area
EM = Excessive Moisture
SL = Shower Leaks

Products (Labels can be provided)

- Premise 75 WP - Imidacloprid - EPA #432-1332
Premise 2 - Imidacloprid - EPA #432-1331
Termidor 80 WG - Fipronil - EPA #7969-209
Tim-bor - Disodium Octaborate Tetrahydrate
EPA #64405-8

Locations

- Measurements must be on all exterior walls of each structure to be treated.
- Use customary abbreviations for North, South, etc. Always indicate North on the graph.
- Draw in shrubs, trees, planter boxes, water meters, A/C units, gas meters, & pool pumps

