
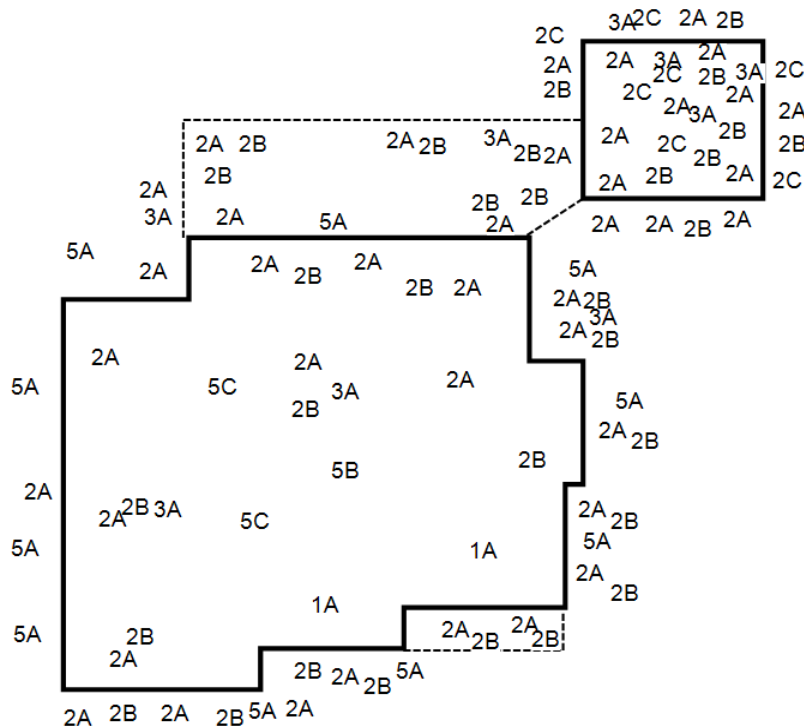
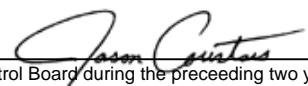


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

| | | | |
|---|---|---|---------------------------------------|
| Building Address: 1252 Chalcedony St., Pacific Beach, CA 92109 | | Date of Inspection 03/10/2022 | Number of Pages 8 |
|  | PO Box 21666 El Cajon, CA 92021 P: (619) 249-1675 F: (858) 746-4355 www.sageexterminators.com bugshatesage@gmail.com | | Report # W9469 |
| | | | Lic. Registration # PR 6274 |
| | | | Escrow # |
| Ordered by: Owner 1252 Chalcedony St. Pacific Beach, CA 92109 | Property Owner and/or Party of Interest: | Report Sent to: | |
| COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/> | | | |
| General Description: Single story wood framed raised foundation stucco and wood trim single family residence with a composition roof and a detached garage attached patio vacant | | Inspection Tag Posted: Garage | |
| | | 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 <input checked="" type="checkbox"/> Drywood Termites <input checked="" type="checkbox"/> Fungus / Dryrot <input checked="" type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input type="checkbox"/> | | | |
| 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: Jason Courtois State License No. OPR 12177 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:

Address 1252 Chalcedony St., Pacific Beach, CA 92109

03/10/2022

W9469

Date

Report #

What is a Wood Destroying Pest and Organism Inspection Report?

The following explains the scope and limitations of a structural pest control inspection and a Wood Destroying Pest & Organism Inspection Report.

A Wood Destroying Pest & Organism Inspection Report contains finding as to the presence or absence of wood destroying insects or organisms in visible and accessible areas on the date of inspection and contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the wood destroying pest & organism inspection report are governed by the structural pest control act and its rules and regulations.

Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to this report. This report does not address any such defects as they are not within the scope of the license of the inspector or the company issuing this report.

The following areas are considered inaccessible for purposes of inspection or are not included in a normal inspection report and therefore are excluded in this report: the interior of hollow walls; spaces between an upstairs floor and the ceiling below or a porch deck and soffit below; stall showers over finished ceilings; such structural segments as areas enclosed by bay windows, buttresses, built in cabinet work, areas under floor covering; any areas requiring the removal of storage, furnishings or appliances; any areas to which there is no access without defacing or removing lumber, masonry or finished workmanship.

"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."

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.

PLEASE READ: 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 and subareas with less than 18" clear crawl space and less than 16" of clearance, 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. SECOND STORY EAVES ARE INSPECTED FROM GROUND LEVEL. An additional charge of 150.00 if second story eaves are requested to be inspected by two-story ladder. Behind built-in fixtures in home and garage are not inspectable.

Certain areas may be inaccessible for inspection due to construction or storage. We recommend further inspection of areas where inspection was impractical. Re: Structural Pest Control Act, Article 6, section 8516 (b), paragraph 1990 (I). 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.

"This company will reinspect 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 reinspection. 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: We do not inspect or certify plumbing, plumbing fixtures, etc.

NOTE: "The exterior surface of the roof was not 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."

"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 Sage Exterminators'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, Sage 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."

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

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This Wood Destroying Pest & Organisms Report DOES NOT INCLUDE MOLD or any mold like conditions. No reference will be made to mold or mold-like conditions. Mold is not a Wood Destroying Organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold like conditions, please contact the appropriate mold professional.

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.

This is a separated report which is defined as Section I/Section II conditions evident on the date of the inspection. Section I contains items where there is visible evidence of active infestation, infection or 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 the inspection and cannot be defined as Section I or Section II.

FINDINGS AND RECOMMENDATIONS

Subterranean:

- 1A (Section I)
FINDINGS: Evidence of subterranean termite infestation at crawlspace as indicated on the diagram.
RECOMMENDATION: Pressure "ROD" treat, trench application or low pressure spot spray as necessary.
Break accessible sub tubes.

Drywood:

- 2A (Section I)
FINDINGS: Evidence of dry-wood termite infestations at eaves, garage, windows, attic, patio, subarea and trim as indicated on the diagram.
RECOMMENDATION: Vacate the premises and seal the structure for fumigation with Vikane Gas. Remove or cover accessible evidence of infestation. Fumigation warranted for two years. Fumigation awareness notice must be signed prior to fumigation. See fumigation notice for terms and liabilities. Please be aware Sage Exterminators uses Sub contractors for Tent Fumigations. You have the right to deal with your own contractor or seek other bids.
- 2B (Section I)
FINDINGS: Evidence of termite damaged wood members noted at time of inspection at at eaves, windows, attic, patio, subarea and trim as indicated on the diagram.
RECOMMENDATION: Replace, reinforce and/or patch termite damaged wood members as necessary. Prime and painting are included.
- 2C (Section I)
FINDINGS: Evidence of termite damaged wood members noted at time of inspection at garage walls, ceiling, siding and framing as indicated on the diagram.
RECOMMENDATION: Others to replace damaged wood members and correct cause of any adverse conditions. If additional adverse conditions are found during repairs, further inspection is recommended and a supplemental report indicating any infection, adverse conditions or repairs will be made. *** Damage to extensive to give complete bid Some walls need full replacement.

Fungus / Dryrot:

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

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- Findings and Recommendations continued from previous page -

- 3A (Section I)
FINDINGS: Dry-rot wood members found at time of inspection at eaves, patio, trim, subfloor and garage as indicated on the diagram.
RECOMMENDATION: Replace dry-rot damaged wood members as necessary. Prime painting is included in this estimate. If additional adverse conditions are uncovered during repairs, further inspection will be recommended and a supplemental report will be issued indicating any infection, or additional repairs.

Other:

- 5A (Section I)
FINDINGS: Stucco cracks noted at time of inspection at walls of home as indicated on the diagram.
RECOMMENDATION: Contact proper tradesman to correct as necessary.
- 5B (Section I)
FINDINGS: Excessive moisture condition noted at time of inspection at roofing as indicated on the diagram.
RECOMMENDATION: Contact proper tradesman to inspect roof for leaks and correct if necessary.
- 5C (Section II)
FINDINGS: Excessive moisture condition noted at time of inspection at plumbing under home as indicated on the diagram.
RECOMMENDATION: Contact proper tradesman to repair plumbing leaks and any water damage from same.

NOTE: Substructure: Crawl 45% accessible, dry

NOTE: Stall shower: visual inspection, cracks noted

NOTE: Foundation: raised, above grade

NOTE: Porches-Steps: Concrete, appears sealed

NOTE: Ventilation: Adequate amount, above grade

NOTE: Abutments: Fence and/or post

NOTE: Attics: 35% accessible, insulated

NOTE: Garages: Detached, partially converted 20% access due to storage and/or construction

NOTE: Decks-Patios: Wood patio

NOTE: Interior: Inspected

NOTE: Exterior: Inspected

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

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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 pesticides 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 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 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 (800) 876-4766 and your pest control company immediately." "For further information, contact any of the following:

For further information, contact any of the following:

Sage Exterminators (619) 249-1675

Poison Control Center (800) 876-4766

(Health Questions) County Health Dept.

San Diego County (619) 338-2284 / (858)565-5255

Orange County (714) 834-7700

Los Angeles County (213) 250-8055

San Bernardino County (909) 387-6280

Riverside County (909) 358-5000

(Application Info.) County Agriculture Commission

San Diego County (858) 694-8980

Orange County (714) 447-7100

Los Angeles County (626) 575-5465

San Bernardino County (909) 387-2115

Riverside County (951) 955-3000

Structural Pest Control Board (Regulatory Info.) (916) 561-8704
2005 Evergreen Street, Ste. 1500 Sacramento, CA 95815

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TERMITE AND FUNGUS CONTROL CHEMICALS

BIFEN I/T (EPA Reg. No. 53883-118)

Active Ingredients: Bifenthrin 7.9%

BIFEN XTS (EPA Reg. No. 53883-189)

Active Ingredients: Bifenthrin 25.1%

Dragnet SFR (EPA Reg. No. 279-3062)

Active Ingredients: Permethrin 36.8%

Phantom (EPA Reg. No. 241-392)

Active Ingredients: Chlorfenapyr 21.45%

Prelude (EPA Reg. No. 5481-550)

Active Ingredients: Permethrin

Premise 2 (EPA Reg. No. 3125-454)

Active Ingredients: Imidacloprid 21.4%

Premise 75 (EPA Reg. No. 3125-455)

Active Ingredients: Imidacloprid, 1-[(6-Chloro-3-pyridinyl)methyl] -N- nitro-2-imidazolidinimine 75%

Tempo Ultra Wp (EPA Reg. No. 3125-498)

Active Ingredients: B- Cyfluthrin Cyano(4-fluoro-3-phenoxyphenyl)methyl 3-(2,2-dichloroethenyl)-2,2-dimethyl-cyclopropanecarboxylate ..11.8%

Termidor 80 (EPA Reg. No. 7969-209)

Active Ingredients: fipronil 80%

Termidor Dry (EPA Reg. No. 499-546)

Active Ingredients: Fipronil - 0.5%

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

Active Ingredients: Fipronil:5-amino-1-(2,6-dichloro-4-(trifluoromethyl)phenyl)-4-((1,R,S)-(trifluoromethyl)sulfinyl)-1-H-pyrzole-3-carbonitrile 9.1%

Vikane (EPA Reg. No. 62719-4)

Active Ingredients: Vikane-sulfuryl floride 99.5%, Chloropicrin .5%

Bora-Care (EPA Reg. No. 64405-1)

Active Ingredients: DisodiumOctaborateTetrahydrate 40%

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

Active Ingredients: Disodium Octaborate Tetrahydrate 98%

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.

NOTE: If the Home Owner fails to pay billing in full, Sage Exterminators 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, liens, filing fees, etc. If for any reason this account is to be turned over to our collection agency, You will be responsible for all cost of collecting. All escrow work is due and payable at close of FIRST escrow or cancellation of escrow, whichever occurs first. If home fails to sell on it's first attempt, the amount due is to be paid within 3 days.

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 Sage Exterminators 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 Sage Exterminators. Any additional work required by City Building Dept. and/or field inspectors will be at an additional cost.

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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.

CONDITIONAL GUARANTEE: Sage Exterminators guarantees all treatments performed by this company for one year, wood repairs 30 days, and subcontract work guaranteed 30 days. This company is not responsible for any future infestation, dry rot or adverse conditions BEYOND the time of inspection. If fumigation is performed, Sage Exterminators is not liable for any damage to shrubs, vines, trees, etc. or any damage to roofs, solar panels, 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 Sage Exterminators; the home-owner is responsible to make the property available for any work to be performed. Sage Exterminators 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. If previous repairs are noted and/or visible, let it be known that Sage Exterminators does not guarantee other peoples work, nor comment on it's workmanship.

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

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Findings and Recommendations estimated by this Company:

| Item | Approval | Primary Estimate | Section |
|------|--------------------------|------------------|---------|
| 1A | <input type="checkbox"/> | \$840.00 | I |
| 2A | <input type="checkbox"/> | \$1,650.00 | I |
| 2B | <input type="checkbox"/> | \$5,600.00 | I |
| 3A | <input type="checkbox"/> | \$2,200.00 | I |

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

Total Estimate \$10,290.00

☐ 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: 2C, 5A, 5B, 5C

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

