

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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|-----------------------------|---------------------------------|------------------------|---------------------|---------------------------------------|----------------------------------|
| Building No. 9335 | Street Madison Avenue | City La Mesa | Zip 91941 | Date of Inspection 05/05/22 | Number of Pages 1 of 8 |
|-----------------------------|---------------------------------|------------------------|---------------------|---------------------------------------|----------------------------------|



Lighthouse Termite Control
PO Box 2206
La Mesa, CA 91943-2206
Phone: 619-825-9401 Fax: 619-825-9743
lighthousestermite.sd@gmail.com
Registration # PR 6709

Report # 6743

| | | |
|--|--|--|
| Ordered by: Coldwell Banker West Kelly Pavlick 620 First Avenue San Diego, CA 92101 kelly@thesavorygroup.com H: 619-913-9127 | Property Owner and/or Party of Interest: 9335 Madison Avenue La Mesa, CA 91941 | Report sent to: Coldwell Banker West Kelly Pavlick 620 First Avenue San Diego, CA 92101 kelly@thesavorygroup.com H: 619-913-9127 |
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COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐

Inspection Tag Posted:
Attic
 Other Tags Posted:
None

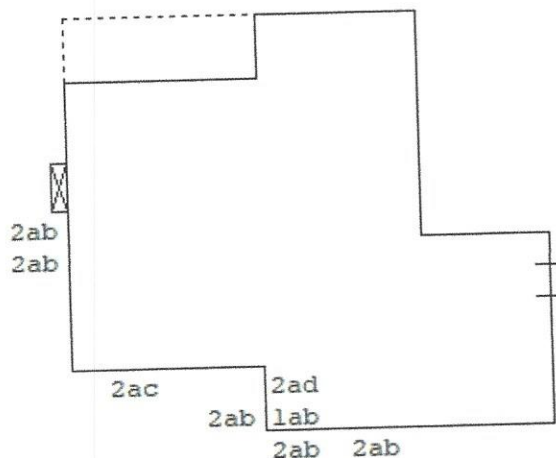
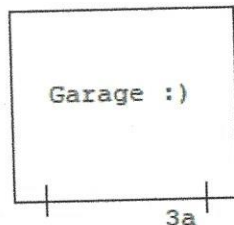
General Description:
2 Story single family residence, unfurnished and unoccupied, detached garage

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: **Rob Showers** State License No. **OPR 12856** 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, Suite 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 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)

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NOTE:

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 or 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 areas 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.

Thank you for calling Lighthouse Termite Control, should you have any questions regarding this report, please call our offices.

Please see general notes above the findings and recommendations for conditions governing this report.

GENERAL NOTES: IMPORTANT - PLEASE READ CAREFULLY.

NOTE:

The EPA requires that 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 six square feet in an interior or twenty square feet on the exterior are disturbed. Local and state requirements may be more restrictive. Those doing the repairs are required by law to be licensed lead renovators and as such follow strict testing, containment, repair, clean up and debris disposal practices. The penalties for violations of the EPA regulations are severe. If this structure was built prior to 1978 you will be provided with the EPA pamphlet entitled "Renovate Right - Important Lead Hazard Information for Families", prior to the start of repairs. In addition, you will be notified of the additional costs of compliance.

NOTE:

This wood destroying pest and organism report does not include mold, asbestos or any mold or asbestos like conditions. No reference will be made to mold or mold like conditions or asbestos. Mold is not a wood destroying organism and is outside the scope of this report, as is asbestos, as defined by the Structural Pest Act. By California law, we are neither authorized, nor licensed to inspect for health related molds, fungi or asbestos. If you wish your property to be inspected for mold, asbestos or mold like conditions, please contact an appropriate, certified professional or licensed hygienist.

NOTE:

There may be health related implications associated with the structural repairs reflected in this report. These issues may include, but are not limited to, the possible release of mold spores or asbestos fibers during the course of repairs. We are not qualified through our licensing to render an opinion concerning any such health implications, and do not render any opinions concerning such health issues or any special precautions. Any questions concerning health related implications or special precautions to be taken prior to or during the course of the repairs should be directed to a qualified health professional.

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- NOTE: "WARNING": Areas of wood being repaired may contain chemical(s) known by the State of California to cause birth defects or other reproductive harm. Drilling, sawing, sanding or machining wood products generates wood dust, a substance known to the State of California to cause cancer."
- NOTE: If during the course of performing any repairs, any fixture or plumbing is found to be unserviceable, damaged or defective, there will be an additional charge for repair and/or replacement as necessary. In addition, while Lighthouse Termite Control will exercise due care during the process of treatment or repair involving concrete slabs and/or replacement of concrete, tile, carpet or structural timbers, Lighthouse Termite Control assumes no responsibility for the above noted items during a repair, and if such an incident occurs, there will be an additional cost to correct the problem. (i.e.; plumbing leak, electrical repairs, tile, etc...)
- NOTE: 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 state contractor's license board. Lighthouse Termite Control is not responsible for the condition of rain gutters which may need to be removed and re-installed during the course of repair. Reasonable care will be taken, but Lighthouse Termite Control has no liability regarding their condition or functionality upon completion of work.
- NOTE: During the course of, or after opening walls or any previously concealed area(s), should any further infestation, infection or damage be discovered, this company will issue a supplemental report. Additional findings may increase the cost of completion as well as the time involved in the completion. Any work completed in these areas would be at the owner's direction and additional expense. This company is not responsible for controlling such infestations or infections, nor for repairing such damage. If the additional work required is within the scope of this company's operations, a cost estimate will be provided with the supplemental report.
- NOTE: 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 reinspection., The re-inspection must be done within ten (10) working days of the request. The re-inspection 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 the repairs. In addition to any inspection fees, Lighthouse Termite Control reserves the right to charge a certification fee of not less than \$100.00
- NOTE: Estimates provided are based upon all bid upon items being performed by Lighthouse Termite Control. If only a portion of the bid items are authorized, there may be a small increase in cost of the remaining items to reflect calculated overhead that had been divided into non-authorized items.

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- NOTE: CANCELLATIONS: Scheduled work that is cancelled in less than one working day (24 hrs, M-F) ahead of time may be subject to a fee of up to \$300.00
- NOTE: Overtime: Repairs and/or treatment work that is requested to be performed after normal business hours or on a weekend may be subject to additional overtime surcharges.
- NOTE: All prices quoted reflect a 5% discount for payment by check. This company accepts MasterCard and Visa credit cards for payment at the normal cost (+5% printed quote). Please call for exact figure.
- NOTE: All invoices are due upon completion, and subject to a 1.5% monthly interest rate past 30 day. As a courtesy, we will bill through an open Escrow if there is a verified closing date. Should Escrow be later cancelled or delayed without a new, verified, closing date, all balances become due immediately.
- NOTE: "NOTICE: Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestation, 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."
- NOTE: Certain areas are recognized by this industry as inaccessible and/or for other reasons not inspected. These include but are not limited to: The interiors of hollow walls and all enclosed spaces between a floor or porch deck and the ceiling or soffit below areas between abutting/attached row houses, townhouses, condominiums and similar structure, portions of the attic concealed or made inaccessible by insulation portions of the attic concealed or made inaccessible by ducting, portions of the attic or roof cavity concealed due to an inadequate crawl space, the interiors of boxed eaves, eaves concealed by patio covers or other abutments portions of the subarea concealed or made inaccessible by insulation, ducting or insufficient clearance, Porte coheres, enclosed bay windows, areas beneath wood floors over concrete, areas concealed by built-in cabinet work or built-in appliances, areas concealed by floor coverings such as wall-to-wall carpeting, linoleum, ceramic tile, area rugs, throw rugs, bath and kitchen mats, etc... and areas concealed by built-in appliances. We do not open any windows or remove window screens during the course of our inspections. Unless otherwise specified in this report, we do not inspect attached/detached fences, gates, sheds, dog houses, retaining walls, wood planters or walkways.
- NOTE: Under no circumstances should this wood destroying pests and organism inspection report be construed as a guarantee and/or warranty of the structure(s). Inspection reports are intended to disclose infestations, infections and/or conducive conditions which are noted on the date of the inspection in the visible and accessible areas only., as required by the Structural Pest Control Act. Any infestation, infection and/or conducive condition which is found after the date of the original inspection by any other person(s), will require an additional or supplemental inspection report with findings, recommendations and estimates (as necessary) by this company.

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- NOTE: This inspection does not include inspection of electrical, plumbing, heating or other mechanical systems of the structure. This inspection will not detect building code violations, asbestos or any other environmental or safety hazards. Should interested parties desire opinions regarding these items, it is recommended that the owner engage the services of a reputable whole house inspection company.
- NOTE: If building permits become required for any portion of the noted repair, this company can facilitate the acquisition of necessary permits, at the request of the owner/agent, for an additional cost. This company makes no opinion, expressed or implied, regarding the requirement of any permits.
- NOTE: The exterior areas of this structure, if inspected, were visually inspected from the ground level. Areas of the exterior that exhibited visible signs of infestation, infection or damage from same will be described in the body of this report. We do not inspect second story exterior areas that would require the use of a ladder. No opinion is expressed or implied regarding these areas.
- NOTE: "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 Lighthouse Termite Control's bid or you may contract directly with another registered company. Lighthouse Termite 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."

NOTICE TO OWNER:

Under California Mechanics Lien Law, and 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 of 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.

NOTICE TO OWNER/TENANT:

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

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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, headache, dizziness, nausea, tearing, coughing, nose and throat, irritation, or develop shortness of breath, double vision, unusual drowsiness and weakness or tremors, contact your physician or poison control center (see below) and your pest control operator immediately.

for further information contact the following:

LIGHTHOUSE TERMITE CONTROL: (619) 825-9401
POISON CONTROL CENTER: (800) 876-4766
Health Questions -- COUNTY HEALTH DEPARTMENT: (619) 692-8499
Application Information -- COUNTY AGRICULTURAL COMMISSIONER: (858) 694-8980
Regulatory Information -- STRUCTURAL PEST CONTROL BOARD: (800) 737-8188
2005 Evergreen Street, Suite 1500, Sacramento, CA 95815

One or more of the following chemicals may be applied to your property:

BORA-CARE (Disodium Octaborate Tetrahydrate)
TIM-BORE (Disodium Octaborate Tetrahydrate)
COPPER CLEAR (Copper Naphthanate)
TERMITAFOAM
CB INVADER (Propoxur 1%)
CB D-Foam (deltamethrin .06%)
PREMISE INSECTICIDE (Imidacloprid)
DRIONE INSECTICIDE DUST (Amor.silica aerogel, pyrethrins, piperonyl butoxide)
TAURUS (Fipronil)
TERMIDOR (Fipronil)
VIKANE or MASTER FUME (Sulfuryl fluoride)

NOTE: Chloropicrin is used as a warning agent on all structural fumigations.

NOTE: All work performed by Lighthouse Termite Control is warranted for one(1) year unless otherwise noted in a recommendation.

NOTE: All repaired and/or replaced wood members, and local treatment locations will be painted with one coat of primer as part of the normal course of correction. If the owner / agent provides matching paint on the day of the scheduled work, one coat of the provided paint will be used in lieu of primer.

NOTE: DOORS and DOOR JAMBS will NOT be primed OR painted as part of repairs and/or replacement, since the door would not be able to be secured after departure of our technicians.

(1) SUBTERRANEAN TERMITES

1A. FINDING: Evidence of subterranean termites noted in/at SUBAREA as diagrammed .

RECOMMENDATION: Locally treat the soil at noted area(s) with a state approved termiticide for the control of subterranean termites. This treatment will not control/prevent infestation of subterranean termites

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in non-treated areas. The warranty is limited to the treated area(s) only. Remove accessible termite shelter tubes. (SECTION I ITEM)

1B. FINDING: Subterranean termites have damaged wood members in/at the SUBAREA TOP PLATES AND STUDS as diagrammed .

RECOMMENDATION: Remove and replace and/or repair the damaged wood member(s) as necessary in currently available widths and grades. Minor damage may be filled, or if removal appears impractical, reinforcement will be done. If any damage is found to extend into inaccessible areas, we will issue a supplemental report with findings and recommendations at an additional cost.

(SECTION I ITEM)

(2) DRYWOOD TERMITES

2A. FINDING: Evidence of drywood termites was noted in/at SUBAREA, EAVES AND EXTERIOR . Infestation(s) appear to extend into inaccessible areas.

RECOMMENDATION: Fumigate the full structure with a state approved fumigant (Vikane* or Masterfume - Sulfuryl Fluoride) for the eradication of drywood termites. Requires the structure be vacated for 3-4 days. The owner or agent is to prepare for the fumigation as per the list of instructions provided by Lighthouse Termite Control. Remove or cover accessible drywood termite fecal pellets.

THIS FUMIGATION INCLUDES A TWO (2) YEAR TOTAL STRUCTURE WARRANTY FOR DRYWOOD TERMITE INFESTATION. (SECTION I ITEM)

2B. FINDING: Drywood termites have damaged wood members in/at STARTERBOARDS, FASCIA AND RAFTERTAIL as diagrammed.

RECOMMENDATION: Remove and replace the damaged wood member(s) noted above, in currently available widths and grades.

NOTE: After completion of the repairs, the owner should contact a licensed roofer to inspect the areas of wood replacement. Lighthouse Termite Control does not warranty, or assume liability, for the water tightness of the roof covering. (SECTION I ITEM)

2C. FINDING: Drywood termites have damaged wood members in/at LOWER SIDING as diagrammed .

RECOMMENDATION: Damage appears minor. The wood member is still capable of performing the function for which it was designed. Patch or fill the damaged wood member(s) as necessary. (SECTION I ITEM)

2D. FINDING: Drywood termites have damaged wood members in/at the SUBAREA TOP PLATES AND STUDS as diagrammed .

RECOMMENDATION: Remove and replace and/or repair the damaged wood member(s) as necessary in currently available widths and grades. Minor damage may be filled, or if removal appears impractical, reinforcement will be done. If any damage is found to extend into inaccessible areas we will issue a supplemental report with findings and recommendations with additional costs. (SECTION I

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ITEM)

(3) FUNGUS/DRYROT


3A. FINDING:

Wood destroying fungus infection and damage was noted in/at GARAGE DOOR JAMB as diagrammed.

RECOMMENDATION:

Replace the fungus infected and damaged component(s) noted above with new material, in currently available widths and sizes. A state approved fungicide may be used in conjunction with this replacement. (SECTION I ITEM)

WORK AUTHORIZATION CONTRACT

| | | | | |
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| Building No. Street 9335 Madison Avenue | City La Mesa | Zip 91941 | Date of Inspection 05/05/22 | Page No. 1 |
|  <div>Lighthouse Termite Control PO Box 2206 La Mesa, CA 91943-2206 Phone: 619-825-9401 Fax: 619-825-9743 lighthousestermite.sd@gmail.com Registration # PR 6709</div> | | | For Report # 6743 | |

ITEMIZED COST BREAKDOWN (Refer to items on the report)

| | Primary Work Bid | Secondary Work Bid |
|---------------------|--|--------------------|
| SECTION 1: | 1A: \$695.00 Subterranean Termite Treatment 1B: Repairs, See 3a 2A: \$2046.00 Fumigation 2B: Repairs, See 3a 2C: Repairs, See 3a 2D: Repairs, See 3a 3A: \$2495.00 Repairs *** TOTAL: \$5236.00 | *** TOTAL: \$0.00 |
| SECTION 2: | NONE | NONE |
| FURTHER INSPECTION: | NONE | NONE |
| TOTAL: | \$5236.00 | \$0.00 |

THIS IS A BINDING CONTRACT between our company and , and incorporates our termite report # 6743 dated 05/05/22 for real property located at 9335 Madison Avenue La Mesa CA 91941. Items on the report may contain provisions for additional costs over and above the original estimate. Please read the report carefully and completely.

CONDITIONS:


1. This offer is limited to 4 months from the date of the report.
2. If further inspection is recommended, or if additional work is required, we will provide prices or recommendations for correction. Interested parties will be notified prior to any work being done.

NOTE: ALL REPAIRED / REPLACED WOOD SHALL BE PRIMERED AS PART OF THE CONTRACTED WORK. ONE COAT OF MATCHING PAINT CAN BE USED INSTEAD, IF PROVIDED BY THE OWNER/AGENT, ON THE DAY(S) OF WORK COMPLETION.

3. Notice to owner of Mechanic's Lien as required by the Structural Pest Control Board: Under the California Mechanics Lien Law, any structural pest control operator who 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 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 contractor 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". 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.

4. We will use due caution and diligence in their operations and care will always be taken to minimize any damage, but assumes no responsibility for matching existing colors and styles, or for incidental damage to roof coverings, TV antennas, solar panels, rain gutters, plant life, paint or wall coverings. There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this work authorization contract. These health issues include but are not limited to the possible release of mold spores during the course of repairs. We are not qualified to and do not render any opinion concerning such health

WORK AUTHORIZATION CONTRACT

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| <div></div> <div>Lighthouse Termite Control PO Box 2206 La Mesa, CA 91943-2206 Phone: 619-825-9401 Fax: 619-825-9743 lighthousestermite.sd@gmail.com Registration # PR 6709</div> <div>For Report # 6743</div> | | | | |

issues or any special precautions. Any questions concerning health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a Certified Industrial Hygienist before any such repairs are undertaken. By executing this work authorization contract, customer acknowledges that he or she has been advised of the foregoing and has had the opportunity to consult with a qualified professional.

5. This report is limited to the accessible areas of the structure shown on the diagram. Please refer to the report for areas not inspected and further information.

6. TERMS OF PAYMENT. We agree to pay the sum of _____ upon issuance of Notice of Work Completed. Accounts are past due thirty days after date of completion unless prior arrangements have been made. This company accepts MasterCard and Visa credit cards as payment. All credit card purchases are subject to a 5% surcharge processing fee. Credit card balance transfer checks are accepted with no additional charge.

7. We instruct, holder of escrow number to pay the sum of _____ upon close of escrow. Close of escrow date: _____ Phone # . We understand that we are responsible for payment, and if escrow does not close within 30 days of completion of work we will pay the amount due in full, and upon notification late fees may apply if payment is not made.

8. We authorize this company to perform items _____ for a contract price of _____.

NAME OF PERSON TO CONTACT FOR ACCESS: _____ PHONE # _____

SIGNED _____ DATE _____

OWNER OR OWNER'S AGENT

It is assumed that if an agent orders work on the owners behalf, and that they were notified prior by said agent, that if payment is not made by the agent or escrow company it will be the responsibility of the owner to produce payment.



Lighthouse Termite Control
PO Box 2206
La Mesa, CA 91943-2206
Phone: 619-825-9401
Fax: 619-825-9743
lighthousetermite.sd@gmail.com

INSPECTION INVOICE

INVOICE # 16469

| | | |
|------------------|-----------------------|---------------|
| DATE 05/05/22 | REPORT NUMBER 6743 | ESCROW NUMBER |
|------------------|-----------------------|---------------|

**TO: Coldwell Banker West
Kelly Pavlick
620 First Avenue
San Diego, CA 92101**

SERVICE ADDRESS: 9335 Madison Avenue - La Mesa, CA 91941

[illegible]

NOTES

Thank you for choosing Lighthouse Termite Control. As a courtesy, we will bill through Escrow if there is a verified closing date. Should there be no escrow, or if escrow is later cancelled, all balances become due immediately and are past due 30 days from completion date and subject to a 1.5% monthly interest rate.

THANK YOU