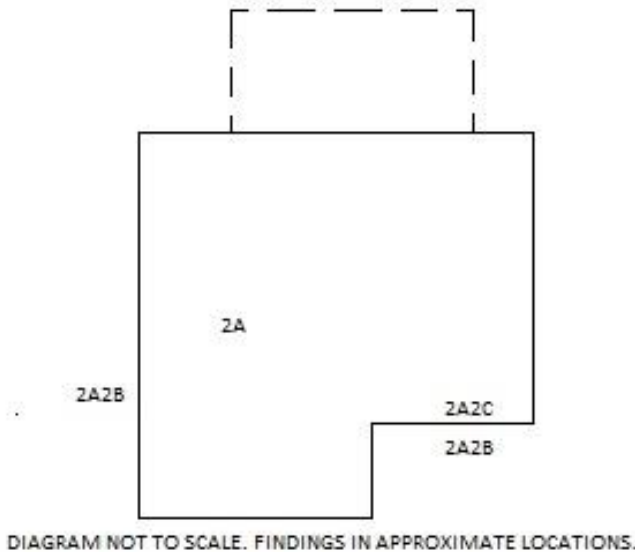


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 14068	Street Pebble Brook Lane	City San Diego, CA	Zip 92128	Date of Inspection 07/19/2022	Number of Pages 6
<div style="display: flex; align-items: center;"> <div> Wild Wild Pest 7875 Convoy Court STE 5 San Diego, CA 92111 (858) 400-8555 https://www.wildwildpestcontrol.com/ License # PR7029 </div> </div>					Report # W0012162-001
Ordered By: Teresa Lear 14068 Pebble Brook Lane San Diego, CA 92128 mysdbroker@gmail.com 6192464706		Property Owner / Party Of Interest: Teresa Lear 14068 Pebble Brook Lane San Diego, CA 92128 mysdbroker@gmail.com 6192464706		Report Sent To: Teresa Lear 14068 Pebble Brook Lane San Diego, CA 92128 mysdbroker@gmail.com 6192464706	
COMPLETE REPORT <input checked="" type="checkbox"/>		LIMITED REPORT <input type="checkbox"/>		SUPPLEMENTAL REPORT <input type="checkbox"/>	
General Description: One Story, Single Family Residence, Vacant, Slab Foundation, Attached Patio Cover, Attached Garage, Concrete Tile Roof		Inspection Tag Posted: Garage			
		Other Tags Posted: Best Rate Termite 11/19			
An inspection has been made to 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 type="checkbox"/> Drywood Termites <input checked="" type="checkbox"/> Fungus/Dryrot <input type="checkbox"/> Other Findings <input 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 details on checked items.					



Inspected By: James Johnson

License No. FR31561

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, or (800) 737-8188 or www.pestboard.ca.gov.

Thank you for calling **Wild Wild Pest**. We sincerely appreciate your business. If you have questions regarding this report, please contact our office at . The following explains the scope and limitations of a structural pest control inspection and a Wood Destroying Pest & Organism Inspection Report.

What is a Wood Destroying Pest and Organism Inspection Report? Please read this document. It explains the scope and limitations of a structural pest control inspection and a Wood Destroying Pest and Organism Inspection Report.

The Wood Destroying Pest and Organism Inspection Report will contain findings as to the presence or absence of evidence of wood destroying insects or organisms in visible and accessible areas on the date of the inspection. This report will contain our recommendations for correcting and infestations, infections, or conditions found. The contents of the Wood Destroying Pest and Organism Inspection Report are governed by the Structural Pest Control Act and its rules and regulations.

This is a wood destroying pest and organism's inspection report. IT IS NOT A PEST CONTROL INSPECTION REPORT and does not include common household pests such as ants, cockroaches, silverfish, fleas, moths, weevils, mice, rats, bats, etc. or any evidence that may have been left.

SCOPE OF INSPECTION. IMPORTANT INFORMATION:

A. This inspection and report does not reveal building code compliance or non-compliance. For information about code compliance, a company that makes structural home inspections should be engaged.

B. We assume no responsibility for work done by anyone else, for damage to structure or contents during our inspection, or for infestation, infection, adverse conditions, or damage undetected due to inaccessibility or non-disclosure by owner/agent/tenant.

C. Reports on this structure prepared by various registered companies should list the same findings (e.g. 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.

D. Wild Wild Pest Control is not licensed as a fumigator and subcontracts its fumigations to a registered fumigator licensed by the Structural Pest Control Board to perform fumigations. See the Occupants Fumigation Notice for the name of the registered fumigator to be used.

E. A re-inspection will be performed, if requested within three (3) months from date of original inspection on any corrective work that we are regularly in the business of performing. When applicable, a charge, if any, can be no greater than the original inspection fee for each re-inspection (most structures will cost \$75.00). When applicable, the original inspection fee will be waived if any items are scheduled and authorized to be completed by Wild Wild Pest Control.

F. Wild Wild Pest Control is not responsible for work completed by others, recommended or not, including by homeowner. Contractor bills should be submitted to escrow as certification of work completed by others, with warranty information.

G. 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, behind installed finished cabinet work 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, areas behind stoves, refrigerators, beneath floor coverings, furnishings, areas of storage, conditions or locks that make inspections impractical, portions of the subarea concealed or made inaccessible by ducting or insulation, areas beneath wood floors over concrete, and areas concealed by heavy vegetation. Visible areas or timbers around eaves and second story eaves were visually inspected from ground level and probed where possible due to their height from the ground. Some second story and higher areas may not be visible from the ground and no comments can be made for these areas and will be noted in the report below. Any eave areas over twelve feet above grade, are only inspected visually. Although we make visual examinations, we do perform minor probing to ensure accurate findings and recommendations are being made. not deface or probe window or door frames, decks, wood retaining walls, or wood walkways.

H. This report includes findings related to the presence/non-presence of wood destroying organisms and/or visible signs of leaks in the accessible portions of the roof. The inspector did not go onto the roof surface due to possible physical damage to the roof, or personal injury. No opinion is rendered nor guarantee implied concerning the water-tight integrity of the roof or the condition of the roof and roofing materials. If interested parties desire further information on the condition of the roof, or if interested parties want the water tightness of the roof determined, we recommend that they engage the services of a roofing contractor who is licensed by the contractor's state license board.

I. Second story stall showers are inspected but not water tested unless there is evidence of leaks in ceiling below. Ref: Structural Pest Control Rules and Regulations, Sec.8516G. Sunken or below grade showers or tubs are not water tested due to their construction. Water stains in the subarea will only be mentioned if they appear to be recent in nature or indicative of damage. We did not inspect electrical, heating or mechanical systems nor did we inspect the plumbing systems except as specifically noted below. Inspection of these systems is beyond the scope of this inspection report.

J. Slab floor construction has become more prevalent in recent years. Floor covering may conceal cracks in the slab that will allow infestation to enter. Infestations in the walls may be concealed by plaster so that a diligent inspection may not disclose the true condition. These areas are not practical to inspect because of health hazards, damage to the structure, or inconvenience. They were not inspected unless described in this report. We recommend further inspection if there is a question about the above noted areas. Ref: Structural Pest Control Act, Article 6, Section 8516(b), paragraph 1990(i); amended effective March 1, 1974. Inspection is limited to disclosure of wood destroying pests or organisms as set forth in the Structural Pest Control Act, Article 6, Section 8516(b), and Paragraph 1990-1991.

K. If during the course of repairs, after opening up walls, inspecting any previously concealed areas, or any reinspection, should any further damage or infestation be found a supplementary report will be issued with findings and recommendations. Any work completed in these areas would be an additional expense and at the homeowner's discretion.

L. During the process of treatment or replacement, it may be necessary to drill holes through ceramic tiles or other floor coverings. These holes will then be sealed with concrete or grout. We will exercise due care, but assume no responsibility for cracks, chipping, or other damage to floor coverings. We will attempt to re-lay carpeting but no guarantee on this is provided.

M. Wallpaper, stain, and interior painting are excluded from our contract. New exterior wood exposed to the weather will be primed and painted only unless noted otherwise in report. Any further painting will be done upon request and at an additional expense.

N. We assume no responsibility for damage to any plumbing, gas or electrical lines, etc. in the process of pressure treatment of concrete slabs, sub slab injections, subterranean treatments, or replacement of concrete or structural timbers.

O. Owner/agent/tenant acknowledges and agrees that inspection of the premises will not include any type of inspection for the presence or non-presence of asbestos and that this report will not include any findings or opinions regarding the presence or non-presence of asbestos in, upon, or about the premises. We recommend that you contact a contractor specifically licensed to engage in asbestos related work. Further, should we discover the presence of asbestos during our inspection of the premises, or should our inspection of the premises cause a release of asbestos dust or particles, owner/agent/tenant shall be solely responsible for the cleanup, removal, and disposal of the asbestos and the cost thereof. Owner/agent/tenant hereby agrees to waive any and all claims against Best-Rate Termite which are in any way related to the presence of asbestos on the premises. Furthermore, owner/agent/tenant agrees to indemnify and hold this company harmless from any and all claims of any nature asserted by any third party, including Best-Rate Termite employees, which is in any way related to the presence of asbestos on the premises.

P. This Wood Destroying Pests and Organism Report does not include any information about 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 for the property to be inspected for mold-like conditions, please contact the appropriate mold professional.

Q. There may be health related issues associated with the structural repairs reflected in the inspection report referenced by the Work Authorization Contract. These issues may 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 opinions concerning such health issues or any special precautions. Any questions concerning health issues or special precautions to be taken prior to or during the course of such repairs should be directed to the appropriate health care professional before any such repairs are undertaken.

R. When a fumigation is recommended, we will exercise all due care but assume no responsibility for damage to shrubbery, trees, plants, TV antennas, satellite dishes, roofs, etc. A fumigation notice will be left with or mailed to the owner of this property or their designated agent. Occupant must comply with instructions contained within the fumigation notice. One (1) roll of twenty (20) Nylofume bags will be provided to every property that fumigation recommended at no additional cost. A request of additional bags may be made and will be offered at \$35.00 per roll of twenty (20) bags. This additional fee will be added to the original contract cost. All structures fumigated for the control of drywood termites will come with a three (3) year warranty covering the entire structure originally fumigated.

S. During fumigation and aeration, the possibility of burglary exists as it does any time you leave your home. Therefore, we recommend that you take any steps that you feel necessary to prevent any damage to your property. We also recommend that you have insurance coverage to protect against any loss, damage or vandalism to your property. Wild Wild Pest Control does not provide any on site security except as required by state or local ordinance and does not assume any responsibility for care of the property in case of vandalism, breaking or entering.

T. When a localized chemical treatment (also known as "local treatment") is recommended, please be advised that a 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. Please contact our office if you have any questions regarding the treatment recommended. All localized treatments come with a one year warranty from the date of initial treatment covering only the areas treated in the original report/contract.

U. Your termite report and clearance will cover EXISTING infestation or infection which is outlined in this report. If owner of property desires coverage of any new infestation it would be advisable to obtain a Control Service Policy which would cover any new infestation for the coming year.

V. Should you have any questions regarding this report, please call Wild Wild Pest Control at 858-400-8555 or come by our office 7875 Convoy Court STE. 5 San Diego, CA 92111 any weekday between 8:00 a.m. and 4:00 p.m.

W. I agree to pay reasonable attorney's fees if suit is required by Wild Wild Pest Control to enforce any terms of this contract, together with the costs of such action, whether or not suit proceeds to judgement.

X. If this report is used for escrow purposes, it is agreed that this inspection report and completion, if any, is part of the escrow transaction. However, if you received written or verbal instructions from any interested parties involved in this escrow (agents, principals, etc.) to not pay our invoice at close of escrow, you are instructed by us not to use these documents to satisfy any conditions or terms for the purposes of closing the escrow.

Y. The total amount of this contract is due and payable upon completion of the work described in this report. Only the work specified in the report will be done at the owner/agent's request. In the event of a cancelled title escrow, any work performed against an existing title escrow will be the financial responsibility of the party ordering the inspection report. In case of non-payment by the owner or other responsible person, a service charge of 1.5% per month of the unpaid balance (annual percentage rate of 18%) may be added to all balances over 30 days late from the date due until payment is received.

Z. 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.

FINDINGS AND RECOMMENDATIONS

NOTE:

The insulation in the attic area limits our inspection to the visible and accessible portions of these areas.

Garage is constructed with finished walls and ceiling.

Drywood Termites

Finding 2A

Finding Description: Infestation by drywood termites has been noted in the attic, rafter tail and fascia as indicated on the diagram.

Section: I

Primary Recommendation: Due to the nature of these infestations, it will be necessary to seal the entire structure and fumigate it with an approved termiticide. The entire structure must be vacant for at least 48 hours for this process. We will use all due caution in our operation, however, we assume no liability for any damage to the roof coverings, solar panels, TV antennas or plantings adjacent to the structure. Fumigation preparation instructions will be forthcoming. The occupants must sign the Occupants Fumigation Notice and comply with all of the instructions. All signed forms must be promptly returned in order for fumigation to commence. NOTE: In order to perform the fumigation, plants and loose/decorative rock/mulch will need to be trimmed/raked back from the building at a minimum of 12 inches, to allow access for the tarp to create a proper seal on the ground. This is the responsibility of building owner or management company. If a quote is needed from Wild Wild Pest Control to perform this work, please inform us. Some plants, after being cut back, could still be covered by tarps, which could cause the plants to dieback. Due to your concrete tile roof, a warranty program is included in the above stated total. (The cost for this warranty is \$310.00). This tile warranty only applies to the tiles that are damaged or broken during the fumigation process, it cannot be used to repair tiles damaged prior to fumigation. Please see tile warranty forms for more information.

Finding 2B

Finding Description: There is evidence of drywood termite damage noted at the rafter tail as indicated on the diagram.

Section: I

Primary Recommendation: We recommend removing and replacing all damaged wood as needed. Prime and paint wood to match existing as close as possible. If, during the course of repairs, damage is found to extend into previously inaccessible areas, a supplemental report will be issued with additional findings and costs for further repairs.

Finding 2C

Finding Description: There is evidence of drywood termite damage noted at the fascia as indicated on the diagram.

Section: I

Primary Recommendation: We recommend removing and replacing all damaged wood as needed. Prime and paint wood to match existing as close as possible. If, during the course of repairs, damage is found to extend into previously inaccessible areas, a supplemental report will be issued with additional findings and costs for further repairs.

Chemical / Pesticide Disclaimers

State law requires that you be given the following information:

CAUTION-PESTICIDES ARE TOXIC CHEMICALS.

Structural Pest Control Operators are licensed and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulations 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 be modified to include any other symptoms of overexposure which are not typical of influenza.

Persons with respiratory or allergic conditions or those who may be concerned about their health relative to this treatment should contact their physician concerning occupancy during and after chemical treatment prior to signing this notice.

For further information you may contact the following:

Wild Wild Pest Control: 858-400-8555

San Diego County Health Department: 619-338-2222

San Diego County Agriculture Commissioner: 858-694-2739

American Association of Poison Control Centers: 800-222-1222

Structural Pest Control Board: 800-737-8188

2005 Evergreen Street, #1500 Sacramento, CA 95815-3831

If a report has been requested, it will be defined as Section 1 and Section 2 conditions evident on the date of inspection. Section 1 items are evidence of active infestation, infection, or conditions that have resulted in or from infestation or infection. Section 2 items are conditions deemed likely to lead to infestations or infections, 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 1 or Section 2 items.

Wild Wild Pest Control will use pesticide chemical(s) specified below for the control of wood destroying pests or organisms in locations identified in the Structural Pest Control report as indicated.

The pesticide(s) that may be used and the active ingredient(s):

A. Bora-Care: Active Ingredients: Disodium Octaborate Tetrahydrate (CAS No. 12280-03-4): ...40% Other Ingredients: ...60%

B. Drione: Active Ingredients: Pyrethrins (CAS No. 8003-34-7): ...1% Piperonyl Butoxide (CAS No. 51-03-6): ...10% Amorphous Silica Gel (CAS No. 7631-86-9): ...40% Other Ingredients: ...49%

C. Chlor-O-Pic (Chloropicrin): Active ingredients: Chloropicrin: trichloro(nitro)methane (CAS No. 76-06-2): ...99% Other ingredients: ...1%

D. OutLAST Pro: Active ingredient: Sodium lauryl sulfate (CAS No 151-21-3), disodium lauryl sulfosuccinate (CAS No 26838-05-): ...18% - Constituents ineffective as a spray adjuvant: ...82%

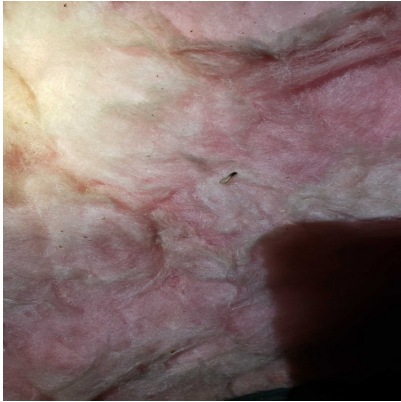
E. Premise Foam: Active ingredient: Imidacloprid, 1-[(6-Chloro-3-pyridinyl)methyl]-N-nitro-2-imidazolidinimine (CAS No 138261-41-3): ...0.05%, Other ingredients: ...99.95%

F. Termidor HE: Active ingredients: Fipronil: 5-amino-1 (2,6-dichlor-4-(trifluoromethyl) -4((1r,s)- (trifluoromethyl)sulfinyl)-1H-pyrazole-3-carbonitrile (CAS No. 120068-37-3): ...8.73%- Other Ingredients: ...91.27%

G. Timbor: Active ingredient: Disodium Octaborate Tetrahydrate (CAS No. 11280-03-4): ...98% Other Ingredients: ...2% * Contains 2% H2O absorbed moisture.

H. Vikane: Active ingredients: Sulfuryl Fluoride (CAS No. 2699-79-8): ...99.8% Other Ingredients: ...0.2%

INSPECTION PHOTOS



2A

2A-1



2AB

2B-1



2AC

2C-1