

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

|                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                    |                                                                                                   |                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-------------------|
| BUILDING NO.<br>19271                                                                                                                                                                                                                                                                                                                                                      | STREET, CITY, STATE, ZIP<br>SURFWAVE DR, HUNTINGTON BEACH CA 92648                                                 | Date of Inspection<br>8/25/2025                                                                   | No. of Pages<br>5 |
| <b>SOUTHERN CALIFORNIA EXTERMINATORS</b><br>10692 Chestnut Avenue, Stanton, CA 90680<br>Ph: (714) 236-1200 or (800) 418-9263                                                                                                                                                                                                                                               |                                                                                                                    |                                                                                                   |                   |
| Firm Registration No. PR 2803                                                                                                                                                                                                                                                                                                                                              | Report No. 76430                                                                                                   | Escrow No.                                                                                        |                   |
| Ordered By:<br>TURRI, MARK<br>19271 SURFWAVE DR<br>HUNTINGTON BEACH, CA 92648<br>602-549-1875                                                                                                                                                                                                                                                                              | Property Owner/Party of Interest<br>TURRI, MARK<br>19271 SURFWAVE DR<br>HUNTINGTON BEACH, CA 92648<br>602-549-1875 | Report Sent To:<br>TURRI, MARK<br>19271 SURFWAVE DR<br>HUNTINGTON BEACH, CA 92648<br>602-549-1875 |                   |
| COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>                                                                                                                                                                                      |                                                                                                                    |                                                                                                   |                   |
| General Description:<br>THREE STORY STUCCO CONDOMINIUM WITH TILE ROOF/ATTACHED GARAGE/FURNISHED AND OCCUPIED.                                                                                                                                                                                                                                                              |                                                                                                                    | Inspection Tag Posted:<br>NONE                                                                    |                   |
|                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                    | Other Tags Posted:<br>NONE                                                                        |                   |
| 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 type="checkbox"/> Fungus/Dryrot <input type="checkbox"/> Other Findings <input type="checkbox"/> Further Inspection <input type="checkbox"/><br>If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items. |                                                                                                                    |                                                                                                   |                   |

NOTE: DIAGRAM IS DISPLAYED ON PAGE 2

Inspected by ERIK SANCHEZ

State License No. FR 30481

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 preceeding 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](http://www.pestboard.ca.gov).

43M-41 (Rev. 04/2015)

19271

SURFWAVE DR, HUNTINGTON BEACH CA 92648

8/25/2025

76430

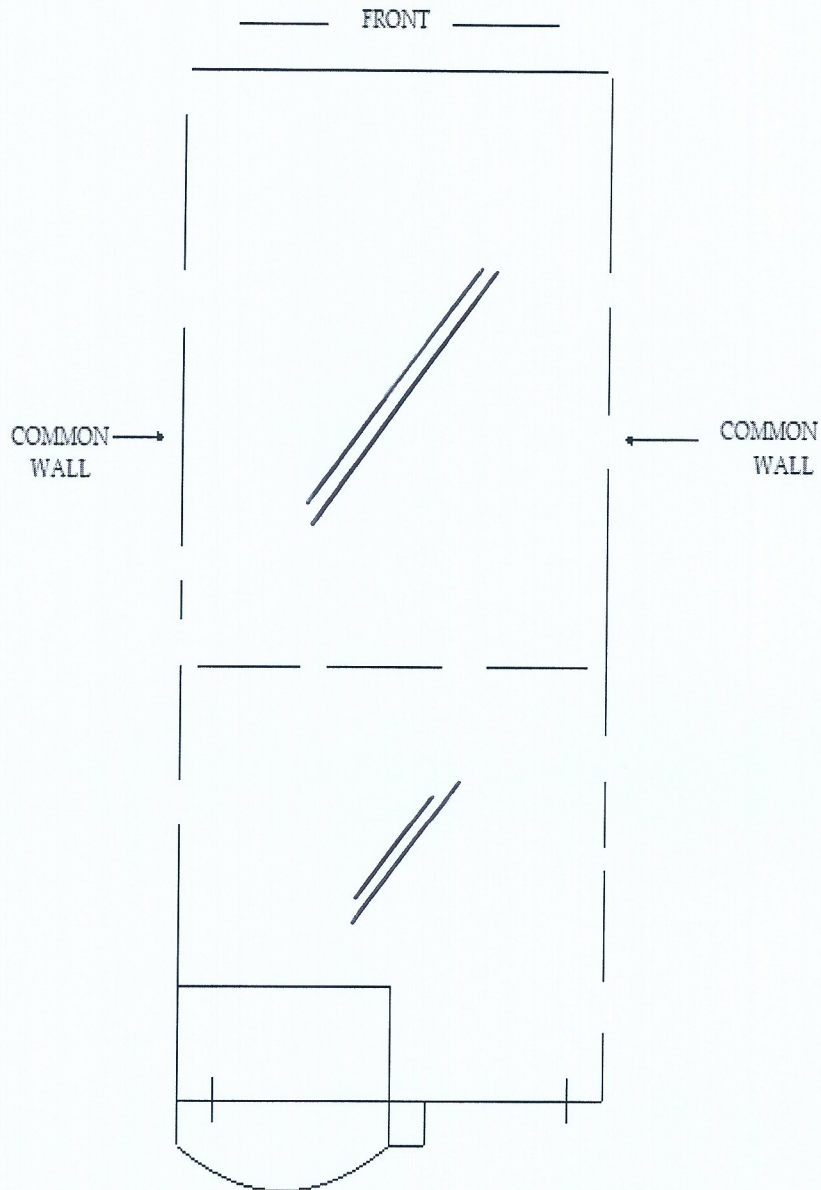
BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

DIAGRAM NOT TO SCALE



|              |                                        |                 |            |
|--------------|----------------------------------------|-----------------|------------|
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A. 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; spaces between a floor or porch deck and the ceiling below; area where there is no access without defacing or tearing out lumber, masonry or finished work; areas behind stoves, refrigerators or beneath floor coverings, furnishings; areas where encumbrances and storage, conditions or locks make inspection impractical, portions of the subarea concealed or made inaccessible by ducting or insulation, area beneath wood floors over concrete, and areas concealed by heavy vegetation. Areas or timbers around eaves were visually inspected from ground level only. Although we make visual examinations, we do not deface or probe window/door frames or decorative trims. Unless otherwise specified in this report, we do not inspect fences, sheds, dog houses, detached patios, detached wood decks, wood retaining walls or wood walkways. 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.

B. 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 any 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), Paragraph 1990-1991.

C. A re-inspection will be performed, if requested within four (4) months from date of original inspection, on any corrective work that we are regularly in the business of performing. If CERTIFICATION is required, then any work performed by others must be CERTIFIED by them. There is a re-inspection fee.

D. This company is not responsible for work completed by others, recommended or not, including by Owner. Contractor bills should be submitted to Escrow as certification of work completed by others.

E. 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, we recommend that they engage the services of a licensed roofing contractor.

F. 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.

G. During the course of/after opening walls or any previously concealed areas, should any further damage or infestation be found, a supplementary report will be issued. Any work completed in these areas would be at Owner's direction and additional expense.

H. 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. We will exercise due care but assume no responsibility for cracks, chipping or other damage to floor coverings. We do not re-lay carpeting.

I. We assume no responsibility for damage to any Plumbing, Gas or Electrical lines, etc., in the process of pressure treatment of concrete slabs or replacement of concrete or structural timbers.

J. When a fumigation is recommended we will exercise all due care but assume no responsibility for damage to Shrubbery, Trees, Plants, TV Antennas or Roofs. A FUMIGATION NOTICE will be left with, or mailed to the

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Owner of this property, or his designated Agent. Occupant must comply with instructions contained in Fumigation Notice. 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 contact your insurance agent and verify that you have insurance coverage to protect against any loss, damage or vandalism to your property. The company does not provide any onsite security except as required by state or local ordinance and does not assume any responsibility for care and custody of the property in case of vandalism, breaking or entering.

K. 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.

L. If you should have any questions regarding this report, please call or come by our office any weekday between 8:00 a.m. and 5:00 p.m. We also provide information about additional services for the control of Household Pests such as Ants and Fleas, etc.

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

N. The total amount of this contract is due and payable upon completion of work unless otherwise specified. A finance charge computed at a Monthly rate of 1.5% of the unpaid balance (annual percentage rate of 18%) will be added to all accounts past due.

O. If this report is used for escrow purposes then 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 of your escrow for purposes of closing the escrow. Further, you are instructed to return all of our documents and the most current mailing address you have on file for the property owner.

P. 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 this Company which are in any way related to the presence of asbestos on the premises and further agrees to indemnify and hold this company harmless from any and all claims of any nature asserted by any third party, including this Company's employees, which is in any way related to the presence of asbestos on the premises.

PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

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THIS IS TO CERTIFY THAT THE ABOVE PROPERTY WAS INSPECTED ON THE DATE INDICATED ABOVE, IN ACCOURDANCE WITH THE STRUCTURAL PEST CONTROL ACT AND RULES AND REGULATION ADOPTED THERETO, AND THAT NO EVIDENCE OF ACTIVE INFESTATION OF INFECTION WAS FOUND IN THE VISIBLE AND ACCESIBLE AREAS OF THE STRUCTURE (S) INSPECTED.

NOTE: THE OPPOSITE SIDE OF THE COMMON WALL BETWEEN THE TWO UNITS WAS NOT INSPECTED. NO VISIBLE SIGNS OF INFECTION OR INFESTATION AT THIS TIME. IF INTERESTED PARTIES ARE CONCERNED, THE ADJOINING UNIT SHOULD BE MADE AVAILABLE FOR INSPECTION OF THE COMMON WALL. ANY FINDINGS WOULD BE LISTED ON A SUPPLEMENTAL REPORT.