
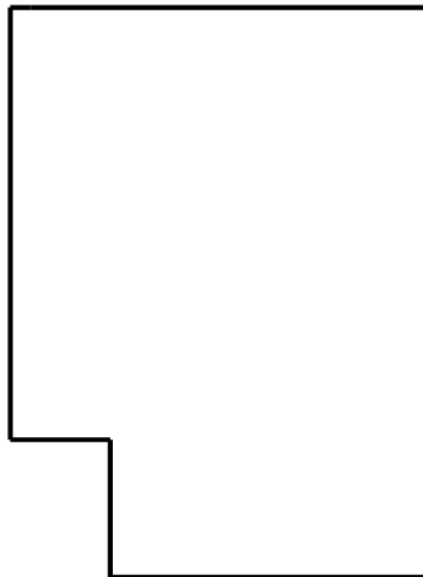
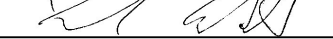


## WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building Address: <b>4928 Thebes Way, Oceanside, CA 92056</b>		Date of Inspection <b>03/28/2023</b>	Number of Pages <b>5</b>
		<b><i>Serving All of San Diego County</i></b> 332 Country Club Dr. Escondido CA 92029 760-270-5793 / zumwalt6@cox.net EPA Cert.# R-I-73358-12-01853	
		Report # <b>W15172</b>	
		Lic. Registration # <b>PR6139</b>	
Escrow #			
Ordered by: Hillpointe Homes Laura Hubbard	Property Owner and/or Party of Interest: Hillpointe Homes Laura Hubbard	Report Sent to: Hillpointe Homes Laura Hubbard	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: Two story wood framed stucco single family residence with a tile roof and an attached garage slab furnished		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 type="checkbox"/> Drywood Termites <input 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 the details on checked items.			



This Diagram is not to scale

Inspected by: David M Zumwalt    State License No. FR55806    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:

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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 findings 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; areas that require walking across roofing, 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 and areas of excessive heights that require the use of an extension ladder.

Certain areas are recognized by the industry as inaccessible and/or for other reasons not practical to inspect. These include but are not limited to: inaccessible and/or, insulated attics or portions thereof, attics and/or subareas with less than 18" clear crawl space, 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, excessive heights and areas or timbers around eaves that would require use of an extension ladder. Termite inspections are a ground level inspection. Absolute Termite Control does not walk on roofs, composition or tile and recommends a licensed roofer or proper tradesman for these inaccessible areas.

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 (l). 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 is 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 person or entity 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 Absolute Termite Controls 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, Absolute 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: 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."**

If this home was built pre 1978 it may contain lead based paint. This company may perform the repairs and clean up according to RRP Lead Safe requirements. There will be additional charges that may vary depending on the scope of work. There may also be additional charges to cover the cost of pre-work notifications, site preparations, site clean up, documentation and supervision by our certified renovator, waste disposal, and final Risk Assessment inspection and certification on the CDPH 8552 form from a certified lead assessor.

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.

"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."

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

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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.

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**FINDINGS AND RECOMMENDATIONS**

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NOTE: This is to certify that the above property is free of active infestation or infection in all visible and accessible areas.

FINDINGS: CLEAR \$ 100 CLEARANCE FEE

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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 Dept. 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 operator immediately." Effects of over exposure to these materials can include tremors and tonic and colonic convulsions.

For further information, contact any of the following:

Absolute Termite Control Inc.	(760) 270-5793
Poison Control Center	(800) 876-4766
(Health Questions) County Health Dept. San Diego County	(619) 338-2284
(Application Info.) County Agriculture Commission San Diego County	(858) 694-2739
Structural Pest Control Board (Regulatory Info.) 2005 Evergreen St. St1500, Sacramento, Ca. 95815	(916) 561-8704

**NOTICE TO OWNER**

Under the California Mechanic's Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who help to improve your property, but is not paid for his work or supplies, has the 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 sub-contractor, laborers, or suppliers remain unpaid. To preserve their right to file a claim of 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, Absolute Termite Control Inc. 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. If for any reason this account is to be turned over to our collection agency, You will be responsible for all cost of collecting.

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

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**CONDITIONAL GUARANTEE: Absolute Termite Control guarantees all work performed by this company for one year, our subcontracted work is also guaranteed for one year. This is a one year guarantee/warranty covering areas treated by Absolute Termite Control Inc only. This guarantee is transferable and comes with an optional extended warranty at the end of the one year. Absolute Termite Control is not responsible for any future dry rot conditions beyond the time of inspection. Any additions, extensions or alternative warranties that supplement or supersede this warranty will be added to the body of the report. If fumigation is performed, Absolute Termite Control is not liable for any damage to shrubs, vines, trees, etc. or any damage to roofs, tile 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 Absolute Termite Control : the home-owner is responsible to make the property available for any work to be performed. Absolute Termite Control will not be liable for any cost of vacating or preparing the residence for re-treatment; and / or repairs. Any areas that were previously inaccessible during the course of inspection such as wall voids, behind/under furniture, or obstructed from storage, at time of inspection may be subject to further inspection, new findings and additional cost if necessary.**

**Note: Any property under construction, patched and painted or was a "flip" property where repairs have concealed termite and dryrot infection/damage are not covered by this guarantee.**

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 Absolute Termite Control Inc. 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 Absolute Termite Control Inc.. Any additional work required by City Building Dept. and/or field inspectors will be at an additional cost.

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.



