

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT XXX

Building No. 22901	Street Saint Annes Court	City Murrieta	Zip 92562	Date of Inspection 11/04/2025	Page 1
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	Cal Oaks Termite PO Box 625 Murrieta, CA 92564 951-698-8198 Registration No. PR1955 caloakstermite@verizon.net	Report Number: 224601 Escrow Number:
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Ordered By: Mike Reilly 22901 Saint Annes Court Murrieta, CA 92562 951-522-6160 Fax: Email: big597@yahoo.com	Property Owner and/or Party of Interest: Mike Reilly 22901 Saint Annes Court Murrieta, CA 92562 951-522-6160 Fax: Email:	Report Sent To: Mike Reilly 22901 Saint Annes Court Murrieta, CA 92562 951-522-6160 Fax: Email: big597@yahoo.com
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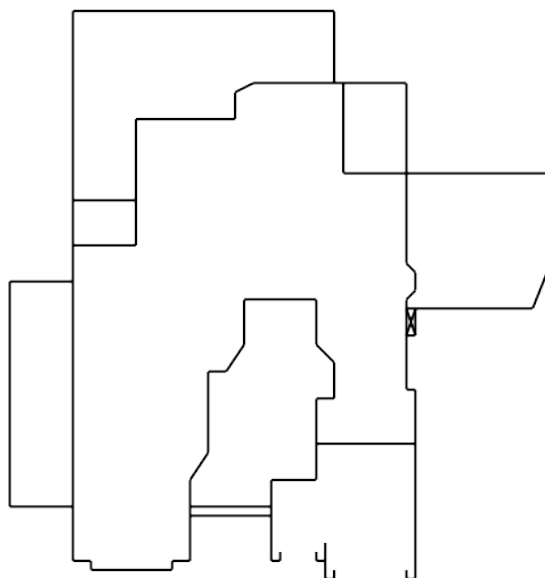
COMPLETE REPORT ☒	LIMITED REPORT ☐	SUPPLEMENTAL REPORT ☐	REINSPECTION REPORT ☐
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General Description: 1 Story, Wood Framing with Stucco, Single Family Residence, Furnished and Occupied, Concrete Tile Roof, Concrete Slab Foundation, Attached Garage.	Inspection Tag Posted: Garage Other Tags Posted:
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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.				

Key: 1 = Subterranean Termites 2 = Drywood Termites 3 = Fungus/Dryrot 4 = Other Findings 5 = Further Inspection DRAWING NOT TO SCALE



Inspected by: Adam Bates

State License No. OPR13124

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, CA 95815-3831 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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CLEARANCE STATEMENT: This is to certify that the above property was inspected in accordance with the Structural Pest Control Act, and rules and regulations adopted pursuant thereto, and that no evidence of active infestation or infection were found in the visible and accessible areas on the inspection date noted in this report. Do not construe this as a guarantee or a warranty.

Note: Detached sheds not inspected.

Note: Soffit inaccessible.

Note: Limited visibility noted at garage and garage side door due to storage.

Note: Attic access 50% due to insulation and construction.

Inspection Fee: \$85 PAID, Thank you.

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 Contractors State License Board. Note: Unless otherwise specified, Cal Oaks Termite does not inspect adjacent fences, gates, and/or any detached structures. These items are not included in this inspection report and no warranty is implied concerning the presence or absence of infestation or damages as to the same.

"NOTICE: The Structural Pest Control Board encourages competitive business practices among registered companies. 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.

A re-inspection of this property will be performed if it is requested by the person ordering the original report. An inspection fee will be charged, for this service.

"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 re-inspection. The re-inspection must be done within ten (10) working days of 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 repairs."

There are certain areas of a structure which are considered impractical for inspection: the interior of hollow walls, spaces between and underneath a floor, deck, or porch deck. Stall showers over finished ceilings, abutments or floors beneath coverings are considered inaccessible and were not inspected at this time. NOTE: Eaves requiring the use of an extension ladder are considered impractical for inspection. Appliances and/or plumbing over finished ceilings and decks are not water tested and we do not certify against leakage, unless otherwise noted in this report. No opinion is rendered, nor guarantee is implied concerning the future water tightness of the roof. This firm makes no guarantee against any infestation, leaks or other adverse conditions which may exist or which may develop in inaccessible areas and become visibly evident after the date of this inspection. This inspection is only for the structures indicated on the diagram. If requested, a re-inspection of this property will be performed by this firm at additional cost. Our job estimate for work is good for 120 days.

A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying pests and organisms in visible and accessible areas and contains recommendations for correcting any infestations or infections found. The contents of Wood Destroying Pest & Organism Inspection Reports are governed by the Structural Pest Control Act and regulations. Some structures do not comply with building code requirements or may have structural, plumbing, electrical, mechanical, heating, air conditioning or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information on such defects, if any, as they are not within the scope of the licenses of either this company, or it's employees. The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of inspection. Some areas of the structure are not accessible to inspection, such as the interior of hollow walls, spaces between floors, areas concealed by carpeting, appliances, furniture or cabinets. Infestations or infections may be active in these areas without visible and accessible evidence. If you desire information about areas that were not inspected, a further inspection may be performed at an additional cost. Carpets, furniture or appliances are not moved and windows are not opened during a routine inspection.

NOTICE: Repair estimates are based on visible evidence at the time of inspection. Other damage exposed after that date will be repaired at an additional cost. NOTICE: If a fumigation is cancelled after an Orientation is performed, there will be a charge at our discretion, for time and materials up to \$150.

NOTICE: The charge for service that this company subcontracts to another registered company may include the company's charges for arranging and administrating such services that are in addition to the direct costs associated with paying the subcontractor. You may accept Cal Oaks Termite 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, Cal Oaks Termite will not be responsible for any act or omission in said company's performance.

NOTICE: In the event that this report is to be used for escrow (real estate transfer or refinance) Cal Oaks Termite must be informed of this information (escrow name, officer, number, closing date, etc.) immediately after the opening of escrow. This is the home owners agent, or escrow officer's responsibility. If costs incurred on this property are not paid, this will nullify all warranties on the structure and may lead to a lien against this property. If the escrow falls through, the buyer/seller who ordered the performed work/inspection will be responsible for payment.

FURTHER DAMAGE: In the event that damage or infestation described therein is later found to extend further than anticipated, our bill will not include such repairs. OWNER SHOULD BE AWARE OF THIS CLOSED BID WHEN CONTRACTING WITH OTHERS OR UNDERTAKING THE WORK HIMSELF AND/OR HERSELF. NOTICE: This company makes no guarantee or warranty, express or implied, regarding future infections or adverse conditions or conditions present but not evident at the time of inspection. Cal Oaks Termite does not guarantee or warranty the work performed by others.

PAINT NOTE: ONE COAT OF PAINT WILL BE APPLIED TO WOOD REPAIRED WHERE INDICATED ON THIS REPORT. THIS INITIAL COAT OF PAINT IS CONSIDERED A PRIMER COAT ONLY AND ADDITIONAL COATS SHOULD BE ADDED. HOWEVER, TO PRESERVE THE AESTHETICS OF YOUR HOME, COLOR MATCHING WILL BE PROVIDED IN THE COST ESTIMATE GIVEN UNLESS OTHERWISE STATED. CAL OAKS TERMITE WILL USE THE BRAND OF PAINT OF OUR CHOOSING. COLOR AND SHEEN ARE NOT GUARANTEED TO MATCH.

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Note: Mold is not a wood destroying organism and is outside of the scope of this report. There may be health related issues associated with the findings reflected in this report. We are not qualified and do not render an opinion concerning any such health issues. This inspection is limited to visible and accessible areas only. We are unable to inspect under carpets, inside walls, and under insulation in attics, etc. Questions regarding health issues, mold, release of mold spores, etc., should be referred to a mold professional. By executing the work authorization, the customer acknowledges that he or she has been advised of the foregoing and has had an opportunity to consult with a mold professional.

PESTICIDES: NOTICE TO OWNER, OCCUPANTS, OTHERS: "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 Act, and apply pesticides which are registered and approved for use by the California Department of Food and Agriculture 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."

CHEMICALS ARE CLASSIFIED by the EPA as: Danger, Warning, Caution, or Exempt. An exempt material is one where the risk of use is minimal to humans and the environment. For further information, contact any of the following: Cal Oaks Termite 951-698-8198. For health questions: The County Health Dept: Riverside-951-358-5050, Orange-714-834-7700, Los Angeles-800-427-8700, San Diego-619-515-6770, San Bernardino-800-782-4264. For application information: The County Agricultural Commissioner; Riverside-951-955-3000, Orange-714-955-0100, Los Angeles-626-575-5472, San Diego-858-694-2739, San Bern.-909-387-2105. For regulatory information: The Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, CA. 95815-3831 916-561-8708.

NOTICE: This firm reserves the right to substitute materials due to availability and/or discontinued materials. Due to changes in the milling process, replaced wood members may not match. Although much effort will be made to match, paint color, drywall, and stucco textures are not guaranteed to match.

FURNISHED STRUCTURES: Inspections performed on furnished or occupied structures are limited to visible areas only. This company is not responsible for any infestations, leaks, or adverse condition not visible at the time of inspection due to furnishings, or any coverings, or storage in the furnished property. Cal Oaks Termite will not move furniture or storage, or coverings in order to inspect a furnished property. In the case that evidence of a wood destroying organism is found once the property is unfurnished, the home owner may contact this company for an assessment/quote of the previously inaccessible findings at an additional cost.

LEAD BASED PAINT: 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 6 square feet in an interior or 20 square feet on an 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 or compliance.

BUILDING PERMITS: If building permits are required for any repair work, it is the owner's responsibility to contact the appropriate government agency, and schedule and pay all fees prior to repair work being performed by this company or others.

FLOORING: During the process of treatment or replacement, it may be necessary to drill holes through ceramic tiles or other floor covering. 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.

MEDIATION/ARBITRATION: In the event of a dispute between Cal Oaks Termite and/or its employees and Customer arising out of or relating to this Agreement, or to the identified property in any way, whether by virtue of contract, tort, or otherwise, including but not limited to the interpretation of the terms and conditions of this Agreement, the making of the Agreement, or breach of any provision of this Agreement, the parties hereby expressly agree to submit their dispute first to a qualified mediator. Should the dispute not be settled to the satisfaction of all parties, then the parties hereby agree to submit their dispute to arbitration pursuant to the American Arbitration Act for resolution.

POSSIBLE CHEMICALS TO BE USED BY THIS COMPANY: TIMBOR,(98% Disodium Octaborate Tetrahydrate, 2% Inert.)and/or TERMIDOR SC, Fipronil: 5-amino-1-(2,6-dichloro-4-(trifluoromethyl)phenyl)-4-((1,R,S)-(trifluoromethyl)sulfinyl)-1-Hyprazole-3-carbonitrile 9.1%, 90.9% Inert. and/or TAURUS SC, Fipronil: (5-amino-1-(2,6-dichloro-4-(trifluoromethyl)sulfinyl)-1-H-pyrazole-3-carbonitrile)9.1%, 90.9% Inert and/or BORACARE, Active Ingredients: Disodium Octaborate Tetrahydrate 40.0%, 60.0% Inert. and/or PROFOAM, Active Ingredients: Sodium Decyl Sulfate, Sodium Lauroampho acetate, Sodium Lauryl Sulfate 60.0%, Inert 40.0%