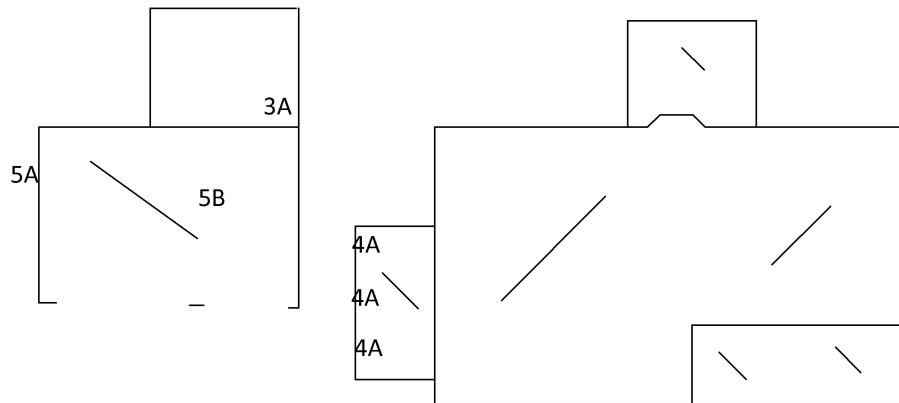


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

#: 20251171

BUILDING NO. 10675	STREET PARAMOUNT RD	CITY PHELAN	ZIP 92371	Date of Inspection 06/17/2025	NUMBER OF PAGES 1 of 6
GOLD CREST EXTERMINATORS, INC 12494 REATA RD APPLE VALLEY CA 92308 PH# 760-508-7880 goldcrest77@gmail.com PR460					
Ordered by: PAMELA SHEEHAN CENTURY 21 MASTERS PH.# 909-631-9050		Property Owner and/or Party of Interest LILLIAN TIFFANY 10675 PARAMOUNT RD PHELAN, CA 92371		Report sent to:	
COMPLETE REPORT <input checked="" type="checkbox"/>		LIMITED REPORT <input type="checkbox"/>		SUPPLEMENTAL REPORT <input type="checkbox"/>	
REINSPECTION REPORT <input type="checkbox"/>		GENERAL DESCRIPTION: This is a one story, wood sided, single family residence. It has a detached garage and an attached patio. It has a tile roof and was occupied and furnished at the time of inspection.			
Inspection Tag Posted: Garage.				Other Tags Posted:	
An inspection has been made of the structure(s) on the diagram in accordance with the 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 checked="" type="checkbox"/> Other Findings <input checked="" 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					
Key: 1 = Subterranean Termites 2 = Drywood Termites 3 = Fungus/Dryrot 4 = Other Findings 5 = Further Inspection					



Inspected By FRANCES ROMERO

License No. OPR 8260

Signature Frances Romero

You are entitled to obtain copies of all reports and completion notices on this property report 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 95815-3831.

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. (form t1a - 4/27/17) 43M-41 (Rev. 10/01)

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NOTES, CAUTIONS AND DISCLAIMERS

The pest control industry recognizes a structure to have certain areas both inaccessible and not inspected. These areas 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; the crawl space underneath a deck less than 12"; covered ceilings; spaces between a floor or porch deck and the ceiling below; areas where there is no access without defacing or tearing lumber, masonry, or finished work; areas underneath, behind or below appliances or beneath floor coverings, deck coverings or furnishings or storage, locked areas, and areas requiring an extension ladder; areas where encumbrances, storage, conditions, or locks make inspection impractical; and areas or timbers around eaves that would require use of an extension ladder.

Slab floor construction has become more prevalent in recent years. Floor covering may conceal cracks in the slab that will allow infestations to enter. Infestations may be concealed by plaster, sheetrock or other wall coverings so that a diligent inspection may not uncover the true condition. The roof was not inspected due to lack of accessibility, qualification and licensing. These areas are not practical to inspect because of health hazards, damage, obstruction or inconvenience and unless specified or described in this wood destroying pests and organisms inspection report. This company shall exercise due care during inspections and treatments but assumes no liability for any damage to, rain gutters, roof tiles, slates, shingles or other roofing materials, including patio covers, aluminum awnings, solar heating, plants, shrubbery or paint during any type of treatment.

In the performance of corrective measures, it may be necessary to drill into concealed areas and/or to cut or remove plants. The termite exterminator will not be liable for plumbing, heating, electrical, gas lines and equipment in or under a slab, nor to plants which may be damaged during treatments and/or repairs.

Guarantee policy:

This guarantee excludes structures with sub slab heating\air conditioning systems, plenum construction with air conditioning and heating duct in use, a well or cistern within fifty feet and areas that are inaccessible for treatment. Additional exclusions include structures with damage to or from excessive moisture, inadequate construction, areas of inaccessibility, deteriorating materials, masonry failure, grade alteration, pipes and conduits beneath concrete slab, furnishings or contents, etc. No guarantee will be issued for any work that is a secondary recommendation or work completed by others. Guaranteed for thirty days are any plumbing, grouting, caulking and resetting of commodes, sinks or enclosures. All other work performed by this company shall be guaranteed for the duration of one year.

This wood destroying pests and organisms inspection report does not include work which requires contact with materials containing asbestos. Termite inspectors have no expertise or license in asbestos analysis. Asbestos is a natural occurring mineral fiber used extensively in construction prior to 1978. The owner, employee or contractor must determine the asbestos status prior to the commencement of work on a project. Occupants and employees must be protected from asbestos fiber release. Should asbestos be observed during any construction or demolition, work must stop. The owner shall obtain the services of an asbestos abatement contractor to evaluate the situation, provide the necessary services and certify the area safe before work may resume. Asbestos statement ref: Ab2040, sb2572 and general industry safety order number 5208.

This company is not responsible for damage found during the course of repairs nor damage in areas that were inaccessible at the time of inspection.

This company not responsible for cosmetic defects i.e., chipped or peeling paint, stucco damage, cracked/warped timbers, etc.

This company not responsible for hidden damages found behind "sandwiched" timbers i.e. headers, joists, boxed in areas. A Supplemental Report may be warranted if extensive damages are uncovered.

This company not responsible for hidden/inaccessible areas due to storage/personal belongings i.e. storage in garages, on patios, interior furnishings/packed boxes, etc. This company does not move items during inspection.

Water stains may be evident at exterior eaves, fascia, rafters, siding or at interior under sinks at ceilings of home and/or garage. This company not responsible for same. If moisture is noted at time of inspection a Finding & Recommendation, will be made.

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The owner of this structure has certain obligations regarding maintenance and pertaining to the deterrence of wood destroying organisms. Maintenance procedures include; but are not limited to: Reasonable cleaning, upkeep of roofs, gutters and downspouts; painting and sealing of exposed surfaces; caulking about doors and windows or grouting about commodes, tub and shower enclosures; storing materials one foot away the structure's foundations; providing adequate ventilation, maintaining proper drainage away from structure (including sprinkler systems); keeping soil levels below the top of foundations and prohibiting earth contact with wood components of the structure(s).

It is the owner's responsibility to disclose any knowledge of conditions which are not visible during the course of a normal inspection.

The purpose of this report is to document findings and recommendations which pertain to the absence or presence of wood destroying organisms and or conducive condition[s] at the time of inspection. This report should be read carefully and is not to be confused with a home maintenance survey. The client's cooperation and compliance to correct and or complete the recommendations documented in this report are obligatory. Without a mutual effort this company can not assure effective or satisfactory results.

This company shall recommend further inspection if there is any question about noted areas. This company will not reinspect unless a building permit [where applicable] is posted and signed via: Local building code inspector. If a reinspection is either required or requested it must be completed within four months from the date of the original inspection. The cost of a reinspection shall not exceed and will be the same as the cost of the original inspection. Any reconstruction to the structure, at areas that were inaccessible during the original inspection shall be reinspected by this company prior to any closing of area[s]. Re: Structural Pest Control Act article 6 section 8516[b], paragraph 1990[j]. Amended march 1, 1974.

Chemical Name	Amount applied	Chemical Name	Amount applied
1 [] CY-KICK.....	Amt: _____	[] PREMISE FOAM....	Amt: _____
3 [] TERMIDOR FOAM...	Amt: _____	[] TERMIDOR.....	Amt: _____
5 [] VIKANE.....	Amt: _____	[] TIM-BOR.....	Amt: _____
7 [] FASTCAP.....	Amt: _____	[] _____.....	Amt: _____

If damage extends into inaccessible areas a supplemental report will be required after area is opened. A new bid will be issued for any additional work that is required.

Second story eaves & fascia inspected from ground level only. If further inspection is desired, owner to contact roofer. This company not responsible for 2nd story issues.

THE ROOF WAS NOT INSPECTED.THIS COMPANY CANNOT EXPRESS IT'S OPINION AS TO THE INTEGRITY OR WATER TIGHTNESS OF ROOF. If roof information is necessary, please contact the appropriate licensed tradesman.

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 (ie. Termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may

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vary from company to company. Therefore, you may wish to seek a second opinion since there may be alternative methods of correcting the findings listed on this report that may be less costly.

SECTIONED REPORTING: This is a separated report which is defined as section 1 or section 2 conditions evident on the date of this inspection. Section 1 contains items where there is evidence of active infestation, infection or conditions that have resulted in or from infestation or infection on the date of inspection. Section 2 items are conditions deemed likely to lead to infestation or infection but where no visible evidence of such was found on the date of inspection. Further inspection items are defined as recommendations to inspect area(s) which during the original inspection did not allow the inspector access to complete his inspection and cannot be defined as Section 1 or Section 2.

This property was not inspected for the presence or adsence of health related molds or fungi. By California law we are neither qualified, authorized or licensed to inspect for health-related mold or fungi. If you desire information about the presence or absence of health related molds you should contact an Industrial Hygenist. The Wood Destroying Pest & Organisms report ****DOES NOT** include mold or 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 the report as defined by the Structural Pest Control Act.

3. FUNGUS OR DRYROT

ITEM NO. 3A

(Section 1)

FINDING AND
RECOMMENDATION: 3A

FUNGUS DAMAGE indicated by 3A on diagram. The FUNGUS infection was noted in or near: plywood atop of "kennel covering".

We recommend to remove plywood & discard. No new plywood to be installed
Cost included in Sect II Item 4A

4. OTHER FINDINGS

ITEM NO. 4A

(Section 2)

FINDING AND
RECOMMENDATION: 4A

Water stains / slight delamination noted as 4A on the diagram. No moisture was noted. The stains were located in or near: plywood eaves of side porch.

REC: Remove/repair/ replace as necessary. Install new rolled roofing as necessary

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5. FURTHER INSPECTION

ITEM NO. 5A (Information Only)

NOTE: STORAGE SHED NEXT TO HOME, LIMITS VISIBILITY TO PORTION OF EAVES, RAFTERS & FASCIAS BEING HIDDEN. THIS COMPANY NOT RESPONSIBLE FOR HIDDEN AREAS.

ITEM NO. 5B (Information Only)

NOTE: GARAGE HAS LIMITED ACCESS DUE TO STORAGE. THIS COMPANY NOT RESPONSIBLE FOR HIDDEN AREAS.

COMMENTS AND OTHER INFORMATION

Chipped and peeling paint / cracked timbers/ front door trim pulling away noted to exterior. No rot noted at these areas at time of inspection

****INSPECTION REPORT PESTICIDE NOTIFICATION****

"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 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."

"For further information, contact any of the following: GOLDCREST EXT. INC (909-599-9408); for Health Questions-the County Health Department (626-430-5450); for Application Information-the County Agricultural Commissioner (626-575-5471) and for Regulatory Information-the Structural Pest Control Board (916-561-8700; 2005 Evergreen Street, Ste. 1500, Sacramento, Ca. 95815)."

If this report recommends treatment of Subterranean Termites, the following pesticides may be used:

TERMIDOR	PREMISE 2
Active Ingredients: FIPRONIL	Active Ingredients: IMIDACLOPRID

TIM-BOR
Active Ingredients: DISODIUM OCTABORATE TETRAHYDRATE

If this report recommends fumigation of Drywood Termites or Wood Boring Beetles, the following fumigant may be used:

VIKANE
Active Ingredients: SULFURYL FLUORIDE
NOTE: CHLOROPICRIN will be added to the above fumigant as a warning agent

ZYTHOR
Active Ingredients: SULFURYL FLUORIDE
NOTE: CHLOROPICRIN will be added to the above fumigant as a warning agent

If this report recommends treatment of Drywood Termites or Wood Boring Beetles, the following pesticides may be used:

TERMIDOR	TIM-BOR
Active Ingredients: FIPRONIL	Active Ingredients: DISODIUM

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OCTABORATE TETRAHYDRATE

PREMISE 2

Active Ingredients: IMIDACLOPRID

PREMISE FOAM

Active Ingredients: IMIDACLOPRID

POISON CONTROL CENTER - 800-876-4766 (To be connected to your county)

YOUR PEST CONTROL OPERATOR - GOLD CREST EXT. INC - 909-599-9408

STRUCTURAL PEST CONTROL BOARD - SACRAMENTO - 916-561-8700

COUNTY

HEALTH DEPARTMENT

AG COMMISSIONER

Orange

714-567-2906

714-995-0100

San Bernardino

800-782-4264

909-387-2105

Riverside

951-358-5000

951-955-3000

Los Angeles

626-430-5450

626-575-5471

GOLD CREST EXTERMINATORS, INC

12494 REATA RD
APPLE VALLEY CA 92308
PH# 760-508-7880 goldcrest77@gmail.com

INVOICE**Invoice Number:**

20251171

Invoice Date:

06/17/2025

Bill To:

LILLIAN TIFFANY
10675 PARAMOUNT RD
PHELAN, CA 92371

Address of Property Inspected:

10675 PARAMOUNT RD
PHELAN, CA 92371

Invoice Description:**Date of Inspection:** 06/17/2025Termite Inspection Report Fee: \$ 125.00 *(Termite work not included.)*

(CK#239) Payments: \$ 125.00 Date: 06/17/2025

TOTAL DUE: \$ 0.00

Inspection fee: Due at time of inspection on behalf of buyers and refinance. Invoice will be presented to escrow on behalf of sellers

NET: SELLERS 90 DAYS**NOTICE TO OWNER**

Under the California Mechanics Lien Law any 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 for 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.

Work Authorization

GOLD CREST EXTERMINATORS, INC

BUILDING NO.	STREET	CITY	ZIP	COUNTY CODE	DATE OF INSPECTION
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Section 2

4A = 2443.00 P

Section 2 Totals

Total using primary recs \$ 2443.00

Rpt# 20251171	Cost of all Primary Recommendations \$	2443.00	NOTE: Damage found in Inaccessible Areas may require a Supplemental report and/or Work Authorization, or may require amendments to this Work Authorization.
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1. If FURTHER INSPECTION is recommended, and additional work is required by any government agency, or if additional damage is discovered while performing the repairs, this company reserves the right to increase prices.
2. I understand if I have an unpaid balance due to GoldCrest Ext., Inc. and do not make satisfactory payment arrangements, my account may be placed with an external collection agency. I will be responsible for reimbursement of any fees from the collection agency, including all costs and expenses incurred collecting my account, and possibly including reasonable attorney's fees, if so incurred during collection efforts.
- In order for GoldCrest Ext., Inc. or their designated external collection agency, to service my account, and where not prohibited by applicable law, I agree that GoldCrest Ext., Inc. and all designated external collection agency are authorized to (i) contact me at the telephone number(s) I am providing, including wireless telephone numbers, which could result in charges to me, (ii) contact me by sending text messages (message and data rates may apply) or emails, using an email address I provide and (iii) methods of contact may include using pre-recorded/artificial voice message and/or use of automatic dialing device, as applicable.
3. This company will use due caution and diligence in their operations but assume no responsibility for matching existing colors and styles, or for incidental damage to roof coverings, Tv. Antennae, solar panels, rain gutters, plant life, or pain, or hidden pipes during the course of drilling.
4. This report is limited to the accessible areas shown on the diagram. Please refer to the report for the areas not inspected.
5. If this contract is to be paid out of escrow, at closing, the buyers and sellers agree to provide this company with all escrow billing information required to collect the amount due. The persons signing this contract are responsible for payment, and if the escrow does not close within 30 days after the date of completion of the work agree to pay in full the amount specified in this work authorization agreement. ESCROW IS NOT TO USE THIS REPORT OR IT'S COMPLETION (IN PART OR IN WHOLE) TO SATISFY A LENDER , WITHOUT ACKNOWLEDGING PAYMENT DUE IN FULL AT CLOSE OF ESCROW .
6. If this agreement includes a charge for opening an area for FURTHER INSPECTION, it is for opening the area only and does not include making additional repairs, if needed, nor does it include replacing removed or damaged floor coverings, wall coverings, or painted exposed surfaces unless specifically stated.

NOTICE TO OWNER

Under the California Mechanics Lien Law any 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 for 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.

Authorized to perform items:_____ Cost of work authorized: \$ _____

OWNER or OWNER's AGENT: DATE: GOLD CREST EXTERMINATORS, INC

X _____ ESCROW: _____