WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
2534	E Washington Avenue	Orange	92869	07/27/2026	1 of 4

Campbell Termite Control Services

Campbell Termite Control Services
12861 Western Avenue Unit N
Garden Grove, CA 92841
714-801-2247 Fax 888-257-0972
Registration No. PR7740

Report Number: 443014

Ordered By:
Circa Properties
Danielle Ervin

Email: danielle@buyselllovesocal.com

Property Owner and/or Party of Interest:

Dottie and Roger Moore
2534 E Washington Avenue
Orange, CA 92869

Report Sent To:
Circa Properties
Danielle Ervin

Email: danielle@buyselllovesocal.com

COMPLETE REPORT ● LIMITED REPORT SUPPLEMENTAL REPORT REINSPECTION REPORT

General Description: 1 & 2 Story, Stucco/Wood, Single Family, Furnished/Occupied, Composition Roof, Slab foundation, Attached garage

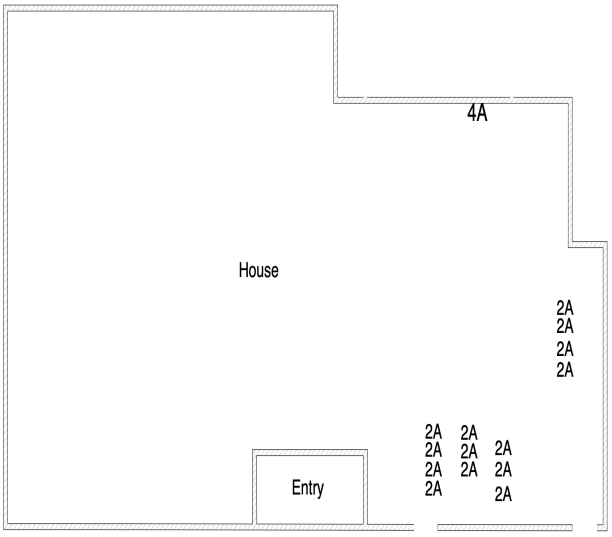
Inspection Tag Posted:

Other Tags Posted:

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: Jeremy Campbell **State License No. OPR13078** **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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NOTICE: 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 Contractor's State License Board.
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.
ROOF NOTICE: In the process of structural repairs, at times it is necessary to carefully walk on roof surfaces to reach damaged portions of eaves. We take no responsibility for pre-existing roof conditions and/or damage to tiles,shingles, etc as a result of walking on the roof. By signing this report you release us from any and all responsibility for any damage done to roof covering.
GUTTER NOTICE: In the process of structural repairs, at times it is necessary to carefully remove rain gutters in order to complete the reported repairs. It is possible that rain gutters could be damaged as a result of removing and re-installing them. Some gutters with pre-existing damage(leaking,etc) cannot be replaced. By signing this report you release us from any and all responsibility for any damage done to rain gutters. If you are concerned about this process please contact a professional rain gutter expert before your repairs are ordered.

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 to original inspection did not allow the inspector access to complete the inspection and cannot be defined as Section I/II.

NOTICE: We do not make inspections or comment on mold.There are currently no standards for permissible levels of mold/ mycotoxins and the type of mold is difficult or impossible to identify without laboratory testing.
NOTICE: This property was not inspected for the presence or absence of health related molds or fungi. By California law we are neither qualified, authorized nor licensed to inspect for health related molds or fungi. If you desire information about the presence or absence of health related molds, you should contact an industrial hygienist.

Important - This document explains the scope and limitations of a structural pest control inspection and a "Wood Destroying Pest Organism Inspection Report". Some structures do not comply with building code requirements or may have structural plumbing, electrical, heating, air conditioning, mechanical systems, or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest and Organism Inspection Report does not contain information on such defects, if any, as they are not within the scope of the licenses of either the inspector or the company issuing a report. If any conditions exist in these areas we recommend that interested parties engage the services of licensees in these fields for further information. No opinion is rendered nor guarantee implied concerning these areas. Campbell Termite Control Services renders no opinion of the overall structural integrity of any building and/or geological conditions that may or may not exist and recommends that a structural engineer and/or geologist inspect and report on conditions found, if any, to those interested parties.

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of inspection. Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected unless otherwise noted. These areas include, but are not limited to: inaccessible and/or insulated attics or portions thereof; attics with less than 18 inches crawl space; the interior of hollow walls; spaces between floors, or porch deck; areas where there is no access without tearing out lumber, masonry or finish work; areas under or behind built-in appliances, furniture or fixtures, in or behind cabinets, stoves, refrigerators, or beneath any floor coverings, window coverings, rugs or furnishings (We do not move furniture to inspect); Porte cocheres, columns or abutments; under concrete slabs; areas where encumbrances, storage conditions or locks make inspection impractical; and areas or timbers that would require an extension ladder to inspect; We do not open windows or doors to inspect these areas; stall showers over finished ceilings or floors beneath coverings. Although stall showers may be tested, this report should not be construed as a warranty or guarantee from this company. Roof coverings or decks are not water tested and we do not certify, guarantee or warranty against leakage. This company recommends a waterproofer or field professional to report on roofs and decks. No opinion is rendered, nor is guarantee implied concerning the current or future water tightness of the roof, deck or other waterproofed areas. 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.

A visual inspection was performed, and the inspector did not deface nor probe into finished window or door frames, trim, floor coverings, walls, cabinetry, ceilings, open beam ceilings or other painted or finished surfaces. Campbell Termite Control Services assumes no responsibility for possible active infestations, infections or damage in areas that are hidden or are not in visible and/or accessible at the time of inspection. This company is not responsible for hidden damage. The exterior areas were visually inspected from the ground level only. The inspector did not go onto the roof surface, due to possible physical damage to the roof or personal injury. This company does not warranty or guaranty any infestations or infections that may exist at the time of the inspection in these inaccessible areas. This company does not 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 report pertains only to the specific address indicated on the first page of the inspection report and does not include any attached or adjacent units/structures, gazebos, hot tubs, sheds, decks, fences, decorative walls or other outbuildings/structures unless otherwise stated in this report. If the structure inspected is a condominium type unit sharing a common wall and/or foundation with adjacent units, these adjacent units were not inspected and reported in this inspection report, unless otherwise noted. No guarantee is implied nor is an opinion rendered concerning the presence or absence of infestation or infection in the common areas, nor regarding the spreading from these common areas into the inspected unit. If any infestation, infection and/or damage are discovered in any concealed area during the course of performing any recommendation in this or subsequent reports, a Supplemental Report and bid will be issued. This company is not responsible for controlling such infestations or infection or for the repairs of such damage.

When items of repair or alteration have been performed by someone other than this company, a signed written statement from the individual/firm who performed the work must be submitted to the escrow officer and/or realtor and/or our representative as confirmation of completion of work performed. We do not guarantee work performed by others. Work performed by others must be re-inspected by our firm before any certification will be issued. Any guarantee or warranty must be obtained by the parties completing the work (including work completed by the homeowner). This company is not responsible for any work (or lack of work), recommended or not, performed by the homeowner, another company or entity, whether or not we receive any confirmation of work completed. Campbell Termite Control Services is not responsible for areas that have been repaired by the homeowner, contractor or

other entity with bondo, filler, paint or other materials which may make the re-inspection of that area not visible and/or accessible for inspection of infected area and therefore no infestation may be reported upon re-inspection. We do not probe into finished areas.

It is the responsibility of the homeowner to acknowledge and notify Campbell Termite Control Services of areas that are incorrectly identified on the inspection report as having "No Access" and/or "Inaccessible area" in which there is access to these areas. Further inspection is then required for re-evaluation. Campbell Termite Control Services uses utmost care when pressure treating (drilling through slab foundations) or treating inaccessible areas but assumes no responsibility for any damage to inaccessible plumbing, water lines, gas lines, electrical, etc., or any damage relating to but not limited to inaccessible areas and floor coverings. Sometimes it is necessary to drill through areas with finished floor coverings such as tile, stone, marble and wood for the termite treatment. Campbell Termite Control Services assumes no responsibility for any damage to floor coverings and recommend the homeowner has the floor coverings removed prior to pressure treating and reinstalled by a licensed tradesman.

The owner of this property has certain responsibilities regarding the normal maintenance that pertains to the deterrence of wood destroying organisms. These normal maintenance procedures include, but are not limited to: Maintenance of the roof, caulking around doors, windows, vents, exterior decorative fixtures and trims, tub and shower enclosures, keeping soil levels below the top of foundations; keeping stored items (including firewood) at least a foot away from the structure; adjusting sprinklers so they do not spray onto the structure; maintaining proper drainage away from the structure; prohibiting soil to contact the wood components of the structure. Campbell Termite Control Services assumes no responsibility for infestations or infections from lack of maintenance.

In the event of a fumigation, Campbell Termite Control Services sub-contracts the fumigation portion of the termite work with a local fumigation company.

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 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 and br the risks are outweighed by the benefits. The degree of risk depends upon the degrees of exposure, so exposure should be minimized. If within 24 hours following application, you experience symptoms similar to common seasonal illness or flu like symptoms, contact your physician or poison control center and your pest control company immediately.

CHEMICALS.
Termidor® SC Termiticide/Insecticide EPA#7969-210 Ingredients: Fipronil 9.1%; inert ingredients 90.9%. BoraCare® Termiticide/Insecticide/Fungicide EPA# 64405-1 Ingredients Disodium octaborate tetrahydrate 40%; Inert Ingredients 60% Cas# 12280-03-4. Vikane* Gas Fumigant EPA# 62719-4 Ingredients : Sulfuryl fluoride CAS# 002699-79-8 99.8%.
Poison Control Center-(800)-876-4766 Agricultural Commission-(714)-955-0100 County Health Department-(800)-336-4797

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. 916-561-8708.

(Section II) findings are conditions that could lead to a (Section I) infestation. We do not typically estimate for section 2 items, however if requested a estimate can be provided to the Owner, or according to the terms of the Real Estate transaction the buyer can request a estimate.
"Further Inspection" on the report can also be classified as a Unknown or Inaccessible Area. The Further Inspect recommendation request will help to identify any potential infestation or infection in areas that cannot be seen, ie: hollow walls, abutment walls, eave, and deck sofets etc. Most Further inspect recommendations are directly associated with a finding that could have caused, or be the result of unseen conditions, infection or damage that cannot be identified unless the area is opened, or in a area(s) that are not accessible during the inspection.

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FINDINGS AND RECOMMENDATIONS

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Item	**Finding**	**Recommendation**
2A	Evidence of drywood termites identified at attic framing. Section I	Fumigate as a primary method of control using Sulfuryl Fluoride (Vikane). Vacate premises for 3 days when fumigating with Sulfuryl Fluoride. Seal the structure and fumigate. Remove seals and air-out building ready for occupancy. Cover and/or remove evidence as per pest control requirements. Chemical to be used: Vikane* Gas Fumigant
4A	Evidence of water damage identified at Interior carpet tac strip in front of sliding door. Section I	The owner should have a licensed contractor, or someone in this line of work, repair the leakage. Any guarantee desired should be secured from the party that actually performs the work.

NOTES

Water stains noted in attic. We do not certify roofs. We recommend owner contact proper tradesperson if further inspection of roof is desired.

Water stains noted in garage. We do not certify roofs. We recommend owner contact proper tradesperson if further inspection of roof is desired.

Water Stains noted at interior bedroom window sills and under bathroom sinks. Please contact proper tradesperson if further inspection is desired.

Chemical(s) to be Used:

Pesticide	EPA Number	Ingredients
Vikane* Gas Fumigant	62719-4	Sulfuryl fluoride CAS# 002699-79-8 99.8%