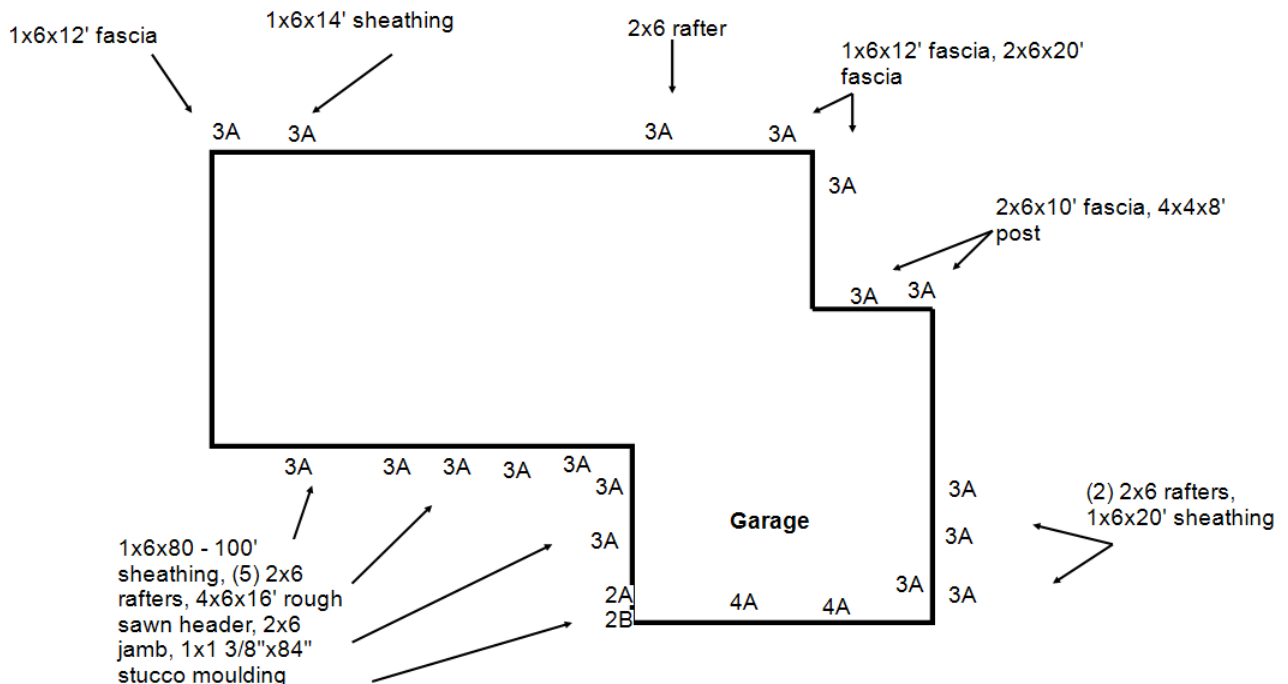


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building Address: 4179 N. Santa Lucia St, Orange, CA 92865		Date of Inspection 10/06/2025	Number of Pages 10
	ACME Termite Company Inc 12550 Brookhurst St, Ste E, Garden Grove, CA 92840 Office: (714) 465-2041 eFax: (800) 205-9630 Service@AcmeTermite.com Lic # PR6419		 NAT-F108780-1
	Report # W13338		Lic. Registration # PR 6419
	Escrow #		
Ordered by: Seven Gables Real Estate Todd Moeller	Property Owner and/or Party of Interest: Seven Gables Real Estate Todd Moeller	Report Sent to: Seven Gables Real Estate Todd Moeller	
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐			
General Description: One Story, Single Family Residence, Composition Roof, Slab Foundation, Attached Garage, Stucco and Wood Trim Exterior		Inspection Tag Posted: Attic 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 ☐ 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 the details on checked items.			



This Diagram is not to scale

Inspected by: **Kenneth Chinn**

State License No. **OPR 12266**

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, 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:

Address 4179 N. Santa Lucia St, Orange, CA 92865

10/06/2025

W13338

Date

Report #

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 finding(s) as to the presence or absence of wood destroying insects and/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 because they are considered inaccessible for purposes of inspection, including but not limited to, in this report: (1) the interior of hollow walls; (2) spaces between an upstairs floor and the ceiling below or a porch deck and soffit below; (3) stall showers over finished ceilings; (4) such structural segments as areas enclosed by bay windows, buttresses, abutments, columns, built-in cabinet work, areas under floor covering; (5) any areas requiring the removal of storage, furnishings or appliances; (6) any areas to which there is no access without defacing or removing lumber, masonry or finished workmanship, (7) detached structures ie: patios, decks, retaining walls, wood walkways, (8) fences and gates surrounding or attached to the property.

A visual inspection was performed of the second story eave area(s) from the ground level. Area(s) were not probed due to height. The exterior is inspected from the ground level only.

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; areas where there is no access without defacing or tearing out lumber, masonry or finished work; make inspection impractical; and areas or timbers around eaves that would require use of an extension ladder.

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 construed 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 will be necessary. Any guarantees must be received from parties performing repairs."

ACME TERMITE COMPANY INC WILL NOT CERTIFY WORK COMPLETED BY OTHERS

A reinspection performed by Acme Termite Company Inc for work completed by others does not warranty or certify such work. All warranties and/or guarantees must be issued by the person(s) or firm(s) that performed such work. A trip charge of \$75.00 (per trip) will be charged if within Orange County, CA; if within any other county, call (714) 465-2041 for details.

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 contact a roofing contractor who is licensed by the Contractor's State License Board."

"NOTICE: The charge for service that this company subcontracts to another registered company 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 Acme Termite Company Inc.'s 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, Acme Termite Company Inc. 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."

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

Address 4179 N. Santa Lucia St, Orange, CA 92865

10/06/2025

W13338

Date

Report #

"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."

Mold Policy Statement: Structural Pest Control Board, May 2002

Molds, sometimes called mildew, are not wood-destroying organisms. Branch 3 licensees do not have a duty under the Structural Pest Control Act and related regulations to classify molds as harmful to human health or not harmful to human health.

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 toxic MOLDS or any mold like conditions and/or ASBESTOS and that this report will not include any findings or opinions regarding the presence or non-presence of toxic MOLDS or any mold like conditions and/or ASBESTOS in, upon, or about the premises. Mold and/or Asbestos 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 and/or asbestos, please contact the appropriate licensed mold and/or asbestos professional. Furthermore, should we discover the presence of toxic molds or mold like conditions and/or asbestos dust or particles during our inspection of the premises or should our inspection of the premises cause a release of toxic molds and/or asbestos dust or particles, owner/agent/tenant shall be solely responsible for the clean up, removal, and disposal of the toxic molds or any mold like conditions and/or 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 toxic molds or mold like conditions and/or 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 the company's employees, which is in any way related to the presence of toxic molds or mold like conditions and/or asbestos on the premises.

"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."

During the course of control treatment for Subterranean or Drywood termite infestation(s), it may be necessary to drill through the concrete slab(s), foundation wall(s), or wall void(s). Acme Termite Company Inc uses the utmost care when pressure treating (drilling through slab foundation) or treating inaccessible areas but assumes no responsibility for any damage to inaccessible areas and floor and/or wall coverings. Sometimes it is necessary to drill through areas with finished floor and/or wall coverings such as tile, stone, marble, wood, etc. for the termite control treatment. Acme Termite Company Inc assumes no responsibility for any damage to floor and/or wall coverings and recommends the homeowner has the floor and/or wall coverings removed prior to pressure treating and reinstalled by a licensed tradesman. It is in agreement that Acme Termite Company Inc is not and will not be held liable or responsible for damage to any plumbing lines, gas lines, water lines, or electrical lines, or any other construction material or feature, etc. which may be embedded behind or concealed in or below concrete slabs, foundation walls, wall voids, or other such areas. Acme Termite Company Inc will not be held liable for any collateral damage resulting from Pressure Treating. The Owner or Owner's Agent, upon execution of Work Authorization, does hereby assume any and all responsibility of such damage.

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 and included on the diagram on the first page. If the structure inspected is a condominium type sharing a common wall and/or foundation with adjacent units, these adjacent units were not inspected and reported on 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, ie: not visible and/or accessible. During the course of performing any recommendation in this or subsequent reports, further damage not visible and/or accessible, resulting from infestation of wood destroying pests and organisms, a Supplemental Report and bid will be issued. This company is not responsible for controlling such infestation or infection or for the repairs of such damage.

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

The owner and/or his/her agent has certain responsibilities regarding the normal maintenance that pertains to the deterrance 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. Acme Termite Company Inc assumes no responsibility for infestation or infections from lack of maintenance.

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

Address 4179 N. Santa Lucia St, Orange, CA 92865

10/06/2025

W13338

Date

Report #

If your home is equipped with a pressurized fire sprinkler system and/or (PEX) polyethylene pressurized water supply system, you are advised to employ a licensed C-16 fire-protection contractor and/or licensed C-36 plumbing contractor to drain and disable the pressurized system(s) before our employees or subcontractors can gain access to the attic for any inspections, repairs or treatments. Due to the fragility of pressurized fire sprinkler system and/or (PEX) polyethylene pressurized water supply systems Acme Termite Company Inc cannot accept responsibility for damage to the system that may be caused inadvertently by our activities in the attic. Your C-16 fire-protection contractor and/or licensed C-36 plumbing contractor will need to inspect and re-establish the system after we have finished the work you have hired us to do in the attic.

In the event of a fumigation or re-fumigation please note that fumigation dates may change due to unforeseen circumstances, including inclement weather, wind, rain, etc. Should Acme Termite Company Inc, and/or it's subcontractor, determine the fumigation should be delayed because of inclement weather (wind, rain, etc.), the fumigation will be rescheduled to a mutually agreeable date without penalty for any costs incurred by owner and/or owner's agent. In the event of a fumigation or re-fumigation, Acme Termite Company Inc and/or it's subcontractor are not responsible for the costs relating to "move-out" or preparation costs including but not limited to moving or hotel costs, pet boarding, food removal/loss, roof damage, plant damage, satellite dish damage, any antenna damage or other costs that may be associated with the fumigation process.

LEAD-BASED PAINT NOTIFICATION: Federal Environmental Protection Agency (EPA) regulations require that certain precautions be taken to protect you and your family from any lead-based paint dust which might be disturbed during the course of our work. Any contractor that disturbs painted surfaces in homes, childcare facilities, and schools, built before 1978, must be certified by the EPA and follow specific work practices set forth by the EPA to prevent lead contamination. Special procedures are required by the EPA in repairing painted areas where more than 6 square feet on the interior or 20 square feet on the exterior are disturbed. Local and State requirements may be more restrictive. A certified EPA Lead Renovator must follow strict testing, containment, repair, clean up, and debris disposal practices. The penalties for violations of the EPA regulations are severe. You will be provided with the EPA pamphlet entitled "Renovate Right - Important Lead Hazard Information for Families..." prior to the start of repairs. You will be notified of the additional costs of compliance. If you have any questions about the EPA regulations, or if you plan to do any work yourself, you can contact the National Lead Information Center at 1-800-424-LEAD (1-800-424-5323).

ELECTRICITY AND WATER MUST BE KEPT ON FOR THE FUMIGATION TO OCCUR. ELECTRICITY IS REQUIRED TO BE TURNED ON. The surface(s) of your structure/boat, roof and/or patio and/or deck must be walked upon to perform the wrapping and sealing of your structure(s) for fumigation. Acme Termite Company Inc it's employees and/or subcontractor(s) take the utmost care when performing your job, however, be advised we are not responsible for damage and you are agreeing to hold harmless Acme Termite Company Inc it's employees and/or subcontractor(s) from damage that may occur due to the surface(s) of your structure/boat, roof, patio, deck, skylight(s), aluminum or pvc (plastic) patio(s), or any other surface that must be walked upon to perform our job, during performance of job. Acme Termite Company Inc is not responsible for any foliage damaged due to fumigation. Zero-Lot Line properties must obtain neighbor's permission on a form provided by us for fumigation to commence and owner/agent is responsible for obtaining neighbor's signature on the form. Acme Termite Company Inc does not provide security for fumigation. Valuables must be removed from structure prior to fumigation. Acme Termite Company Inc takes the utmost care in providing for a fumigation however by agreeing to this report you are also agreeing to hold Acme Termite Company Inc harmless and not responsible for any damage done to your property or for any chattel stolen in the event of a criminal act committed to the property being fumigated due to a fumigation job. In the event a fumigation is cancelled the day that the job is scheduled for, a \$300 non-refundable fee will be added to your job. In the event a fumigation is cancelled 25 to 48 hours prior to the day of the scheduled fumigation job, a \$200 non-refundable fee will be added to your job. **AC UNITS must be TURNED OFF** - often times the crew will remove fuses to insure the AC Unit does not come on automatically, by agreeing to this report, the owner and/or owner's agent is responsible for replacing the fuses in the AC Unit and agrees to be responsible if owner or owner's agent calls for a 3rd party AC Service company to replace or reinstall fuses or get the AC Unit operating again after a shut-off due to fumigation. The crew will attempt to reinstall the fuses but sometimes they forget, if the owner finds that the AC Unit is not working after a fumigation, you agree that you are to call us to give us the opportunity to replace the fuses.

CONDITIONAL GUARANTEE: Acme Termite Company Inc guarantees all work performed by this company for one year, unless otherwise stated in the body of this Report, with the exception of plumbing, grouting, caulking, resetting of toilets, resetting of enclosures, or floor coverings, which are guaranteed for 30 days and are considered Owner maintenance areas. This company is not responsible for any future infestation, dry rot or adverse conditions beyond the time of inspection. If fumigation is performed, Acme Termite Company Inc is not liable for any damage to shrubs, vines, trees, etc. or any damage to roofs 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 Acme Termite Company Inc; the home-owner is responsible to make the property available for any work to be performed. Acme Termite Company Inc will not be liable for any cost of vacating or preparing the residence for re-treatment; and / or repairs. Foliage planted with 2 feet of structure being treated voids this guarantee. **NOTE:** A new and/or extension of guarantee is never given for re-treatments done under original guarantee.

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

Address 4179 N. Santa Lucia St, Orange, CA 92865

10/06/2025

W13338

Date

Report #

DON'T SPEED READ THIS SECTION!!!

In the event of a Fumigation: Property owner is responsible to verify the scheduling of the natural gas service turn off & restore, by their local natural gas company. Acme Termite Company Inc and/or it's subcontractor will facilitate, as a courtesy, the scheduling of the natural gas turn-off & restoration. The owner MUST be physically present when the gas company service technician comes to restore the natural gas service to the property, which means: the owner or their agent, being 18 years or older, MUST be at the property on the day the fumigation tent comes off & to allow the gas company representative access to restore gas service. If the natural gas company technician arrives and there is no one at the residence to allow them access, the gas will NOT be restored at that time, and another appointment MUST BE MADE BY the owner/agent for gas restoration at a future date. (Gas Companies require 48 hours to schedule an appointment for a fumigation gas restore)

Southern California Gas Company 24-Hour Toll Free: (800) 427-2200

Long Beach is as follows:

Long Beach Energy Resources Department (562) 570-5700 (Long Beach Gas is open M-F 8am to 5pm)

- a FIVE working DAYS notification (Definition of working days is MONDAY - Friday = working days) IS REQUIRED to shut off the gas meter.

CALL US FOR APPOINTMENT AVAILABILITY IF SHORTER NOTICE IS DESIRED.

Long Beach Energy Resources Department WILL NOT restore gas service the same day the tent is removed.

Fume tents removed on Friday can be restored on Saturday provided the premise has been cleared for re-entry.

Access to the natural gas meter on Fumigation Day required !!! No Access = NO FUMIGATION

Owner or Owner's Agent that is 18 years or older REQUIRED to be present on RESTORE DAY (time frames for restore is 12p - 8p, yes you may be waiting a long time)

Natural Gas SHUT-OFF and RESTORE service is scheduled as a courtesy and is free, YOU are ultimately RESPONSIBLE for making sure you're available and natural gas meter access is available as necessary to facilitate this so that we can fumigate. BY Signing this agreement on the last page, you are also agreeing to hold harmless Acme Termite Company Inc and / or it's employee(s) and / or subcontractor(s) from complications that may arise out of scheduling conflicts and / or getting the natural gas service restored, ie: it's an Air BnB and you have guests scheduled, and on the day the restore is scheduled, you have an unforeseen circumstance that prevents you from being present to allow restoration of the natural gas service.

TO REITERATE TO MAKE SURE YOU UNDERSTAND:

Owner or Owner's Agent that is 18 years or older MUST BE PHYSICALLY PRESENT when natural gas service is scheduled for restore to allow access to the interior. Time Frames for Natural Gas Restoration service can range from 12 pm to 8pm. The time frame is given out by the natural gas companies per their policy, not us, we are simply relaying their requirements.

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.

FINDINGS AND RECOMMENDATIONS

NOTE: Abutment: none

NOTE: Attic: insulated, limited access due to construction and blown-in insulation

NOTE: Exterior: inspected, stucco and wood trim

NOTE: Deterioration and/or cracks noted at foundation at garage time of inspection. See FC on diagram. A proper tradesman should be contacted to inspect and repair if deemed necessary by parties involved.

NOTE: Interior: inspected, vacant and unoccupied

NOTE: Porch: concrete slab

- Findings and Recommendations continued on next page -

Address 4179 N. Santa Lucia St, Orange, CA 9286510/06/2025W13338

Date

Report #

- Findings and Recommendations continued from previous page -

NOTE: Stall Shower: First story stall tested as per section 1991.1(12) and not leaking on date of inspection. If present, second story stall shower(s) are not inspected due to finished ceilings. Any fiberglass or concrete shower bases on any story are not inspected.

Drywood:

- 2A PRICE: \$640.00 (Section I)
FINDINGS: Evidence of drywood termite infestations at garage as indicated on the diagram.
RECOMMENDATION: Chemically treat visible and accessible infestations. Remove or cover accessible pellets.
- 2B PRICE: \$565.00 (Section I)
FINDINGS: Evidence of termite damaged wood members noted at time of inspection at 2x6x8' garage door jamb, 1 x 1 3/8" x 84" stucco moulding as indicated on the diagram.
RECOMMENDATION: Replace termite damaged wood members as necessary. Prime and finish paint new lumber prior to installation included in estimate. Remove and replace weather stripping, if new weather stripping required due to condition of existing, additional charge applies. Upon removal of visible and accessible damage, if further damage currently inaccessible is noted, a supplemental report will be issued along with additional estimate to correct. Dispose of construction related debris at proper waste facility.

Fungus / Dryrot:

- 3A PRICE: \$5,264.00 (Section I)
FINDINGS: Dry-rot/Fungus Infection wood members found at time of inspection at exterior eaves at 4x6x16' header, (5) 2x6x12' rafters, 1x6x120' sheathing, (4) 2x6 rafter tails, 2x6x30' fascia, 1x6x40' fascia, (2) 2x4x8' wall studs at garage, 4x4x8' post as indicated on the diagram.
RECOMMENDATION: Replace dry-rot/fungus damaged wood members as necessary. Treat new lumber with State registered termiticide/fungicide. Prime and finish paint new lumber as necessary prior to installation included in estimate. Upon removal of visible and accessible damage, if further damage currently inaccessible is noted, a supplemental report will be issued along with additional estimate to correct. Dispose of construction related debris at proper waste facility. Removing asphalt shingles required to access dryrot/fungus damaged members, if existing shingles are not able to be re-used due to current condition, additional charge applies to acquire new asphalt shingles, exact color not guaranteed to match due to fading of existing shingles from sun/weather. We will communicate the condition of asphalt shingles as repair is in progress and report on additional charges on a Supplemental report to interested parties for approval prior to proceeding with the rest of the work. Estimate includes repairing stucco damage that may occur during replacement of 4x6 header and 2x6 rafters.

Other Findings:

- 4A PRICE: Unknown (Section II)
FINDINGS: Water stains noted at underside of roofing system at garage as indicated on the diagram.
RECOMMENDATION: Contact licensed tradesperson to inspect and report on conditions found to interested parties; and correct as necessary.
-

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

Address 4179 N. Santa Lucia St, Orange, CA 9286510/06/2025W13338

Date

Report #

Acme Termite Company Inc always strives to provide its customers with the most efficient methods of termite control. We continually provide our employees with constant, on-going education so they can provide our customers with the best possible service results, and so we can use termiticides and fungicides in the safest possible manner for our customers and ourselves. Therefore in keeping with our sense of responsibility for the safety of our customers and employees, we ask that you read the following:

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 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:

For further information, contact any of the following:

Acme Termite Company Inc	(714) 465-2041
Poison Control Center	(800) 876-4766
(Health Questions) County Health Dept.	
Orange County	(800) 564-8448
Los Angeles County	(213) 240-8101
San Bernardino County	(800) 782-4264
Riverside County	(951) 358-5000
San Diego County	(619) 515-6555
Ventura County	(805) 677-5110
Tulare County	(559) 624-8000
(Application Info.) County Agriculture Commission	
Orange County	(714) 955-0100
Los Angeles County	(626) 575-5466
San Bernardino County	(909) 387-2115
Riverside County	(951) 955-3000
San Diego County	(858) 694-2739
Ventura County	(805) 388-4222
Tulare County	(559) 684-3372
Structural Pest Control Board (Regulatory Info.)	(916) 561-8704
2005 Evergreen Street, Ste. 1500 Sacramento, CA 95815	

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

Address 4179 N. Santa Lucia St, Orange, CA 92865

10/06/2025

W13338

Date

Report #

TERMITE AND FUNGUS CONTROL CHEMICALS

Altriset (EPA Reg. No. 100-1503)

Active Ingredients: Chlorantraniliprole 18.4%

1H - Pyrazole-5-carboxamide, 3-bromo-N-[4-chloro-2-methyl-6-[(methylamino)carbonyl]phenyl]-1-(3-chloro-2-pyridinyl)-: 18.4%

Drione (EPA Reg. No. 432-992)

Active Ingredients: Pyrethrins 1%, Piperonyl Butoxide, Technical 10% (Equivalent to 8% (butylcarbityl)(6-propylpiperonyl) ether and 2% related compounds, Amorphous Silica Gel 40%, other ingredients (contains Petroleum Distillate) 49%

Jecta (EPA Reg. No. 64405-4)

Active Ingredients: Disodium Octaborate Tetrahydrate
Diffusible Boracide

Taurus SC (EPA Reg. No. 53883-279)

Active Ingredients: Active Ingredient: Fipronil 9.1%; Other Ingredients: (5-amino-1-(2,6-dichloro-4-(trifluoromethyl)phenyl)-4-((1,R,S)-(trifluoromethyl)sulfinyl)-1-H-pyrazole-3-carbonitrile) 90.1%

Termidor SC (EPA Reg. No. 7969-210)

Active Ingredients: Fipronil:5-amino-1-(2,6-dichloro-4-(trifluoromethyl)phenyl)-4-((1,R,S)-(trifluoromethyl)sulfinyl)-1-H-pyrazole-3-carbonitrile 9.1%

XT-2000 (EPA Reg. No. 71986-1)

Active Ingredients: d-Limonene 92%

Bora-Care (EPA Reg. No. 64405-1)

Active Ingredients: Disodium Octaborate Tetrahydrate 40%

Tim-bor (EPA Reg. No. 1624-39)

Active Ingredients: Disodium Octaborate Tetrahydrate 98%

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.

NOTE: If the Home Owner fails to pay billing in full, ACME Termite Company 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.

Abutments: Attached walls, gates, columns, etc., are not inspected by Acme Termite Company Inc unless requested by Owner or Owner's Agent. An additional fee applies and/or trip charge applies to inspect these areas if inspection is requested after we leave the initial inspection and/or during the initial inspection a request is made to inspect an abutment. Furthermore if access is not made available for inspection by the owner or owner's agent and we are asked to make access on an abutment for an inspection Acme Termite Company Inc charges for making access to inspect, not including materials to repair the access made for inspection. Materials and time to repair access made for inspection will be charged to the owner or owner's agent. By agreeing to this report weather expressly or implied, you also agree to this disclosure regarding abutments, attached walls, gates, columns, etc.

NOTE: It is the home owners responsibility to contact proper EPA certified renovator in order to comply with lead based paint renovation requirements. Acme Termite Company Inc assumes no responsibility for any lead disturbance during repairs. All risks of any incident regarding the disturbance of lead shall be solely on the responsibility of party of interest of property. Party of interest requesting work to be completed agree to full liability.

WARNING: AREAS OF WOOD BEING REPAIRED CONTAIN A CHEMICAL KNOWN TO THE STATE OF CALIFORNIA TO CAUSE BIRTH DEFECTS AND/OR OTHER REPRODUCTIVE HARM. DRILLING, SAWING, SANDING OR MACHINING WOOD PRODUCTS GENERATES WOOD DUST, A SUBSTANCE KNOWN TO THE STATE OF CALIFORNIA TO CAUSE CANCER.

NOTICE: IF CANCELLATION OF WORK IS NOT RECEIVED IN WRITING VIA EMAIL (SERVICE@ACMETERMITE.COM) 24 HOURS PRIOR TO THE COMMENCEMENT OF AUTHORIZED WORK A \$195.00 FEE WILL BE CHARGED.

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

Address 4179 N. Santa Lucia St, Orange, CA 92865

10/06/2025

W13338

Date

Report #

By agreeing to and signing this contract, you the Owner and/or Owner's Agent, agrees that if Acme Termite Company Inc is found to be liable for any damage to your property during the performance of any job we have been hired for, our limit of liability is \$250. This limit of liability includes loss of use of the property for any reason pertaining to the work performed by Acme Termite Company Inc at the address listed on this contract.

Payment is Due Upon Completion.

We are happy to facilitate whatever form of payment you prefer to use.

There will be a 3% charge added in addition to the invoice amount for payment made by credit card and/or electronic payment application with the exception of Zelle.

To avoid a 3% charge, please arrange to pay by Cash, Check, or Zelle.

If you pay with check, and the check is returned by your bank for Non-Sufficient Funds (NSF), we charge a \$35.00 fee, this may be in addition to whatever, if any, fees your bank may charge.

Address 4179 N. Santa Lucia St, Orange, CA 9286510/06/2025W13338

Date

Report #

Findings and Recommendations estimated by this Company:

Item	Approval	Primary Estimate	Section
2A	☐	\$640.00	I
2B	☐	\$565.00	I
3A	☐	\$5,264.00	I

☐ Complete all of the items quoted above with Primary Estimate.**Total Estimate \$6,469.00**☐ Complete only the above Items checked.

Total \$ _____

Findings and Recommendations NOT estimated by this Company:

Owner or Authorized Representative shall contract others for completion of these items.

Items: 4A

*I have read and understand the terms of the Report referenced above and agree to the terms and conditions set forth.
Acme Termite Company Inc. is hereby authorized to complete the Items selected above and it is agreed that payment shall be made as follows:*

Payment shall be made as follows: ☐ With close of Escrow ☐ \$ _____ Deposit ☐ \$ _____ on Completion

Escrow Number: _____ Escrow Company: _____ Escrow Officer: _____

Phone () _____ - _____ Email: _____ Address: _____

Owner or Authorized Representative: ☐ Owner ☐ Representative's Title: _____

Print Name: _____ X _____ Date _____

Owner or Authorized Representative: ☐ Owner ☐ Representative's Title: _____

Print Name: _____ X _____ Date _____



ACME Termite Company Inc
12550 Brookhurst St, Ste E, Garden Grove, CA 92840
Office: (714) 465-2041
eFax: (800) 205-9630
Service@AcmeTermite.com
Lic # PR6419



INVOICE	
15353	
PAGE	1 of 1
JOB NUMBER	W13338

Bill To: Attn: Todd Moeller
Seven Gables Real Estate

Remit To: Acme Termite Company Inc.
12550 Brookhurst St, Ste E
Garden Grove, CA 92840

1

REFERENCE NO.		SERVICE ADDRESS 4179 N. Santa Lucia St Orange, CA 92865				
ITEM	DATE	QTY	DESCRIPTION	AMOUNT	TAX AMT	TOTAL
1	10/07/2025		Termite Inspection Fee.	\$150.00		\$150.00
PLEASE INCLUDE THE INVOICE NUMBER IN ALL CORRESPONDENCE				GRAND TOTAL		
Balance due upon completion of job. After 10 days interest charges of 1 1/2% per month apply to outstanding balance.				\$150.00		