

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
101	S Heartwood	Anaheim	92801-5149	03/02/2023	1 of 5



Accurate Termite and Pest Control

13865 Alton Pkwy Ste 110

Irvine, CA 92618

Tel 949-461-3390 Fax 949-461-3391
Registration #: PR4527

A LICENSED PEST CONTROL OPERATOR IS AN EXPERT IN HIS/HER FIELD. QUESTIONS RELATIVE TO THIS REPORT SHOULD BE REFERRED TO HIM/HER.

Report #: 87594

Ordered by: Cantada Square C/O Keystone 101 S Heartwood Anaheim, CA 92801-5149	Property Owner and/or Party of Interest: Cantada Square C/O Keystone 16775 Von Karman Ave Ste 100 Irvine, CA 92606-4966 949-833-2600	Report sent to: Cantada Square C/O Keystone 16775 Von Karman Ave Ste 100 Irvine, CA 92606-4966 949-833-2600
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COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

General Description: Two story condo, tile roof, stucco siding, double car garage, concrete slab foundation, occupied.	Inspection Tag Posted: Exterior
	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 = Unknown Further Inspection

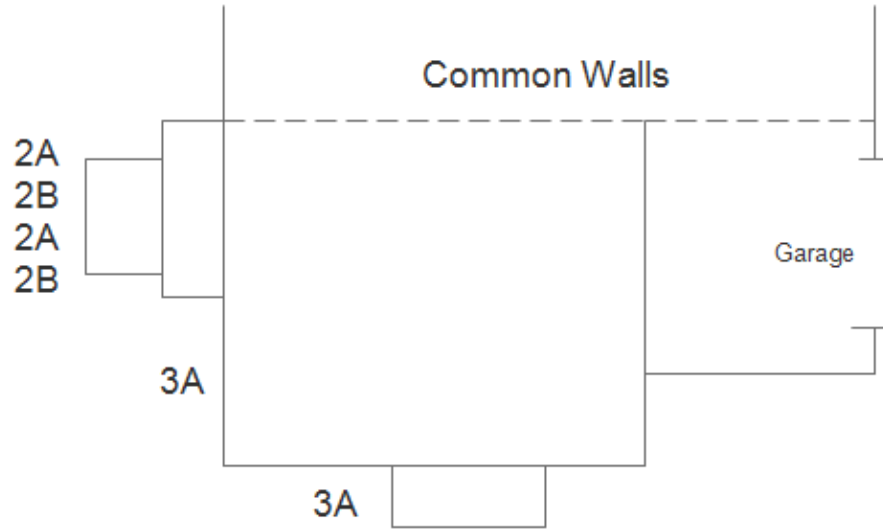


Diagram not to scale

Inspected By: Juan Gomez State License No.: FR37099 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

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.

General Comments

Thank You for choosing ACCURATE TERMITE CONTROL AND PEST CONTROL to inspect your property for wood destroying pest & organisms.

A wood destroying pest & organism inspection report (WDO Report, sometimes called a Termite Report), contains findings as to the presence or absence of wood destroying pests or organisms in visible and accessible areas on the date of the inspection. The report also contains recommendations for correcting any infestations, infections or conditions found. The content of the report is governed by the Structural Pest Control Board and the rules and regulations of the Structural Pest Control Act.

Accurate Termite and Pest Control's inspectors perform a visual inspection of the exterior from the ground only; the inspector did not go onto the roof surface due to possible physical damage to the roof or personnel injury. The exterior surface of the roof was not inspected. You should contact a roofing contractor, licensed by the Contractor's State License Board to determine the water tightness of the roof. Certain areas are considered inaccessible and are not inspected. Such as inaccessible attic spaces, areas covered by insulation, crawl/attic spaces with less than 18" clearances. No furniture or fixtures were moved or disturbed during the inspection; areas covered by flooring material were not inspected.

Although a visual inspection, areas may be probed to confirm the presence of infestations, infections or the extent of the damage to the structural integrity based on visible evidence. We do not deface or probe window, door frames or decorative trims unless otherwise specified in this report.

Second story stall showers are not water tested due to finished ceilings below, sunken or below grade showers or tubs are not water tested due to their construction.

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. However, recommendations to correct these findings may vary from company to company. You have the right to seek a second opinion.

Mold identification, condition(s) and remediation is outside the scope of this report as defined by the Structural Pest Control Act. Mold is not a wood destroying organism therefore no reference will be made to mold or mold like conditions. The release of mold spores or concerning the indoor air quality should be directed to a certified industrial hygienist.

Accurate Termite and Pest Control is not responsible for work completed by others, recommended or not, including by Owner.

Contractor bills should be submitted to Escrow as certification of work completed by others. Accurate Termite and Pest Control will re-inspect repairs done by others within four months of the original inspection. The re-inspection will be done within ten working days of the request. The cost of this inspection can be no more than the original fee.

In the course of the remediation process should any further damage or infestation be found a supplemental report will be issued, with findings, recommendations and cost if any.

Replacement material size and finish may differ from original construction material. Readily available material will be used.

In the remediation process all reasonable care will be taken to avoid damage, however it is agreed that Accurate Termite and Pest Control is not responsible for consequential damages resulting from these activities, such as damage to roof tiles, gutters, plants or sprinklers as examples.

During the course of treatment for Subterranean or Drywood Termite infestations or damage repair, it may become necessary to drill thru the concrete slab or into wall voids. It is to be understood that Accurate Termite and Pest Control is not and will not be held liable or responsible for damage any Phone, Plumbing, Gas or Electrical lines, etc., which may be imbedded, behind or below the concrete slab or finished walls. The owner/agent does hereby assume any and all responsibility of such damage.

Local Treatment is not intended to be an entire structure treatment method. If infestations of wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated.

In the case of FUMIGATION it is to be understood that Accurate Termite and Pest Control subcontracts this service to a state licensed fumigator. Our costs are for administration services and scheduling of the provided services. It is agreed that Accurate Termite and Pest Control or its subcontractor is not responsible for consequential damages or costs related to fumigation (i.e. roof damage or premise occupant vacating costs required for treatments, fumigations and/or repairs).

If a building permit is required, this will be at an additional expense to the owner. An inspection and report fee of \$85 may be due at the time of inspection or \$125 if paid through escrow for a complete report, unless previous arrangements are made. Typically this charge does not apply to non-escrow inspections.

Should an escrow transaction cancel, it is to be the responsibility of the property owner(s) or party ordering inspection to pay this fee within 30 days of the cancelled escrow at which time interest may incur. Any one item of treatment/repair or a combination of items will have a minimum charge of \$325. An additional fee of \$85 is due upon receipt of a re-inspection report. A \$225 cancelation fee will be charged for any work canceled the day the work is scheduled to commence.

The total amount of this contract is due and payable upon completion of work unless otherwise specified. A finance charge computed at a Monthly rate of 1.5% of the unpaid balance (annual percentage rate of 18%) will be added to all accounts past due.

Lead Based Paint: WARNING: Repairs by this company to residences built before 1978 may disturb materials containing lead-based paint and may release debris or dust containing lead. Lead is a chemical known to the State of California to cause cancer and birth defects or other reproductive harm. (This notice is provided in compliance with California's Proposition 65. For further information,

contact your health care provider or an industrial hygienist. A licensed pest control inspector is not an expert in lead, lead-based paint, or exposure to lead. The report is not intended to identify the presence or absence of lead or lead-based paint in the building inspected. Whether lead-based paint is present can be determined only by a certified lead inspector. For a list of certified lead inspectors, call the California Dept. of Health Services' Lead-Related Construction Information Line at 800-597-5323 or 510-869-3953.)

NOTICE: (Section 7018.5-Contractors License Law) Under the Mechanic's Lien Law, any contractor, subcontractor, laborer, material man or other person who helps to improve your property and is not paid for his labor, services or materials, has a right to enforce his claim against your property. Under the law you may protect yourself against such claims by filing, before commencing such work or improvement, an original contract for the work or improvement or modification thereof, in the office of the county recorder of the county where the property is situated and required that a contractor's payment bond be recorded in such office. Said bond shall be in an amount not less than 50% of the contract price and shall, in addition to any conditions for performance of the contract, be conditioned for the payment in full of the claims of all persons furnishing labor, services, equipment, or materials for the work described in said contract.

For consumer information regarding Structural Pest Control, visit the STRUCTURAL PEST CONTROL BOARD'S web site at 'WWW.Pestboard.Ca.Gov.'

Fire Sprinkler Protection Systems are subject to pipe leaks and breakage just like any other piping system. Accurate Termite and Pest Control shall not be responsible for any present, past, or future damage or injury resulting to any and all Fire Sprinkler Protection Systems for any reason, including without limitation, by reason of Inspection or Termite Treatment in the Attic or Structure. Furthermore, Accurate Termite and Pest Control shall not be responsible for any failures, damages, or defects arising from the Customers-Clients facility, system, or design thereof; from any act or omission of any employee, representative, agent, contractor of Customer-Client; or from any changes or interruptions in utility services which may affect the operation or use of the Customer's-Client's equipment, including electricity, gas, or the flow of water. Accurate Termite and Pest Control shall not be responsible for repair or replacement of personal property, to include but not limited to furnishings, belongings, or vehicles, caused by failure, breakage, or defect of a Fire Sprinkler Protection System. All parties agree that Client-Homeowner is exclusively responsible for all Fire Sprinkler Protection Systems.

Only and all work completed by Accurate Termite & Pest Control is warranted for One (1) year on areas treated for Drywood Termites and repairs.

This is a condominium and shares common walls and tile roofing system with adjacent units. The adjacent units were not inspected and no opinion is rendered concerning the absence or presence of any infestation or infection in these common areas or spreading from these common areas into the inspected unit. We recommend an inspection of the entire structure.

This is a limited inspection and report at the request of the owner. This report is limited to the following portions of the structure at the problem areas listed on this report for this unit ONLY. To determine the full extent of infestation or infection, we recommend a complete inspection of the structure. This bid is based on what is visible and accessible today 03/02/23. If the crewperson (operator-licensee) finds more damage a supplemental report will be issued.

Fence(s) and gates were not inspected.

Exterior of Structure was inspected from ground level only.

No guarantee on roofs due to age and/or original construction.

Accurate Termite and Pest Control does not warranty/guarantee 'others' work.

DRYWOOD TERMITES

Finding: 2A

Recommendation:

Description of Findings

Evidence of Drywood Termites noted at exterior balcony beam and adjacent areas. Primary recommendation: Seal and fumigate the entire structure with a lethal fumigant, sulfuryl fluoride (VIKANE) for elimination of Drywood Termite infestation(s). Use Chloropicrin (tear gas) as a warning agent. Remove, cover or mask any visible and accessible fecal pellets-evidence. To perform a whole structure fumigation the following are required: 1) The gas service must be disconnected by your gas company. Accurate Termite & Pest Control will assist with coordinating the disconnection. 2) A signed "OCCUPANTS FUMIGATION NOTICE" 3) A zero lot line or shared wall requires a neighbors signed acknowledgement granting access to their property 4) Access keys 5) Electrical power must remain on. Note: Roof and Plant damage may occur during the fumigation process *Property must be vacated for two nights and three days Attached adjacent structures make fumigation impractical. It is possible for a hidden infestation (s) of termites to exist in any structure, and only a complete fumigation will eliminate hidden infestations. However because of the type of construction and In lieu of fumigation At the request of the owner, we have been instructed to suggest a Secondary Substandard treatment. Recommendation, drill and treat visible and accessible infestation(s) with a state registered termiticide. Remove, cover or mask any visible fecal pellets- evidence in the accessible area (s). *Warranty on specific area(s) of treatment only. *Local treatment is not intended to be an entire structure treatment method. If infestation of wood destroying pests extends or exists beyond the areas of local treatment they may not be exterminated. Accurate Termite and Pest Control shall not be responsible for any present, past, or future damage or injury resulting to any and all Fire Sprinkler Protection Systems for any reason, including without limitation, by reason of Inspection or Termite Treatment in the Attic or Structure. (PLEASE SEE FIRE SPRINKLER PROTECTION SYSTEMS NOTE FOR MORE INFORMATION)

Finding: 2B

Recommendation:

Evidence of Drywood Termite Damage noted at exterior balcony beam 6 x 8 x 14'. (1) Remove and replace damage as indicated. (2) Paint to match. *A sample will be used when paint matching, however an exact color match is not guaranteed, existing hardware will be re-used. *Accurate Termite & Pest Control is not responsible for embedded pipes/lines behind wall area(s) *A supplemental report will be filed should additional Damage/infestation(s)/infection(s) extend into inaccessible area(s) with recommendations and cost if any.

FUNGUS/DRYROT

Finding: 3A

Recommendation:

Evidence of Fungus/Dryrot Damage noted at exterior second floor shutters bottom piece only. This appears to be caused by weather exposure. (1) Remove and replace damage as indicated. (2) Paint to match. *A sample will be used when paint matching, however an exact color match is not guaranteed, existing hardware will be re-used. *Accurate Termite & Pest Control is not responsible for embedded pipes/lines behind wall area(s) *A supplemental report will be filed should additional Damage/infestation(s)/infection(s) extend into inaccessible area(s) with recommendations and cost if any.

Disclaimer

NOTICE TO OWNER/TENANT:

"Under the California Mechanic's Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who 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."

Thank you for selecting Accurate Termite & Pest Control to perform a Wood Destroying Pest and Organisms Inspection on your property. Our inspectors have determined that your property will benefit from the application of a chemical(s) listed below commonly used for structural pest control. In accordance with the laws and regulations of the State of California, we are required to notify you and your occupants with the following information prior to any application of chemicals to your property. Please take a few moments to read and become familiar with the content.

"State law requires 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 operator immediately"

BY AUTHORIZING THE OUTLINED RECOMMENDATIONS HEREIN, IT IS TO BE UNDERSTOOD THAT THERE ARE NO CHEMICAL SENSITIVE OCCUPANTS.

For further information, contact any of the following:

- Accurate Termite & Pest Control.....(949) 461-3390
- Poison Control.....(800) 876-4766
- Structural Pest Control Board.....(800) 737-8188
- Address: 2005 Evergreen St, Ste 1500, Sacramento, CA 92815-3831
- DEPARTMENTS.....HEALTH.....AGRICULTURE
- Orange County.....(714) 834-4722.....(714) 955-0100
- L.A. County.....(213) 240-8203.....(626) 575-5471
- Riverside County.....(951) 782-2974.....(951) 955-3045
- San Bernardino.....(909) 884-4056.....(909) 387-2105
- San Diego.....(619) 725-8000.....(858) 694-2775
- Ventura.....(805) 652-6737.....(805) 389-0808

THE FOLLOWING IS A LIST OF PROPOSED CHEMICALS THAT MAY BE USED FOR TREATMENT PURPOSES:

- I MAXX PRO: EPA No: 3125-MO-1.....75% Imidacloprid
- TERMIDOR SC: EPA No: 7969-210.....9.1% Fipronil
- ALTRISSET: EPA No: 100-1503.....18.4% Chlorantraniliprole
- BORA-CARE: EPA No: 64405-1.....40% Octaborate tetrahydrate
- TIMBOR: EPA No: 64405-8.....98% Octaborate tetrahydrate
- PREMISE FOAM: EPA No: 432-1391......05% Imidacloprid
- TALSTAR: EPA No: 279-3206.....7.9% Bifenthrin
- TERMIDOR FOAM: EPA No: 499-563......005% Fipronil