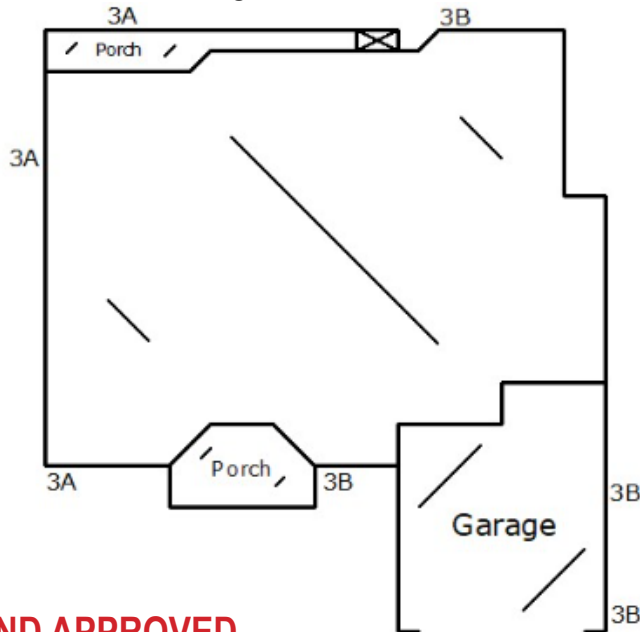


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 37623	Street Teal St.	City Palmdale	ZIP 93552	Date of Inspection 06/08/2025	Number of Pages 5
		Vista Termite P.O. Box 6994 Lancaster CA 93539 (661) 916-7456 vistatermite@gmail.com		Report # : 14248 Registration # : PR7325 Escrow # : ☐ CORRECTED REPORT	
Ordered by: Ruben Allende		Property Owner and Party of Interest:		Report sent to: Michael Spalding Only Escrow 445 Palmdale Blvd Ste F. Palmdale CA 93551 United States	
COMPLETE REPORT ☒		LIMITED REPORT ☐		SUPPLEMENTAL REPORT ☐	
REINSPECTION REPORT ☐		GENERAL DESCRIPTION: 1 story, single family residence, stucco siding, wood frame, tile roof, vacant and unoccupied, attached garage		Inspection Tag Posted: Garage	
				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.					

Diagram Not To Scale**READ, RECEIVED AND APPROVED**
 Signed by: *Erica Monica Delery*

 X 459AEE796FD04F7...

X _____

Inspected By: Luke PohlState License No. FR52503

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, 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.

43M-41 (Rev. 04/2015)

VISTA TERMITE

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A Wood Destroying Pest & Organism Report contains findings as to the presence or absence of evidence of wood destroying pests and organisms in the visible and accessible areas and contains recommendations for correcting any infestations or infections found.

Some structures do not comply with the building code requirements or may have structural, plumbing, electrical, heating, air conditioning or other defects that do not pertain to wood destroying organisms.

A Wood Destroying Pest & Organism Inspection Report does not contain information on such defects, if any, as they are not within the scope of the licenses of either the inspector or the company issuing a Wood Destroying Pest & Organism Inspection Report.

Under no circumstance should this Wood Destroying Pest and Organisms inspection report be construed as a Guarantee and/or Warranty of the Property structure(s). Inspection reports are intended to disclose infestations, infections and/or conducive conditions which are noted on the date of the inspection in the **visible and accessible areas only**, as required by the Structural Pest Control Act. Any infestation, infections and/or conducive condition(s) which are found after the date of inspection by any other person(s) will require an additional inspection report with findings, recommendations, and estimates.

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 and that this report will not include any findings or opinions regarding the presence or non-presence of toxic molds in, upon, or about the premises. Vista Termite recommends that you contact a qualified industrial hygienist or other relevant health professional specifically licensed to engage in toxic molds related work. Furthermore, should discovery of toxic molds be present during our inspection of the premises or should our inspection of the premises cause a release of toxic molds, owner/agent/tenant shall be solely responsible for the clean up removal and disposal of the toxic molds 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 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 this company's operator, employees, ect., which is in any way related to the presence of toxic molds on the premises.

"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."

"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"

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 2 of 5 that based on existing scientific evidence there are no appreciable risks and/or 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 or flu-like symptoms, contact your physician or poison control center and your pest control company immediately. For further information, please contact any of the following:

Vista Termite (661)-916-7456
Los Angeles County Health Department (800)-427-8700
Kern County County Health Department (661)-868-0554
San Bernardino County Health Department (800)-782-4264
Poison Control Center. (800) 764-7661
Structural Pest Control Board (800) 737-8188

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IMPORTANT - PLEASE READ VERY CAREFULLY!!

A. 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; area where there is no access without defacing or tearing out lumber, masonry or finished work; areas behind stoves, refrigerators or beneath floor coverings; furnishings; areas where encumbrances and storage; conditions or locks make inspection impractical, portions of the subarea concealed or made inaccessible by ducting or insulation, area beneath wood floors over concrete, and areas concealed by heavy vegetation. Areas or timbers around eaves

were visually inspected from ground level only.

B. Floor covering may conceal cracks in the slab that will allow infestation to enter. Infestations in the walls may be concealed by plaster so that a diligent inspection may not disclose the true condition. These areas are not practical to inspect because of health hazards, damage to the structure or inconvenience. They were not inspected unless described in this report. We recommend further inspection if there is any question about the above noted areas. Ref: Structural Pest Control Act, Article 6, Section 8516 (b), paragraph 1990 (I). Amended effective March 1, 1974. Inspection is limited to disclosure of wood destroying pests or organisms as set forth in the Structural Pest Control Act, Article 6, Section 8516 (b), Paragraph 1990-1991.

C. If it is requested by the person ordering the report, this company will reinspect repairs done by others within four months of the original inspection. A re-inspection of the structure(s) will be performed on any corrective work that we are regularly in the business of performing. Please request re-inspection in a timely manner (The re-inspection must be done within ten (10) business days of request) in order for quick return of documentation and certification. If certification is required, then any work performed by others must be certified by them. Vista Termite will re-inspect property for an additional fee (A charge, if any, can be no greater than the original inspection fee for each re-inspection). If extra trips (other than original or re-inspection) are made to the property, fees may be charged. The re-inspection is a visual inspection and if inspection of concealed areas is desired, inspection of work in progress will be necessary. This Company is not responsible for work and/or repairs completed by owner and/ or other parties. Any guarantees must be received from parties performing repairs. NOTE: Contractor bills should be submitted to escrow and/ or Owner as certification of work completed by other parties.

D. This report includes findings related to the presence/non-presence of wood destroying organisms and/or visible signs of leaks in the accessible portions within the structure. The inspector did not go onto the roof surface due to possible physical damage to the roof, or personal injury. No opinion is rendered nor Guarantee implied concerning the water-tight integrity of the roof or the condition of the roof and roofing materials. If interested parties desire further information on the condition of the roof, we recommend that they engage the services of a Licensed Roofing Contractor.

E. Standing stall shower(s) above enclosed finished ceiling(s) are inspected, but not water tested. Should there be found, evidence of leaks at ceiling(s) below the standing stall shower(s), our report will contain finding(s) and recommendation(s) regarding the condition(s). Ref: Structural Pest Control Rules and Regulations, Sec. 8516G. Sunken or below grade showers or tubs are not water tested due to their construction.

F. During the course of Others or Vista Termite performing work, previously concealed areas may become unconcealed; should any further infection, infestation or other adverse conditions be found a Supplemental Inspection will be made and report issued outlining our findings and recommendations. Any work completed in these areas would be at the owner's direction and additional expense.

G. Your termite report and clearance will cover EXISTING infestation or infection which is outlined in this report only.

H. When this report is used for buying or selling purposes; then it is agreed that any inspection report fee(s) and completion work authorized (if any), is part of the Escrow Transaction. If you receive written or verbal instructions from any interested parties involved in an escrow (Owner, Agents, Banks, principals, etc.) to not pay our invoice at the close of escrow or the file is canceled; you are instructed not to use these documents to satisfy any conditions or terms of your escrow for purposes of closing or funding the escrow. Our office is to be notified of said cancelation and informed of the most current mailing address for the Property Owner with in 24hrs. Owner is then required to submit payment or will be billed the amount of balance of invoice in full within 30 days of our original

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inspection.

I. Please read "NOTICE: The charge for services 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 Vista Termite'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, Vista Termite 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." The following SUB-CONTRACTORS may be asked to perform all or a portion of any services this company is authorized to perform: * Your Way Fumigation, Inc.- 41880 Kalmia St., Suite #170, Murrieta, CA 92562 * FAVA ROOFING, 2717 EAST AVENUE R-4, PALMDALE, CA 93550 Lic. #485008

J. A visual inspection was performed and the inspector did not PROBE into finished window or door frames, trim boards, etc., unless there was visible evidence of infestation and/or infection.

K. When repairs are performed, available replacement material may differ from original construction material. Vista Termite will attempt to match material as possible. If special ordering is required, it may be at additional cost to the owner(s).

L. Local Treatment is not intended to be an entire structure treatment methods. If infestations of wood-destroying pests extend or exist beyond the area(s) of local treatment, THEY MAY NOT BE EXTERMINATED.

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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 EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR 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 HIS INSPECTION AND CANNOT BE DEFINED AS SECTION I OR II.

3. FUNGUS / DRYROT:**3A - Section I**

FINDING - Fungus infection and damage was noted at a portion of plywood eave board and fascia trim board.

RECOMMENDATION - Remove roofing tiles and felt paper as necessary. Remove and replace fungus infected and damaged portion of the plywood eave board and fascia trim board as necessary. Chemically treat any exposed wood members (found to be wood decay fungus infected when damaged wood members has been removed) as necessary with the state registered fungicide Tim-bor (disodium octaborate tetrahydrate). Reinstall roofing tiles and felt paper as necessary. Paint new wood with one coat of white primer and one coat of paint colored to a reasonable match.

3B - Section I

FINDING - Fungus infection and damage was noted at a portion of plywood eave board.

RECOMMENDATION - Remove roofing tiles and felt paper as necessary. Remove and replace fungus infected and damaged portion of the plywood eave board as necessary. Chemically treat any exposed wood members (found to be wood decay fungus infected when the plywood has been removed) as necessary with the state registered fungicide Tim-bor (disodium octaborate tetrahydrate). Reinstall roofing tiles and felt paper as necessary. Paint new wood with one coat of white primer and one coat of paint colored to a reasonable match.

NOTES:**Note A**

* This Report is not to be used to satisfy escrow or lending requirements unless our inspection fee, as well as any cost for work performed by Vista Termite is paid in full to this company at time of completion or at closing / funding the loan. Please see last page of our report (Work Authorization Agreement page) for a list of Item(s) that Vista Termite has issued a cost for. The total cost provided on the Work Authorization Agreement page will be honored by Vista Termite, only if Vista Termite is authorized to perform all items Vista Termite has provided a cost for. A Signature of the Owner or an Authorized Agent of the property addressed above is needed before any work can be started and completed in a timely manner.

Poison Control Center
Agricultural Department
Health Department
Structural Pest Control Board

(800) 222-1222
(626) 575-5471
(213) 989-7140
(916) 561-8700
2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815



Vista Termite
P.O. Box 6994
Lancaster CA 93539
(661) 916-7456
vistatermite@gmail.com

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WORK AUTHORIZATION**Report #: 14248**

No work will be performed until a signed copy of this agreement has been received.

Address of Property : 37623 Teal St.

City: Palmdale

State/ZIP: CA 93552

The inspection report of the company dated, **06/08/2025** is incorporated herein by reference as though fully set forth.

The company is authorized to proceed with the work outlined in the items circled below from the Termite Inspection Report for the property inspected, for a total sum of \$ _____. This total amount is due and payable within **30 days** from completion repair work and/or chemical application.

THE COMPANY AGREES

To guarantee all repair completed by this company for one year from date of completion except for caulking, grouting, or plumbing, which is guaranteed for a period of **ninety (90) days**. We assume no responsibility for work performed by others, to be bound to perform this work for the price quoted in our cost breakdown for a period not to exceed 30 days, to use reasonable care in the performance of our work but to assume no responsibility for damage to any hidden pipes, wiring, or other facilities or to any shrubs, plants, or roof.

THE OWNER OR OWNER'S AGENT AGREES

To pay for services rendered in any additional services requested upon completion of work to pay a service charge of one and one-half percent (1 1/2%) interest per month, or portion of any month, annual interest rate of eighteen percent (18%) on accounts exceeding the ten (10) day full payment schedule. The Owner grants to The Company a security interest in the property to secure payment sum for work and inspection fee completed. In case of non-payment by The owner, reasonable attorney fees and costs of collection shall be paid by owner, whether suit be filed or not.

ALL PARTIES AGREE

If any additional work is deemed necessary by the local building inspector, said work will not be performed without additional authorization from owner or owner's agent. This contract price does not include the charge of any Inspection Report fees. Circle the items you wish performed by The Company, below and enter total amount above:

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.

ITEMS

Prefix	Section I	Section II	Further Inspection	Other
3A	977.00	0.00	0.00	0.00
3B	1,144.00	0.00	0.00	0.00
Total:	2,121.00	0.00	0.00	0.00
GRAND TOTAL:	2,121.00			

Property Owner:

Date:

Inspected By:

Date:

Owner's Agent:

Date: