WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
13421	Mount Hood Dr	Santa Ana	92705-1930	09/09/2026	1 of 7

Neighborly Pest Control
1415 E McFadden Ave Ste D
Santa Ana, CA 92705-4319
Tel 888-400-9011 Fax 714-459-7880
Registration #: PR 6176

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

Report #: 37094

Ordered by:	Property Owner and Party of Interest:	Report sent to:
C/O JD Ashland 13421 Mount Hood Dr Santa Ana, CA 92705	Vacant Home 13421 Mount Hood Dr Santa Ana, CA 92705	

COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐

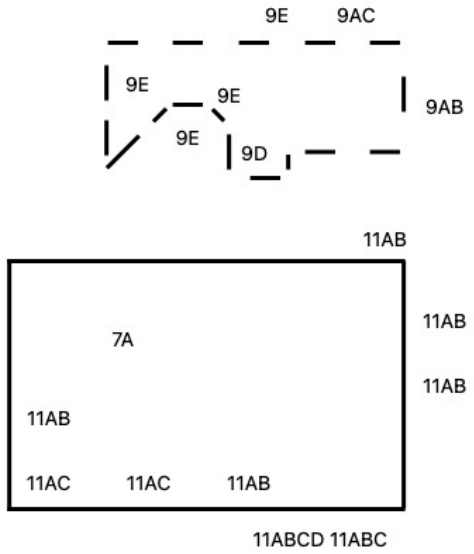
General Description:	Inspection Tag Posted:
Vacant 1 story single family home with a stucco and wood siding, double garage on a slab foundation.	Attic
	Other Tags Posted: None noted

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



Inspected By: Mike Watts State License No.: FR 37717 Signature: MWatts

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. 43M-41 (REV. 04/2015)

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General Comments

If termite or dryrot damage extends into inaccessible or hidden areas, a supplemental report will be issued and a new estimate to complete the repairs will be provided.

When replacement material is used, an exact match cannot be guaranteed. All replacement material will be of current industry sizing.

Prior to fumigation, all trees, bushes, plants and vegetation must be trimmed to a minimum of 12 inches from the perimeter of the structure being fumigated.

Electricity is required to be turned on for the entire duration of the fumigation.

The fumigation process requires the gas service to be turned off and restored by your utility company. In some cases there may be an additional charge, by your utility company for this service.

Fumigation is warranted for a period of three (3) years.

All fences and/or gates, attached or detached, are excluded from this report.

When a property is fumigated, the roof surfaces and perimeter areas of the building must be walked on by our crews in order to put the tarps in place, and damage may occur to certain types of roofs. Neighborly Pest Control will not be responsible should tile damage/breakage occur.

1. SUBSTRUCTURE AREA: Slab
2. SHOWER: Tested - No leaks or stains
3. FOUNDATIONS: Slab
4. PORCHES: Slab
5. VENTILATION: Slab
6. ABUTMENTS: None
7. ATTIC SPACES: Insulated - 50% accessible
8. GARAGES: Attached garage, 50% accessible due to storage or construction
9. PATIOS AND/OR DECKS: Attached wood
10. INTERIOR: No Findings
11. EXTERIOR: Finding(s) present see item 11 below

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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 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.

Description of Findings

SECTION: I

ATTIC SPACES

Finding: 7A Evidence of drywood termites noted in area(s) marked on diagram.
Recommendation: Cover house and garage and fumigate for the elimination of drywood termites. Cover or remove accessible termite pellets. Electricity is required to be turned on for the entire duration of the fumigation.
Price: $4,410.00

PATIOS AND/OR DECKS

Finding: 9A Evidence of drywood termites noted in area(s) marked on diagram.
Recommendation: Locally treat area(s) at patio and pergola for the control of drywood termites. Cover or remove accessible termite pellets. Areas treated are warranted for one year from the date of completion. Please see important Note D on the DISCLAIMER page of this report.
Price: $1,250.00

Finding: 9B Termite damaged wood noted at area(s) marked on diagram.
Recommendation: Replace termite damage at rafter tail. Neighborly Pest Control will paint replaced wood. There is no paint match warranty.
Price: $8,995.00

Finding: 9C Fungus and termite damaged wood noted at area(s) marked on diagram.
Recommendation: Repair fungus and termite damage at 24' fascia. Primer and finish painting is not included in this estimate.
Price: See recommendation 9B for price.

Finding: 9D Fungus and termite damaged wood noted at area(s) marked on diagram.
Recommendation: Repair fungus and termite damage at (4) joists. Primer and finish painting is not included in this estimate.
Price: See recommendation 9B for price.

Finding: 9E Fungus damaged wood noted at areas marked on diagram.
Recommendation: Replace fungus damaged wood at (22) 4x6, (4) beams at patio. Neighborly Pest Control will paint replaced wood. There is no paint match guarantee.
Price: See recommendation 9B for price.

EXTERIOR

Finding: 11A Evidence of drywood termites noted in area(s) marked on diagram.
Recommendation: Cover house and garage and fumigate for the elimination of drywood termites. Cover or remove accessible termite pellets. Electricity is required to be turned on for the entire duration of the fumigation.
Price: See recommendation 7A for price.

Finding: 11B Fungus and termite damaged wood noted at area(s) marked on diagram.
Recommendation: Replace fungus and termite damage at (4) rafter tail, (6) 16' starter roof sheathing. Neighborly Pest Control will paint replaced wood. There is no paint match warranty.
Price: $3,600.00

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Finding: 11C Fungus and termite damaged wood noted at area(s) marked on diagram.
Recommendation: Replace fungus and termite damage at 80' siding. Neighborly Pest Control will paint replaced wood. There is no paint match warranty.
Price: See recommendation 11B for price.

Finding: 11D Termite damaged wood noted at area(s) marked on diagram.
Recommendation: Repair termite damage at rafter tail.
Price: See recommendation 11B for price.

Section I Total: $18,255.00

Grand Total: $18,255.00

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Disclaimer

NOTICE: REPORTS ON THIS STRUCTURE PREPARED BY VARIOUS 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 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 NEIGHBORLY PEST CONTROL'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, NEIGHBORLY PEST CONTROL WILL NOT BE RESPONSIBLE FOR ANY ACT OR OMISSION IN THE PERFORMANCE OF WORK THAT YOU DIRECTLY CONTRACT WITH ANOTHER TO PERFORM.

Pesticides are the products NEIGHBORLY PEST CONTROL uses to control the target pests listed in your agreement. Pesticides make a better life for all by helping control disease carriers and wood destroying insects, thus protecting our health and property. When properly used, pesticides pose no problems to humans or the environment. Your Technician is a State certified applicator whose knowledge is constantly being upgraded through regularly scheduled training sessions. If you have any questions, please call us at our toll free number: 888-400-9011 or write to: NEIGHBORLY PEST CONTROL, 1415 E McFadden Ave Ste D, Santa Ana, CA 92705-4319.

This is a "Wood Destroying Pests and Organisms Report" required by most mortgage lenders for escrow. This is not a "Pest Control Report" which includes such common non-wood destroying pests such as rats, mice, ants, cockroaches, silverfish, fleas, etc.

IMPORTANT - PLEASE READ CAREFULLY
Under no circumstance should this wood destroying pest and organisms inspection report be construed as a guarantee and/or warranty of the structure(s). Inspection reports are intended to disclose infestations, infections and/or conducive conditions which are noted on the date of inspection in the visible and accessible areas only, as required by the Structural Pest Control Act. Any infestation, infection, and/or conducive condition which is found after the date of inspection by any other person(s) will require an additional inspection report with findings, recommendations, and estimates.

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; areas 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; and areas or timbers around eaves that would require the use of an extension ladder. Unless otherwise specified in this report, NEIGHBORLY PEST CONTROL does not inspect fences, sheds, dog houses, detached patios, detached wood decks, wood retaining walls or wood walkways.

B. Floor coverings 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. NEIGHBORLY PEST CONTROL 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. This inspection pertains only to the specific address or addresses indicated above and does not include any attached or adjacent unit(s).

D. 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.

E. This company 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.
F. 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.

G. This proposal does not include Painting or Decorating in the process of work performed. Items recommended will be replaced as close as possible to original but are not guaranteed to match.

H. Second story stall showers are inspected but not water tested unless there is evidence of leaks in ceilings below. Ref: Structural Pest Control Rules and Regulations, Sec. 8516G. Sunken or below grade showers or tubs are not water tested due to their construction.

I. During the course of/or after opening walls or any previously concealed areas, should any further damage or infestation be found, a supplemental report will be issued. Any work completed in these areas would be at Owner's direction and additional expense.

J. During the process of treatment or replacement it may be necessary to drill holes through ceramic tiles or other floor coverings; these holes will then be sealed with concrete. NEIGHBORLY PEST CONTROL will assume no responsibility for cracks, chipping or other damage to floor coverings. NEIGHBORLY PEST CONTROL will not re-lay carpeting.

K.NEIGHBORLY PEST CONTROL assumes no responsibility for damage to any Plumbing, Gas or Electrical lines that may occur during the process of pressure treatment of concrete slab areas, replacement of concrete or structural timbers, or any resulting damage from damage to these lines.

L. When a fumigation is recommended NEIGHBORLY PEST CONTROL will assume no responsibility for damage to SHRUBBERY, TREES, PLANTS, TV ANTENNAS or ROOFS. A FUMIGATION NOTICE will be left with, or mailed to the Owner of this property, or his designated Agent which states, among other things, that ALL FOOD AND MEDICINES must be removed from premises or placed in approved sealed bags PRIOR to fumigation. If items are not bagged prior to our arrival, a fee of $25 per bag will be charged. NEIGHBORLY PEST CONTROL does not provide on-site security and does not assume any responsibility in case of vandalism, breaking or entering. The possibility of burglary exists as it does any time you leave your home; therefore, NEIGHBORLY PEST CONTROL recommends that you take any steps that you feel are necessary to prevent any damage to your property.

M. Your termite report and clearance will cover any EXISTING infestation or infection which is outlined in this report. If Owner of property desires coverage of any new infestation it would be advisable to obtain a Control Service Agreement which would cover any new infestation for the coming year.

N. I agree to pay reasonable attorney's fees if suit is required by this company to enforce any terms of this contract, together with the costs of such action, whether or not suit proceeds to judgment.

O. 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 (APR of 18%) or a minimum of $30, whichever is greater, will be added to all accounts past due.

P. If this report is used for escrow purposes then it is agreed that this inspection Report and Completion, if any, is part of the ESCROW TRANSACTION. If this work is to be billed to an escrow company, you will be responsible for payment within 30 days if escrow should be unusually prolonged, closes, or is canceled without payment being made for all costs incurred by this company. In the event you cancel or postpone any work within 24 hours of the scheduled start time you will be assessed a minimum of a $75 cancellation fee or 10% of the total job amount whichever is greater.

Q. Should any party in interest desire further information pertaining to the condition of the PLUMBING or ROOF, NEIGHBORLY PEST CONTROL recommends the employment of a licensed contractor, as this is not within the scope of our license and we do not issue certifications in these areas.

R. This Wood Destroying Pests and Organisms Report DOES NOT INCLUDE MOLD or any mold like condition. No reference will be made to mold or mold like conditions. Mold 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, please contact the appropriate mold professional.
S. PRE 1978 BUILDINGS: NEIGHBORLY PEST CONTROL has been informed by _____ that the structure(s) inspected, the subject(s) of this report was/were constructed in _____. If this is incorrect please notify us immediately. It is very important that we have accurate information on the date of construction to properly evaluate the needed repair procedures. The estimate and prices quoted are given with the assumption that lead paint is not present. If lead paint is discovered, then the estimate and prices quoted will be revised.

This company may charge a minimum fee of $75 for each inspection performed. The inspection fee may be waived upon the discretion of NEIGHBORLY PEST CONTROL or, if any of the recommended work is done by this company.

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 inspection. The re-inspection must be done within ten working days of request. The re-inspection 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.

State Law Requires That We Provide You With The Following Information: PESTICIDE NOTICE (SECTION 8538) CAUTION: PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Operators are licensed 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 an application you experience symptoms similar to common seasonal illness, comparable to the flu, contact NEIGHBORLY PEST CONTROL (888-400-9011), your physician, and/or your Poison Control Center. For the Poison Control Center, contact the following: (1-800-876-4766). FURTHER INFORMATION: Contact any of the following: Your pest control operator is NEIGHBORLY PEST CONTROL, (888-400-9011); for Regulatory Information call the Structural Pest Control Board (916-561-8708), or write 2005 Evergreen Street, Suite 1500, Sacramento, CA 95815-3831. For answers to your health questions, call the County Health Department-Los Angeles (323) 881-4046, Orange (714) 834-3155, Riverside (951) 358-5000, San Bernardino (909) 884-4056, San Diego (858) 694-2888, Ventura (805) 654-2813 and for application information, contact the County Agriculture Commissioner-Los Angeles (626) 575-5471, Orange (714) 447-7100, Riverside (951) 955-3000, San Bernardino (909) 387-2105, San Diego (858) 694-2739, Ventura (805) 681-5600. PESTICIDES THAT MAY BE USED: Vikane, Chloropicrin, Termidor, Other_____. NEIGHBORLY PEST CONTROL will not apply any compound not authorized for use in California.

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, 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. It's purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

WORK AUTHORIZATION
Signature hereby acknowledges that this obligation took place in the city of Santa Ana, State of California.

Items authorized: _____Total Cost:_____ Date_____
Property Address:_____
Accepted by: _____ Printed Name:_____
Escrow Company: _____ Escrow Officer: _____ Escrow #: _____
Address: _____
Phone: _____ Fax: _____
Email: _____