WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
1172	Davis Way	Placentia, CA	92870	08/21/2026	5

Cura Termite & Pest Control
1571 S Sunkist St Ste H
Anaheim, CA 92806
(949) 272-8643
http://www.curapest.com
License # PR8212

Report # W0023146-002

Ordered By:	Property Owner / Party Of Interest:	Report Sent To:
Kathy Castro 1172 Davis Way Placentia, CA 92870 kathyvunguyen@gmail.com 7142775655	Kathy Castro 1172 Davis Way Placentia, CA 92870 kathyvunguyen@gmail.com 7142775655	Kathy Castro 1172 Davis Way Placentia, CA 92870 kathyvunguyen@gmail.com 7142775655

COMPLETE REPORT ☑ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐

General Description:

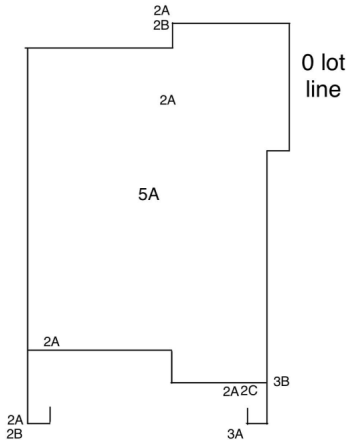
Inspection Tag Posted:

Other Tags Posted:

An inspection has been made to 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.



Inspected By: Nathaniel Brown **License No.** FR63305 **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.

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, or (800) 737-8188 or www.pestboard.ca.gov.

Address 1172 Davis Way Placentia, CA 92870 | 08/21/2026 (Date) | W0023146-002 (Report #)

DISCLAIMER UNINSPECTED AREAS NOT INCLUDED IN THIS REPORT PER 8516 (b) (8):Except as noted below, we did not inspect detached structures or decks. We did not inspect any wood member that was covered by insulation, plaster, paint, stucco, tile or any other material. We did not inspect wood members hidden by floor covering, chattels, or furniture.We did not inspect the interior of hollow walls, or the spaces between a ceiling or soffit below. Conditions conducive to an infestation or infection by wood destroying organisms could exist in any uninspected area. This report expresses no opinion regarding the condition of uninspected areas. Although it appears to be not practicable to open these areas for inspection, Cura Termite & Pest Control will inspect any of them at your direction and additional expense. We do not have the expertise to inspect for building code violations or the quality of work completed by others. We recommend that you contact a licensed engineer for opinions beyond the scope of our license. Structural Pest Control Board Rules & Regulations prohibit destructive testing of wood members without prior authorization by the owner. Any wood which was suspected to be or was found to be infested or infected was tested within the limits of S.P.C.B Rules & Regulations. This process involves sounding the wood and in some cases a limited brashness test. In the opinion of this inspector all the wood members appear to be performing the structural function for which they were designed except as listed in any findings below. If further information regarding the structural integrity of any wood members is desired you are advised to contact a licensed structural engineer.

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 Cura Termite & 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, Cura Termite & Pest Control 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. For information as the condition of electrical systems, plumbing, and appliances (including leaks), we recommend that you employ a home inspection service. THE EXTERIOR SURFACE OF THE ROOF WAS VISUALLY 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. THERE MAY BE HEALTH RELATED ISSUES ASSOCIATED WITH THE FINDINGS REFLECTED IN THIS REPORT. WE ARE NOT QUALIFIED TO AND DO NOT RENDER AN OPINION CONCERNING ANY SUCH HEALTH ISSUES. THE INSPECTION REFLECTED BY THIS REPORT WAS LIMITED TO THE VISIBLE AND ACCESSIBLE AREAS ONLY. QUESTIONS CONCERNING HEALTH RELATED ISSUES, WHICH MAY BE ASSOCIATED WITH FINDINGS OR RECOMMENDATIONS REFLECTED IN THIS REPORT, THE PRESENCE OF MOLD, THE RELEASE OF MOLD SPORES, OR CONCERNING THE INDOOR AIR QUALITY SHOULD BE DIRECTED TO A CERTIFIED INDUSTRIAL HYGIENIST.

REINSPECTION This company will reinspect repairs done by others within four (4) 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 the request. Please contact Cura Termite & Pest Control to schedule your reinspection as soon as possible. Reinspection is a visual inspection. If inspection of concealed areas is desired, inspection of work in progress will be necessary. If an area was opened for further inspection or repair, and you need the area reinspected, then do not enclose walls, wood members, or conceal areas after repair, or reinspection will not be possible. It is likely that several reinspections will be required to verify that the work was performed as per the recommendation if you need certification for a real estate sale. During the reinspection, your Cura Termite & Pest Control Inspector will inform you if the area needs further work, or if the repairs satisfy the requirements of the inspection. If repairs are performed by others and wood members are concealed or not made available for visual inspection, your structure may not qualify for certification resulting in possible delay or ultimately the cancellation of your escrow. Any guarantees must be received from the parties performing the repairs. Any person involved in the purchase or sale of the real property is advised to provide full disclosure to the buyer or their designated agent regarding the identity of the licensed contractor or individual who completed the work and of the nature and extent of any corrective work performed. You are further advised to obtain copies of and provide to the buyer any required building permits prior to the transfer of title on the above property. This bid is based on what is visible and accessible today 2023-03-14. If the crew person (operator) finds more damage, a supplemental report and a new bid will be given. **LEAD-BASED PAINT** WARNING: Repairs by this company to residences built before 1978 may disturb materials containing lead-based paint any 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. This 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 Department of Health Services Lead-Related Construction information line at 800-597-5323 or 510-869-3953.

LEAD PAINT DISCLAIMER Please inform your inspector of the year that your structure was built. Federal Law requires that before we perform renovation, repairs, or painting jobs, in pre-1978 housing and child-occupied facilities, we provide owners and tenants with a copy of EPA's lead hazard information pamphlet "Renovate Right". If your home was built prior to 1978, additional measures will need to be taken to protect you and your family from any dust and hazardous waste generated during the work. These measures will involve specialty contractors and trained in containing the lead dust and debris. California law deems construction debris with lead paint to be hazardous waste. Hazardous waste may only be removed from a property by a licensed waste disposal company. (Homeowners are exempt if they transport this waste in their personal vehicles to a local hazardous waste facility.) If a firm certified by the California Department of Public Health to make lead assessments makes a determination that there is no lead in the work areas, then the mandated containment and the hazardous waste rules do not apply. If you plan to do work yourself, you are advised to first contact the National Lead Information Center at 1-800-424-LEAD and ask for information on how to work safely in a building with lead based paint.

WARRANTY Unless specified in writing, Cura Termite & Pest Control warrants from the day of completion all work for a period of one (1) year with the exception of plumbing repairs, which have a 30 day warranty. Nothing in this report is intended to certify, approve or warranty corrective work performed by persons not employed by Cura Termite & Pest Control . We did not supervise the work, unless noted in a prior reinspection report. We did not inspect the adjacent areas exposed when the work was in progress, nor were we requested to provide interim inspections. Any person involved in the purchase or sale of the real property which is the subject of this report is advised to directly contact the licensed contractor individual who completed the work to determine the nature and extent of any corrective work performed. You are further advised to obtain copies of any required building permits prior to the transfer of title on the above structure. If the property for this report is a duplex (or a type of property that shares walls with adjacent units), then the adjacent units were not inspected, and no opinion is rendered concerning the presence or absence of 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. NOTE: 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 infection or infestation. Section II items are conditions deemed likely to lead to infestations 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:
There is weathered paint noted at the fascia and rafter tails and also around the trim below the front windows. Sections of the attic are inaccessible for inspection due to the height of the insulation. A portion of the home sits on a 0 lot line which will require a neighbors release from 1166 prior to fumigation of the home.

Drywood Termites

Finding 2A
Finding Description: Fumigation. Termite droppings at interior window, exterior fascia and trim.
Section: I
Primary Recommendation: Fumigation is a primary method of control using Sulfuryl Fluoride , Vikane. This gas requires 3 days 2 nights out of the structure. Fumigation will not commence with out the signed notices and releases . **All items in the fridge and freezer must be bagged properly with our bags. Along with any ingestible items that the MFG seal has been broken. Improper bagging with result in additional fees. ***ALL GATES MUST BE UNLOCKED BY 5AM THE DAY OF THE FUME. IF THE GAS COMPANY CANT GET TO THE METERS AND FUME HAS TO BE RESCHEDULED THERE IS A FEE OF $250.00 **Fumigation's come with a FIVE (5) year warranty. (3 Year Fume - 2 Year Local) PAYMENT DUE UPON COMPLETION
Estimated Cost: $2,130.00
Secondary Recommendation: Tile replacement , by Roof RX, after fumigation up to 45 tiles damaged during the fumigation process. NOTE; 14 day lead time required to obtain insurance. ***NOTE - INITIAL AND COMPLETION OF THE TILE REPAIR ARE BASED SOLEY ON THE APOPROVAL OF AIR FLIGHT APPROVAL. PAYMENT IS DUE ONCE COMPLETION OF FUME IS DONE*** **LIMITED SERVICES; NO FUMIGATION SERVICES. Curapest, or its licensed subcontractor, shall provide the following services (hereinafter the “Services”): (a) Complete a pre-fumigation inspection of Purchaser’s roof, counting, marking and photographing any pre-existing broken tiles within twenty four (24) hours prior to fumigation service start date, depending on customer’s reasonable availability; (b) Schedule a post-fumigation detailed roof inspection with Purchaser within twenty four (24) hours of completion of fumigation; (c) Complete a post-fumigation detailed roof inspection, counting, marking and repairing up to forty five (45) tiles and/or asphalt shingles damaged or broken during the course of the fumigation. THIS AGREEMENT DOES NOT COVER AND CURAPEST SHALL HAVE NO OBLIGATION WHATSOEVER, WHETHER EXPRESS OR IMPLIED, TO PROVIDE ANY FUMIGATION SERVICES UNDER THE TERMS AND CONDITIONS OF THIS AGREEMENT. ANY FUMIGATION PERFORMED BY CURAPEST AT PURCHASER’S REQUEST, SHALL NOT BE GOVERNED BY THIS AGREEMENT, BUT INSTEAD SHALL BE GOVERNED BY THE TERMS AND CONDITIONS OF A SEPARATE FUMIGATION AGREEMENT, INDEPENDENTLY SIGNED AND EXECUTED BY PURCHASER AND CURAPEST.
Secondary Estimated Cost: $795.00

Finding 2B
Finding Description: Repair, patch at the fascia.
Section: I
Primary Recommendation: Repair or Replace noted dry rot/termite damaged wood members. Prime and paint to match.
Estimated Cost: $2,155.00

Finding 2C
Finding Description: Repair, patch at the blocking and trim below the front window.
Section: I
Primary Recommendation: Repair or Replace noted dry rot/termite damaged wood members. Prime and paint to match.
Estimated Cost: Included in 2B

Dryrot/Fungus

Finding 3A
Finding Description: Replacement of (1) 6x10x2 corbel in front of the home.
Section: I
Primary Recommendation: Remove and Replace noted dry rot damaged wood members. Prime and paint to match.
Estimated Cost: Included in 2B

Finding 3B
Finding Description: Replacement of (4) 1x8x8 siding panels.
Section: I
Primary Recommendation: Remove and Replace noted dry rot damaged wood members. Prime and paint to match.
Estimated Cost: Included in 2B

Further Inspection

Finding 5A
Finding Description: Inaccessible areas in the attic.
Section: Further Inspection
Primary Recommendation: Portions of the attic are inaccessible due to framing, air ducting and insulation.Removing theses items would be impractical so no recommendation is given at this time.
No Estimate: No recommendations given at this time.

Thank you for choosing Cura Termite & Pest Control . We sincerely appreciate your business. If you have questions regarding this report, please contact our office at (949) 272-
8643. 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: 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 Cura Termite & 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, Cura Termite & Pest Control will not be responsible for any
act or omission in the performance of work that you directly contract with another to perform.
Under the California Mechanics Lien Law, any Structural Pest Control Company which contracts to do work for you, and contractor, subcontractor, laborer, supplier, or other
person who helps to improve your property but is not paid for his/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.
Pesticides are the products Cura Termite & 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: (949) 272-8643 or write to: Cura Termite & Pest Control 1571 S Sunkist St Ste H, Anaheim, CA, 92806.
STATE LAW REQUIRES THAT WE PROVIDE YOU WITH THE FOLLOWING INFORMATION
PESTICIDE NOTICE (SECTION 8538)
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.

PESTICIDES: AggresZor 75 WSP(Imidaclorpid), Alpine Foam(Dinotefuran), Altriset(Chlorantraniliprole), Bora-Care(Disodium Octaborate Tetrahydrate), Borid(Orthoboric
Acid(boric acid)), Chloropricin (Chloropricin), Cy-Kick C & C Pressurized Residual(Cyfluthrin), CyKick CS(Cyfluthrin), Cy-Kick CS Pressurized C & C Residual(Cyfluthrin), Dominion
2L(Imidacloprid), Dominion75 WSP(Imidacloprid), Dragnet SFR(Permethrin), Drione(Pyrethrins, Piperonyl Butoxide Technical, Amorprphous Silica Gel), EcoEXEMPT IC (2)
(Rosemary Oil), I Maxx Pro(Imidacloprid), Impel Rods (Anhydrous Disodium Octaborate), Optigard Flex(Thiamethoxam), Optigard ZT(Thiamethoxam(1)), Phantom
SC(Chlorfenapyr), Premise 0.5 SC(Imidaclorpid), Premise 2 (Imidaclorpid), Premise 75 (Imidaclorpid), Premise Foam (Imidaclorpid), Premisde Pre-Construction(Imidaclorpid), Pro
Foam Platinum(Sulfates Disodium Lauroampho Diacetate), ProCitra-DL(d-Limonene), Shatter(Hexaflumuron), Suspend SC (Deltamethrin), TAP Insulation(boric acid), Tengard
SFR(Permethrin), Termidor SC (Fipronil), Termidor HE (Fipronil), Timbor(Disodium Octaborate Tetrahydrate), Truth Termite Bait(Diflubenzuron), Vikane(sulfuryl fluoride). Cura
Termite & Pest Control will not apply any compound not authorized for use in California.
If within 24 hours following application you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician, your poison control center and
Cura Termite & Pest Control immediately.
Poison Control: 800-222-1222 or 800-876-4766 Cura Termite & Pest Control : (949) 272-8643
Further information: Contact any of the following: Your pest control operator is Cura Termite & Pest Control (949) 272-8643); for regulatory information call the
Structural Pest Control Board (916-561-8708), or write 2005 Evergreen St, Suite 1500, Sacramento CA 95815. For answers to your health questions, call the County
Health Department (see list below and for application information contact the County Agriculture Commissioner (see list below).

COUNTY	HEALTH DEPT	AG COMMISSION	COUNTY	HEALTH DEPT	AG COMMISSION	COUNTY	HEALTH DEPT	AG COMMISSION
Orange	(714) 834-8560	(714) 955-0100	Riverside	(951) 358-7125	(951) 955-3045	San Bernardino	(800) 722-4794	(909) 387 2105
San Diego	(866) 358-2966	(858) 694-2739	Los Angeles	(213) 351-7800	(626) 575-5471			

Under the California Mechanics Lien Law, any Structural Pest Control Company which contracts to do work for you, and contractor, subcontractor, laborer, supplier, or other
person who helps to improve your property but is not paid for his/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.