WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	ZIP	Date of Inspection	Number of Pages
529	West Victoria Court	Lake Arrowhead	92352	12/16/2025	6

Burkitts BuGs Inc.
Post Office Box 3410
Running Springs CA 92382
(909) 866-9987 (909) 337-9528
Info@Burkitts.com Fax (909) 337-5695

Report # : 17530
Registration # : PR6628
Escrow # :
☐ CORRECTED REPORT

Ordered by:	Property Owner and Party of Interest:	Report sent to:
Daniel Bitner		Jennifer Zordilla

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

GENERAL DESCRIPTION:
One Story, Single Family Dwelling, Wood Frame, Wood Floor.

Inspection Tag Posted:
Subarea

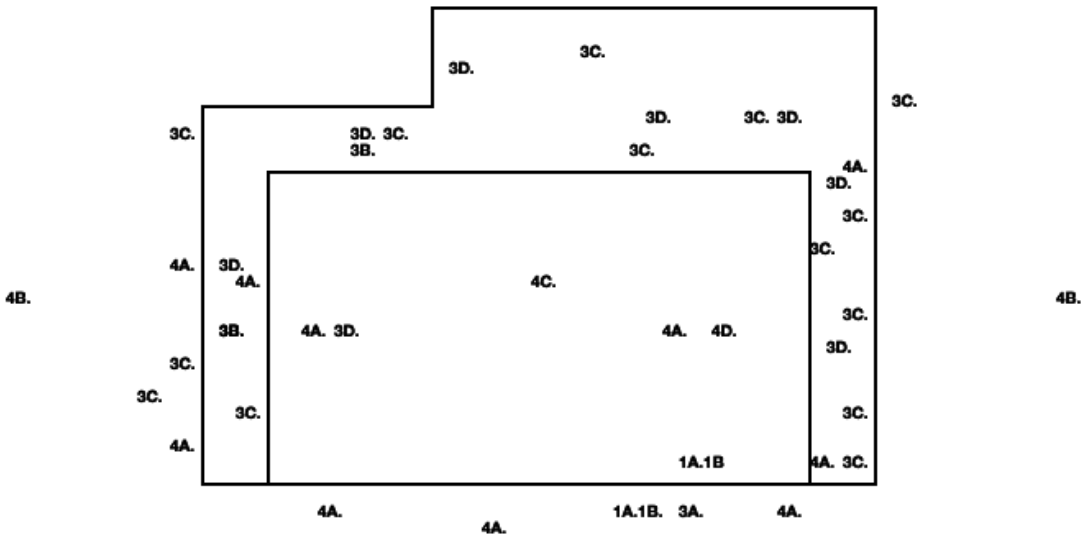
Other Tags Posted:
NONE NOTED

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: Howard Burkitt **State License No.** OPR11382 **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.

BURKITTS BUGS INC.

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WHAT IS A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT? READ THIS DOCUMENT. IT 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 findings as to the presence or absence of evidence of wood destroying pests and organisms in visible and accessible areas and contains recommendations for correcting any infestations or infections found. The contents of Wood Destroying Pest & Organism Inspection Reports are governed by the Structural Pest Control Act and regulations.

Some structures do not comply with building code requirements or may have structural, plumbing, electrical, mechanical, 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 this company, or it's employees.

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of inspection. Some areas of the structure are not accessible to inspection, such as the interior of hollow walls, spaces between floors, areas concealed by carpeting, appliances, furniture or cabinets. Infestations or infections may be active in these areas without visible and accessible evidence. If you desire information about areas that were not inspected, a further inspection may be performed at an additional cost. Carpets, furniture or appliances are not moved and windows are not opened during a routine inspection.

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.

This company does not certify or guarantee against any leakage, such as (but not limited to) plumbing, appliances, walls, doors, windows, any type of seepage, roof or deck coverings. This company renders no guarantee, whatsoever, against any infection, infestation or any other adverse condition which may exist in such areas or may become visibly evident in such area after this date. Upon request, further inspection of these areas would be performed at an additional charge.

In the event damage or infestation described herein is later found to extend further than anticipated, our bid will not include such repairs. OWNER SHOULD BE AWARE OF THIS CLOSED BID WHEN CONTRACTING WITH OTHERS OR UNDERTAKING THE WORK HIMSELF/HERSELF.

If requested by the person ordering this report, a re-inspection of the structure will be performed. Such requests must be within four (4) months of the date of this inspection. Every re-inspection fee amount shall not exceed the original inspection fee.

Wall paper, stain, or interior painting are excluded from our contract. New wood exposed to the weather will be prime painted, only upon request at an additional expense.

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.

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.

This Wood Destroying Pest & Organisms Report DOES NOT INCLUDE MOLD or any mold like conditions. 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.

SPECIAL NOTES:

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The exterior 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 Contractors' State License Board.

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.

This is a separated report which defines Section I and 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 active 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 the inspection and cannot be defined as Section I or Section II.

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1. SUBTERRANEAN TERMITES:

1A - Section I

FINDING-Evidence of Subterranean Termites noted at entryway doorjamb, threshold and log siding at front of house.
RECOMMENDATION-Rod and treat area(s) with Talstar (active ingredient: Bifenthrin), a toxic chemical registered with the State of California, Department of Agriculture, in accordance with the label directions for the control of subterranean termites.
SECTION I. $615.00.

1B - Section I

FINDING-Subterranean Termite damage noted at entryway doorjamb, threshold and log siding at front of house.
RECOMMENDATION-Attempt to repair damaged log siding, replace damaged doorjamb, threshold and further inspect. (This price does not include paint. If paint is required please call Burkitts Bugs for a bid)
SECTION I. $2,325.00.

3. FUNGUS / DRYROT:

3A - Section I

FINDING-Dry rot noted at entryway doorjamb, threshold and log siding at front of house.
RECOMMENDATION-Will be corrected with item 1B.
SECTION I. $.00.

3B - Section I

FINDING-Dry rot noted throughout window frames.
RECOMMENDATION-Owner to repair and/or replace and then contact Burkitt's Bugs, Inc. for further inspection. (This price does not include paint. If paint is required please call Burkitts Bugs for a bid)
SECTION I. $65.00.

3C - Section I

FINDING-Dry rot noted at 4x8 rim joist and log handrail caps at left side of wraparound deck, throughout 4x10 girders, approximately eight 2x6 planking, 4x4 handrail posts and 2x6 joist of right portion of wraparound deck, throughout 4x12 rim joists, 4x12 joists, 6x12 girders and 2x6 planks of back portion of wraparound deck, threshold of back door leading to back deck, framing of house at back right corner, siding behind deck at left side of house and throughout subarea access door and framing around access door at right side of house.
RECOMMENDATION-Owner to obtain engineering and permits and then contact Burkitt's Bugs, Inc. for further inspection.
SECTION I. $.00.

3D - Section I

FINDING-Fungus noted throughout underside of wraparound deck.
RECOMMENDATION-Scrape and treat area with Timbor (Active ingredient:Sodium Borate), a toxic chemical registered with the State of California, Department of Agriculture, in accordance with the label directions for the control of fungus.
SECTION I. $575.00.

4. OTHER FINDINGS:

4A - Section II

FINDING-Earth to wood contact noted throughout siding around house, framing and support posts of wraparound deck and subarea framing.
RECOMMENDATION-Break earth to wood contact and further inspect.
SECTION II. $775.00.

4B - Section II

FINDING-Faulty grade levels noted at perimeter of house.
RECOMMENDATION-Owner to maintain proper grade levels (Burkitt's Bugs will do an annual Termite Inspection for $95.00 a

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year).
SECTION II. $.00.

4C - Section II
FINDING-Water stains noted at eaves and interior ceilings.
RECOMMENDATION-Owner to contact a licensed roofing contractor to inspect and repair as necessary for correction. Contractor to submit copy of his bill to Burkitt's Bugs as proof of completion. Burkitt's Bugs does not guarantee nor accept liability for work done by others.
SECTION II. $.00.

4D - Section II
FINDING-Cellulose debris due to miscellaneous lumber noted at subarea.
RECOMMENDATION-Remove all cellulose debris of a size that can be raked (or larger).
SECTION II. $775.00.

SECTION I.	**- $3,580.00**
SECTION II AND FURTHER INSPECTION ITEMS.	**- $1,550.00**
SECONDARY RECOMMENDATIONS.	**- $ .00**
TOTAL.	**- $5,130.00**

Thank You For Your Business!

NOTE 1. Burkitt's Bugs can paint replaced wood. Please call the office for a bid. Burkitt's Bugs Inc. is not responsible for matching paint, new paint may be brighter than existing

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NOTE 2. Burkitt's Bugs offers Bi-Monthly General Pest Control services to all Termite Customers for a $315 start up fee and flat rate of $95.00 every other month (with a one year contract).
Or
One time spray for $315.00. (With 60 day guarantee) Please call us for additional information.

Note 3. Please let us know if there are any other repairs needed outside of termite, we also hold a General Contractors license.

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.

NOTE: BURKITT'S BUGS DOES NOT DO DIGGING, CUTTING, ETC. DURING OUR INITIAL INSPECTION. ONLY A VISUAL INSPECTION IS COMPLETED.

NOTE: SECTION I WORK MAY EXPOSE ADDITIONAL FINDINGS.

NOTE: PARTIES OF INTEREST SHOULD BE AWARE THAT ITEMS INVOLVING FURTHER INSPECTION MAY LEAD TO FUTHER FINDINGS OF SECTION I, SECTION II, OR BOTH, AND THAT ADDITIONAL FINDINGS MAY INCREASE THE COST OF THE COMPLETION AS WELL AS THE TIME INVOLVED IN THE COMPLETION.

Notice To Occupants:

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Burkitt's Bugs believe it is safer to have your home professionally treated then to handle chemicals yourself. Before chemicals are mixed, they are extremely toxic. Rubber gloves, boots, goggles, and respirators should be worn.
CAUTION: PESTICIDES ARE TOXIC CHEMICALS.

Structural Pest Control Operators are licensed and regulated by the Structural Pest Control Board, and apply pesticides that are approved by the California Department of Food and Agriculture 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 our outweighed by the benefits. The degree of risk depends on the degree of exposure. So exposure should be minimized.

The service person who applied pesticides to your residence or business today has had extensive training in the application of pesticides . Burkitt's Bugs only employs service persons who are state licensed and experienced in these applications. Because of there constant exposure we make sure they have physical examinations regularly.

If within 24 hours following application you experience symptoms similar to common seasonal illness comparable to the flu or cold, contact your physician or poison control center (1-800-876-4766) and your pest control operator (866-431-2079).

For further information contact: for health questions. County Health Department (909)387-6280. For application and regulatory information, County Agricultural Commissioner (909)387-2105 or Structural Pest Control Board 2005 Evergreen Street, Ste. 1500 Sacramento, CA 95815 (916)263-2540

All persons with unusual health situations (allergies, pregnancy, etc.) should be advised to check with there physician concerning individual re-entry.

Poison Control Center	(800) 222-1222
Agricultural Department	(909) 387-2105
Health Department	(800) 722-4794
Structural Pest Control Board	(916) 561-8700
	2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815

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WORK AUTHORIZATION

Report #: 17530

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

Address of Property : 529 West Victoria Court
City: Lake Arrowhead
State/ZIP: CA 92352

The inspection report of the company dated, **12/16/2025** 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
1A	615.00	0.00	0.00	0.00
1B	2,325.00	0.00	0.00	0.00
3A	0.00	0.00	0.00	0.00
3B	65.00	0.00	0.00	0.00
3C	0.00	0.00	0.00	0.00
3D	575.00	0.00	0.00	0.00
4A	0.00	775.00	0.00	0.00
4B	0.00	0.00	0.00	0.00
4C	0.00	0.00	0.00	0.00
4D	0.00	775.00	0.00	0.00
Total:	3,580.00	1,550.00	0.00	0.00

GRAND TOTAL: 5,130.00

Property Owner: _____ Date: _____ Inspected By: _____ Date: _____

Owner's Agent: _____ Date: _____



INVOICE / STATEMENT

Burkitts BuGs Inc.
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(909) 866-9987 (909) 337-9528
Info@Burkitts.com Fax (909) 337-5695

Date: 12/16/2025
Report Number: 17530
Invoice Number: 17530-1
Escrow Number:

Property Inspected: 529 West Victoria Court
Lake Arrowhead, CA 92352

Bill To: Jennifer Zordilla

MOBILE: (831) 295-1771
SWJCRESS@gmail.com

Inspection Fee: $	125.00
Invoice Total: $	125.00
Payments: $	125.00
Total Due: $	**0.00**

Description of Service

RETAIN THIS COPY FOR YOUR RECORDS
THANK YOU FOR YOUR BUSINESS!

CUT HERE *CUT HERE* *CUT HERE*



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RETURN THIS COPY WITH REMITTANCE
THANK YOU FOR YOUR BUSINESS!