

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 37855	Street Via Majorca	City Murrieta	Zip 92562-7102	Date of Inspection 09/01/2022	Number of Pages 1 of 6
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Black Knight Termite & Pest Control
39433 Colleen Way
Temecula, CA 92592
 Tel 951-694-8100 Fax 951-693-0988
 Registration #: PR4946

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

Report #: 18119

Ordered by: Allison James Estates & Homes Rick Snyder 951-285-6747	Property Owner and/or Party of Interest: Kamill rohney trust 37855 Via Majorca Murrieta, CA 92562-7102 000-000-0000	Report sent to: Allison James Estates & Homes Rick Snyder 951-285-6747
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COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

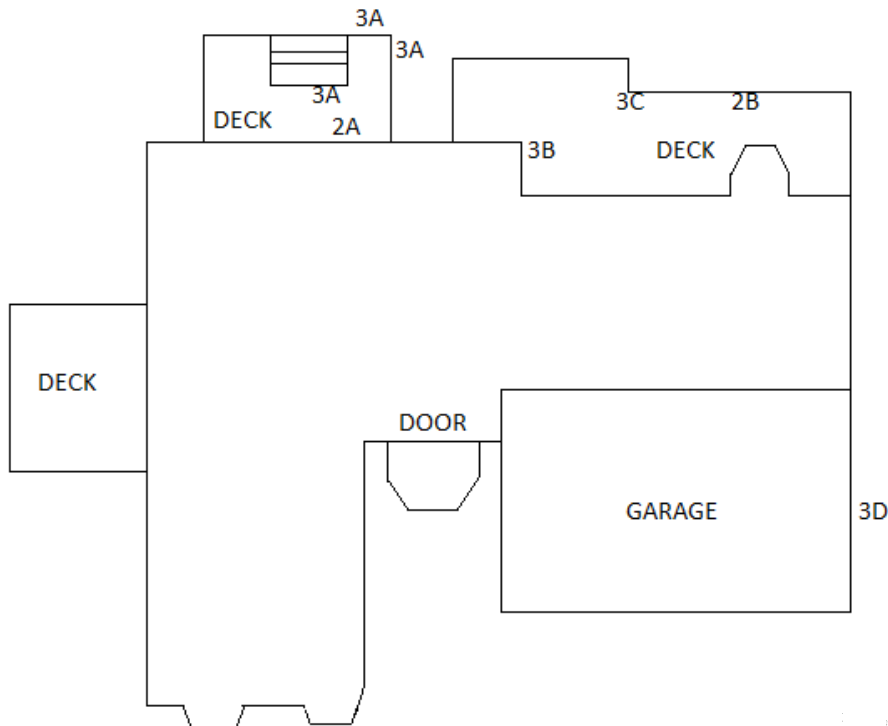
General Description: TWO STORY SINGLE FAMILY, TILE ROOF, STUCCO AND STONE SIDING, MULTI GARAGE, RAISED FOUNDATION, OCCUPIED	Inspection Tag Posted: GARAGE
	Other Tags Posted:

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.

Key: 1 = Subterranean Termites
 2 = Drywood Termites
 3 = Fungus/Dryrot
 4 = Other Findings
 5 = Unknown Further Inspection



Inspected By: Jeff Gavitt State License No.: OPR12478 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

NOTE - DECK RAILING CAPS ARE UNPAINTED AND WEATHERED. BUYER AND SELLER TO SATISFY.

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 and 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 inspections 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 the ground level only. Although we make visual examinations, we do not deface or probe window/door frames or decorative trims. Unless otherwise specified in this report, we do not inspect fences, sheds, dog houses, detached patios, detached wood decks, wood retaining walls or wood walkways. We assume no responsibility for work done by anyone else, for damage to structure or contents during our inspection or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non-disclosure by owner/agent/tenant.

This is a separated report which is defined as Section I/Section II conditions that were evident on the date of this 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: these items are conditions deemed likely to lead to infestation or infection, but where no visible evidence of such was found during this inspection.

Further inspection items are defined as recommendations to inspect the area(s) that which during the original inspection did not allow the inspector access to complete his/her inspection and therefore cannot be defined as either a Section I or Section II item.

"Thank you for selecting our company to perform a structural pest control inspection on your property. Our inspectors have determined that your property will benefit from the safe application of a chemical commonly used for structural pest control. In accordance with the laws and regulations of the State of California, we are required to provide you and your occupants with the following information prior to any application of chemicals to such property. Please take a few moments to read and become familiar with the content.

State Law requires that you be given the following information:

""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 Food and Agriculture and the United States Environmental Protection Agency. Registration is granted when the state finds that based on scientific evidence, there are no appreciable risks weighted by the benefits. The degree of risk depends on 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 and your pest control operator immediately.""

For further information contact any of the following:

County Health Department-951-358-5000
County Poison Control Center - 800-876-4766
County Agricultural Commissioner - 951-654-3266
Structural Pest Control Board - 916-516-8700

**PAINT NOTE - ONE COAT OF PAINT WILL BE APPLIED TO ALL WOOD WHERE INDICATED ON THIS REPORT. THIS INITIAL

COAT OF PAINT SHOULD BE CONSIDERED A PRIMER COAT AND ADDITIONAL COATS SHOULD BE ADDED. ALTHOUGH, TO PRESERVE THE AESTHETICS OF YOUR HOME, COLOR MATCHING WILL BE PROVIDED IN THE COST ESTIMATE UNLESS OTHERWISE STATED. BLACK KNIGHT TERMITE AND PEST CONTROL INC WILL USE THE BRAND OF PAINT THAT IS STANDARD TO US. IF THE HOMEOWNER WISHES, THEY MAY SUPPLY EXACT PAINT TO MATCH. COLOR AND SHEEN ARE NOT GUARANTEED TO MATCH.

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 DRYWOOD TERMITES

Finding: 2A FINDING - Drywood termite evidence noted at the bedroom door jamb to deck as marked 2A on the diagram. (SECTION 1 ITEM)

Recommendation: RECOMMENDATION - Treat the infested area with an approved termiticide - Invader: propoxur or Termidor Foam: fipronil - to eliminate drywood termites. Guaranteed for a period of one (1) year in treated area only. Patch to repair. ALL TREATMENTS MUST BE DONE BY BLACK KNIGHT TERMITE FOR A CLEAR TERMITE REPORT.

Price: \$475.00

Finding: 2B FINDING - Drywood termite evidence noted at the 6x6 deck support post as marked 2B on the diagram. (SECTION 1 ITEM)

Recommendation: RECOMMENDATION - Treat the infested area with an approved termiticide - Invader: propoxur or Termidor Foam: fipronil - to eliminate drywood termites. Guaranteed for a period of one (1) year in treated area only. Patch to repair. ALL TREATMENTS MUST BE DONE BY BLACK KNIGHT TERMITE FOR A CLEAR TERMITE REPORT.

Price: Inc in 2A

FUNGUS/DRYROT

Finding: 3A FINDING - Fungus damage was noted at the 2x6 deck rim joist and steps as marked 3A on the diagram.(SECTION 1 ITEM)

Recommendation: RECOMMENDATION - Remove, replace and/or repair the infested damaged materials. Should the damage extend into an area that was inaccessible at the time of the original inspection, work will cease and a supplemental report will be issued. Repaired or replaced wood will be painted to match with the brand of paint that is standard to us. Color and sheen are not guaranteed to match If the homeowner wishes, they may supply exact paint to match.

Note: NO GUARANTEE AGAINST DAMAGE TO COMPOSITE DECK MATERIAL.

Price: \$950.00

Finding: 3B FINDING - Fungus damage was noted at the fascia board and barge rafter as marked 3B on the diagram.(SECTION 1 ITEM)

Recommendation: RECOMMENDATION - Repair the infested damaged materials. Should the damage extend into an area that was inaccessible at the time of the original inspection, work will cease and a supplemental report will be issued. Repaired or replaced wood will be primer only.

Price: Inc in 3A

Finding: 3C FINDING - Fungus damage was noted at the 6x6 deck support post as marked 3C on the diagram.(SECTION 1 ITEM)

Recommendation: RECOMMENDATION - Repair the infested damaged materials. Should the damage extend into an area that was inaccessible at the time of the original inspection, work will cease and a supplemental report will be issued. Repaired or replaced wood will be primer only.

Price: Inc in 3A

Finding: 3D FINDING - Fungus damage was noted at the fascia board and shadow board on the second story as marked 3D on the diagram.(SECTION 1 ITEM)
Recommendation: RECOMMENDATION - Repair the infested damaged materials. Should the damage extend into an area that was inaccessible at the time of the original inspection, work will cease and a supplemental report will be issued. Repaired or replaced wood will be primer only.
Price: Inc in 3A

Section I Total: \$1,425.00

Grand Total: \$1,425.00

Disclaimer

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. 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 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.

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.

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.