WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT XXX

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30518	**North Gate Lane**	**Murrieta**	**92563**	**07/29/2026**	**1**

Cal Oaks Termite
PO BOX 625
Murrieta, CA 92564
951-698-8198
Registration No. PR1955
caloakstermite@verizon.net

Report Number: 228598
Escrow Number:

Ordered By:	**Property Owner and/or Party of Interest:**	**Report Sent To:**
Jake Tolmen 951-365-9099 Ext Fax: Email: jake@trillionrealestate.com	C/O Agent 30518 North Gate Lane Murrieta, CA 92563 Fax: Email:	Jake Tolmen 951-365-9099 Ext Fax: Email: jake@trillionrealestate.com

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

General Description: 1 Story, Wood Framing with Stucco, Single Family Residence, Furnished and Occupied, Concrete Tile Roof, Concrete Slab Foundation, Attached Garage.

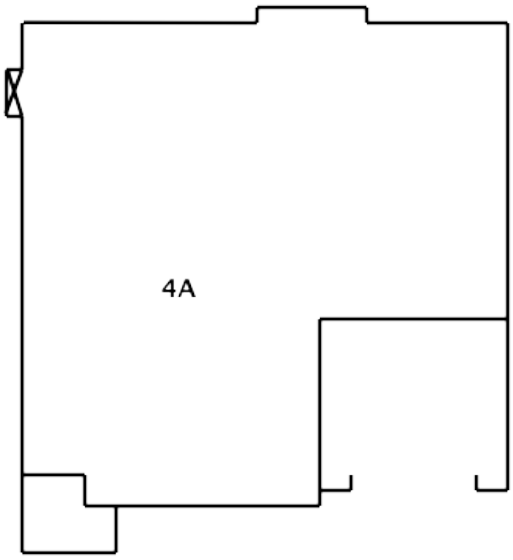
Inspection Tag Posted: Garage
Other Tags Posted: Garage 01-09-2023, and 07-02-2026.

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 = Further Inspection
DRAWING NOT TO SCALE



Inspected by: David Leitao **State License No.** FR36045 **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 95815-3831 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. 10/01)

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Note: Limited visibility at portions of exterior due to foliage.

Note: Limited visibility noted at garage due to storage.

Note: Limited visibility noted at garage attic not inspected due to obstruction at crawl space.

Note: Dry water stains noted at garage wall.

Note: Dry water stains noted at or around water heater.

Note: Attic access 50% due to insulation and construction.

Inspection Fee: $95 (this fee is waived with work order)

CLEARANCE STATEMENT: This is to certify that the above property was inspected in accordance with the Structural Pest Control Act, and rules and regulations adopted pursuant thereto, and that no evidence of active infestation or infection were found in the visible and accessible areas on the inspection date noted in this report. Do not construe this as a guarantee or a warranty.

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 Contractors State License Board. Note: Unless otherwise specified, Cal Oaks Termite does not inspect adjacent fences, gates, and/or any detached structures. These items are not included in this inspection report and no warranty is implied concerning the presence or absence of infestation or damages as to the same.

"NOTICE: The Structural Pest Control Board encourages competitive business practices among registered companies. 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.

A re-inspection of this property will be performed if it is requested by the person ordering the original report. An inspection fee will be charged, for this service.

"This company will re-inspect 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 re-inspection. The re-inspection must be done within ten (10) 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."

There are certain areas of a structure which are considered impractical for inspection: the interior of hollow walls, spaces between and underneath a floor, deck, or porch deck. Stall showers over finished ceilings, abutments or floors beneath coverings are considered inaccessible and were not inspected at this time. NOTE: Eaves requiring the use of an extension ladder are considered impractical for inspection. Appliances and/or plumbing over finished ceilings and decks are not water tested and we do not certify against leakage, unless otherwise noted in this report. No opinion is rendered, nor guarantee is implied concerning the future water tightness of the roof. This firm makes no guarantee against any infestation, leaks or other adverse conditions which may exist or which may develop in inaccessible areas and become visibly evident after the date of this inspection. This inspection is only for the structures indicated on the diagram. If requested, a re-inspection of this property will be performed by this firm at additional cost. Our job estimate for work is good for 120 days.

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.

NOTICE: Repair estimates are based on visible evidence at the time of inspection. Other damage exposed after that date will be repaired at an additional cost. NOTICE: If a fumigation is cancelled after an Orientation is performed, there will be a charge at our discretion, for time and materials up to $150.

NOTICE: The charge for service that this company subcontracts to another registered company may include the company's charges for arranging and administrating such services that are in addition to the direct costs associated with paying the subcontractor. You may accept Cal Oaks Termite 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, Cal Oaks Termite will not be responsible for any act or omission in said company's performance.

NOTICE: In the event that this report is to be used for escrow (real estate transfer or refinance) Cal Oaks Termite must be informed of this information (escrow name, officer, number, closing date, etc.) immediately after the opening of escrow. This is the home owners agent, or escrow officer's responsibility. If costs incurred on this property are not paid, this will nullify all warranties on the structure and may lead to a lien against this property. If the escrow falls through, the buyer/seller who ordered the performed work/inspection will be responsible for payment.

FURTHER DAMAGE: In the event that damage or infestation described therein is later found to extend further than anticipated, our bill will not include such repairs. OWNER SHOULD BE AWARE OF THIS CLOSED BID WHEN CONTRACTING WITH OTHERS OR UNDERTAKING THE WORK HIMSELF AND/OR HERSELF.NOTICE: This company makes no guarantee or warranty, express or implied, regarding future infections or adverse conditions or conditions present but not evident at the time of inspection. Cal Oaks Termite does not guarantee or warranty the work performed by others.

PAINT NOTE: ONE COAT OF PAINT WILL BE APPLIED TO WOOD REPAIRED WHERE INDICATED ON THIS REPORT. THIS INITIAL COAT OF PAINT IS CONSIDERED A PRIMER COAT ONLY AND ADDITIONAL COATS SHOULD BE ADDED. HOWEVER, TO PRESERVE THE AESTHETICS OF YOUR HOME, COLOR MATCHING WILL BE PROVIDED IN THE COST ESTIMATE GIVEN UNLESS OTHERWISE STATED. CAL OAKS TERMITE WILL USE THE BRAND OF PAINT OF OUR CHOOSING. COLOR AND SHEEN ARE NOT GUARANTEED TO MATCH.

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Note: Mold is not a wood destroying organism and is outside of the scope of this report. There may be health related issues associated with the findings reflected in this report. We are not qualified and do not render an opinion concerning any such health issues. This inspection is limited to visible and accessable areas only. We are unable to inspect under carpets, inside walls, and under insulation in attics, etc. Questions regarding health issues, mold, release of mold spores, etc., should be referred to a mold professional. By executing the work authorization, the customer acknowledges that he or she has been advised of the foregoing and has had an opportunity to consult with a mold professional.

PESTICIDES: NOTICE TO OWNER, OCCUPANTS, OTHERS: "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 Act, 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 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 application you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center 800-876-4766 and your pest control company immediately."

CHEMICALS ARE CLASSIFIED by the EPA as: Danger, Warning, Caution, or Exempt. An exempt material is one where the risk of use is minimal to humans and the environment. For further information, contact any of the following: Cal Oaks Termite 951-698-8198. For health questions: The County Health Dept: Riverside-951-358-5050, Orange-714-834-7700, Los Angeles-800-427-8700, San Diego-619-515-6770, San Bernardino-800-782-4264. For application information: The County Agricultural Commissioner; Riverside-951-955-3000, Orange-714-955-0100, Los Angeles-626-575-5472, San Diego-858-694-2739, San Bern.-909-387-2105. For regulatory information: The Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, CA. 95815-3831 916-561-8708.

NOTICE: This firm reserves the right to substitute materials due to availability and/or discontinued materials. Due to changes in the milling process, replaced wood members may not match. Although much effort will be made to match, paint color, drywall, and stucco textures are not guaranteed to match.

FURNISHED STRUCTURES: Inspections performed on furnished or occupied structures are limited to visible areas only. This company is not responsible for any infestations, leaks, or adverse condition not visible at the time of inspection due to furnishings, or any coverings, or storage in the furnished property. Cal Oaks Termite will not move furniture or storage, or coverings in order to inspect a furnished property. In the case that evidence of a wood destroying organism is found once the property is unfurnished, the home owner may contact this company for an assessment/quote of the previously inaccessible findings at an additional cost.

LEAD BASED PAINT: The EPA requires that homes and other buildings constructed prior to 1978 are presumed to have lead paint that may cause serious health issues if disturbed during repairs. Special procedures are required by the US EPA in repairing painted areas where more than 6 square feet in an interior or 20 square feet on an exterior are disturbed. Local and state requirements may be more restrictive. Those doing the repairs are required by law to be licensed lead renovators and as such follow strict testing, containment, repair, clean up and debris disposal practices. The penalties for violations of the EPA regulations are severe. If this structure was built prior to 1978, you will be provided with the EPA pamphlet entitled "RENOVATE RIGHT-IMPORTANT LEAD HAZARD INFORMATION FOR FAMILIES" prior to the start of repairs. In addition, you will be notified of the additional costs or compliance.

BUILDING PERMITS: If building permits are required for any repair work, it is the owner's responsibility to contact the appropriate government agency, and schedule and pay all fees prior to repair work being performed by this company or others.

FLOORING: During the process of treatment or replacement, it may be necessary to drill holes through ceramic tiles or other floor covering. These holes will then be sealed with concrete. We will exercise due care but assume NO RESPONSIBILITY for cracks, chipping, or other damage to floor coverings.

MEDIATION/ARBITRATION: In the event of a dispute between Cal Oaks Termite and/or its employees and Customer arising out of or relating to this Agreement, or to the identified property in any way, whether by virtue of contract, tort, or otherwise, including but not limited to the interpretation of the terms and conditions of this Agreement, the making of the Agreement, or breach of any provision of this Agreement, the parties hereby expressly agree to submit their dispute first to a qualified mediator. Should the dispute not be settled to the satisfaction of all parties, then the parties hereby agree to submit their dispute to arbitration pursuant to the American Arbitration Act for resolution.

POSSIBLE CHEMICALS TO BE USED BY THIS COMPANY: TIMBOR,(98% Disodium Octaborate Tetrhydrate, 2% Inert.)and/or TERMIDOR SC, Fipronil: 5-amino-1-(2,6-dichloro-4- (trifluoromethyl)phenyl)-4-((1,R,S)-(trifluoromethyl)sulfinyl)-1-Hyprazole-3carbonitrile 9.1%, 90.9% Inert. and/or TAURUS SC, Fipronil: (5-amino-1-(2,6-dichloro-4-(trifluoromethyl)sulfinyl)-1-H-pyrazole-3-carbonitrile)9.1%, 90.9% Inert and/or BORACARE, Active Ingredients: Disodium Octaborate Tetrahydrate 40.0%, 60.0% Inert. and/or PROFOAM, Active Ingredients: Sodium Decyl Sulfate, Sodium Lauroampho acetate, Sodium Lauryl Sulfate 60.0%, Inert 40.0%

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Findings and Recommendations

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 original inspection did not allow the inspector access to complete the inspection and cannot be defined as Section I or Section II.

FINDING: 4A Loose toilet noted at bathroom.

RECOMMENDATION: Owner to consult with appropriate tradesman for advice and/or repairs.
This is a Section II Item

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Cal Oaks Termite PO BOX 625, Murrieta, CA. 92564
Ph: 951-698-8198 Fax: 951-698-1899

The inspection report of Cal Oaks Termite dated 07/29/2026 and bearing the Structural Pest Control Stamp Number 228598, is incorporated herein by reference as though fully set forth. Cal Oaks Termite is authorized to and shall complete work set forth in the following items:

Item	Section	Primary Bid	Secondary Bid	Cost Option
4A	Section II	$0.00	$0.00	No Bid
	Totals:	**$0.00**	**$0.00**	
	Inspection Fee:	**$0.00**		

OUR ESTIMATE IS GOOD FOR 60 DAYS FROM THE BID DATE AND IS SUBJECT TO REVIEW AT THAT TIME.
Before signing this report read it thoroughly. If there are any questions, please contact us. Once signed, please return this Authorization page only to either Fax: 951-698-1899 or Email: caloakstermite@verizon.net Thank you!
PLEASE CHECK APPROPRIATE BOX

ALL ITEMS LISTED ABOVE ☐

ALL SECTION I ITEMS ONLY ☐

THE FOLLOWING ITEMS ONLY:

USE SUBSTANDARD SECONDARY TREATMENT ☐

Authorized By (Please Print Name)	Title	Authorization Date	Phone Number
Authorized By (Signature)	**Sub Title**	**Date of Birth**	**Email**

Escrow Information

NOTICE TO OWNER

Under the California Mechanics Lien Law any structural pest control operator who contacts 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 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 be a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your contractor 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. General 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.

AUTHORIZATION TO PROCEED

We hereby acknowledge that we have read and understand all of this agreement. We agree to it and authorize Cal Oaks Termite to proceed with the work. Payment for service is due in full upon completion of work and subject to 6% annual interest and a $25 late fee after 15 days. If the agreement indicates that a title or escrow company is to be billed for the work, we hereby instruct that title or escrow company to hold funds sufficient to pay the bill, and to pay the bill upon receipt of Notice of Completion or close of escrow. Payment can be delayed up to 60 days if an escrow is active. If escrow is cancelled, payment is due within 30 days or amount due will be subject to 6% annual interest. All terms hereunder are swearable. This is the agreement. Absent inclusion there are no representation. Any exceptions to this contract must be approved in writing.