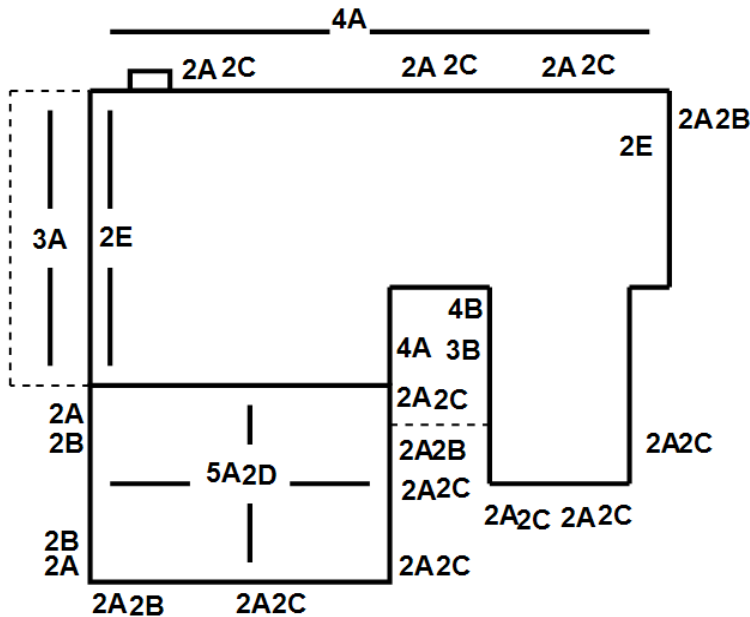


# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building Address: <b>25901 Calle Ricardo, San Juan Capistrano, CA 92675</b>		Date of Inspection 03/20/2023	Number of Pages 7
Quantum Termite and Construction, Inc. 28241 Crown Valley #F142 Laguna Niguel CA 92677 Phone: (949) 250-9450 Fax: (949) 491-8668		Report # W10890	
		Lic. Registration # PR 8043	
		Escrow #	
Ordered by: Mike Ahumada	Property Owner and/or Party of Interest: Whipple Family Trust 25901 Calle Ricardo San Juan Capistrano, CA 92675	Report Sent to: Mike Ahumada	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: Single story wood framed stucco single family residence with a composition roof and an attached garage furnished and occupied		Inspection Tag Posted: Garage	
		Other Tags Posted: None	
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 <input type="checkbox"/> Drywood Termites <input checked="" type="checkbox"/> Fungus / Dryrot <input checked="" type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input checked="" type="checkbox"/>			
If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for the details on checked items.			



This Diagram is not to scale

Inspected by: Marc DeShane State License No. OPR9780 Signature *Marc DeShane*

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, Ste. 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 the services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov

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READ THIS DOCUMENT: It explains the scope and limitations of a structural pest control inspection and a Wood Destroying Pest and Organism Report (hereafter known as REPORT).

A REPORT contains findings as to the presence or absence of evidence of wood destroying insects or organisms in visible and accessible areas on the date of inspection and contains the recommendations of Quantum Termite and Construction, Inc. (hereafter known as Q.T.C., Inc.) for correcting any infestation(s), infection(s) or conditions found. The Structural Pest Control Act and its rules and regulations (hereafter referred to as the (S.P.C.A.) govern the contents of a REPORT. Some structures may not comply with building code requirements or may have structural, plumbing, electrical heating and air conditioning, or other defects that do not pertain to wood destroying organisms. A REPORT does not contain information about such defects as they are not within the scope of the license of the inspector of the company issuing this REPORT.

The S.P.C.A. only requires inspection of those areas that are visible and accessible at the time of inspection. Some areas of the structure are not accessible to inspection, such as interior of hollow walls, spaces between floors, areas concealed by carpeting, appliances, furniture, or cabinets. Infestation(s) or infection(s) may be active in these areas without visible and accessible evidence. If information about areas that were not inspected is desired 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.

Only and all work performed by Q.T.C., Inc. is warranted for one (1) year, unless otherwise stated herein.

Roof(s) and deck(s) have no expressed or implied warranty unless stated in the REPORT. The exterior surface of the roof was not inspected. Q.T.C., Inc. will not determine the water-tightness of the roof. Others should contact a roofing contractor licensed by the Contractor's State Licensing Board if such determination is desired. Q.T.C. will in no way alter or modify the drainage of deck(s) hence Q.T.C., Inc. cannot be held liable for drainage problems.

Except as otherwise REPORTed herein, no indications(s) of adverse condition(s) were noted on the visible surfaces of the inaccessible area(s). Since no such evidence was found to warrant removal of furniture, floor covering(s), and/or the opening of hollow walls, spaces between floors and ceilings, soffits, porches, enclosed bay windows, buttresses, built-in cabinetwork, and other finished segments of the structure, an inspection of these areas is not deemed practical and is therefore not included in this REPORT.

Q.T.C., Inc. does not certify or guarantee against any leakage, including (but not limited to) plumbing, appliance(s), wall(s), door(s), window(s), any type of seepage, and roof or deck covering(s). Q.T.C., Inc. renders no guarantee whatsoever against and infection(s), infestation(s), damage(s), or any other adverse condition(s) that may exist in such area(s) or may become visibly evident in such area(s) after the inspection date. Upon request further inspection of these areas would be performed at an additional charge.

In the case of subterranean termite infestation(s), Q.T.C., Inc. does not warranty the presence or absence of any such infestations beyond the date of the original inspection. Any infestation(s) noted after the original inspection date will be at additional cost to the owner for inspection and treatment.

In the event infection(s), infestation(s), or damage(s) described herein is later found to extend further than anticipated, the bid by Q.T.C., Inc. will NOT include such repairs. The owner should be aware of this CLOSED BID when contracting with others or undertaking the work him/herself. If, at the time of repair(s), a supplemental REPORT is necessary there may be an additional cost to the owner(s).

Detached structure(s), addition(s) to the real property, or wood fence(s) were not inspected and are excluded from this inspection and REPORT unless otherwise indicated in this REPORT.

Second story eave(s) and/or area(s) normally considered inaccessible will be visibly inspected from the ground level only, unless further inspection of these area(s) is otherwise specifically requested. Portion(s) of the structure(s) were inaccessible due to heavy foliage (where applicable).

Stall shower(s) were tested in accordance with section 1991-(12) were applicable. Where applicable, second story stall shower(s) not tested due to finished ceiling(s) below and sunken slab stall shower(s) not tested due to type of construction. At the time of inspection no evidence of leakage through sub flooring or wall could be found and no water stains were noted unless otherwise stated. This is a REPORT of the condition of the stall shower(s) at the time of the inspection. This should not be construed as a guarantee.

Wallpaper, stain, and painting are excluded from our contract. New wood exposed to the weather will be painted with primer (1 coat). Matching paint may be substituted if and only if others supply it on-site at the time of repair. Q.T.C., Inc. will not apply more than one coat and will not be responsible for mismatched paint.

Although every precaution will be exercised, some landscape damage close to the structure may occur during the course of inspections, treatments, and/or repairs. Q.T.C., Inc. cannot be held liable for any such damage(s).

Q.T.C., Inc. recommends all items on this REPORT be completed. Q.T.C., Inc. assumes no responsibility for infestation(s), infection(s), or damage(s) resulting from any items not completed by Q.T.C., Inc. If others perform work, Q.T.C., Inc. will not certify the absence or presence of infestation(s), infection(s) or damage(s), or adverse conditions.

Q.T.C., Inc. will re-inspect this property within a four (4) month period if requested upon payment of the inspection fee.

In the case of FUMIGATION ONLY it is to be understood that Q.T.C., Inc. subcontracts this service to a state licensed fumigator. Our costs are for administration services and scheduling of the provided services.

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During the course of repairs if a building permit is required it will be at an additional expense to the owner(s).

When structural repairs are performed, replacement material size may differ from the original construction material. Q.T.C., Inc. will attempt to match existing wood sizes when possible. If special milling is required it will be at additional expense to the owner(s).

During the course of eave repairs, damage to the eave gutter(s) may occur. Q.T.C., Inc. cannot and will not be held liable for any damage to the gutter system.

Payment is the responsibility of the person(s) authorizing work or the property owner(s) in the event of a cancelled escrow.

Q.T.C., Inc. will accept escrow payments up to 30 days from the completion date beyond which time payments are due from the owner(s) or responsible party.

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. However, recommendation to the correct these findings may vary from company to company. You have a right to seek a second opinion from another company.

Thank you for selecting Quantum Termite and Construction, Inc. (Q.T.C., Inc.) 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.

Please note the Structural Pest Control Board's position on MOLD:

1. Molds, sometimes called mildew, are not wood-destroying organisms.
2. Q.T.C., Inc., a branch 3 licensed company, does not have a duty under the Structural Pest Control Act and related regulations to classify molds as harmful to human health or not harmful to human health.
3. This does not modify the Structural Pest Control Act or related regulations.

REINSPECTION DISCLAIMER: 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.

OTHERS WORK DISCLAIMER: In many cases, work performed by others covers up or leaves infestations and/or infections in hidden areas. We make no claims or representations regarding the presence or absence of these wood destroying pests or organisms in these hidden areas. There very well may be active infestations or infections in this structure which are not visible or accessible.

LOCAL TREATMENT DISCLAIMER: 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. If fumigation should ever be necessary, Quantum Termite and Construction, Inc. will not be responsible for any costs incurred by the occupants affected by the fumigation or costs for any necessary repairs.

FUMIGATION DISCLAIMER: Quantum Termite and Construction, Inc. will not be responsible for pests trapped in the structure during the fumigation, removal of these pests after the fumigation, or any odors arising from these pests.

PLUMBING DISCLAIMER: Quantum Termite and Construction, Inc. (Q.T.C., Inc.) will not be responsible for any damage to hidden pipes that may be incurred during the course of treatment or repairs nor will Q.T.C., Inc. be responsible for damage to any improperly functioning shut off valves should service need to be interrupted for any reason.

MOLD DISCLAIMER: There may be health related issues associated with the finding(s) reflected in this report. Quantum Termite and Construction, Inc. is not qualified to and does not render an opinion concerning any such health issues. The inspection reflected by this report was limited to visible and accessible areas only. Questions concerning health related issues, which may be associated with the findings or recommendations reflected in this report, the presence of mold, the release of mold spores, or concerning indoor air quality should be directed to a Certified Industrial Hygienist.

LEAD PAINT DISCLAIMER: An Environmental Protection Agency (EPA) rule requiring use of "Lead-Safe" practices governing renovation, repair, and painting on projects that disturb lead-based paint in homes, child care facilities, and schools built BEFORE 1978 took effect on April 22, 2010. Thereafter, no firm may perform, offer, or claim to perform renovations or repairs ON HOMES BUILT BEFORE 1978 without the firm being EPA certified UNLESS third party testing has deemed the home to be Lead Free. Homes declared to have lead based paint will have additional fees added to the bid to cover the expense of "Lead-Safe" practices. Third Party testing, if required, will be at additional expense to the property owner.

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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.

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### FINDINGS AND RECOMMENDATIONS

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#### Drywood:

- 2A (Section I)  
FINDINGS: Evidence of drywood termites identified at eave area as indicated on the diagram. Infestation appears to extend into an inaccessible area.  
RECOMMENDATION: Seal and fumigate the structure with a lethal gas (Vikane) for the elimination of drywood termite infestation(s). Remove and/or cover accessible evidence of infestation(s).
- \*NOTE(s): 1. A signed "Occupants Fumigation Notice," and signed release waivers, access keys, and electrical power MUST BE AVAILABLE at the scheduled time.  
2. Limited warranty for fumigation: For three years from the date of original completion, Quantum Termite and Construction, Inc. warrants fumigation for the original infestation only.  
3. 24 Nylofume bags are included at no cost, additional fume bags will be charged a \$1.00 each.
- 2B (Section I)  
FINDINGS: Evidence of drywood termite damage identified at fascia as indicated on the diagram.  
RECOMMENDATION: Remove and replace damage as necessary with new material. Primer repaired area (s) for others to paint. Any damage, infestation or infection identified at inaccessible areas at the time of repairs may be an additional cost to the property owner.
- 2C (Section I)  
FINDINGS: Evidence of drywood termite damage identified at eave area as indicated on the diagram.  
RECOMMENDATION: Remove infested or infected material. Repair area (s) as necessary. Primer repaired area (s) for others to paint. Any damage, infestation or infection identified at inaccessible areas at the time of repairs may be an additional cost to the property owner.
- 2D (Section I)  
FINDINGS: Evidence of drywood termites identified at garage as indicated on the diagram. Infestation appears to extend into an inaccessible area.  
RECOMMENDATION: See Recommendation 2A
- 2E (Section I)  
FINDINGS: Evidence of drywood termites identified at attic as indicated on the diagram. Infestation appears to extend into an inaccessible area.  
RECOMMENDATION: See Recommendation 2A

#### Fungus / Dryrot:

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**- Findings and Recommendations continued from previous page -**

- 3A (Section I)  
FINDINGS: Evidence of excessive moisture and fungus damage identified at patio cover as indicated on the diagram due to deferred maintenance.  
RECOMMENDATION: Remove and haul away debris generated from the removal away from the property to a disposal center per request of owner.
- 3B (Section I)  
FINDINGS: Evidence of excessive moisture and fungus damage identified at trim as indicated on the diagram due to deferred maintenance.  
RECOMMENDATION: Remove infested or infected material. Repair area (s) as necessary. Primer repaired area (s) for others to paint. Any damage, infestation or infection identified at inaccessible areas at the time of repairs may be an additional cost to the property owner.

**Other Findings:**

- 4A (Section II)  
FINDINGS: Faulty grade identified at foundation as indicated on the diagram.  
RECOMMENDATION: RECOMMENDATION: This is a section 2 item. Section 2 items are conditions deemed likely to lead to infestation or infection but where no visible evidence of such was found. Quantum Termite and Construction, Inc. (Q.T.C., Inc.) recommends for others to engage a proper tradesman to open area for Q.T.C., Inc. to further inspect and file a supplemental report with additional findings and recommendations if necessary. Proper tradesman to make any necessary repairs and/or material replacement per applicable California Structural Pest Control Board and/or Building Code requirements and specifications.
- \*NOTE(s): 1. If reinspection of this item is necessary, reinspection will not guarantee, and may not certify, work completed by others. A re-inspection fee will apply for each trip by Q.T.C., Inc. to the property.
- 4B (Section II)  
FINDINGS: Earth to wood contact identified at trim as indicated on the diagram.  
RECOMMENDATION: RECOMMENDATION: This is a section 2 item. Section 2 items are conditions deemed likely to lead to infestation or infection but where no visible evidence of such was found. Quantum Termite and Construction, Inc. (Q.T.C., Inc.) recommends for others to engage a proper tradesman to open area for Q.T.C., Inc. to further inspect and file a supplemental report with additional findings and recommendations if necessary. Proper tradesman to make any necessary repairs and/or material replacement per applicable California Structural Pest Control Board and/or Building Code requirements and specifications.
- \*NOTE(s): 1. If reinspection of this item is necessary, reinspection will not guarantee, and may not certify, work completed by others. A re-inspection fee will apply for each trip by Q.T.C., Inc. to the property.

**Further Inspection:**

- 5A (Further Inspection)  
FINDINGS: Inaccessible area identified at garage as indicated on the diagram due to no access, blocked access or limited access.  
RECOMMENDATION: Others to make area accessible for Quantum Termite and Construction, Inc. to further inspect and file a supplemental report with additional findings and recommendations if necessary.
-

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In accordance with the laws and regulations of the State of California, we are required to provide you with the following information prior to application of pesticides to your property.

"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 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 application you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center (800) 222-1222 and your pest control company immediately."

For further information, contact any of the following:

Quantum Termite and Construction, Inc. (949) 250-9450

Poison Control Center (800) 222-1222

(Health Questions) County Health Dept.  
Orange County (714) 834-3155  
Los Angeles County (213) 240-8117  
San Bernardino County (800) 782-4264  
Riverside County (951) 358-5000  
San Diego County (619) 229-5400

(Application Info.) County Agriculture Commission  
Orange County (714) 955-0100  
Los Angeles County (626) 575-5471  
San Bernardino County (909) 387-2105  
Riverside County (951) 955-3045  
San Diego County (858) 694-2739

Structural Pest Control Board (Regulatory Info.) (916) 561-8704  
2005 Evergreen Street, Ste. 1500 Sacramento, CA 95815

TERMITE AND FUNGUS CONTROL CHEMICALS

Vikane (EPA Reg. No. 62719-4-ZA )  
Active Ingredients: Sulfuryl Floride 99.8%

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.

NOTE: If the Home Owner fails to pay billing in full, Quantum Termite and Construction, Inc. will have the right to be paid back for all of its costs and expenses to the extent not prohibited by applicable law. Those expenses include, for example (but not limited to), reasonable attorney's fees. If for any reason this account is to be turned over to our collection agency, you will be responsible for all costs of collecting.

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**Findings and Recommendations estimated by this Company:**

Item	Approval	Primary Estimate	Section
2A	<input type="checkbox"/>	\$3,195.00	I
2B	<input type="checkbox"/>	\$3,985.00	I
2C	<input type="checkbox"/>	Included in 2B	I
2D	<input type="checkbox"/>	Included in 2A	I
2E	<input type="checkbox"/>	Included in 2A	I
3A	<input type="checkbox"/>	Included in 2B	I
3B	<input type="checkbox"/>	Included in 2B	I

Complete all of the items quoted above with Primary Estimate.

**Total Estimate \$7,180.00**

Complete only the above Items checked.

Total \$ \_\_\_\_\_

**Findings and Recommendations NOT estimated by this Company:**

Owner or Authorized Representative shall contract others for completion of these items.

Items: 4A, 4B, 5A

*I have read and understand the terms of the Report referenced above and agree to the terms and conditions set forth. Quantum Termite and Construction, Inc. is hereby authorized to complete the Items selected above and it is agreed that payment shall be made as follows:*

Payment shall be made as follows:  With close of Escrow  \$ \_\_\_\_\_ Deposit  \$ \_\_\_\_\_ on Completion

Escrow Number: \_\_\_\_\_ Escrow Company: \_\_\_\_\_ Escrow Officer: \_\_\_\_\_

Phone ( ) \_\_\_\_\_ - \_\_\_\_\_ Email: \_\_\_\_\_ Address: \_\_\_\_\_

Owner or Authorized Representative:  Owner  Representative's Title: \_\_\_\_\_

Print Name: \_\_\_\_\_ X \_\_\_\_\_ Date \_\_\_\_\_

Owner or Authorized Representative:  Owner  Representative's Title: \_\_\_\_\_

Print Name: \_\_\_\_\_ X \_\_\_\_\_ Date \_\_\_\_\_

