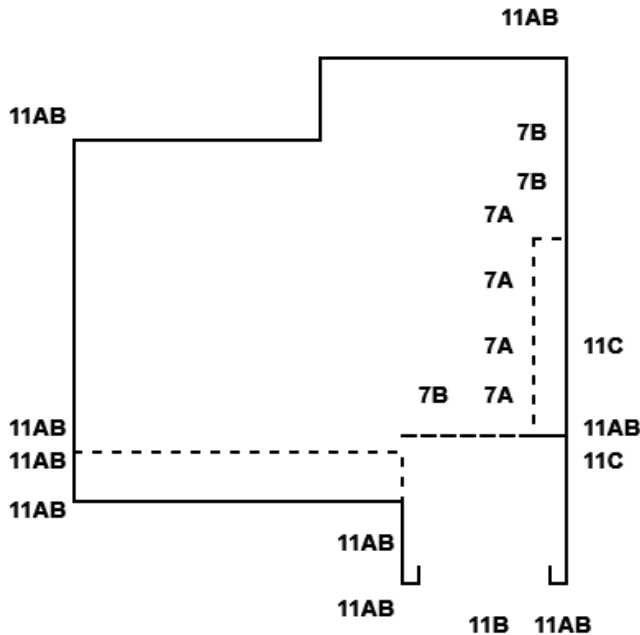


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 8812	Street Sapphire Ave	City Westminster	ZIP 92683	Date of Inspection 11/08/2025	Number of Pages 8
 Associated Exterminators 2430 N Glassell St. Unit L Orange CA 92865 (949) 294-1188 associatedclientcare@gmail.com				Report # : 10929 Registration # : PR7117 Escrow # : ☐ CORRECTED REPORT	
Ordered by:		Property Owner and Party of Interest: Tricia Vandermarlierre		Report sent to: Michelle Metzler	
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐					
GENERAL DESCRIPTION: The subject property is a one-story single-family residence (SFR) constructed on a concrete slab foundation . The roof is covered with composition shingles , and the exterior walls are finished with a combination of wood composite and stucco cladding . An attached garage is present. At the time of the inspection, the property was occupied and fully furnished , which may have restricted visibility and limited access to certain areas, including wall perimeters, interior closets, and garage margins due to furniture, stored items, and personal belongings . The inspection was conducted in accordance with the Structural Pest Control Board (SPCB) regulations and current WDO inspection standards . All findings are based on a visual, non-invasive inspection ; no destructive testing was performed.				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.					

Diagram Not To Scale



Inspected By: Jeff Clark State License No. FR65979 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.

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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.

Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These include but are not

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limited to: inaccessible and/or insulated attics or 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; area 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 inspection 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 2nd story eaves were visually inspected from 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.

Slab floor construction has become more prevalent in recent years. Floor covering may conceal cracks in the slab that will allow infestation to enter. Infestations in the walls may be concealed by plaster so that a diligent inspection may not disclose the true condition. These areas are not practical to inspect because of health hazards, damage to the structure; or inconvenience. They were not inspected unless described in this report. We recommend further inspection if there is any question about the above noted areas. Ref: Structural Pest Control Act, Article 6, Section 8516(b), paragraph 1990(i). Amended effective March 1, 1974. Inspection is limited to disclosure of wood destroying pests or organisms as set forth in the Structural Pest Control Act, Article 6, Section 8516(b), Paragraph 1990-1991.

This company will reinspect repairs done by others with 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. NOTE: Authority cited: Section 8525 Business and Professions Code. Reference: Section 8516, Business and Professions Code.

This report includes findings related to the presence/non-presence of wood destroying organisms and/or visible signs of leaks in the accessible portions of the roof. The inspector did not go onto the roof surface due to possible physical damage to the roof, or personal injury. No opinion is rendered nor guarantee implied concerning the water-tight integrity of the roof or the condition of the roof and roofing materials. If interested parties desire further information on the condition of the roof, we recommend that they engage the services of a licensed roofing contractor.

This is a report of the condition of the stall shower at the time of inspection only, and should not be confused as a guarantee. Second story stall showers are inspected but not water tested unless there is evidence of leaks in ceiling below. Ref: Structural Pest Control Rules and Regulations, Sec. 8516G. Sunken or below grade showers or tubs are not water tested due to their construction.

During the course of/after opening walls or any previously concealed areas, should any further damage or infestation be found, a supplementary report will be issued. Any work completed in these areas would be at Owner's direction and additional expense.

During the process of treatment or replacement it may be necessary to drill holes through ceramic tiles or other floor coverings; 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. We do not re-lay carpeting.

We assume no responsibility for damage to any Plumbing, Gas or Electrical lines, etc., in the process of pressure treatment of concrete slabs or replacement of concrete or structural timbers.

When a fumigation is recommended we will exercise all due care but assume no responsibility for damage to Shrubbery, Trees, Plants, TV Antennas or Roofs. A FUMIGATION NOTICE will be left with, or mailed or electronically sent to the Owner of this property, or his designated Agent. Occupant must comply with instructions contained in Fumigation Notice. During fumigation and aeration, the possibility of burglary exists as it does any time you leave your home. Therefore, we recommend that you take any steps that you feel necessary to prevent any damage to your property. We also recommend that you contact your insurance

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agent
and verify that you have insurance coverage to protect against any loss, damage or vandalism to your property. The company does not provide any onsite security except as required by state or local ordinance and does not assume any responsibility for care and custody of the property in case of vandalism, breaking or entering.

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 Associated Exterminators 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, Associated Exterminators 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.

If you should have any questions regarding this report, please call or come by our office any weekday between 8:30 a.m. and 5:00 p.m.

I agree to pay reasonable attorney's fees if suit is required by this COMPANY to enforce any terms of this contract, together with the costs of such action, whether or not suit proceeds to judgement.

The total amount of this contract is due and payable upon completion of work unless otherwise specified. A finance charge computed at a Monthly rate of 1.5% of the unpaid balance (annual percentage rate of 18%) will be added to all accounts past due.

If this report is used for escrow purposes then it is agreed that this inspection report and Completion, if any, is part of the ESCROW TRANSACTION. However, if you received written or verbal instructions from any interested parties involved in this escrow (agents, principals, etc.) to not pay our invoice at close of escrow, you are instructed by us not to use these documents to satisfy any conditions or terms of your escrow for purposes of closing the escrow. Further, you are instructed to return all of our documents and the most current mailing address you have on file for the property owner.

Owner/agent/tenant acknowledges and agrees that inspection of the premises will not include any type of inspection for the presence or non-presence of asbestos and that this report will not include any findings or opinions regarding the presence or non-presence of asbestos in, upon or about the premises, we recommend that you contact a contractor specifically licensed to engage in asbestos related work. Further, should we discover the presence of asbestos during our inspection of the premises or should our inspection of the premises cause a release of asbestos dust or particles, owner/agent/tenant shall be solely responsible for the cleanup, removal and disposal of the asbestos and the cost thereof. Owner/agent/tenant hereby agrees to waive any and all claims against this Company which are in any way related to the presence of asbestos on the premises and further agrees to indemnify and hold this company harmless from any and all claims of any nature asserted by any third party, including this Company's employees, which is in any way related to the presence of asbestos on the premises.

P. If a separated report has been requested, it is defined as section 1 & section 2 conditions evident on the date of inspection.

Section 1: Contains items where there is visible evidence of active infestation, infection or conditions that have resulted in or from infestation or infection.

Section 2: Section 2 items area conditions deemed likely to lead to infestation or infection, but where no visible evidence of such was found.

Further Inspection: Further inspection items are defined as recommendations to inspect areas which during the original inspection, did not allow the inspector access to complete the inspection and cannot be defined as section 1 or section 2.

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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 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.

7. ATTIC SPACES

7A - Section I

Findings & Recommendations – Evidence of Drywood Termite Activity

Finding:

Evidence of **drywood termite activity** was observed at **SEE DIAGRAM**, as indicated on the attached diagram. Indicators include **termite frass** (pelletized droppings), **exit holes**, and/or **visible wood damage**. Drywood termites can cause **progressive deterioration of structural wood members** if not properly treated.

Recommendation:

To ensure full eradication of the infestation, we recommend **whole-structure fumigation** using **Vikane® gas fumigant** or an equivalent **state-registered product**. The fumigation process will include:

Vacating the structure and completing all preparation steps in advance.

Tenting and sealing the building to ensure gas penetrates all wood members, including **inaccessible areas**.

Applying **Vikane® gas fumigant** to eliminate all active **drywood termites** within the structure.

A **two-year fumigation warranty** will be provided.

In addition, a **three-year extended warranty** will apply to any **included local treatments**, provided the **client schedules and maintains annual no-cost termite inspections** through the **company listed in this report**. Failure to complete these annual inspections will void the extended warranty period.

Occupants are required to review and sign all **Fumigation Notices** and **Pesticide Disclosure forms** prior to treatment. All **fumigation prep instructions** must be followed as provided before the scheduled service date.

Additional Preventative Measures & Suggestions:

Vacuum and mask all visible frass to assist in future monitoring.

Seal exposed wood members to reduce the chance of reinfestation.

Inspect and repair any termite-damaged wood as needed following treatment.

Schedule annual termite inspections to maintain the validity of the **extended 3-year local treatment warranty**.

7B - Notes

Findings & Recommendations – Water Stains Observed in Attic

Finding:

Minor water stains were observed on **framing members and/or roof sheathing** within the **attic area** at **SEE DIAGRAM**. The stains appeared to be **dry at the time of inspection** and showed **no visible signs of active leaks, fungal growth, or ongoing moisture intrusion**.

These conditions may be the result of a **previous roof leak or condensation issue** that has since been resolved.

Recommendation:

No immediate corrective action is recommended at this time based on current **visible and dry conditions**.

The client is advised to **monitor the area during the rainy season** or periods of high humidity for any signs of **active moisture intrusion**.

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If new staining, dampness, or fungal growth is observed in the future, further evaluation by a **licensed roofing contractor or moisture specialist** is recommended to determine the source and need for corrective measures.

11. OTHER - EXTERIOR

11A - Section I

Findings & Recommendations – Evidence of Drywood Termite Activity

Finding:

Evidence of **drywood termite activity** was observed at **SEE DIAGRAM**, as indicated on the attached diagram. Indicators include **termite frass** (pelletized droppings), **exit holes**, and/or **visible wood damage**. Drywood termites can cause **progressive deterioration of structural wood members** if not properly treated.

Recommendation:

To ensure full eradication of the infestation, we recommend **whole-structure fumigation** using **Vikane® gas fumigant** or an equivalent **state-registered product**. The fumigation process will include:

Vacating the structure and completing all preparation steps in advance.

Tenting and sealing the building to ensure gas penetrates all wood members, including **inaccessible areas**.

Applying **Vikane® gas fumigant** to eliminate all active **drywood termites** within the structure.

A **two-year fumigation warranty** will be provided.

In addition, a **three-year extended warranty** will apply to any **included local treatments**, provided the **client schedules and maintains annual no-cost termite inspections** through the **company listed in this report**. Failure to complete these annual inspections will void the extended warranty period.

Occupants are required to review and sign all **Fumigation Notices** and **Pesticide Disclosure forms** prior to treatment. All **fumigation prep instructions** must be followed as provided before the scheduled service date.

Additional Preventative Measures & Suggestions:

Vacuum and mask all visible frass to assist in future monitoring.

Seal exposed wood members to reduce the chance of reinfestation.

Inspect and repair any termite-damaged wood as needed following treatment.

Schedule annual termite inspections to maintain the validity of the **extended 3-year local treatment warranty**.

11B - Section I

Findings & Recommendations – Termite Damage at Exterior Wood Members

Finding:

Evidence of **termite damage** was observed at **exterior wood members** at **one or more of the following fascia, rafter tails, siding, trim, door frames, etc** as indicated on the **attached diagram**. The damage has compromised the integrity of the affected wood members and may worsen over time if left unaddressed.

Recommendation:

To restore structural integrity and prevent further deterioration, we recommend that the **damaged exterior wood members be repaired or replaced**. Best practices for termite-damaged wood repair include:

Removing and replacing all structurally compromised wood where applicable.

Treating adjacent wood members with a **state-registered termiticide** to help prevent reinfestation.

Ensuring proper caulking and sealing of joints to prevent moisture intrusion, which can lead to wood decay and increase susceptibility to future termite activity.

Inspecting surrounding areas for additional concealed damage and addressing as necessary.

Painting & Priming Notice:

COMPANY will **prime all repaired or replaced wood components** as part of the service.

COMPANY **CANNOT GUARANTEE** an exact color match due to:

Age and weathering of existing paint

Variations in material absorption and finish

Sun exposure and environmental conditions affecting the current paint color

For best results, the client may consider **repainting the entire affected area** to ensure a uniform appearance. **BID UPON REQUEST**

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Areas **not visible or accessible** at the time of inspection are excluded from this report. **If additional concealed damage is discovered during the repair process, further corrective measures may be necessary COMPANY WILL WRITE A SUPPLEMENTAL REPORT.** Regular monitoring and maintenance are recommended to prevent future termite-related issues.

11C - Notes

Findings & Recommendations – Evidence of Patching at Shiplap

Finding:

Evidence of **patching and repair work** was observed at the **shiplap siding** at **SEE DIAGRAM**. The presence of patched areas may indicate **past damage** related to **wood-destroying organisms (WDOs)** or other structural issues.

At the time of inspection, there was **no visible evidence** of **active infestation** or **ongoing damage** in the **patched locations**. However, since **no disclosure** or documentation regarding the **reason for prior repairs** was provided, the **cause and extent** of the original issue **could not be confirmed**.

Recommendation:

No further corrective action is recommended at this time based on **visible conditions**.

If **documentation or disclosure** becomes available indicating **prior WDO activity**, or if **future signs of damage** emerge in the patched areas, further evaluation by a **licensed pest control professional** is advised.

Client is advised to monitor the area for any signs of **reoccurring damage, staining, or deterioration**, which may warrant **reinspection**.

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Thank you for selecting us to perform a structural pest control inspection on your property. Should you have any questions regarding this report, please call us directly by the contact information provided on the first page of the inspection report.

Please take a few moments to read and become familiar with the following content. 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 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 of pesticides, 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 agencies in your area:

Poison Control Center	(800) 222-1222
Agricultural Department	(714) 955-0100
Health Department	(714) 834-8560
Structural Pest Control Board	(916) 561-8700
	2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815
Orange County	(626) 575-5471
San Bernardino County	(909) 387-2105
Riverside County	(951) 955-3045
San Diego County	(858) 694-2739



Associated Exterminators

2430 N Glassell St. Unit L
Orange CA 92865
(949) 294-1188
associatedclientcare@gmail.com

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WORK AUTHORIZATION

Report #: 10929

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

Address of Property : 8812 Sapphire Ave

City: Westminster

State/ZIP: CA 92683

The inspection report of the company dated, **11/08/2025** 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 **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
7A	2,590.00	0.00	0.00	0.00
11A	See 7A	0.00	0.00	0.00
11B	2,100.00	0.00	0.00	0.00
Total:	4,690.00	0.00	0.00	0.00
GRAND TOTAL:	4,690.00			

Jeff Clark

Party of Interest:

Date:

Inspected By: Jeff Clark

Date: 11/08/2025

Ordered By:

Date:

