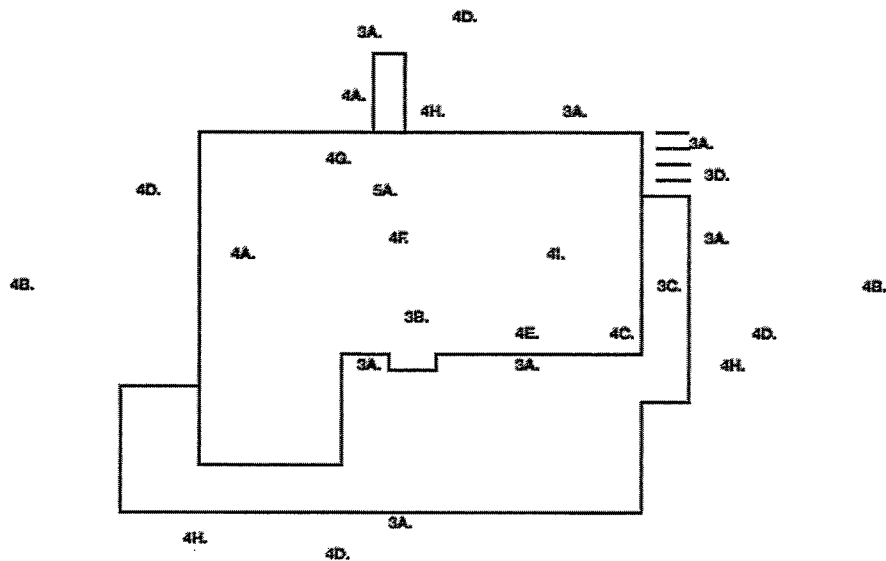


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 544	Street Community Drive	City Lake Arrowhead	ZIP 92352	Date of Inspection 11/18/2025	Number of Pages 6
		Burkitt's BuGs Inc. Post Office Box 3410 Running Springs CA 92382 (909) 866-9987 (909) 337-9528 Info@Burkitts.com Fax (909) 337-5695		Report # : 17488 Registration # : PR6628 Escrow # : ☐ CORRECTED REPORT	
Ordered by: Mandy Bell		Property Owner and Party of Interest:		Report sent to: Art Guilfoil	
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: Kroft Salmi State License No. OPR11683 Signature: Kroft Salmi

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.
 43M-41 (Rev. 04/2015)

BURKITT'S BUGS INC.

Page 2 of 6 inspection report

544	Community Drive	Lake Arrowhead	CA	92352
Address of Property Inspected		City	State	ZIP
11/18/2025	17488			
Date of Inspection	Corresponding Report No.	Escrow No.		

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 its 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:

BURKITTS BUGS INC.

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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.

BURKITT'S BUGS INC.

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Date of Inspection	Corresponding Report No.	Escrow No.		

3. FUNGUS / DRYROT:

3A - Section I

FINDING-Dry rot noted at 2x6 ledger of front deck on either side of chimney, 2x6 joist, 2x6 plank and 4x4 support post of front deck, three 2x6 planks and two 2x4 joists of platform in back of ouse, 2x12 stringers of stairway to deck on right side of house, 4x4 girder, two 4x4 support posts and portions of 2x4 skirting members of right side of deck.

RECOMMENDATION-Replace damaged wood and further inspect.

(This price does not include paint. If paint is required please call Burkitts Bugs for a bid)

SECTION I. \$9,875.00.

3B - Section I

FINDING-Dry rot noted at paneling of ceiling in living room.

RECOMMENDATION-Cut out and remove damaged paneling.Owner to attempt to find match and replace. (This price does not include paint. If paint is required please call Burkitts Bugs for a bid)

SECTION I. \$495.00.

3C - Section I

FINDING-Fungus noted at framing under front deck and right side deck, paneling in living room and subarea framing.

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. \$480.00.

3D - Section I

FINDING-Dry rot noted at wood framed windows in back and right side of house.

RECOMMENDATION-Owner to contact licensed contractor to repair as necessary for correction. Contractor to submit a 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 I. \$.00.

4. OTHER FINDINGS:

4A - Section II

FINDING-Earth to wood contact noted throughout subarea framing.

RECOMMENDATION-Owner to dig out and then contact Burkitt's Bugs, Inc. for further inspection.

SECTION II. \$.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 year).

SECTION II. \$.00.

4C - Section II

FINDING- Cellulose debris due to form lumber noted at subarea.

RECOMMENDATION- Chemically treat all form lumber that cannot be removed with Talstar (active ingredients: Bifenthrin), a toxic substance registered with the State of California, Department of Agriculture, in accordance with the label directions for the control of subterranean termites.

SECTION II. \$415.00.

4D - Section II

FINDING-Possible excessive moisture condition noted throughout exterior due to two layers of siding.

RECOMMENDATION-Owner to contact licensed contractor to repair as necessary for correction. Contractor to submit a 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.

BURKITT'S BUGS INC.

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4E - Section II

FINDING-Excessive moisture condition noted around fireplace due to conjoint of roofing.

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. \$0.00.

4F - Section II

FINDING-Water stains which appear to be old noted at subarea framing and interior wall, ceiling and attic.

RECOMMENDATION-No recommendations at this time. At time of inspection water stains appeared to be old. If water tightness confirmation is desired, please contact the appropriate trades person for inspection, repair and/or certification.

SECTION II \$0.00.

4G - Section II

FINDING-Possible excessive moisture condition noted in kitchen due to plumbing leak.

RECOMMENDATION-Owner to contact licensed plumber to repair as necessary for correction. Plumber to submit a 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. \$0.00.

4H - Section II

FINDING-Earth to wood contact noted at deck posts and skirting in front, left and right side of house and platform in back of house.

RECOMMENDATION-Break earth to wood contact and further inspect.

SECTION II. \$395.00.

4I - Section II

FINDING-Cellulose debris noted in subarea due to wood and owner's belongings.

RECOMMENDATION-Owner to remove all cellulose debris of a size and then contact Burkitt's Bugs, Inc. for further inspection.

SECTION II. \$0.00.

5. FURTHER INSPECTION:

5A - Further Inspection

FINDING-Inaccessible area noted at portions of subarea due to inadequate clearance.

RECOMMENDATION-Owner to make areas accessible and then contact Burkitt's Bugs, Inc. for further inspection.

THIS IS A FURTHER INSPECTION ITEM. \$85.00

SECTION I.	- \$10,850.00
SECTION II AND FURTHER INSPECTION ITEMS.	- \$. 895.00
SECONDARY RECOMMENDATIONS.	- \$.00

TOTAL.	- \$11,745.00
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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

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.

BURKITT'S BUGS INC.

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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 FURTHER 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:

Burkitt's Bugs believe it is safer to have your home professionally treated than 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 are 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 their 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 their physician concerning individual re-entry.

Poison Control Center
Agricultural Department
Health Department
Structural Pest Control Board

(800) 222-1222
(909) 387-2105
(800) 722-4794
(916) 561-8700
2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815



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

WORK AUTHORIZATION

Report #: 17488

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

Address of Property : 544 Community Drive

City: Lake Arrowhead

State/ZIP: CA 92352

The inspection report of the company dated, 11/18/2025 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
3A	9,875.00	0.00	0.00	0.00
3B	495.00	0.00	0.00	0.00
3C	480.00	0.00	0.00	0.00
3D	0.00	0.00	0.00	0.00
4A	0.00	0.00	0.00	0.00
4B	0.00	0.00	0.00	0.00
4C	0.00	415.00	0.00	0.00
4D	0.00	0.00	0.00	0.00
4E	0.00	0.00	0.00	0.00
4F	0.00	0.00	0.00	0.00
4G	0.00	0.00	0.00	0.00
4H	0.00	395.00	0.00	0.00
4I	0.00	0.00	0.00	0.00
5A	0.00	0.00	85.00	0.00

Property Owner:

Date:

Inspected By:

Date:

Owner's Agent:

Date:



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

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WORK AUTHORIZATION

Report #: 17488

Prefix	Section I	Section II	Further Inspection	Other
Total:	10,850.00	810.00	85.00	0.00
GRAND TOTAL:	11,745.00			

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

Owner's Agent: _____ Date: _____

Burkitt's BuGs Inc.



INVOICE / STATEMENT

Burkitts BuGs Inc.

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

Date: 11/18/2025

Report Number: 17488

Invoice Number: 17488-1

Escrow Number:

Property 544 Community Drive
Inspected: Lake Arrowhead, CA 92352

Bill To: Mandy Bell

MOBILE: (626) 372-3017
Mandy7up@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

Burkitt's BuGs Inc.



INVOICE / STATEMENT

Burkitts BuGs Inc.

Post Office Box 3410
Running Springs CA 92382
(909) 866-9987 (909) 337-9528
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Mandy7up@gmail.com

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Invoice Total: \$	125.00
Payments: \$	125.00
Total Due: \$	0.00

Description of Service

RETURN THIS COPY WITH REMITTANCE
THANK YOU FOR YOUR BUSINESS!