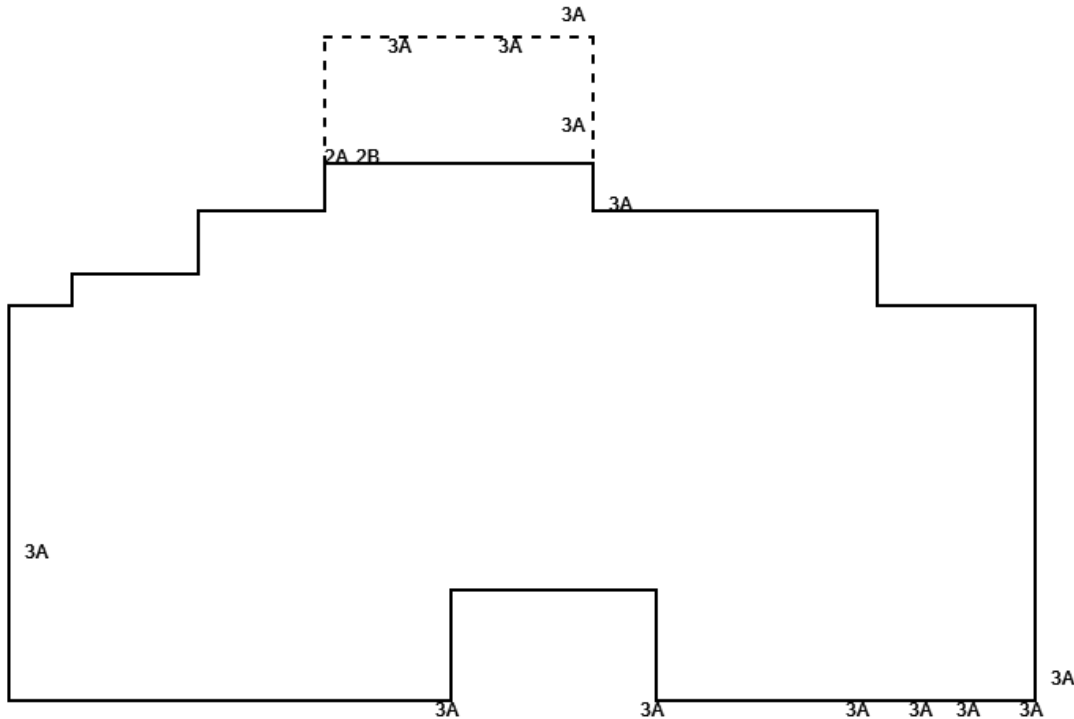


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 20455	Street Elfin Forest Road	City Escondido	ZIP 92029	Date of Inspection 08/27/2025	Number of Pages 6
		Sea To Sky Termite 3979 Utah St San Diego CA 92104 (619) 728-6768 info@seatoskyinspection.com		Report # : 13288 Registration # : PR7861 Escrow # : ☐ CORRECTED REPORT	
Ordered by: Kelli Miller Compass 1555 Camino Del Mar Suite 317 Del Mar CA 92014 United States		Property Owner and Party of Interest: Kelli Miller Compass 1555 Camino Del Mar Suite 317 Del Mar CA 92014 United States		Report sent to: Kelli Miller Compass 1555 Camino Del Mar Suite 317 Del Mar CA 92014 United States	
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐					
GENERAL DESCRIPTION: 2 Story - Single Family Res. - Furnished - Occupied				Inspection Tag Posted: Attic 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: Steven Mills State License No. OPR 13254 Signature: 

SEA TO SKY TERMITE

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Address of Property Inspected		City	State	ZIP
08/27/2025	13288			
Date of Inspection	Corresponding Report No.		Escrow No.	

Disclaimer

"NOTICE: Reports on this structure prepared by various registered companies should list the same findings, (i.e. termite infestation, 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.

"NOTICE: If you choose to contract directly with another registered company, Sea To Sky Termite will not in anyway be responsible for any act or omission in the performance of work that you directly contract with another to perform." This is a "Wood Destroying Pests and Organisms Report" required by most mortgage lenders for escrow. This is not a "Pest Control Report" which includes such common non-wood destroying pests such as rats, mice, ants, cockroaches, silverfish, fleas, etc.

IMPORTANT - PLEASE READ CAREFULLY Under no circumstances should this wood destroying pest and organisms report be construed as a guarantee and/or warranty of the structure(s). Inspection reports are intended to disclose infestations, infections, and/or conducive conditions which are noted on the date of inspection in the visible and accessible areas only, as required by the Structural Pest Control Act. Any infestation, infection, and/or conducive condition which is found after the date of inspection by any other person(s) will require an additional inspection report with findings, recommendations, and estimates.

A. Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These include but are not limited to: inaccessible and/or insulated attics 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; areas where there is no access without defacing or tearing out lumber, masonry or finished work; areas behind stoves, refrigerators, beneath floor coverings, furnishings; areas where encumbrances and storage, conditions or locks make inspection impractical; and areas or timber around eaves that would require the use of an extension ladder. 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.

B. 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.

C. This inspection pertains only to the specific address or addresses indicated above and does not include any attached or adjacent unit(s).

D. 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.

E. Sea To Sky Termite is not responsible for work completed by others, recommended or not, including by Owner. Contractor bills should be submitted to Escrow as certification of work completed by others.

F. 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.

G. This proposal does not include Painting or Decorating in the process of the work performed. Items recommended will be replaced as close as possible to original but not guaranteed to match.

H. Second story stall showers are inspected but not water tested unless there is evidence of leaks in the 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.

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

J. 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 assume no responsibility for cracks, chipping or other damage

SEA TO SKY TERMITE

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to floor coverings. We do not re-lay carpeting.

K. We assume no responsibility to any Plumbing, Gas, or Electrical lines that occurs, process of pressure treatment of concrete slab areas or replacement of concrete or structural timbers, or any resulting damage from damage to these lines.

L. When a fumigation is recommended we will assume no responsibility for damages to SHRUBBERY, TREES, PLANTS, TV ANTENNAS, or ROOFS. A FUMIGATION NOTICE will be left with, or mailed to the Owner of this property, or his designated Agent which states, among other things, that ALL FOOD AND MEDICINES must be removed from premises or placed in approved sealed bags PRIOR to fumigation. Sea To Sky Termite does not provide on-site security and does not assume any responsibility in case of vandalism, breaking or entering. 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 are necessary to prevent damage to your property.

M. Your termite report and clearance will cover any EXISTING infestation or infection which is outlined in this report. If the Owner of the property desires coverage of any new infestation, it would be advisable to obtain a Control Service Agreement which would cover any new infestation for the coming year.

N. The total amount of this contract is due and payable upon completion of work unless otherwise specified.

O. 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. If this work is to be billed to an escrow company, you will be responsible for payment within 30 days if escrow should be unusually prolonged, closes, or is cancelled without payment being made for all costs incurred by this company.

P. Should any party in interest desire further information pertaining to the condition of the PLUMBING or ROOF, we recommend the employment of a licensed contractor, as this is not within the scope of our license and we do not issue certifications in these areas.

Q. This Wood Destroying Pests and Organisms Report DOES NOT INCLUDE MOLD or any mold like condition. 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 for your property to be inspected for mold or mold like conditions, please contact the appropriate mold professional.

R. 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 inspection. The re-inspection must be done within ten 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.

S. LOCAL TERMITE CONTROL PROGRAM DISCLOSURE: The California Structural Pest Control Board primary recommendation for drywood termites calls for a fumigation or a "whole house" heat treatment and all other methods are considered secondary recommendations and substandard. Sea To Sky Termite offers multiple treatment options for your property including a Structural Fumigation and a Local Termite Control Program; your inspector will review the features of each treatment method so you can choose the best fit for your property. Although the Local Termite Control Program is a detailed & comprehensive treatment method, this is an on-going process and re-treatments (covered under the renewable guarantee) might be necessary. If the property is sold at a future date, a fumigation will likely be required for the escrow clearance. A discount will be applied to any future fumigation based on length of service with Sea To Sky Termite.

T. Sea To Sky Termite is not responsible for any repair or damage to the structures unless arranged to be performed in its entirety by Steven Mills. Any unauthorized repair will terminate the liability of Sea to Sky Termite for the repair of damage to the structures automatically without further notice. The contract documents does not guarantee, and Sea To Sky Termite does not present, that covered wood destroying organisms will not return.

U. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be

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located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of the Contract Documents including any claim that all or any part of the Agreement is void or voidable. However, the preceding sentence shall not apply to the clause entitled "Class Action Waiver."

V. CLASS ACTION WAIVER. Any Claim must be brought in the parties' individual capacity, and not as a plaintiff or class member in any purported class, collective, representative, multiple plaintiff, or similar proceeding ("Class Action"). The parties expressly waive any ability to maintain any Class Action in any forum. The arbitrator shall not have authority to combine or aggregate similar claims or conduct any Class Action nor make an award to any person or entity not a party to the arbitration. Any claim that all or part of this Class Action Waiver is unenforceable, unconscionable, void, or voidable may be determined only by a court of competent jurisdiction and not by an arbitrator. THE PARTIES UNDERSTAND THAT THEY WOULD HAVE HAD A RIGHT TO LITIGATE THROUGH A COURT, TO HAVE A JUDGE OR JURY DECIDE THEIR CASE AND TO BE PARTY TO A CLASS OR REPRESENTATIVE ACTION, HOWEVER, THEY UNDERSTAND AND CHOOSE TO HAVE ANY CLAIMS DECIDED INDIVIDUALLY, THROUGH ARBITRATION.

W. Governing Law. Except for the Mandatory Arbitration Clause in Section 6 of the Addendum which is governed by and construed in accordance with the Federal Arbitration Act, the Agreement shall be governed by, and construed in accordance with, the laws of the state in which the dispute arises without regard to the conflict of laws provisions.

X. Entire Agreement. The Agreement together with all exhibits thereto constitutes the entire agreement between the parties, supersedes all proposals, oral or written, and all other communications between the parties relating to such subject matter and no other representations or statements will be binding upon the parties. The Agreement may not be modified or amended in any way without the written consent of both parties

General Comments

1. If termite or dry rot damage extends into inaccessible or hidden areas, a supplemental report will be issued and a new estimate to complete the repairs will be provided.
2. STATEMENT OF REGISTERED PEST CONTROL COMPANY: Neither the inspector nor the company for which he/she is acting have had, presently have, or contemplate having any interest in this property. It is further stated that neither the inspector nor the company for which he/she is acting is associated in any way with any party to this transaction.
3. When replacement material is used, an exact match cannot be guaranteed. All replacement material will be of current industry sizing.
4. Second story stall showers are inspected but NOT water tested unless there is evidence of leaks in ceiling below. Sec. 8516(B) 9.12.

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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.

2. DRYWOOD TERMITES:

2A - Section I

FINDINGS: Evidence of drywood termites noted in area(s) marked on diagram.

RECOMMENDATION: Locally treat area(s) marked on the diagram for the control of drywood termites. Cover or remove accessible termite pellets. Areas treated are warrantied for one year. Please see important Note D on page 2 of this report.

2B - Section I

FINDINGS: Termite damaged wood noted at area(s) marked on diagram.

RECOMMENDATION: Repair or replace termite damage at areas marked on diagram. Sea To Sky Termite will paint replaced wood. There is no paint match warranty.

3. FUNGUS / DRYROT:

3A - Section I

FINDINGS: Fungus damaged wood noted at area(s) marked on diagram.

RECOMMENDATION: Repair or replace fungus damaged wood at areas marked on the diagram. Sea To Sky Termite will paint replaced wood. There is no paint match warranty.

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.

Our inspectors have determined that your property will benefit from a safe application of chemicals commonly used for structural pest control. In accordance with the laws and regulations of the State of California, we are required to provide you and your occupants with the following information prior to any application of chemicals to such property.

Please take a few moments to read and become familiar with the content. State law requires that you be given the following information:

CAUTION - PESTICIDES ARE TOXIC CHEMICALS. Structural pest control 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, 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.

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For further information, contact any of the following agencies in your area:

Poison Control Center	(800) 222-1222
Agricultural Department	(858) 694-2739
Health Department	(866) 358-2966
Structural Pest Control Board	(916) 561-8700
2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815	



Sea To Sky Termite

3979 Utah St
San Diego CA 92104
(619) 728-6768
info@seatoskyinspection.com

Page 1 of 1

WORK AUTHORIZATION

Report #: 13288

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

Address of Property : 20455 Elfin Forest Road

City: Escondido

State/ZIP: CA 92029

The inspection report of the company dated, **08/27/2025** 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
2A	795.00	0.00	0.00	0.00
2B	480.00	0.00	0.00	0.00
3A	2,790.00	0.00	0.00	0.00
Total:	4,065.00	0.00	0.00	0.00
GRAND TOTAL:	4,065.00			

Property Owner:

Date:

Inspected By:

Date:

Owner's Agent:

Date:



INVOICE / STATEMENT

Sea To Sky Termite
3979 Utah St
San Diego CA 92104
(619) 728-6768
info@seatoskyinspection.com

Date: 08/29/2025
Report Number: 13288
Invoice Number: 13288-1
Escrow Number:

Property 20455 Elfin Forest Road
Inspected: Escondido, CA 92029

Bill To: Kelli Miller
Compass
1555 Camino Del Mar
Suite 317
Del Mar, CA 92014
United States

kelli.miller@compass.com

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

Description of Service

RETAIN THIS COPY FOR YOUR RECORDS

Thank You For Your Business! Please make all cheques out to Sea To Sky Termite

CUT HERE _ _ _ _ _ CUT HERE _ _ _ _ _ CUT HERE



INVOICE / STATEMENT

Sea To Sky Termite
3979 Utah St
San Diego CA 92104
(619) 728-6768
info@seatoskyinspection.com

Date: 08/29/2025
Report Number: 13288
Invoice Number: 13288-1
Escrow Number:

Property 20455 Elfin Forest Road
Inspected: Escondido, CA 92029

Bill To: Kelli Miller
Compass
1555 Camino Del Mar
Suite 317
Del Mar, CA 92014
United States

kelli.miller@compass.com

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

Description of Service

RETURN THIS COPY WITH REMITTANCE

Thank You For Your Business! Please make all cheques out to Sea To Sky Termite