WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	ZIP	Date of Inspection	Number of Pages
6449	DECANTURE ST.	San Diego	92120	10/08/2026	6

Agricultural Pest Control Services
9927 Maine Ave
Lakeside CA 92040
(800) 696-8565 (858) 536-2999
termite@agpest.com

Report # : 16564
Registration # : PR2133
Escrow # :
☐ CORRECTED REPORT

Ordered by:	Property Owner and Party of Interest:	Report sent to:
JEFF ROSA MARKET REAL ESTATE 7687 STEVENSON WAY SAN DIEGO CA 92120 United States	6449 DECANTURE ST. San Diego CA 92120 United States	JEFF ROSA MARKET REAL ESTATE 7687 STEVENSON WAY SAN DIEGO CA 92120 United States

COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐

GENERAL DESCRIPTION:
ONE-STORY SINGLE-FAMILY RESIDENCE, STUCCO EXTERIOR, COMPOSITION ROOF, ATTACHED GARAGE, ATTACHED PATIO, ON SLAB FOUNDATION.

Inspection Tag Posted:

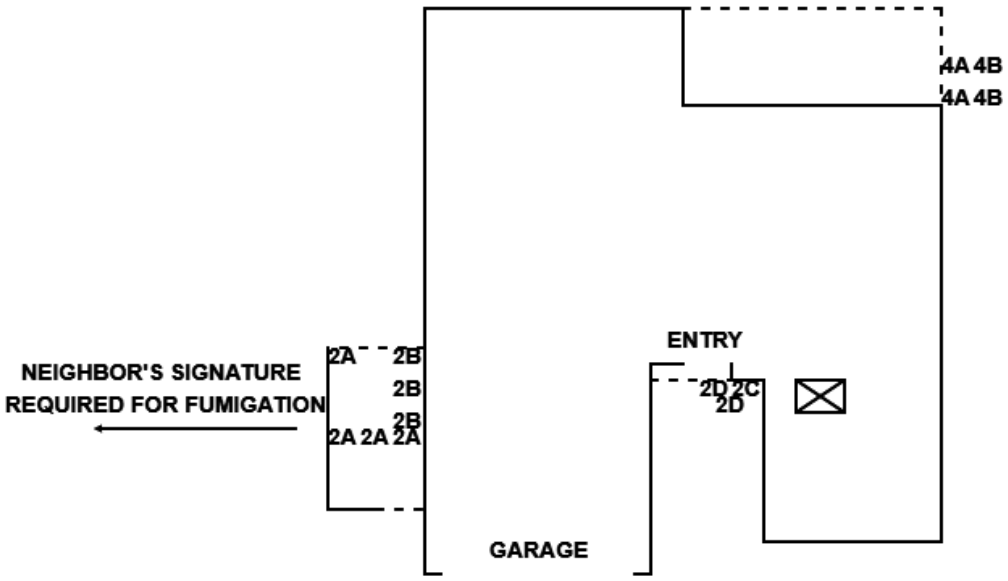
Other Tags Posted:

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: DAVID BEEZER **State License No.** FR59542 **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.

AGRICULTURAL PEST CONTROL SERVICES

6449	DECANTURE ST.	San Diego	CA	92120
Address of Property Inspected		City	State	ZIP

10/08/2026	16564	
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.

The purpose of this report is to document finding concerning the presence or absence of evidence of wood destroying pests and organisms and/or conditions that may lead to future infestations or infections that were evident on the date of inspection; and set forth recommendations to correct infestations, infections or conditions located. Inspection was completed only in the visible and accessible areas and no opinion, warranty, or guarantee is provided for any and all inaccessible areas which are further described and explained below. The contents of Wood Destroying Pest contains recommendations for correcting any infestations or infections found. The contents of Wood Destroying Pest & Organism reports are governed by the Structural Pest Control Act and Regulations.

This report is not to be confused with a home maintenance or property inspection report. Some structures do not comply with building code requirements and/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 ANY Information on such defects, if any, as they are not within the scope of our license.

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of inspection. Certain areas are recognized by the industry as inaccessible and/or for other reasons **NOT** inspected. These areas included but are not limited to the following: Interior of hollow walls concealed by drywall, plaster, stucco, or other coverings; Areas or portions of attics that are insulated or have less than 18" clear crawl space; Spaces between a floor or porch deck and the ceiling or soffit below; Stall showers over finished ceilings; Structural segments such as porte cocheres, enclosed bay windows, buttresses, and similar type areas to which there is no access without defacing or tearing out lumber, masonry, or finished work; Floors or areas concealed by coverings; Areas concealed by furniture or cabinets; Areas where storage or locks make inspection impractical; and wood members around second story eaves or patio covers that would require the use of an extension ladder. Floor coverings, furniture, appliances, and storage items are not moved during the inspection and windows are not opened. We do not deface or probe into window or door frames, decorative trim, roof members etc. Infestations may be active in these areas without visible and accessible evidence.

This Company will not be responsible and renders no opinion, warranty, or guarantee against any infestation, infection or adverse condition which may exist in these inaccessible areas and/or become evident at a later date.

This Company shall recommend further inspection if there is any question about noted areas. If a re-inspection is requested it must be completed within four months from the date of the original inspection. The cost of a re-inspection shall not exceed the cost of the original inspection. Any reconstruction to areas that were previously inaccessible during the original inspection shall need to be inspected by this Company prior to any closing of the areas.

This Wood Destroying Pest and Organism Report DOES NOT include Molds, Mildew, or other mold like conditions. Molds are NOT wood destroying organisms. Branch 3 licenses are not qualified and do not have a duty under the Structural Pest Control Act to give an opinion or classify molds as harmful or not harmful to human health.

NOTES, DISCLAIMERS, AND GUARANTEE INFORMATION

NOTICE: 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.

Facia, eave, roof sheeting, starter board, and/or patio cover wood repair or replacement involving fungus damage may have related roofing leaks. Agricultural Pest Control Services, the Company, does not warrant against roofing leaks in these areas or provide repair or correction for such leaks. Owner is advised to contact a licensed roofing contractor to make repairs as necessary.

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.

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NOTICE: If a tent fumigation is recommended this Company will be subcontracting that portion of the work. You will be notified of the registered Subcontractor, and as the consumer you have the right to select another entity to perform this work.

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 this Company's bid or you may contract directly with another registered Company licensed to perform the work.

NOTICE: If you choose to contract directly with another registered Company, this Company 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.

NOTICE: If during the course of our repairs or treatment, damage, infestation or infection described in this report is later found to extend further into areas previously inaccessible for visual inspection; our bid will not include such repairs or treatment. A supplemental report will be issued detailing such findings and the additional costs necessary for treatment, repair or correction.

NOTICE: Agricultural Pest Control Services (AGPEST) will re-inspect repairs done by others within four months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each re-inspection. The re-inspection must be done with ten (10) working days of the request. The re-inspection is a visual inspection and if the inspection of concealed areas is desired, inspection of work in progress is necessary. Any guarantees must be received from parties performing repairs. **Agricultural Pest Control Services (AGPEST) assumes no responsibility for ANY work not completed by our Company.**

NOTICE: Agricultural Pest Control Services (AGPEST) shall exercise due care during inspections, treatments, and/or repairs but assumes no liability for any damage to tiles, slates, shingles, or other roofing materials, including patio covers, aluminum awnings, solar heating equipment, plants or paint during any type of treatment.

NOTICE: Fences and Gates are not included in our inspection and report.

NOTICE: We do not inspect or certify plumbing, plumbing fixtures, etc.

GUARANTEE INFORMATION: Unless otherwise stated in this report or on the work authorization contract we provide the following guarantees on completed work:

Fumigation: 2 years

Local Treatment: 1 year limited to the area and wood members treated.

Repair: 1 year

Caulking, grout, and sealing of commodes: 90 days

Agricultural Pest Control Services does not warranty or guarantee any repair work completed by others.

NOTICE: If local treatment is recommended on this report it is not intended to be an entire or encompassing structure treatment. If infestations or wood destroying pests extend or exist beyond the areas(s) of local treatment they may not be exterminated.

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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.

NOTES:

Note A
DETACHED SHED NOT INSPECTED.

Note B
GARAGE PARTIALLY INACCESSIBLE DUE TO STORAGE CABINETS.

Note C
LIMITED ACCESSIBILITY IN ATTIC DUE TO HEIGHT CLEARANCES AND BLOWN-IN INSULATION.

2. DRYWOOD TERMITES:

2A - Section I
FINDING: Evidence of drywood termite damage noted in JOIST.
RECOMMENDATION: Fumigate the structure with an approved fumigant (sulfuryl fluoride) for the eradication of drywood termites.
RECOMMENDATION: Remove or cover accessible drywood termite evidence (alates, wings and/or fecal pellets). We further recommend to remove, replace, repair or reinforce the damaged wood member(s) as necessary.

Minor damage to wood members may be repaired and patched with wood filler/bondo.

2B - Section I
FINDING: Evidence of drywood termite damage noted in LEDGER BOARD.
RECOMMENDATION: Fumigate the structure with an approved fumigant (sulfuryl fluoride) for the eradication of drywood termites.
RECOMMENDATION: Remove or cover accessible drywood termite evidence (alates, wings and/or fecal pellets). We further recommend to remove, replace, repair or reinforce the damaged wood member(s) as necessary.

Minor damage to wood members may be repaired and patched with wood filler/bondo.

2C - Section I
FINDING: Evidence of drywood termite damage noted in RAFTER TAIL.
RECOMMENDATION: Fumigate the structure with an approved fumigant (sulfuryl fluoride) for the eradication of drywood termites.
RECOMMENDATION: Remove or cover accessible drywood termite evidence (alates, wings and/or fecal pellets). We further recommend to remove, replace, repair or reinforce the damaged wood member(s) as necessary.

Minor damage to wood members may be repaired and patched with wood filler/bondo.

2D - Section I

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FINDING: Evidence of drywood termite damage noted in FASCIA.
RECOMMENDATION: Fumigate the structure with an approved fumigant (sulfuryl fluoride) for the eradication of drywood termites.
RECOMMENDATION: Remove or cover accessible drywood termite evidence (alates, wings and/or fecal pellets). We further recommend to remove, replace, repair or reinforce the damaged wood member(s) as necessary.

Minor damage to wood members may be repaired and patched with wood filler/bondo.

4. OTHER FINDINGS:

4A - Section II
FINDING: Faulty grade levels noted in area marked 4A on diagram.
RECOMMENDATION: Lower the soil to a proper grade level.

4B - Section II
FINDING: Earth-to-wood contact, noted as 4B on the diagram. Location: BASE OF PATIO COVER.
RECOMMENDATION: Break earth-to-wood contact.

NOTES:

Note D
COST ($4,160.00) INCLUDES FUMGATION ($2,485.00) AND REPAIRS ($1,675.00).

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:

COMMENTS AND OTHER INFORMATION
"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 and your pest control operator immediately."

IF WE RECOMMENDED THE USE OF A FUNGICIDE WE WILL USE:
*** Tim-bor- Disodium Octaborate Tetrahydrate 98%**

*** IF WE HAVE RECOMMEDED THE TREATMENT OF SUBTERRANEAN TERMITES WE WILL USE:**
***TERMIDOR SC - Fipronil.....9.1%**
or
***TAURUS SC - Fipronil 9.1%**

IF WE HAVE RECOMMENDED THE TREATMENT OF DRYWOOD TERMITES WE WILL USE:
*** Local Treatment - Termidor SC - Fipronil.....9.1%**

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or
*** Local Treatment - Navigator SC- Fipronil..……..….....…...9.1%**
or
*** Local Treatment - Cykick - Cyfluthrin .....……...0.1%**

IF WE HAVE RECOMMENDED THE TREATMENT OF WOOD BORING BEETLES WE WILL USE:
*** Tim-bor- Disodium Octaborate Tetrahydrate 98%**

IF FUMIGATION IS RECOMMENDED THE FOLLOWING FUMIGANT WILL BE USED:
***VIKANE GAS FUMIGANT, sulfuryl fluoride.....99.8%**
or
***Zythor, sulfuryl fluoride.....99.3%**

IF FUMIGATION IS RECOMMENDED, FUMIGATE WITH THE REGISTERED FUMIGANT SULFURYL FLUORIDE. CHLOROPICRIN TO BE USE AS THE WARNING AGENT. CHECK YOUR POSTED RE-ENTRY NOTICE FOR THE ACUTAL FUMIGANT USED. PLEASE NOTE THAT THE EFFECT OF OVEREXPOSURE FOR THESE MATERIALS CAN INCLUDE THE FOLLOWING: SHORTNESS OF BREATH, DOUBLE VISION, UNUSUAL DROWSINESS AND WEAKNESS AND TREMORS. YOUR HEATH AND SAFETY ARE OUR MAJOR CONCERN. IF YOU EXPERIENCE THE SYMPTOMS AS OUTLINED HERE, LEAVE THE STRUCTURE IMMEDIATELY AND CALL OUR OFFICE AT (800) 696-8565 OR (858)536-2999.

For further information, contact any of the following in your area:
Agricultural Pest Control Services: 800-696-8565
Poison Control Center: 800-876-4766
San Diego County Health Department: 619-229-5400
San Diego County Agriculture Commissioner: 858-694-2739
Orange County Health Department: 714-834-4499
Orange County Agriculture Commissioner: 714-955-0100
Riverside County Health Department: 951-358-5000
Riverside County Agriculture Commissioner: 951-955-3030
Los Angeles County Health Department: 213-351-5085
Los Angeles County Agriculture Commissioner: 562-622-0400
Structural Pest Control Board: 800-737-8188
2005 Evergreen Street., Ste. 1500. Sacramento, CA 95815

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

Agricultural Pest Control Services
9927 Maine Ave
Lakeside CA 92040
(800) 696-8565 (858) 536-2999
termite@agpest.com

WORK AUTHORIZATION

Report #: 16564

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

Address of Property : 6449 DECANTURE ST.
City: San Diego
State/ZIP: CA 92120

1. If further inspection is recommended, if additional work is required by any government agency, or if additional damage is discovered while performing the repairs, this Company reserves the right to increase prices.
2. Subterranean termite control involving a pressure treatment of the soil beneath an existing concrete slab will involve drilling vertically through the slab to access the treatment area. This Company will not be responsible for reinstallation of carpet or damage to floor covering that may occur during the course of the work. In addition the potential for damage to hidden, concealed, or unknown pipes located in the slab or directly beneath the slab in the application area does exist. Owner agrees to indemnify and hold harmless Agricultural Pest Control Services from all liability, losses, or expenses resulting from damage(s) to or resulting from a pipe or line broken or damaged during the course of the authorized work.
3. If this agreement includes restorative wood repair or replacement this Company can not guarantee and will assume no responsibility for being able to match existing styles, materials, colors, or paint.
4. When a secondary recommendation is made the person(s) signing this contract acknowledges that it is considered a secondary and substandard measure under Section 1992 of the Structural Pest Control Board Rules and Regulations.
5. If this contract is to be paid out of an escrow impound the parties to the transaction agree to provide this Company with all escrow billing information required to collect the amount due. The person(s) signing this contract are responsible for payment in full of services rendered, and agrees that in the event the escrow is canceled or does not close within 30 days after the completion of the work, that they will be liable for the amount specified in this agreement and further authorizes Agricultural Pest Control Services to charge the credit card listed below for such payment.

Responsible party credit card information:

Print Name:_____ Credit Card # _____

Signature: _____ CVV# _____ Exp Date: _____

Billing address for card: _____

_____

* note: 3% processing fee will be applied to all credit card transactions.
* note: Credit Card will NOT be charged unless property falls out of escrow and/or goes past the 30 days of work completed or services rendered

Please provide escrow information below:

Escrow Co. _____ Address : _____

Escrow Officer: _____ Email : _____

Escrow # _____ Ph# _____

OWNER OR OWNER AGENT : X_____ Date: _____

PRINT NAME: X _____

This company is authorized to perform items : _____

Cost of work authorized : $_____

Property Owner: Date: Inspected By: Date:

Owner's Agent: Date:

Agricultural Pest Control Services
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Lakeside CA 92040
(800) 696-8565 (858) 536-2999
termite@agpest.com

WORK AUTHORIZATION

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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	4,160.00	0.00	0.00	0.00
2B	INCLUDED IN 2A	0.00	0.00	0.00
2C	INCLUDED IN 2A	0.00	0.00	0.00
2D	INCLUDED IN 2A	0.00	0.00	0.00
4A	0.00	0.00	0.00	0.00
4B	0.00	0.00	0.00	0.00
Total:	4,160.00	0.00	0.00	0.00

GRAND TOTAL: **4,160.00**

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

Owner's Agent: _____ Date: _____