WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO.	STREET, CITY, STATE, ZIP	Date of Inspection	No. of Pages
6040	DIRAC ST., SAN DIEGO CA 92122	9/15/2026	10

Knight Termite & Pest Control Inc.
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ACCREDITED BUSINESS BBB.

Firm Registration No.	Report No.	Escrow No.
PR 5712	450813	

Ordered By:	Property Owner/Party of Interest	Report Sent To:
MIKE REARDON 1420 KETTNER BLVD #100 SAN DIEGO, CA 92101 Attn: MIKE.REARDON@REDFIN.COM 858-500-2740	VACANT 6040 DIRAC ST. SAN DIEGO, CA 92122	MIKE REARDON 1420 KETTNER BLVD #100 SAN DIEGO, CA 92101 Attn: MIKE.REARDON@REDFIN.COM 858-500-2740

COMPLETE REPORT [X] LIMITED REPORT [ ] SUPPLEMENTAL REPORT [ ] REINSPECTION REPORT [ ]

General Description:
VACANT TWO STORY HOUSE AND ATTACHED GARAGE WITH COMP. ROOF

CURRENTLY UNDER RENOVATION

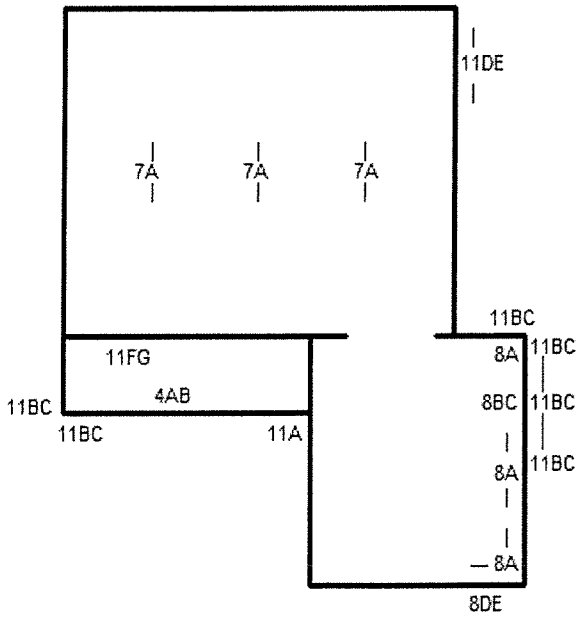
Inspection Tag Posted:
GARAGE

Other Tags Posted:
NONE NOTED

An inspection has been made to 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 [X] Fungus/Dryrot [X] Other Findings [ ] Further Inspection [ ]
If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.

DIAGRAM IS NOT TO SCALE



Inspected by KENNETH GOLAWAY State License No. FR-41447 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 preceeding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California 95815.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control board at (916) 561-8708, or (800) 737-8188 or www.pestboard.ca.gov.

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WHAT IS A WOOD DESTROYING PEST AND ORGANISMS INSPECTION REPORT?

THIS DOCUMENT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST AND ORGANISMS INSPECTION REPORT. **THIS IS NOT A STRUCTURAL DAMAGE REPORT.** A WOOD DESTROYING PEST AND ORGANISMS INSPECTION REPORT CONTAINS FINDINGS, AS TO THE PRESENCE OR ABSENCE OF EVIDENCE OF WOOD DESTROYING INSECTS OR ORGANISMS IN VISIBLE AND ACCESSIBLE AREAS. THE REPORT ALSO CONTAINS OUR RECOMMENDATIONS FOR CORRECTING ANY INFESTATIONS OR INFECTIONS FOUND. THE CONTENTS OF A WOOD DESTROYING PEST AND ORGANISMS INSPECTION REPORT ARE GOVERNED BY THE STRUCTURAL PEST CONTROL ACT, AND ARE ACCORDING TO THEIR RULES AND REGULATIONS. SOME STRUCTURES MAY NOT COMPLY WITH BUILDING CODE REQUIREMENTS OR MAY HAVE STRUCTURAL PLUMBING, ELECTRICAL, HEATING AND AIR CONDITIONING, OR OTHER DEFECTS THAT DO NOT PERTAIN TO WOOD DESTROYING PEST AND ORGANISMS INSPECTION REPORT. A WOOD DESTROYING PEST & ORGANISMS INSPECTION REPORT, DOES NOT CONTAIN INFORMATION ABOUT ANY SUCH DEFECTS AS THEY ARE NOT WITHIN THE SCOPE OF THE LICENSE OF THE INSPECTOR OR THE COMPANY ISSUING THIS REPORT. **THERE ARE NO WARRANTIES OR GUARANTEES IMPLIED OR EXPRESSED IN THIS REPORT.**

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, BUILT-IN APPLIANCES, OR CABINET WORK. INFESTATIONS OR INFECTIONS MAY BE ACTIVE IN THESE AREAS WITHOUT VISIBLE AND ACCESSIBLE EVIDENCE. AREAS THAT WERE NOT INSPECTED ARE NOTED IN THE REPORT. IF YOU DESIRE INFORMATION ABOUT AREAS THAT WERE NOT INSPECTED, A FURTHER INSPECTION MAY BE PERFORMED AT AN ADDITIONAL COST.

THIS IS A STRUCTURAL PEST CONTROL INSPECTION REPORT NOT A BUILDING INSPECTION REPORT, THEREFORE NO OPINION IS BEING RENDERED REGARDING THE STRUCTURAL INTEGRITY OF THE BUILDING. THE FOLLOWING AREAS WERE NOT INSPECTED, AS INDICATED IN SECTION #1990, PARAGRAPH (j) OF THE STRUCTURAL PEST CONTROL ACT AND RULES AND REGULATIONS FURNISHED INTERIORS, INACCESSIBLE ATTICS, INSULATED ATTICS, AND PORTIONS THERE OF THE INTERIOR OF HOLLOW WALLS SPACES BETWEEN A FLOOR OR PORCH DECK AND THE CEILING OR SOFFIT BELOW STALL SHOWERS OVER FINISHED BUTTRESSES AND SIMILAR AREAS TO WHICH THERE IS NO ACCESS WITHOUT DEFACING OR TEARING OUT LUMBER, MASONRY AND FINISHED WORK, BUILT-IN CABINET WORK FLOOR BENEATH COVERINGS, AREAS WHERE STORAGE CONDITIONS OR LOCKS MAKES INSPECTION IMPRACTICAL. KNIGHT TERMITE AND PEST CONTROL RENDERS NO WARRANTY AGAINST ANY INFECTION, INFESTATION, OR ANY OTHER ADVERSE CONDITION WHICH MAY EXIST IN THE INACCESSIBLE AREAS OF THE STRUCTURE OR MAY BECOME VISIBLY EVIDENT IN AREAS AFTER THE DATE OF THIS INSPECTION. **UPON REQUEST, FURTHER INSPECTION OF THESE AREAS WOULD BE PERFORMED AT AN ADDITIONAL CHARGE.**

NOTICE: THIS WOOD DESTROYING PESTS & ORGANISMS REPORT DOES NOT INCLUDE MOLD OR 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-LIKE CONDITIONS OR HEALTH-RELATED MOLDS OR FUNGI, PLEASE CONTACT THE APPROPRIATE MOLD PROFESSIONAL OR INDUSTRIAL HYGIENIST. THERE MAY BE HEALTH-RELATED IMPLICATIONS ASSOCIATED WITH A FINDING REFLECTED ON THIS REPORT. WE ARE NOT QUALIFIED TO RENDER ANY OPINION CONCERNING ANY SUCH HEALTH IMPLICATIONS, AND NO SUCH OPINION IS EXPRESSED. THE INSPECTION REFLECTED BY THIS REPORT WAS LIMITED TO VISIBLE AND ACCESSIBLE SURFACES ONLY, AND WE ARE NOT QUALIFIED TO RENDER ANY OPINION, AND NO SUCH OPINION IS EXPRESSED. ANY QUESTIONS CONCERNING HEALTH-RELATED IMPLICATIONS WHICH MAY BE ASSOCIATED WITH THE FINDINGS OR RECOMMENDATIONS (INCLUDING RECOMMENDATIONS FOR STRUCTURAL REPAIRS) THAT ARE REFLECTED IN THIS REPORT, OR CONCERNING INDOOR AIR QUALITY SHOULD BE CONSULTED BY A PROFESSIONAL.

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NOTICE: REPORTS ON THIS STRUCTURE ARE PREPARED BY VARIOUS REGISTERED COMPANIES AND SHOULD LIST THE SAME FINDINGS RELATED TO TERMITE INFESTATIONS, TERMITE DAMAGE, FUNGUS DAMAGE, ETC. HOWEVER, RECOMMENDATIONS TO CORRECT THESE FINDINGS MAY VARY FROM COMPANY TO COMPANY. YOU HAVE THE RIGHT TO SEEK A SECOND OPINION FROM ANOTHER TERMITE COMPANY.

NOTICE: THE CHARGE FOR SERVICE THAT THIS COMPANY SUB-CONTRACTS TO ANOTHER REGISTERED COMPANY MAY INCLUDE, THE COMPANYS CHARGES FOR ARRANGING AND ADMINISTERING SUCH SERVICES THAT ARE IN ADDITION TO THE DIRECT COSTS ASSOCIATED WITH PAYING THE SUBCONTRACTOR. YOU MAY ACCEPT KNIGHT TERMITE & PEST CONTROLS 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, KNIGHT TERMITE & PEST CONTROL WILL NOT BE RESPONSIBLE FOR ANY ACT OR OMMISSION, IN THE PERFORMANCE OF WORK THAT YOU DIRECTLY CONTRACT WITH ANOTHER COMPANY TO PERFORM.

NOTICE: ALL REPAIRS COMPLETED BY OTHERS, FOR THE SALE OR REFINANCE OF AN INSPECTED STRUCTURE, MUST BE REINSPECTED BY KNIGHT TERMITE, BEFORE A CERTIFICATION OF WORK COMPLETED WILL BE ISSUED. THE REINSPECTION WILL ONLY CERTIFY THE ABSENTS OR INFESTATION OR INFECTION IN THE ACCESSIBLE AND VISIBLE AREAS. WE DO NOT GUARANTEE WORK COMPLETED BY OTHERS, NOR DO WE MAKE ANY STATEMENTS CONCERNING WORKMANSHIP OF THOSE REPAIRS. WORKMANSHIP IS ONLY DETERMINABLE BY THOSE PAYING FOR OR RECEIVING THOSE SERVICES. A REINSPECTION OF SPECIFIC ITEMS ON THE REPORT, OR ANY OTHER CONDITION PERTAINING TO THIS STRUCTURE, CAN BE DONE AT AN ADDITIONAL COST PER REQUEST. **THE REINSPECTION MUST BE DONE WITHIN FOUR (4) MONTHS OF THE ORIGINAL TERMITE INSPECTION.**

NOTICE: DURING THE COURSE OF/OR AFTER OPENING WALLS OR CONCEALED AREAS OF DECKS OR PATIOS OR ANY CONCEALED AREAS, SHOULD ANY FURTHER DAMAGE OR INFESTATION BE FOUND, A SUPPLEMENTAL REPORT WILL BE ISSUED. ANY WORK COMPLETED IN THESE AREAS WOULD BE AT THE OWNERS DIRECTION AND ADDITIONAL EXPENSE.

NOTICE: THE EXTERIOR SURFACE OF THE ROOF WILL NOT BE 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. **IF THE SECOND STORY EAVES ARE INACCESSIBLE AT THE TIME OF INSPECTION,** DUE TO HEIGHTS OF THE STRUCTURE, AND ARE ONLY INSPECTED FROM THE GROUND LEVEL, NO OPINION CAN BE GIVEN AS TO THE CONDITIONS IN THESE AREAS. ALL DIAGRAMS INCLUDED ON THIS REPORT ARE NOT DRAWN TO SCALE, LOCATIONS OF THE FINDINGS ARE APPROXIMATE AREAS ONLY.

NOTICE: IF FUMIGATION IS RECOMMENDED ON THIS REPORT, AND THE INTERESTED PARTIES CONTRACT AN ALTERNATIVE METHOD OF TREATMENT, THE CONSUMER MUST BE FULLY AWARE THAT ALTERNATIVE OR LOCALIZED TREATMENT MAY NOT PROVIDE ERADICATION OF OTHER DRYWOOD TERMITE INFESTED AREAS AND MAY NOT DESTROY THE COLONY.

NOTE: KNIGHT TERMITE & PEST CONTROL DOES NOT COMMENT ON WORKMANSHIP OF REPAIRS DONE BY OTHERS. INTERESTED PARTIES MUST SATISFY THEMSELVES, AS TO THE QUALITY OR APPEARANCE OF WORK, WHICH IS NOT COMPLETED BY OUR COMPANY.

WE DO NOT WARRANTY, GUARANTEE, OR OTHERWISE MAKE ANY REPRESENTATIONS IN REGARDS TO WORK PERFORMED BY OTHERS. IN MANY CASES, WORK PERFORMED BY OTHERS MAY COVER UP OR LEAVE INFESTATIONS IN HIDDEN AREAS. WE MAKE NO CLAIMS,OR REPRESENTATIONS REGARDING THE PRESENCE OR ABSENCE OF THESE WOOD-DESTROYING PESTS OR FUNGUS INFECTIONS IN HIDDEN AREAS. IF YOU DESIRE FURTHER INFORMATION ON INACCESSIBLE AREAS, WE RECOMMEND OPENING UP THE WALL OR OTHER AREAS THAT HAVE BEEN REPAIRED.

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NOTICE: (LEAD-BASED PAINT NOTIFICATION) - FEDERAL ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS REQUIRE THAT CERTAIN PRECAUTIONS BE TAKEN TO PROTECT YOU AND YOUR FAMILY FROM ANY LEAD-BASED PAINT DUST, WHICH MIGHT BE DISTURBED DURING THE COURSE OF OUR WORK. ANY CONTRACTOR THAT DISTURBS PAINTED SURFACES IN HOMES, CHILD CARE FACILITIES, AND SCHOOLS, WHICH WERE BUILT BEFORE 1978, MUST BE CERTIFIED BY THE (EPA) AND FOLLOW SPECIFIC WORK PRACTICES SET FORTH BY THE (EPA), TO PREVENT LEAD CONTAMINATION. IF YOU HAVE ANY QUESTIONS ABOUT THE REGULATIONS, OR IF YOU PLAN TO DO ANY WORK YOURSELF, YOU CAN CONTACT THE NATIONAL LEAD INFORMATION CENTER AT **(800) 424-5323**. THIS NOTICE IS PROVIDED IN COMPLIANCE WITH CALIFORNIA'S PROPOSITION 65. **LEAD IS A CHEMICAL KNOWN TO THE STATE OF CALIFORNIA TO CAUSE CANCER, BIRTH DEFECTS AND/OR OTHER REPRODUCTIVE HARM.**

NOTE: IF A SEPARATED REPORT HAS BEEN REQUESTED, IT IS DEFINED AS SECTION 1 & SECTION 2 CONDITIONS, WHICH ARE FOUND EVIDENT ON THE DATE OF INSPECTION. **SECTION 1 ITEMS CONTAIN:** EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION. **SECTION 2 ITEMS CONTAIN:** 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 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.

NOTE: THIS REPORT DOES NOT INCLUDE MOLD OR 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 IN THE COURSE OF OPENING WALLS OR CONCEALED AREAS OR AN EXCESSIVE MOISTURE CONDITION IS NOTED ON ANY FINISHED SURFACES, PLEASE CONTACT THE APPROPRIATE MOLD PROFESSIONAL OR INDUSTRIAL HYGIENST.

NOTE: THE **FENCES AND GATES** ARE **NOT INCLUDED** IN THIS REPORT.

NOTE: KNIGHT TERMITE AND PEST CONTROL CANNOT BE HELD RESPONSIBLE FOR THE CONDITION OF THE SURFACE BEHIND GUTTERS, IF INTERESTED PARTIES ARE CONCERNED, THE GUTTERS WILL HAVE TO BE REMOVED AND AN INSPECTION PERFORMED IN THESE AREAS. IF FURTHER DAMAGE IS EXPOSED, A SUPPLEMENTAL REPORT WILL BE ISSUED ALONG WITH AN ESTIMATE FOR TREATMENT AND/OR REPAIR.

NOTE: THE SECOND STORY EAVES WERE VISUALLY INSPECTED FROM THE GROUND ONLY.

NOTE: EAVE AREAS OVER THE **LOWER LEVEL ARE CONCEALED, AND WERE NOT INSPECTED.**

NOTE: EAVE AREAS OVER THE **PORCH ARE CONCEALED, AND WERE NOT INSPECTED.**

NOTE: THE EAVE STRUCTURE IS INACCESSIBLE FOR PHYSICAL INSPECTION, DUE TO THE BOXED IN EAVE CONSTRUCTION. NO VISIBLE SIGNS OF PROBLEMS WERE NOTED AT THIS TIME AND NO RECOMMENDATIONS ARE MADE AND NO OPINIONS CAN BE GIVEN AS TO THE CONDITIONS INSIDE THE BOXED EAVE.

NOTE: THERE IS A NORMAL AMOUNT OF STORAGE IN THE GARAGE. VISIBLE INFECTION OR INFESTATION WAS NOTED ON THE VISIBLE SURFACES AT THIS TIME AND RECOMMENDATION ARE MADE AT THIS TIME.

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NOTE: WATER STAINS WERE NOTED ON THE **CEILING IN THE GARAGE**. OWNER IS TO VERIFY IF THIS WAS FROM A PREVIOUS LEAK THAT MAY HAVE BEEN RECENTLY REPAIRED. GUARANTEES AND/OR VERIFICATION SHOULD BE OBTAINED FROM THOSE WHO HAVE PERFORMED THESE REPAIRS.

NOTE: THE **ATTIC WAS INSPECTED FROM THE ACCESSIBLE AREAS ONLY,** DUE TO DIMINISHED CLEARANCE AND INSULATION. VISIBLE INFESTATION OR INFECTION WAS NOTED ON THE VISIBLE SURFACES AT THIS TIME, AND RECOMMENDATIONS ARE MADE.

NOTE: WATER STAINS WERE NOTED ON THE **CEILING IN THE ATTIC**. OWNER IS TO VERIFY IF THIS WAS FROM A PREVIOUS LEAK THAT MAY HAVE BEEN RECENTLY REPAIRED. GUARANTEES AND/OR VERIFICATION SHOULD BE OBTAINED FROM THOSE WHO HAVE PERFORMED THESE REPAIRS.

NOTE: THE EXTERIOR WOOD OR INTERIOR EXPOSED WOOD SURFACES APPEAR TO BE FRESHLY PAINTED AND INFESTATION OR INFECTION MAY BE CONCEALED. VISUAL INSPECTION WAS PERFORMED WITHOUT DESTROYING OR DEFACING THE WOOD, NO OPINION CAN BE GIVEN AS TO ANY HIDDEN CONDITION OF WOOD IN THESE AREAS.

NOTE: THE EXTERIOR AND/OR THE INTERIOR OF THE PROPERTY HAS BEEN RECENTLY RENOVATED BY OTHERS. KNIGHT TERMITE & PEST CONTROL **WILL NOT WARRANTY OR GUARANTEE WORK PERFORMED BY OTHERS**. ANY GUARANTEES MUST BE RECEIVED FROM PARTIES PERFORMING REPAIRS. KNIGHT TERMITE DOES NOT GUARANTEE WORK PERFORMED BY OTHERS OR MAKE STATEMENTS REGARDING THE WORKMANSHIP OF OTHERS OR IF WORK WAS PERFORMED UP TO CURRENT BUILDING CODES. SUCH GUARANTEES SHOULD BE OBTAINED FROM THOSE PERFORMING THE REPAIRS. KNIGHT TERMITE ONLY CERTIFIES THE ABSENCE OF INFESTATION OR INFECTION IN THE VISIBLE AND ACCESSIBLE AREAS. IF IT IS FOUND THAT OTHERS HAVE CONCEALED OR HIDDEN INFESTATIONS OR INFECTIONS DURING THE COURSE OF THEIR REPAIRS, IT WILL BE THE RESPONSIBILITY OF THE INTERESTED PARTIES TO PURSUE THE RESPONSIBLE PARTIES.

NOTE: KNIGHT TERMITE & PEST CONTROL DOES NOT COMMENT ON WORKMANSHIP OF REPAIRS DONE BY OTHERS. INTERESTED PARTIES MUST SATISFY THEMSELVES, AS TO THE QUALITY OR APPEARANCE OF WORK, WHICH IS NOT COMPLETED BY OUR COMPANY.

WE DO NOT WARRANTY, GUARANTEE, OR OTHERWISE MAKE ANY REPRESENTATIONS IN REGARDS TO WORK PERFORMED BY OTHERS. IN MANY CASES, WORK PERFORMED BY OTHERS MAY COVER UP OR LEAVE INFESTATIONS IN HIDDEN AREAS. WE MAKE NO CLAIMS,OR REPRESENTATIONS REGARDING THE PRESENCE OR ABSENCE OF THESE WOOD-DESTROYING PESTS OR FUNGUS INFECTIONS IN HIDDEN AREAS. IF YOU DESIRE FURTHER INFORMATION ON INACCESSIBLE AREAS, WE RECOMMEND OPENING UP THE WALL OR OTHER AREAS THAT HAVE BEEN REPAIRED.

NOTE: ANY PLANT LIFE SURROUNDING THE PROPERTY WILL IMPEDE FUMIGATION. TRIM BACK ALL PLANTS TO CREATE AN 8"-12" SPACE BETWEEN THE STRUCTURE AND THE PLANT LIFE, SO THE FUMIGATORS WILL BE ABLE TO ACHIEVE A SEAL. **ANY ROCKS, DECORATIVE BARK, OR DEBRIS SHOULD BE RAKED AWAY FROM THE STRUCTURE.**

1. **Substructure Areas:**

   NOTE: NOT APPLICABLE

2. **Stall Shower:**

   NOTE: NO LEAKS NOTED AT THIS TIME IN THE VISIBLE AND ACCESSIBLE AREAS.

3. **Foundations:**

   NOTE: CONCRETE SLAB

4. **Porches - Steps:**

   NOTE: CONCRETE POURED

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4. Porches - Steps:

ITEM 4A **FINDING:** Evidence of **DRYWOOD TERMITES** was noted in the **PORCH POST**.

RECOMMENDATION: DUE TO THE NATURE OF THESE INFESTATIONS, IT WILL BE NECESSARY TO SEAL THE ENTIRE STRUCTURE AND FUMIGATE IT, WITH MASTER FUME OR **VIKANE GAS -** *(Sulfuryl Fluoride)* **AND TEAR GAS -** *(Chloropicrin)*, **WHICH IS USED AS A WARNING AGENT. THE ENTIRE STRUCTURE MUST BE VACANT FOR THIS PROCESS**. We will use caution in our operation; however, we assume no liability for damage to the roof coverings, solar panels, TV antennas, or landscaping affixed to the structure(s). The occupants must sign the Occupants Fumigation Notice and Pesticide Disclaimer, and agree to follow the instructions listed on the notice.

DISCLAIMER: *Knight Termite & Pest Control* ***DOES NOT*** *provide on-site security or assume any responsibility for the care and custody of the property. In the event of vandalism or breaking and entering,* ***ALL VALUABLES SUCH AS JEWELRY, COINS, COLLECTIBLES, PAINTINGS, AND OR CASH, SHOULD BE REMOVED PRIOR TO FUMIGATION.***
****** This is a Section 1 Item ******

ITEM 4B **FINDING: DRYWOOD TERMITES** have damaged the **PORCH POST**, as indicated on the diagram.

RECOMMENDATION: Remove, repair, or reinforce the damaged WOOD as needed. Knight will prime paint only.
****** This is a Section 1 Item ******

5. Ventilation:

NOTE: ADEQUATE

6. Abutments:

NOTE: NOT APPLICABLE

7. Attic Spaces:

NOTE: PARTIALLY ACCESSIBLE

ITEM 7A **FINDING:** Evidence of **DRYWOOD TERMITES** was noted in the **ATTIC FRAME**.

RECOMMENDATION: DUE TO THE NATURE OF THESE INFESTATIONS, IT WILL BE NECESSARY TO SEAL THE ENTIRE STRUCTURE AND FUMIGATE IT, WITH MASTER FUME OR **VIKANE GAS -** *(Sulfuryl Fluoride)* **AND TEAR GAS -** *(Chloropicrin)*, **WHICH IS USED AS A WARNING AGENT. THE ENTIRE STRUCTURE MUST BE VACANT FOR THIS PROCESS**. We will use caution in our operation; however, we assume no liability for damage to the roof coverings, solar panels, TV antennas, or landscaping affixed to the structure(s). The occupants must sign the Occupants Fumigation Notice and Pesticide Disclaimer, and agree to follow the instructions listed on the notice.

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****** This is a Section 1 Item ******

8. Garages:

NOTE: PARTIALLY ACCESSIBLE

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8. Garages:

ITEM 8A **FINDING:** Evidence of **DRYWOOD TERMITES** was noted in the **GARAGE FRAME.**

RECOMMENDATION: DUE TO THE NATURE OF THESE INFESTATIONS, IT WILL BE NECESSARY TO SEAL THE ENTIRE STRUCTURE AND FUMIGATE IT, WITH MASTER FUME OR VIKANE GAS - *(Sulfuryl Fluoride)* **AND TEAR GAS -** *(Chloropicrin)*, **WHICH IS USED AS A WARNING AGENT. THE ENTIRE STRUCTURE MUST BE VACANT FOR THIS PROCESS.** We will use caution in our operation; however, we assume no liability for damage to the roof coverings, solar panels, TV antennas, or landscaping affixed to the structure(s). The occupants must sign the Occupants Fumigation Notice and Pesticide Disclaimer, and agree to follow the instructions listed on the notice.

DISCLAIMER: *Knight Termite & Pest Control* ***DOES NOT*** *provide on-site security or assume any responsibility for the care and custody of the property. In the event of vandalism or breaking and entering,* ***ALL VALUABLES SUCH AS JEWELRY, COINS, COLLECTIBLES, PAINTINGS, AND OR CASH, SHOULD BE REMOVED PRIOR TO FUMIGATION.***
****** This is a Section 1 Item ******

ITEM 8B **FINDING:** Evidence of **DRYWOOD TERMITES** was noted in the **GARAGE PEDESTRIAN DOOR AND DOOR FRAME.**

RECOMMENDATION: DUE TO THE NATURE OF THESE INFESTATIONS, IT WILL BE NECESSARY TO SEAL THE ENTIRE STRUCTURE AND FUMIGATE IT, WITH MASTER FUME OR VIKANE GAS - *(Sulfuryl Fluoride)* **AND TEAR GAS -** *(Chloropicrin)*, **WHICH IS USED AS A WARNING AGENT. THE ENTIRE STRUCTURE MUST BE VACANT FOR THIS PROCESS.** We will use caution in our operation; however, we assume no liability for damage to the roof coverings, solar panels, TV antennas, or landscaping affixed to the structure(s). The occupants must sign the Occupants Fumigation Notice and Pesticide Disclaimer, and agree to follow the instructions listed on the notice.

DISCLAIMER: *Knight Termite & Pest Control* ***DOES NOT*** *provide on-site security or assume any responsibility for the care and custody of the property. In the event of vandalism or breaking and entering,* ***ALL VALUABLES SUCH AS JEWELRY, COINS, COLLECTIBLES, PAINTINGS, AND OR CASH, SHOULD BE REMOVED PRIOR TO FUMIGATION.***
****** This is a Section 1 Item ******

ITEM 8C **FINDING: DRYWOOD TERMITES** have damaged the **GARAGE PEDESTRIAN DOOR AND DOOR FRAME**, as indicated on the diagram.

RECOMMENDATION: Remove, repair, or reinforce the damaged WOOD as needed. Knight will prime paint only.
****** This is a Section 1 Item ******

ITEM 8D **FINDING:** Evidence of **DRYWOOD TERMITES** was noted in the **GARAGE DOOR FRAME.**

RECOMMENDATION: DUE TO THE NATURE OF THESE INFESTATIONS, IT WILL BE NECESSARY TO SEAL THE ENTIRE STRUCTURE AND FUMIGATE IT, WITH MASTER FUME OR VIKANE GAS - *(Sulfuryl Fluoride)* **AND TEAR GAS -** *(Chloropicrin)*, **WHICH IS USED AS A WARNING AGENT. THE ENTIRE STRUCTURE MUST BE VACANT FOR THIS PROCESS.** We will use caution in our operation; however, we assume no liability for damage to the roof coverings, solar panels, TV antennas, or landscaping affixed to the structure(s). The occupants must sign the Occupants Fumigation Notice and Pesticide Disclaimer, and agree to follow the instructions listed on the notice.

DISCLAIMER: *Knight Termite & Pest Control* ***DOES NOT*** *provide on-site security or assume any responsibility for the care and custody of the property. In the event of vandalism or breaking and entering,* ***ALL VALUABLES SUCH AS JEWELRY, COINS, COLLECTIBLES, PAINTINGS, AND OR CASH, SHOULD BE REMOVED PRIOR TO FUMIGATION.***
****** This is a Section 1 Item ******

8. Garages:

ITEM 8E **FINDING:** **DRYWOOD TERMITES** have damaged the **GARAGE DOOR FRAME**, as indicated on the diagram.

RECOMMENDATION: Remove, repair, or reinforce the damaged WOOD as needed. Knight will prime paint only.
****** This is a Section 1 Item ******

9. Decks - Patios:

NOTE: NOT APPLICABLE

10. Other - Interiors:

NOTE: VACANT

11. Other - Exteriors:

NOTE: PARTIALLY ACCESSIBLE - TWO STORY

ITEM 11A **FINDING:** **FUNGUS** has damaged the **EAVES**, as indicated on the diagram.

RECOMMENDATION: Remove the damaged wood for **FURTHER INSPECTION**. If no further damage is exposed, replace with new materials. Prime paint only.
****** This is a Section 1 Item ******

ITEM 11B **FINDING:** Evidence of **DRYWOOD TERMITES** was noted in the **EAVES**.

RECOMMENDATION: **DUE TO THE NATURE OF THESE INFESTATIONS, IT WILL BE NECESSARY TO SEAL THE ENTIRE STRUCTURE AND FUMIGATE IT, WITH MASTER FUME** OR **VIKANE GAS** - *(Sulfuryl Fluoride)* **AND TEAR GAS** - *(Chloropicrin)*, **WHICH IS USED AS A WARNING AGENT. THE ENTIRE STRUCTURE MUST BE VACANT FOR THIS PROCESS**. We will use caution in our operation; however, we assume no liability for damage to the roof coverings, solar panels, TV antennas, or landscaping affixed to the structure(s). The occupants must sign the Occupants Fumigation Notice and Pesticide Disclaimer, and agree to follow the instructions listed on the notice.

DISCLAIMER: *Knight Termite & Pest Control* ***DOES NOT*** *provide on-site security or assume any responsibility for the care and custody of the property. In the event of vandalism or breaking and entering,* ***ALL VALUABLES SUCH AS JEWELRY, COINS, COLLECTIBLES, PAINTINGS, AND OR CASH, SHOULD BE REMOVED PRIOR TO FUMIGATION.***
****** This is a Section 1 Item ******

ITEM 11C **FINDING:** **DRYWOOD TERMITES** have damaged the **EAVES**, as indicated on the diagram.

RECOMMENDATION: Remove, repair, or reinforce the damaged WOOD as needed. Knight will prime paint only.
****** This is a Section 1 Item ******

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11. Other - Exteriors:

ITEM 11D **FINDING:** Evidence of **DRYWOOD TERMITES** was noted in the **WINDOW SILL**.

RECOMMENDATION: DUE TO THE NATURE OF THESE INFESTATIONS, IT WILL BE NECESSARY TO SEAL THE ENTIRE STRUCTURE AND FUMIGATE IT, WITH MASTER FUME OR **VIKANE GAS -** *(Sulfuryl Fluoride)* **AND TEAR GAS -** *(Chloropicrin)*, **WHICH IS USED AS A WARNING AGENT. THE ENTIRE STRUCTURE MUST BE VACANT FOR THIS PROCESS**. We will use caution in our operation; however, we assume no liability for damage to the roof coverings, solar panels, TV antennas, or landscaping affixed to the structure(s). The occupants must sign the Occupants Fumigation Notice and Pesticide Disclaimer, and agree to follow the instructions listed on the notice.

DISCLAIMER: *Knight Termite & Pest Control* ***DOES NOT*** *provide on-site security or assume any responsibility for the care and custody of the property. In the event of vandalism or breaking and entering,* ***ALL VALUABLES SUCH AS JEWELRY, COINS, COLLECTIBLES, PAINTINGS, AND OR CASH, SHOULD BE REMOVED PRIOR TO FUMIGATION.***
****** This is a Section 1 Item ******

ITEM 11E **FINDING: DRYWOOD TERMITES** have damaged the **WINDOW SILL**, as indicated on the diagram.

RECOMMENDATION: Remove, repair, or reinforce the damaged WOOD as needed. Knight will prime paint only.
****** This is a Section 1 Item ******

ITEM 11F **FINDING:** Evidence of **DRYWOOD TERMITES** was noted in the **WINDOW TRIM BOARD**.

RECOMMENDATION: DUE TO THE NATURE OF THESE INFESTATIONS, IT WILL BE NECESSARY TO SEAL THE ENTIRE STRUCTURE AND FUMIGATE IT, WITH MASTER FUME OR **VIKANE GAS -** *(Sulfuryl Fluoride)* **AND TEAR GAS -** *(Chloropicrin)*, **WHICH IS USED AS A WARNING AGENT. THE ENTIRE STRUCTURE MUST BE VACANT FOR THIS PROCESS**. We will use caution in our operation; however, we assume no liability for damage to the roof coverings, solar panels, TV antennas, or landscaping affixed to the structure(s). The occupants must sign the Occupants Fumigation Notice and Pesticide Disclaimer, and agree to follow the instructions listed on the notice.

DISCLAIMER: *Knight Termite & Pest Control* ***DOES NOT*** *provide on-site security or assume any responsibility for the care and custody of the property. In the event of vandalism or breaking and entering,* ***ALL VALUABLES SUCH AS JEWELRY, COINS, COLLECTIBLES, PAINTINGS, AND OR CASH, SHOULD BE REMOVED PRIOR TO FUMIGATION.***
****** This is a Section 1 Item ******

ITEM 11G **FINDING: DRYWOOD TERMITES** have damaged the **WINDOW TRIM BOARD**, as indicated on the diagram.

RECOMMENDATION: Remove, repair, or reinforce the damaged WOOD as needed. Knight will prime paint only.
****** This is a Section 1 Item ******

6040	DIRAC ST., SAN DIEGO CA 92122	9/15/2026	450813
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

OCCUPANTS CHEMICAL NOTICE

KNIGHT TERMITE and PEST CONTROL will use pesticide chemical(s), specified below in paragraph two (2), for the control of Wood Destroying Pests or Organisms. The chemical(s) will be applied only to the areas specified in the Wood Destroying Pests and Organisms Inspection Report.

(1) THE PEST(s) TO BE CONTROLLED ARE:

- ✓ **DRYWOOD TERMITES**
- ✓ FUNGUS or DRYROT
- ____ SUBTERRANEAN TERMITES
- ____ **OTHER:**

(2) THE PESTICIDE(s) USED FOR TREATMENT AND THE ACTIVE INGREDIENTS ARE:

- ✓ **CHLOROPICRIN:** (Tear Gas)
- ____ **MASTER FUME:** (Sulfuryl Fluoride - 99%)
- ✓ **VIKANE:** (Sulfuryl Fluoride - 99%)
- ____ **D-FOAM:** (Deltamethrin - 0.06%)
- ____ **DOMINION 2L:** (Imidacloprid: 1-1 - 21.4%)
- ____ **INVADER:** (1 Methylethoxy Phenylmethycarbamate -1.00%)
- ____ **TIMBOR:** (Disodium Octaborate Tetrahydrate - 98%)
- ____ **TERMIDOR:** (Fipronil:5- Amino-1-2,6, Dichloro-4, Trifluoromenthyl Phenyl-S, Trifluoromethyl-1, Hpyrazole-3- Carbonitrile - 9.1%)

____ **THERMAL HEAT TREATMENT**

(3) STATE LAW REQUIRES YOU KNOW THAT PESTICIDES ARE TOXIC CHEMICALS: Structural Pest Control Operators are licensed and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Food and Agriculture and the U.S. 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 TWENTY-FOUR (24) HOURS YOU EXPERIENCE SYMPTOMS SIMILAR TO THE FLU,** contact your physician, poison control center, and your pest operator immediately. This statement shall be modified to include any other symptoms relating to exposure, which are not typical of influenza.

(4) FOR FURTHER INFORMATION, PLEASE CONTACT ONE OF THE FOLLOWING:

KNIGHT TERMITE	HEALTH DEPARTMENT	AGRICULTURE DEPARTMENT	POISON CONTROL
(619) 280-2400	**(619) 515-6555**	(858) 694-2739	**(800) 764-7661**

(5) IMPORTANT NOTICE: Persons with respiratory or allergic conditions, or others who may be concerned about their health, relative to this chemical treatment, should contact their physician concerning occupancy, during and after the chemical treatment.

Knight Termite & Pest Control Inc.
4620 Alvarado Canyon Road, Suite 9
San Diego, CA 92120
Ph: (619) 280-2400 or (760) 736-4000
Fax: (619) 280-2482
Email: knighttermite@gmail.com
www.sdpestcontrol.net

ACCREDITED BUSINESS BBB

WORK AUTHORIZATION CONTRACT

Address of Property: 6040 DIRAC ST., SAN DIEGO CA 92122
Inspection Date: 9/15/2026
Report #: 450813
Title Co. & Escrow #:

SECTION ONE [1] ITEMS 4A,7A,8A,8B,8D,11B,11D,11F - $2275.00 TO TENT FUMIGATE THE STRUCTURE FOR THE CONTROL OF DRYWOOD TERMITES PER THIS REPORT. THREE [3] YEAR RENEWABLE WARRANTY. SEE REPORT FOR FURTHER DETAILS.

SECTION ONE [1] ITEMS 4B,8C,8E,11A,11C,11E,11G - $3975.00 TO REPAIR ALL NOTED ACCESSIBLE WOOD DAMAGE PER THIS REPORT. ONE [1] YEAR WARRANTY TO REPAIRED AREAS ONLY. SEE REPORT FOR FURTHER DETAILS.

We Authorized the Following Section 1 Items to be Performed.	We Authorized the Following Section 2 Items to be Performed.	We Authorized the Following Items for Further Inspection.
4A,4B,7A,8A,8B,8C,8D,8E,11A		
11B,11C,11D,11E,11F,11G		
Proposed Cost Section 1: $6,250.00	Proposed Cost Section 2:	Proposed Cost Fur.Insp.:
	Total: $6,250.00	

A 3.5% PROCESSING FEE WILL APPLY TO ALL CREDIT CARD TRANSACTIONS

MOLD DISCLAIMER

There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this Work Authorization Contract. These health issues include, but are not limited too, the possible release of mold spores during the course of repairs. We are not qualified and do not render any opinion concerning such health issues. Any questions concerning health issues prior too, or during, the course of such repairs should be directed to a Certified Industrial Hygienist before any such repairs are undertaken.

BY EXECUTING THIS WORK AUTHORIZATION CONTRACT, CUSTOMER ACKNOWLEDGES THAT HE OR SHE HAS BEEN ADVISED OF THE FOREGOING, AND HAS HAD THE OPPORTUNITY TO CONSULT WITH A QUALIFIED PROFESSIONAL.

I have read the Wood Destroying Organisms Inspection Report and the Work Authorization Contract, which refers to the work recommended above. I/we have read and understand the terms of this Contract, and hereby agree to all terms.

A SIGNED COPY OF THIS CONTRACT MUST BE RECEIVED BY KNIGHT TERMITE BEFORE ANY WORK CAN BE SCHEDULED.

			9/15/26
APPROVED AND READ BY:	DATE	ACCEPTED FOR: KNIGHT TERMITE AND PEST CONTROL INC.	DATE

Knight Termite & Pest Control Inc.
4620 Alvarado Canyon Road, Suite 9
San Diego, CA 92120
Ph: (619) 280-2400 or (760) 736-4000
Fax: (619) 280-2482
Email: knighttermite@gmail.com
www.sdpestcontrol.net

WORK AUTHORIZATION CONTRACT

Address of Property: 6040 DIRAC ST., SAN DIEGO CA 92122
Inspection Date: 9/15/2026
Report #: 450813
Title Co. & Escrow #:

CUSTOMER INFORMATION

THE TOTAL AMOUNT OF THIS CONTRACT IS DUE AND PAYABLE UPON COMPLETION OF THE WORK LISTED ON THE WORK AUTHORIZATION CONTRACT, UNLESS OTHERWISE SPECIFIED.

****

ONLY THE WORK SPECIFIED IN THE CONTRACT WILL BE DONE AT THIS TIME, DUE TO THE OWNER OR AGENTS REQUEST. Any work performed against an existing title escrow, becomes the financial responsibility of the party who initially ordered the termite inspection. **COMPLETED LABOR BY OPERATOR SHALL BE GUARANTEED FOR A PERIOD OF _____ YEAR(s)**, from the date work was completed.

CHEMICAL and/or THERMAL HEAT TREATMENTS, SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR, AND ONLY ON THE AREAS WHICH WERE TREATED. This contract provides for re-treatment of the infested areas of the covered structures however; in the event that re-infestation occurs, this contract does not provide for the repair of damage caused by Drywood or Subterranean termites. Customer agrees to hold company harmless for any damage which may occur to plant life, wiring, trees, vines, pets, tile roofs, plumbing leaks, or changes beyond the control the company which may occur during the performance of this work. Toilet plumbing parts supplied by this firm, showers, floors or any measures for the control of moisture are guaranteed for thirty (30) days.

IN CASE OF NON-PAYMENT BY OWNER, REASONABLE ATTORNEY'S FEES AND COSTS SHALL BE PAID BY THE OWNER/AGENT/OR RESPONSIBLE PERSON: This clause applies whether suit has been filed or not. A service charge of 1.5% percent, per month, will be charged on all balances over thirty (30) days. The 1.5% percent per month, equals eighteen (18%) percent per annul on unpaid balances. Any additional damage found while work is being performed, will be supplemented by a report as to additional findings and costs.

ALL REPAIRS PERFORMED BY OTHERS MUST BE REINSPECTED BY OUR COMPANY, BEFORE A CERTIFICATE OF COMPLETION IS ISSUED: We do not guarantee work completed by others. This firm does not make statements concerning workmanship. Workmanship is only determinable by those paying for or receiving those services. If at the time of repairs to decks, the damage is found to be more extensive, a Supplemental Report will be sent to all parties involved, along with a bid for any other corrections that may be necessary. A reinspection of specific items on the report, or any other conditions regarding the structure, might be required and additional costs may be added by the inspector. Reinspections must be done within four (4) months from the date of the original report.

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 and may be sold by a court and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company, 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.

INVOICE

Knight Termite & Pest Control Inc.
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San Diego, CA 92120
Ph: (619) 280-2400 or (760) 736-4000
Fax: (619) 280-2482
Email: knighttermite@gmail.com
www.sdpestcontrol.net

ACCREDITED BUSINESS BBB

DATE	REPORT #	ESCROW #	PROPERTY LOCATION
09/15/2026	450813		6040 DIRAC ST., SAN DIEGO CA 92122

TO: MIKE REARDON
1420 KETTNER BLVD #100
SAN DIEGO, CA 92101
ATTN: MIKE.REARDON@REDFIN.COM

Copy To: VACANT
6040 DIRAC ST.
SAN DIEGO, CA 92122

264240	09/15/2026	Inspection	$85.00
		Balance Due:	$85.00

RETAIN THIS COPY FOR YOUR RECORDS

DUE AND PAYABLE WITHIN TEN (10) DAYS

A 3.5% PROCESSING FEE WILL APPLY TO ALL CREDIT CARD TRANSACTIONS

1.5% per month charged on all past due accounts. This is an annual percentage rate of 18%.

(Interest charged pursuant to the Robinson-Patman Act)

NOTICE: **Under the 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 improve your property, and 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 and may be sold by a court and the proceeds of the sale used to satisfy the unpaid debt.

THANK YOU FOR YOUR BUSINESS