

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

#: 74036

BUILDING NO. 550	STREET W PENNSYLVANIA AVE #8	CITY SAN DIEGO	ZIP 92103	Date of Inspection 02/13/2025	NUMBER OF PAGES 1 of 5
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Top Notch Termite Company, Inc.
6041 Fairmont Ave
San Diego, CA 92120
(619)282-8771, (619)282-8741 fax
PR 3632

Ordered by:
TERRI HILL
HILL & HILL REALTY
7290 NAVAJO RD SUITE 113
SAN DIEGO, CA 92119
 PH.# 619-582-9100 FAX: 619-238-6051

Property Owner and/or Party of Interest

Report sent to:

COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

GENERAL DESCRIPTION:

This is a one story, stucco condo. It was unoccupied and furnished at the time of inspection.

Inspection Tag Posted:
Kitchen sink.

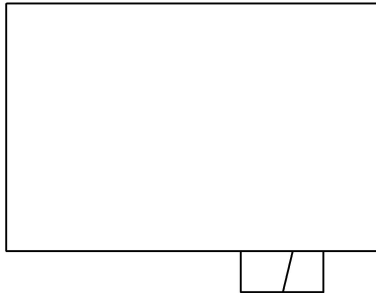
Other Tags Posted:

An inspection has been made of the structure(s) on the diagram in accordance with the 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

Key: 1 = Subterranean Termites 2 = Drywood Termites 3 = Fungus/Dryrot 4 = Other Findings 5 = Further Inspection



COMMON WALL

Inspected By MICHAEL K. KELLER License No. OPR 9756 Signature *Michael Keller*

You are entitled to obtain copies of all reports and completion notices on this property report 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. (form t1a - 3/15/08) 43M-41 (Rev. 10/01)

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NOTES, CAUTIONS AND DISCLAIMERS

NOTE:

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 CONTRACTORS STATE LICENSE BOARD.

NOTICE: THE STRUCTURAL PEST CONTROL BOARD ENCOURAGES COMPETITIVE BUSINESS PRACTICES AMONG REGISTERED COMPANIES. REPORTS ON THIS STRUCTURE PREPARED BY VARIOUS REGISTERED COMPANIES SHOULD LIST THE SAME FINDINGS (ie. TERMITE INFESTATIONS, TERMITE DAMAGE, FUNGUS DAMAGE, ETC.). HOWEVER, RECOMMENDATIONS TO CORRECT THESE FINDINGS MAY VARY FROM COMPANY TO COMPANY. THEREFORE, YOU MAY WISH TO SEEK A SECOND OPINION SINCE THERE MAY BE ALTERNATIVE METHODS OF CORRECTING THE FINDINGS LISTED ON THIS REPORT THAT MAY BE LESS COSTLY.

NOTE:

ALL PRICES INCLUDE THE LEAD SAFE PAINT RENOVATION PROCEDURE FEES AS REQUIRED BY FEDERAL E.P.A, WHERE APPLICABLE.

NOTE:

WALL PAPER, STAIN, OR INTERIOR PAINTING ARE EXCLUDED FROM OUR CONTRACT. NEW WOOD EXPOSED TO THE WEATHER WILL BE ONE COAT PRIME PAINTED ONLY, ONLY UPON REQUEST AND AT AN ADDITIONAL EXPENSE UNLESS OTHERWISE NOTED ON THE WORK AUTHORIZATION PAGE OF THIS REPORT. NOTE: ALL TERMITE REPORTS ARE VALID FOR 120 DAYS FROM DATE OF INSPECTION.

THE PEST CONTROL INDUSTRY RECOGNIZES A STRUCTURE TO HAVE CERTAIN AREAS BOTH INACCESSIBLE AND NOT INSPECTED. THESE AREAS 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 LUMBER, MASONRY, OR FINISHED WORK; AREAS OR BELOW APPLIANCES OR BENEATH FLOOR COVERINGS OR FURNISHINGS; AREAS WHERE BEHIND ENCUMBRANCES, STORAGE, CONDITIONS, OR LOCKS MAKE INSPECTION IMPRACTICAL; AND AREAS OR TIMBERS AROUND EAVES THAT WOULD REQUIRE USE OF AN EXTENSION LADDER (ABOVE APPROXIMATELY 12 FT WHICH IS COMMON HEIGHT FOR 2ND STORY EAVES). INSPECTORS DO NOT CLIMB ON ROOFS (AS PART OF A NORMAL INSPECTION).

SLAB FLOOR CONSTRUCTION HAS BECOME MORE PREVALENT IN RECENT YEARS. FLOOR COVERING MAY CONCEAL CRACKS IN THE SLAB THAT WILL ALLOW INFESTATIONS TO ENTER. INFESTATIONS MAY BE CONCEALED BY PLASTER, SHEETROCK OR OTHER WALL COVERINGS SO THAT A DILIGENT INSPECTION MAY NOT UNCOVER THE TRUE CONDITION. THE ROOF WAS NOT INSPECTED DUE TO LACK OF ACCESSIBILITY, QUALIFICATION AND LICENSING. THESE AREAS ARE NOT PRACTICAL TO INSPECT BECAUSE OF HEALTH HAZARDS, DAMAGE, OBSTRUCTION OR INCONVENIENCE AND UNLESS SPECIFIED OR DESCRIBED IN THIS WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT. THIS COMPANY SHALL EXERCISE DUE CARE DURING INSPECTIONS AND TREATMENTS BUT ASSUMES NO LIABILITY FOR ANY DAMAGE TO TILES, SLATES, SHINGLES OR OTHER ROOFING MATERIALS, INCLUDING PATIO COVERS, ALUMINUM AWNINGS, SOLAR HEATING, PLANTS, SHRUBBERY OR PAINT DURING ANY TYPE OF TREATMENT UNLESS OTHERWISE NOTED IN BODY OF REPORT.

THIS COMPANY SHALL RECOMMEND FURTHER INSPECTION IF THERE IS ANY QUESTION ABOUT NOTED AREAS. THIS COMPANY WILL NOT REINSPECT UNLESS A BUILDING PERMIT [WHERE APPLICABLE] IS POSTED AND SIGNED VIA : LOCAL BUILDING CODE INSPECTOR. "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". SECTION 8525 BUSINESS AND PROFESSIONS CODE AND SECTION 8516, BUSINESS AND PROFESSIONS CODE.

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IF LOCAL BUILDING CODES REQUIRE PERMITS AND/OR BUILDING PLANS, OWNER IS RESPONSIBLE FOR OBTAINING PERMITS AND PLANS. NOTE ALSO THAT PRICES FOR REPAIRS MAY OR MAY NOT BE AFFECTED BY THESE PERMITS AND PLANS. IF THE PERMIT PROCESS CHANGES THE SCOPE OF THE WORK TO BE DONE, PRICES MAY CHANGE AND ARE THE RESPONSIBILITY OF THE HOME OWNER.

THE PURPOSE OF THIS REPORT IS TO DOCUMENT FINDINGS AND RECOMMENDATIONS WHICH PERTAIN TO THE ABSENCE OR PRESENCE OF WOOD DESTROYING ORGANISMS AND/OR CONDUCTIVE CONDITION[S] AT THE TIME OF INSPECTION. THIS REPORT SHOULD BE READ CAREFULLY AND IS NOT TO BE CONFUSED WITH A HOME MAINTENANCE SURVEY. THE CLIENT'S COOPERATION AND COMPLIANCE TO CORRECT AND OR COMPLETE THE RECOMMENDATIONS DOCUMENTED IN THIS REPORT ARE OBLIGATORY. WITHOUT A MUTUAL EFFORT THIS COMPANY CAN NOT ASSURE EFFECTIVE OR SATISFACTORY RESULTS.

THE OWNER OF THIS STRUCTURE HAS CERTAIN OBLIGATIONS REGARDING MAINTENANCE AND PERTAINING TO THE DETERRENCE OF WOOD DESTROYING ORGANISMS. MAINTENANCE PROCEDURES INCLUDE; BUT ARE NOT LIMITED TO : REASONABLE CLEANING, UPKEEP OF ROOFS, GUTTERS AND DOWNSPOUTS: PAINTING AND SEALING OF EXPOSED SURFACES; CAULKING ABOUT DOORS AND WINDOWS OR GROUTING ABOUT COMMODES, TUB AND SHOWER ENCLOSURES; STORING MATERIALS ONE FOOT AWAY THE STRUCTURE'S FOUNDATIONS; PROVIDING ADEQUATE VENTILATION, MAINTAINING PROPER DRAINAGE AWAY FROM STRUCTURE (INCLUDING SPRINKLER SYSTEMS); KEEPING SOIL LEVELS BELOW THE TOP OF FOUNDATIONS AND PROHIBITING EARTH CONTACT WITH WOOD COMPONENTS OF THE STRUCTURE(S).

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 SUB CONTRACTOR. YOU MAY ACCEPT TOP NOTCH TERMITE COMPANYS 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, TOP NOTCH TERMITE 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.

PREPARATION IS MANDATORY AND IT IS THE OWNER RESPONSIBILITY TO PROVIDE THE UTILITIES NECESSARY FOR TERMITE WORK. ALL SOIL SHALL BE SOAKED SIX INCHES DEEP AND TWELVE INCHES OUTWARD FROM EXTERIOR FOUNDATIONS ONE DAY PRIOR TO FUMIGATION. ALL PLANTS OR SHRUBBERY MUST BE TRIMMED BACK ONE FOOT FROM STRUCTURE PRIOR TO ANY FUMIGATION OR SUBTERRANEAN TERMITE TREATMENT. ANY STORED MATERIALS, FURNISHINGS, ETC., ON SLAB FLOORING MUST BE MOVED ONE FOOT AWAY FROM FOUNDATION AND PARTITION WALL INSPECTING AND TREATMENT. THE OWNER MUST ALLOW ACCESS FOR ANY NECESSARY INSPECTION OR TREATMENT.

GUARANTEE POLICY:

THIS GUARANTEE EXCLUDES STRUCTURES WITH SUB SLAB HEATING/AIR CONDITIONING SYSTEMS, PLENUM CONSTRUCTION WITH AIR CONDITIONING AND HEATING DUCT IN USE, A WELL OR CISTERN WITHIN FIFTY FEET AND AREAS THAT ARE INACCESSIBLE FOR TREATMENT. ADDITIONAL EXCLUSIONS INCLUDE STRUCTURES WITH DAMAGE TO OR FROM EXCESSIVE MOISTURE, INADEQUATE CONSTRUCTION, AREAS OF INACCESSIBILITY, DETERIORATING MATERIALS, MASONRY FAILURE, GRADE ALTERATION, PIPES AND CONDUITS BENEATH CONCRETE SLAB, FURNISHINGS OR CONTENTS, ETC. NO GUARANTEE WILL BE ISSUED FOR ANY WORK THAT IS A SECONDARY RECOMMENDATION OR WORK COMPLETED BY OTHERS. NO GUARANTEE WILL BE ISSUED FOR ANY TREATMENTS FOR FAMOSAN TERMITES, OR FOR FUTURE DAMAGE CREATED BY FAMOSAN TERMITES. GUARANTEED FOR THIRTY DAYS ARE ANY PLUMBING, GROUTING, CAULKING AND RESETTING OF COMMODES, SINKS OR ENCLOSURES. WARRANTIES FOR CHEMICAL LOCAL TREATMENT ARE LIMITED TO AREAS TREATED ONLY FOR ONE YEAR ONLY FROM DATE OF WORK COMPLETED. FUMIGATIONS ARE WARRANTIED FOR TWO YEARS FROM DATE OF COMPLETION. TOP NOTCH TERMITE COMPANY IS NOT LIABLE FOR HOUSING OR OTHER EXPENSES INCURRED DURING FUMIGATION. ALL OTHER WORK PERFORMED BY THIS COMPANY SHALL BE GUARANTEED FOR THE DURATION OF ONE YEAR UNLESS OTHERWISE NOTED IN BODY OF REPORT. THIS COMPANY MAKES NO GUARANTEE OR WARRANTY, EXPRESS OR IMPLIED, REGARDING FUTURE INFECTIONS OR ADVERSE CONDITIONS OR CONDITIONS PRESENT BUT NOT EVIDENT AT THE TIME OF INSPECTION. SEE ALSO NOTE REGARDING ROOFING WARRANTY.

THIS WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT DOES NOT INCLUDE WORK WHICH REQUIRES CONTACT WITH MATERIALS CONTAINING ASBESTOS. TERMITE INSPECTORS HAVE NO EXPERTISE OR LICENSE IN ASBESTOS ANALYSIS. ASBESTOS IS A NATURAL OCCURRING MINERAL FIBER USED EXTENSIVELY IN CONSTRUCTION PRIOR TO 1978. THE OWNER, EMPLOYEE OR CONTRACTOR MUST DETERMINE THE ASBESTOS STATUS PRIOR TO THE COMMENCEMENT OF WORK ON A PROJECT.

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OCCUPANTS AND EMPLOYEES MUST BE PROTECTED FROM ASBESTOS FIBER RELEASE. SHOULD ASBESTOS BE OBSERVED DURING ANY CONSTRUCTION OR DEMOLITION, WORK MUST STOP. THE OWNER SHALL OBTAIN THE SERVICES OF AN ASBESTOS ABATEMENT CONTRACTOR TO EVALUATE THE SITUATION, PROVIDE THE NECESSARY SERVICES AND CERTIFY THE AREA SAFE BEFORE WORK MAY RESUME. ASBESTOS STATEMENT REF: AB2040, SB2572 AND GENERAL INDUSTRY SAFETY ORDER NUMBER 5208.

Note: This Wood Destroying Pests and 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.

*****SECTIONED REPORTING*****

THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION I OR SECTION II CONDITIONS EVIDENT ON THE DATE OF THIS 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 SECTION II.

NOTE:

NOTE:

THIS IS A LIMITED INSPECTION AT THE REQUEST OF TERI. THIS INSPECTION WAS LIMITED TO THE INTERIOR LIVING SPACE OF THIS UNIT ONLY. OTHER AREAS WERE NOT INSPECTED. WE RECOMMEND A FULL INSPECTION OF THIS STRUCTURE. TOP NOTCH TERMITE DOES NOT GUARANTEE AND/OR WARRANTY AREAS THAT WERE NOT INSPECTED.

NOTE:

THIS IS TO CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS FREE OF EVIDENCE OF ACTIVE INFESTATION OR INFECTION IN VISIBLY ACCESSIBLE AREAS AT THE TIME OF THIS INSPECTION.

CALIFORNIA STATE LAW REQUIRES THAT YOU BE GIVEN THE FOLLOWING INFORMATION: "CAUTION 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 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 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 HOURS FOLLOWING APPLICATION YOU EXPERIENCE SYMPTOMS SIMILAR TO COMMON SEASONAL ILLNESS COMPARABLE TO THE FLU,(IN CASE OF VIKANE USE; SYMPTOMS MAY INCLUDE DIZZINESS, HEADACHE, NAUSEA, REDUCED AWARENESS, SLOWED MOVEMENT, GARBLED SPEECH OR DIFFICULTY IN BREATHING) CONTACT YOUR PHYSICIAN OR POISON CONTROL CENTER AT: [(800) 876-4766] AND YOUR PEST CONTROL OPERATOR IMMEDIATELY. FOR ADDITIONAL INFORMATION CONTACT THE COUNTY HEALTH DEPARTMENT (619) 338-2222; COUNTY AGRICULTURAL DEPARTMENT (858) 694-2739 AND THE STRUCTURAL PEST CONTROL BOARD, 2005 EVERGREEN ST #1500, SACRAMENTO, CA. 95815-3831, (916) 516-8708.

FOR FURTHER INFORMATION, CONTACT ANY OF THE FOLLOWING:

TOP NOTCH TERMITE COMPANY.....(619) 282-8771
HEALTH QUESTION :SAN DIEGO COUNTY HEALTH DEPARTMENT.....(619) 338-2222 OR
CALIFORNIA POISON CONTROL CENTER.....(800) 876-4766
APPLICATION INFORMATION: COUNTY AGRICULTURAL COMMISSIONER.....(858) 694-2739
REGULATORY INFORMATION: STRUCTURAL PEST CONTROL BOARD.....(916) 561-8708
2005 Evergreen St #1500, Sacramento, California 95815-3831

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COMMENTS AND OTHER INFORMATION

- * IF WE HAVE RECOMMENDED THE USE OF A FUNGICIDE WE WILL USE:
TIM-BOR (Active Ingredient: Disodium Octaborate Tetrahydrate)
- * IF WE HAVE RECOMMENDED THE TREATMENT OF SUBTERRANEAN TERMITES WE WILL USE:
TERMIDOR SC TERMITICIDE (Active Ingredient:Fipronil)
- * IF WE HAVE RECOMMENDED THE LOCAL TREATMENT OF DRYWOOD TERMITES, WOOD BORING BEETLES OR CARPENTER ANTS WE WILL USE:
*TERMIDOR SC TERMITICIDE (ACTIVE Ingredient: Fipronil) OR
CB-80 (Active Ingredient: Pyrethrins, Piperonyl Butoxide)OR
Z Pro 44(Active Ingredient: Esfenvalerate)*
- * IF WE HAVE RECOMMENDED THE FUMIGATION OF DRYWOOD TERMITES WE WILL USE:
*VIKANE (Active Ingredient: Sulfural Flouride),
Zythor (active ingredient: Sulfural Flouride)*

Top Notch Termite Company, Inc.

6041 Fairmont Ave
San Diego, CA 92120
(619)282-8771, (619)282-8741 fax

INVOICE

Invoice Number:
74036

Invoice Date:
02/13/2025

Bill To:

Terri Hill
Hill & Hill Realty
7290 Navajo Rd Suite 113
San Diego, CA 92119
PH.# 619-582-9100 FAX: 619-238-6051

Address of Property Inspected:

550 W PENNSYLVANIA AVE #8
SAN DIEGO, CA 92103

Invoice Description:

Date of Inspection: 02/13/2025

Termite Inspection Report Fee: \$ 50.00 *(Termite work not included.)*

Payments: \$ 0.00 Date: N/A

TOTAL DUE: \$ 50.00

TERMS: Net 10 days.

INSPECTION FEE: Work associated with this inspection report that is completed by this firm within 90 days waives this inspection fee.

FANNIE MAE NO.: _____

FEDERAL TAX ID NO.: _____

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.