

# INVOICE



**P.O. Box 1128  
Vista, CA 92085-1128  
Ph: (760) 598-2201  
Fax: (760) 598-2224**

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DATE	REPORT #	ESCROW #
03/24/2023	314880	

PROPERTY LOCATION
1045 Crestview Road, Vista CA 92081

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TO: **Home Smart Realty West**  
2776 Gateway Road  
Carlsbad, CA 92009  
ATTN: pinashaw@gmail.com

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Balance Due: \$0.00

RETAIN THIS COPY FOR YOUR RECORDS

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DUE AND PAYABLE WITHIN 10 DAYS

Please remit payment to the address noted above. 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 contractor, subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for his work or supplies, has the 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.

**THANK YOU FOR YOUR BUSINESS**



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## WORK AUTHORIZATION CONTRACT

Address of Property: 1045 Crestview Road, Vista CA 92081  
 Inspection Date: 3/22/2023  
 Report #: 314880  
 Title Co. & Escrow #:

**SECTION I**

ITEM 2A: SEAL THE ENTIRE STRUCTURE AND FUMIGATE.	\$2500.00
ITEM 2B: REMOVE/REPLACE/REINFORCE TERMITE DAMAGED MEMBERS.	NO BID
ITEM 3A: REMOVE FUNGUS DAMAGED MEMBERS AND REPLACE WITH NEW MATERIAL.	NO BID
ITEM 4A: OWNER TO CONTACT A LICENSED PLUMBER TO INSPECT/CORRECT.	NO BID

We Authorized the Following  
 Section 1 Items to be Performed.

2A \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Proposed Cost Section 1:           \$2,500.00          

We Authorized the Following  
 Section 2 Items to be Performed.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Proposed Cost Section 2: \_\_\_\_\_  
**Total:**           \$2,500.00          

We Authorized the Following  
 Items for Further Inspection.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Proposed Cost Fur.Insp.: \_\_\_\_\_

**NOTICE TO OWNERS:** Under 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 the court officer and 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, laborer, or supplier remains unpaid. To preserve their right to file a claim or lien against your property, certain claimants such as contractors or material suppliers are required to provide you with a document entitled "Preliminary 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.\* **We do accept credit cards, however, there is an additional fee to pay with credit card \* Sorry for any inconvenience and thank you for understanding.\***

\*\*\* PLEASE REFER TO REPORT FOR CONTRACT/WARRANTY DETAILS \*\*\*

I have read this work authorization contract and WDO inspection report it refers to.  
 SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE PERFORMED.  
 I have read and understand the terms of this work authorization contract and hereby agree to all terms thereof.

APPROVED AND READ BY: \_\_\_\_\_

DATE \_\_\_\_\_

ACCEPTED FOR: \_\_\_\_\_

DATE \_\_\_\_\_

HUME AND COMPANY INC.

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. <b>1045</b>	STREET, CITY, STATE, ZIP <b>Crestview Road, Vista CA 92081</b>	Date of Inspection <b>3/22/2023</b>	No. of Pages <b>6</b>
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Firm Registration No. <b>PR 4369</b>	Report No. <b>314880</b>	Escrow No.
Ordered By: Home Smart Realty West 2776 Gateway Road Carlsbad, CA 92009 Attn: Pina Shaw pinashaw@gmail.com 760-473-1227	Property Owner/Party of Interest c/o Home Smart Realty West	Report Sent To:

COMPLETE REPORT      
 LIMITED REPORT      
 SUPPLEMENTAL REPORT      
 REINSPECTION REPORT

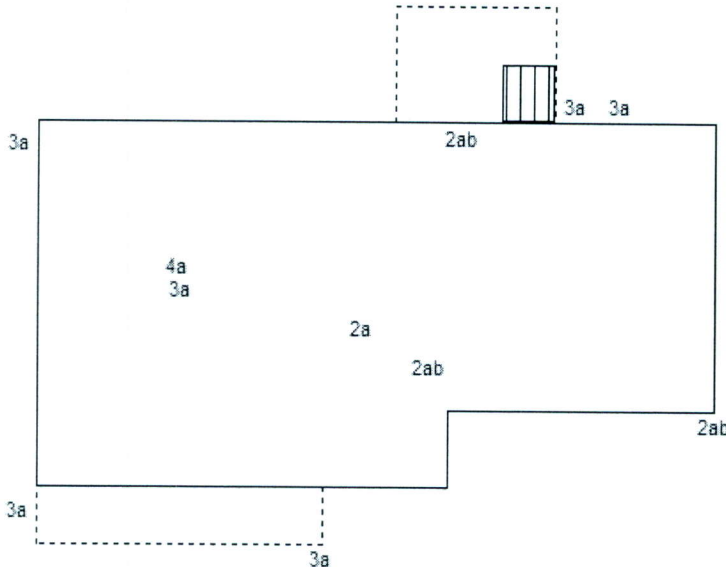
General Description: Two story, single family home, wood frame, stucco siding, composition roof and vacant.	Inspection Tag Posted: Garage
	Other Tags Posted: None Noted

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      
 Fungus/Dryrot      
 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  
NOT TO  
SCALE



Inspected by Curt Cooley State License No. FR48843 Signature Curt Cooley

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

1045	Crestview Road, Vista CA 92081	3/22/2023	314880
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**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 AND ORGANISM INSPECTION REPORT.**

A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying insects or organisms in visible and accessible areas on the date of inspection and contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the

Wood Destroying Pest & Organism Inspection Report are governed by the Structural Pest Control Act and its Rules & Regulations.

a. This is a wood Destroying Pest & Organisms Inspection report. IT IS NOT A PEST CONTROL INSPECTION REPORT and does not include common household pests such as ants, cockroaches, silverfish, beetles, fleas, moths, weevils, vermin, mice, rats, bats, etc. If you would like your property inspected for common household pests please call us at 760-598-2201 and we will be happy to schedule you a GENERAL PEST CONTROL INSPECTION REPORT .

b. Some structures do 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 organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information about any such defects as they are not within the scope of the licenses of this company or it's employees. THIS IS NOT A HOME INSPECTION REPORT.

c. The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of the inspection. Some areas of the structure are not accessible to inspection, such as the interior of hollow walls, spaces between floors or porch or decks and ceilings below, areas concealed by carpeting, appliances, furniture or cabinets, insulated attics or sub areas, attics or sub areas with less than 18 inches of crawl space, areas where there is no access without defacing or tearing out lumber or painted areas, or areas covered by vegetation. Infestations or infections may be active in these areas without visible and accessible evidence. If you desire information about areas that were not inspected, a further inspection may be performed at an additional cost. Carpets, furniture, or appliances are not moved and windows are not opened during a routine inspection. Unless otherwise specified in this report, we do not inspect fences, sheds, dog houses, detached patios, gazebos, detached wood decks, wood retaining walls or wood walkways.

d. Second story eaves are inspected from ground level only. If you would like them inspected more closely, they may be inspected further at an additional charge.

e. If the structure inspected is of the condominium type unit sharing common walls, foundation, and/or attic with adjacent walls, foundation, and/or attics with adjacent units, a limited report will be performed and prepared. Adjacent units are not inspected and are not included in this report. No opinion is rendered, nor guarantee implied concerning the presence or absence of infestations or infections in common areas or areas not inspected. No guarantee is implied regarding spreading of infections or infestations from areas into the inspected unit. If infections or infestations are found in the inspected condominium type unit, then it is recommended that all attached and adjacent units be inspected for further infestations or infections.

**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 CONTRACTORS' STATE LICENSE BOARD.**

g. 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. Ref: Structural Pest Control Act, Article 6, Section 8516(b), paragraph 1990(i). Amended effective March 1, 1974. Inspection is limited to disclosure of wood destroying pests or organisms as set forth in the Structural Pest Control Act, Article 6, Section 8516(b), Paragraph 1990-1991.

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h. This company does not certify or guarantee against any leakage, such as (but not limited to) plumbing, appliances, walls, doors, windows, any type of seepage, roof or deck coverings. This company renders no guarantee, whatsoever, against any infection, infestation or any other adverse condition which may exist in such areas or which may become visibly evident in such areas after the date of this report. Upon request, further inspection of these areas would be performed at an additional charge.

i. "NOTICE": The charge for service that this company subcontracts to another registered company may include the company's charges for arranging and administrating such services that are in addition to the direct costs associated with paying the subcontractor. You may accept HUME & COMPANY'S 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, HUME & 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.

j. HUME & COMPANY is not licensed as a fumigator and subcontracts its fumigations to a registered fumigator licensed by the Structural Pest Control Board to perform fumigations. See Occupants Fumigation Notice for name of registered fumigator to be used.

k. In the event damage or infestation described herein is later found to extend further than anticipated, our bid will not include such repairs. A supplemental report will be prepared listing any additional repairs, treatment or additional costs. OWNER SHOULD BE AWARE OF THIS CLOSED BID WHEN CONTRACTING WITH OTHERS OR UNDERTAKING THE WORK HIMSELF/HERSELF.

l. "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."

m. If inspection of a particular area is found to be inaccessible or limited in any way, such as excessive storage, moisture, insulation or construction, a further inspection will be made by this company if requested by the owner and after the area(s) are made accessible.

n. Wall paper, stain, and interior painting are excluded from our contract. New exterior wood exposed to the weather will be prime painted only. Upon request and at an additional expense painting is optional.

o. Newly painted surfaces or repairs in some instances can conceal evidence of damage. This firm does not assume any responsibility for hidden defects if a structure has recently been painted or any repair work has been done deliberately or inadvertently to conceal adverse conditions or infections.

p. All pesticides and fungicides must be applied by a state certified applicator (8555 Business & Professions Code Division 3) and in accordance with the manufacturer's label requirements.

q. 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.

r. During the process of treatment or replacement, it may be necessary to drill holes through ceramic tiles or other floor coverings; these holes will be sealed with cem4ent or other sealer. We assume no responsibility for cracks, chipping, or other damage to floor coverings. We do not re-lay carpeting. Customer agrees to hold HUME & COMPANY harmless for any damage which may occur to plant life, wiring, trees, pets, sprinkler systems, tile roofs, plumbing leaks or changes which may occur during the performance of the work.

s. We assume no responsibility for damage to any plumbing, water, gas, or electrical lines, etc. in the process of pressure treatment of concrete slab areas or replacement of concrete or structural timbers.

t. Second story stall showers are inspected but not water tested unless there is evidence of leaks in ceilings below. Sunken or

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below grade showers, tubs or Jacuzzis are not water tested due to their construction.

u. If during the course of, or after opening walls or any previously concealed or inaccessible areas, further damage or infection or infestation is found, a supplemental report will be issued. Any work completed in these areas will be at the owner's direction and at an additional charge.

v. This company warrants its treatments and repairs for one year from the date of service for effectiveness of treatment and defects in materials and workmanship. This warranty does not cover conditions hidden by finished surfaces or that may develop in/or from inaccessible areas and/or after the date of inspection. For local treatments only the treated areas are warranted unless otherwise contracted at an additional charge. Fumigations are warranted for a period of three (3) years on the entire structure excluding any consequential damages. For pretreatment warranty please see pretreat contract for details. No pests other than those described in this inspection report will be covered under warranty.

w. THIS COMPANY DOES NOT WARRANTY THE WORK DONE BY OTHERS. IF CERTIFICATION IS REQUIRED, THEN ANY WORK DONE BY OTHERS MUST BE CERTIFIED BY THEM.

x. "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 the right to seek a second opinion from another company.

y. This Wood Destroying Pest & Organisms Inspection Report DOES NOT INCLUDE MOLD, ASBESTOS or any mold or asbestos like conditions. No reference will be made to mold or mold like conditions or asbestos. Mold is not a Wood Destroying Organism and is outside the scope of this report as is asbestos as defined by the Structural Pest Control Act. If you wish your property be inspected for mold, asbestos, or mold like conditions, please contact the appropriate professional.

z. There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this Work Authorization Contract. These issues may include, but are not limited to the possible release of mold spores during the course of repairs. We are not qualified to and do not render any opinions concerning such health issues or any special precautions. Any questions concerning health issues or special precautions to be taken prior to or during the course of such repairs should be directed to the appropriate health care professional before any such repairs are undertaken.

The total amount of the contract is due and payable upon completion of the work described above if contracted with HUME & COMPANY unless otherwise agreed in writing. Only the work specified in this report will be done at the owner/agent's request. ANY WORK PERFORMED AGAINST AN EXISTING TITLE ESCROW WILL BE FINANCIAL RESPONSIBILITY OF THE PARTY ORDERING THE INSPECTION REPORT, IN THE EVENT OF A CANCELLED TITLE ESCROW. In case of non-payment by the owner, or other responsible person, a SERVICE CHARGE OF 1 1/2% PER MONTH (18% APR) shall accrue on all balances payable over 30 days late from the date due until payment is received.

This Wood Destroying Pest & Organisms Inspection Report, clearance and warranty covers only existing infestations or infections that are described in this report. Your property may qualify for an annual Termite Control Service Agreement from HUME & COMPANY to cover future infestations, Please contact our office to determine your eligibility, cost and for further details.

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. However, if you received written or verbal instructions from any interested parties involved in this escrow (agents, principals, etc.) to not pay our invoice at close of escrow, you are instructed by us not to use these documents to satisfy any conditions or terms of your escrow for purposes of closing the escrow. Further, you are instructed to return all of our documents and the most current mailing address you have on file for the property owner.

"Under the California Mechanic's 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

## PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

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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."

THIS IS A SEPERATED REPORT WHICH IS DEFINED AS SECTION 1 / SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION

SECTION 1 CONTAINS ITEMS WHERE THERE IS VISABLE EVIDENCE OF ACTIVE WOOD DESTROYING PESTS OR ORGANISMS OR CONDITIONS THAT HAVE RESULTED IN OR FROM WOOD DESTROYING PESTS OR ORGANISMS.

SECTION 2 ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO WOOD DESTROYING PESTS OR ORGANISMS, BUT WHERE NO VISABLE EVIDENCE OF SUCH WAS FOUND AT TIME OF INSPECTION.

FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREA(S) WHICH DURING THE COMPLETE INSPECTION, DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CANNOT BE DEFINED AS SECTION 1 OR SECTION 2.

A REINSPECTION OF THE STRUCTURE WILL BE PERFORMED IF AN ESTIMATE OR BID FOR MAKING REPAIRS WAS GIVEN ON THE INSPECTION REPORT, OR THEREAFTER. THE REQUEST FOR REINSPECTION MUST BE MADE WITHIN 4 MONTHS. AFTER 4 MONTHS A NEW INSPECTION SHALL BE PERFORMED. ANY REINSPECTION SHALL BE PERFORMED FOR NOT MORE THAN THE PRICE OF THE REGISTERED COMPANY'S PERVIOUS INSPECTION AND SHALL BE COMPLETED WITHIN 10 WORKING DAYS AFTER A REINSPECTION HAS BEEN ORDERED.

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1045

Crestview Road, Vista CA 92081

3/22/2023

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**2. Drywood Termites:**

ITEM 2A FINDING: Evidence of drywood termites were noted at the attic, trim, pedestrian garage door jamb, pedestrian garage door and rafter. Hume & Company measured the property at 25M.

RECOMMENDATION: Seal the entire structure and fumigate for the eradication of drywood termites with an approved fumigant. HOMEOWNER to call and schedule to Mask/remove termite pellets in accessible areas. \*\* Three year warranty \*\* Periodic inspection recommended.

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

ITEM 2B FINDING: Drywood termite damage was noted at trim, pedestrian garage door jamb, pedestrian garage door and rafter as indicated on the diagram.

RECOMMENDATION: Remove termite damaged wood. Where removal appears impractical, adequate reinforcement will be done. Minor damage may be filled. If upon performance of work the damage extends into inaccessible areas, a new report and estimate will be issued.

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

**3. Fungus/Dryrot:**

ITEM 3A FINDING: Fungus damage was noted at siding, trellis framing, post and plywood flooring from sub-area as indicated on the diagram.

RECOMMENDATION: Remove fungus damaged members. Replace with new material. If upon performance of work the damage extends into inaccessible areas, a new report and estimate will be issued.

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

**4. Other Findings:**

ITEM 4A FINDING: Possible plumbing leak noted at plywood floor from sub-area.

RECOMMENDATION: Owner to contact a licensed plumber to inspect/correct as necessary.

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