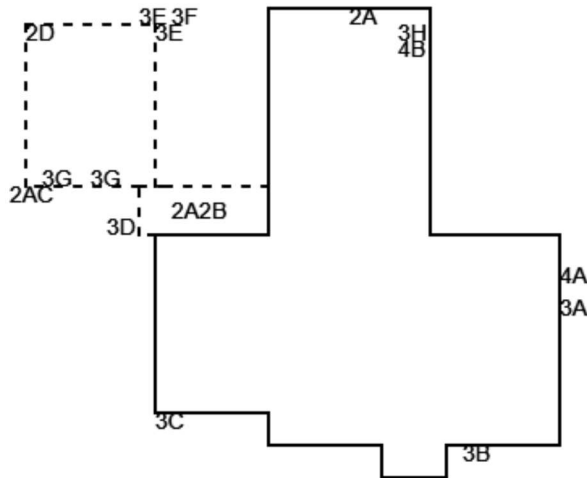


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 7351	Street Purdue Avenue	City La Mesa	ZIP 91942	Date of Inspection 09/04/2026	Number of Pages 8
		Top Flight Termite and Pest Control, Inc. 10143 Carreta Drive Santee CA 92071 (619) 635-6757 office@topflighttermite.com Topflighttermite.com		Report # : 10393 Registration # : PR10188 Escrow # : ☐ CORRECTED REPORT	
		Ordered by: Scott Freitag Scott.Freitag@kw.com		Property Owner and Party of Interest: Scott Freitag Scott.Freitag@kw.com	
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐					
GENERAL DESCRIPTION: One-story single family residence, stucco exterior, composition roof, vacant, attached garage				Inspection Tag Posted: Garage Other Tags Posted: None	
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: Shawn Calnan State License No. FR 65084 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.
 43M-41 (Rev. 04/2015)

TOP FLIGHT TERMITE AND PEST CONTROL, INC.

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Date of Inspection		Corresponding Report No.		Escrow No.

Inspection Limitation:

This is a visual inspection of the visible and accessible areas of the structure at the time of inspection. No opinion is rendered regarding areas that were not accessible. The absence of visible evidence of wood destroying organisms is not a guarantee that such conditions do not exist in concealed or inaccessible areas, nor that infestations may not be present or develop in the future.

Scope of Inspection:

This is a Wood Destroying Organism (WDO) inspection report and is limited to the identification of wood destroying pests and organisms, and conditions conducive to their presence. This inspection is not a structural, plumbing, electrical, roofing, or general home inspection.

Section I / Section II Definitions:

Section I items represent visible evidence of active infestation, infection, or damage. Section II items are conditions deemed likely to lead to infestation or infection, but where no visible evidence of infestation or infection was noted at the time of inspection.

Inaccessible Areas:

Certain areas of the structure were not accessible for inspection, including but not limited to concealed wall voids, areas covered by insulation, stored items, floor coverings, or areas lacking sufficient clearance. No opinion is rendered regarding these areas. If access is provided, further inspection may be performed for an additional fee, and a supplemental report may be issued.

Supplemental Reports:

If additional infestation, infection, or damage is discovered during the course of repair or upon making previously inaccessible areas accessible, Top Flight Termite Control will issue a supplemental report outlining additional findings, recommendations, and associated costs.

Reinspection Policy:

If a reinspection is requested, it must be performed within four (4) months of the original inspection. The reinspection fee shall not exceed the original inspection fee.

Report Date Limitation:

This report reflects conditions observed on the date of inspection only. Conditions may change over time, and no warranty or guarantee is implied regarding future conditions.

Warranty Disclosure:

Any warranties provided by Top Flight Termite Control are limited to the specific treatment or repair performed and are subject to the terms and duration outlined in the warranty agreement. Warranties do not guarantee against future infestations beyond the scope and duration of the agreement.

Termite Protection Plan:

Top Flight Termite Control offers a renewable Termite Protection Plan for ongoing monitoring and treatment coverage. This plan is optional and available upon request.

Work Performed by Others:

Top Flight Termite Control does not guarantee or warranty work performed by others. Interested parties should contact the company that performed the work for details regarding any guarantees or warranties.

Second Opinion Notice:

Reports prepared by different companies may vary in findings and recommendations. You have the right to seek a second opinion.

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Conductive Conditions:

Conditions listed in Section II are not active infestations but may increase the likelihood of future wood destroying organism activity if left uncorrected.

Environmental Disclaimer:

This inspection does not include mold, asbestos, or other environmental hazards. These items are outside the scope of this report and require evaluation by a qualified specialist.

Mechanical Systems Disclaimer:

This inspection does not include evaluation of plumbing, electrical, HVAC, or other mechanical systems except where conditions are directly related to wood destroying organisms.

Roof Disclaimer:

The exterior surface and water-tight integrity of the roof are not evaluated as part of this inspection. A licensed roofing contractor should be consulted if concerns exist.

Concealed Conditions:

Painted or finished surfaces may conceal evidence of infestation, infection, or damage. No opinion is rendered regarding conditions concealed by such finishes.

Access Responsibility:

It is the responsibility of the owner or agent to provide access to all areas of the structure. Areas not made accessible at the time of inspection are excluded from this report.

Repair Discovery:

During the course of repairs, additional damage may be discovered. Any additional findings will be documented in a supplemental report along with recommendations and associated costs.

Real Estate Disclosure:

This report is intended to provide clear and objective findings at the time of inspection and is not intended to impede or delay the transfer of property.

Lead-Based Paint Disclosure:

Structures built prior to 1978 may contain lead-based paint. Repair work that disturbs painted surfaces may create lead dust. Top Flight Termite Control will provide EPA-required Renovate Right information when applicable.

Occupant Safety Notice:

Certain pest control procedures may require occupants, pets, and plants to vacate treated areas during service and for a period of time afterward. Client agrees to follow all preparation and re-entry instructions provided by Top Flight Termite Control and/or its licensed subcontractors.

Safety Data Sheets:

Safety Data Sheets (SDS) for pesticides and treatment products used during services are available upon request.

NOTICE OF CANCELLATION / IMMEDIATE WORK DISCLOSURE

Buyer/Owner may cancel this transaction, without penalty or obligation, within three business days from the date this agreement is signed.

Buyer/Owner acknowledges that if immediate commencement of work is requested prior to expiration of the three-business-day cancellation period, Top Flight Termite Control may begin work immediately and the right to cancel may be limited once substantial services or materials have been provided.

TOP FLIGHT TERMITE AND PEST CONTROL, INC.

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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.

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Report Classification:

This is a separated report based on conditions observed at the time of inspection.

Section I:

Section I items represent visible evidence of active infestation, infection, or damage caused by wood destroying organisms.

Section II:

Section II items are conditions deemed likely to lead to infestation or infection, but where no visible evidence of infestation or infection was noted at the time of inspection.

Further Inspection Items:

Further inspection items are recommendations to inspect areas that were not accessible at the time of the original inspection. These areas could not be fully evaluated and are not classified as Section I or Section II items.

SECTION I:

2A - Drywood

FINDING: Evidence of drywood termite activity was observed in the exterior and subarea of the structure.

RECOMMENDATION: Top Flight Termite Control will locally treat accessible infested wood members using an approved termiticide. This treatment is limited to the treated area(s) and is not intended as a full-structure solution. Includes a one (1) year warranty on treated areas.

2B - Drywood

FINDING: Evidence of drywood termite damage was observed in the 2x6 patio blocking.

RECOMMENDATION: Top Flight Termite Control will repair damaged wood members as necessary to restore structural integrity. Repairs may include patching, reinforcing, and/or replacement of damaged components based on conditions discovered at the time of repair. All repair work will be painted to match as closely as possible with existing finishes. Repairs are limited to visible and accessible areas. Additional damage may be discovered once work begins. If additional damage is discovered, Top Flight Termite Control will provide a supplemental report outlining all additional findings and recommendations.

2C - Drywood

FINDING: Evidence of drywood termite damage was observed in the 4x6 patio beams.

RECOMMENDATION: Top Flight Termite Control will repair damaged wood members as necessary to restore structural integrity. Repairs may include patching, reinforcing, and/or replacement of damaged components based on conditions discovered at the time of repair. All repair work will be painted to match as closely as possible with existing finishes. Repairs are limited to visible and accessible areas. Additional damage may be discovered once work begins. If additional damage is discovered, Top Flight Termite Control will provide a supplemental report outlining all additional findings and recommendations.

2D - Drywood

FINDING: Evidence of drywood termite damage was observed in the 4x4 support posts.

RECOMMENDATION: Top Flight Termite Control will repair damaged wood members as necessary to restore structural integrity. Repairs may include patching, reinforcing, and/or replacement of damaged components based on

TOP FLIGHT TERMITE AND PEST CONTROL, INC.

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conditions discovered at the time of repair. All repair work will be painted to match as closely as possible with existing finishes. Repairs are limited to visible and accessible areas. Additional damage may be discovered once work begins. If additional damage is discovered, Top Flight Termite Control will provide a supplemental report outlining all additional findings and recommendations.

3A - Fungus / Dryrot

FINDING: Evidence of fungus/dry rot damage was observed on the plywood soffit.

RECOMMENDATION: Top Flight Termite Control will repair damaged wood members as necessary to restore structural integrity using standard construction practices. All repair work will be painted to match as closely as possible with existing finishes.

3B - Fungus / Dryrot

FINDING: Evidence of fungus/dry rot damage was observed on the fascia boards.

RECOMMENDATION: Top Flight Termite Control will repair damaged wood members as necessary to restore structural integrity using standard construction practices. All repair work will be painted to match as closely as possible with existing finishes.

3C - Fungus / Dryrot

FINDING: Evidence of fungus/dry rot damage was observed in the 2x8 garage door jamb.

RECOMMENDATION: Top Flight Termite Control will repair damaged wood members as necessary to restore structural integrity using standard construction practices. All repair work will be painted to match as closely as possible with existing finishes.

3D - Fungus / Dryrot

FINDING: Evidence of fungus/dry rot damage was observed in the patio cover 2x6 fascia board.

RECOMMENDATION: Top Flight Termite Control will repair damaged wood members as necessary to restore structural integrity using standard construction practices. All repair work will be painted to match as closely as possible with existing finishes.

3E - Fungus / Dryrot

FINDING: Evidence of fungus/dry rot damage was observed in the patio cover 4x6 beam.

RECOMMENDATION: Top Flight Termite Control will repair damaged wood members as necessary to restore structural integrity using standard construction practices. All repair work will be painted to match as closely as possible with existing finishes.

3F - Fungus / Dryrot

FINDING: Evidence of fungus/dry rot damage was observed in the patio cover 4x4 posts.

RECOMMENDATION: Top Flight Termite Control will repair damaged wood members as necessary to restore structural integrity using standard construction practices. All repair work will be painted to match as closely as possible with existing finishes.

3G - Fungus / Dryrot

FINDING: Evidence of fungus/dry rot damage was observed in the patio cover privacy lattice.

RECOMMENDATION: Top Flight Termite Control will repair damaged wood members as necessary to restore

TOP FLIGHT TERMITE AND PEST CONTROL, INC.

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structural integrity using standard construction practices. All repair work will be painted to match as closely as possible with existing finishes.

3H - Fungus / Dryrot

FINDING: Evidence of fungus/dry rot damage was observed in the under shower pan subflooring sheathing.

RECOMMENDATION: Top Flight Termite Control will remove and replace damaged wood member(s) with new material in currently available sizes and grades where necessary using standard construction practices. All repair work will be painted to match as closely as possible with existing finishes. Repairs are limited to visible and accessible areas. Additional damage may be discovered once work begins. If additional damage is discovered, Top Flight Termite Control will provide a supplemental report outlining all additional findings and recommendations.

SECTION II:

4A - Other Findings

FINDING: Cracked stucco was observed.

RECOMMENDATION: Top Flight Termite Control recommends correcting this condition as a preventative measure.

Pesticide Disclosure Notice:

Thank you for selecting Top Flight Termite Control to perform your structural pest control inspection. Should you have any questions regarding this report or any recommended treatments, please contact us using the information provided on the first page of this report.

If treatment is recommended, state law requires that you be provided with the following information regarding pesticide use.

NOTICE TO OWNER / OCCUPANT / TENANT

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.

HEALTH WARNING

If within 24 hours following application you experience symptoms similar to common seasonal illness comparable to the flu, headache, dizziness, nausea, tearing, coughing, nose or throat irritation, or develop shortness of breath, double vision, unusual drowsiness, weakness, or tremors, contact your physician or poison control center and your pest control operator immediately.

For further information contact any of the following:

Top Flight Termite Control: 619-635-6757

Poison Control Center: 800-222-1222

County Health Department (for any health questions): 619-692-8499

County Agricultural Commissioner (for any application information): 858-694-2739

Structural Pest Control Board (for any regulatory information): 800-737-8188

2005 Evergreen Street, Suite 1500, Sacramento, CA 95815

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One or more of the following chemicals may be applied to your property:

Bora-Care (*Disodium Octaborate Tetrahydrate*)

Tim-bor (*Disodium Octaborate Tetrahydrate*)

Premise Foam (*Imidacloprid*)

Termidor (*Fipronil*)

Taurus SC (*Fipronil*)

Termitafoam (*Fipronil foam formulation*)

Copper Clear (*Copper Naphthenate*)

Vikane (*Sulfuryl Fluoride*)

Master Fume (*Sulfuryl Fluoride*)

Application Practices:

Pesticides will only be applied when necessary and in accordance with label directions and state regulations. All applications are performed by licensed professionals using approved materials.

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	



Top Flight Termite and Pest Control, Inc.

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10143 Carreta Drive
Santee CA 92071
(619) 635-6757
office@topflighttermite.com
Topflighttermite.com

WORK AUTHORIZATION

Report #: 10393

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

Address of Property : 7351 Purdue Avenue

City: La Mesa

State/ZIP: CA 91942

TERMS OF PAYMENT

Payment is due upon completion of work unless otherwise agreed in writing.

Top Flight Termite Control accepts payment by:

- Check
- Cashier's Check
- ACH Transfer
- Zelle
- Venmo
- Credit Card

A convenience fee of up to 3% may apply to credit card transactions. Accounts unpaid after 30 days may accrue a finance charge of 1.5% per month (18% annually) on the unpaid balance.

ESCROW PAYMENT RESPONSIBILITY

If payment is expected through escrow, the signing party remains responsible for payment of all authorized work if escrow fails to close or payment is not received by Top Flight Termite Control.

NOTICE TO OWNER – MECHANIC'S LIEN WARNING

Under the California Mechanics' Lien Law, any structural pest control company, contractor, subcontractor, laborer, supplier, or other person who helps improve your property, but is not paid for labor, services, or materials, may have the right to enforce a claim against your property.

This means that after a court hearing, your property could be sold to satisfy unpaid obligations, even if you have paid your contractor in full.

To preserve lien rights, certain parties are required to provide a "Preliminary Notice" to the property owner. A Preliminary Notice is not a lien. It is notice that the person sending the notice may have lien rights if not paid.

ELECTRONIC DELIVERY AUTHORIZATION

Client authorizes Top Flight Termite Control to deliver any and all required notices, including but not limited to pesticide use notifications, via electronic mail to any email address provided by Client or Client's authorized representative, including but not limited to real estate agents, property managers, or escrow representatives.

Client acknowledges and agrees that electronic delivery of such notices shall constitute proper delivery under applicable California law.

Primary Email Address for Notices: _____

Additional Authorized Email Address(es): _____

ADDITIONAL CONDITIONS

If additional damage, inaccessible areas, or conditions requiring further work are discovered during the course of repairs or treatment, Top Flight Termite Control will notify Client and/or Client's authorized representative prior to performing additional work not covered by this



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WORK AUTHORIZATION

Report #: 10393

agreement.

Top Flight Termite Control will use reasonable care in performing all contracted work, but assumes no responsibility for incidental damage, including, but not limited to:

- Paint matching
- Roof coverings
- Landscaping
- Gutters
- Antennas
- Solar equipment
- Concealed or inaccessible conditions

Any health-related concerns associated with mold, fungus, or structural repairs should be evaluated by a qualified licensed professional prior to work commencement.

AUTHORIZED WORK CLARIFICATION

The associated termite inspection report prepared by Top Flight Termite Control is incorporated herein by reference as though fully set forth.

Client authorizes Top Flight Termite Control to perform only the work specifically approved below and/or identified within the associated termite inspection report, supplemental estimate, or approved change order for the property inspected.

Authorized Work Description: _____

Total Authorized Amount: \$_____

Unless otherwise agreed in writing, payment is due within 30 days following completion of repair work and/or chemical application.

ITEMS				
Prefix	Section I	Section II	Further Inspection	Other
2A	525.00	0.00	0.00	0.00
2B	3,500.00	0.00	0.00	0.00
2C	See 2B	0.00	0.00	0.00
2D	See 2B	0.00	0.00	0.00
3A	See 2B	0.00	0.00	0.00
3B	See 2B	0.00	0.00	0.00
3C	See 2B	0.00	0.00	0.00
3D	See 2B	0.00	0.00	0.00
3E	See 2B	0.00	0.00	0.00
3F	See 2B	0.00	0.00	0.00
3G	See 2B	0.00	0.00	0.00
3H	BID UPON REQUEST	0.00	0.00	0.00
4A	0.00	BIDUPON REQUEST	0.00	0.00
Total:	4,025.00	0.00	0.00	0.00



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WORK AUTHORIZATION

Report #: 10393

Prefix	Section I	Section II	Further Inspection	Other
GRAND TOTAL:	4,025.00			

A handwritten signature in black ink, appearing to be "SC" followed by a stylized flourish.

Name: _____ Date: _____ Inspected By: Shawn Calnan Date: 09/05/2026

Ordered By: Scott Freitag Date: _____



INVOICE / STATEMENT
Top Flight Termite and Pest Control, Inc.
10143 Carreta Drive
Santee CA 92071
(619) 635-6757
office@topflighttermite.com
Topflighttermite.com

Date: 09/05/2026
Report Number: 10393
Invoice Number: 10393-1
Escrow Number:

Property 7351 Purdue Avenue
Inspected: La Mesa, CA 91942

Bill To: Scott Freitag

Scott.Freitag@kw.com

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

Description of Service

RETAIN THIS COPY FOR YOUR RECORDS
THANK YOU FOR YOUR BUSINESS

CUT HERE

CUT HERE

CUT HERE



INVOICE / STATEMENT
Top Flight Termite and Pest Control, Inc.
10143 Carreta Drive
Santee CA 92071
(619) 635-6757
office@topflighttermite.com
Topflighttermite.com

Date: 09/05/2026
Report Number: 10393
Invoice Number: 10393-1
Escrow Number:

Property 7351 Purdue Avenue
Inspected: La Mesa, CA 91942

Bill To: Scott Freitag

Scott.Freitag@kw.com

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

Description of Service

RETURN THIS COPY WITH REMITTANCE
THANK YOU FOR YOUR BUSINESS