

STANDARD NOTICE OF WORK COMPLETED AND NOT COMPLETED

NOTICE - All recommendations may not have been completed. - See below - Recommendations not completed.
This form is prescribed by the Structural Pest Control Board.

Building No. 2157	Street, City, State, Zip Edinburg Ave, Cardiff CA 92007	Date of Completion 09/23/2024
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1518 Sterling Court, Escondido, CA 92029
Tel: (760)233-2055 Fax: (760)233-2090
Toll: (800)420-7378
Email: inbox@kennedypest.com

Firm Registration No. PR 1932	Report No. 64717	Escrow No.
Ordered By: Greg Coleson 2157 Edinburg Ave Cardiff, CA 92007 Attn: gcoleson@gmail.com 404-217-3675	Property Owner/Party of Interest Greg Coleson 2157 Edinburg Ave Cardiff, CA 92007 Attn: gcoleson@gmail.com 404-217-3675	Report Sent To: Greg Coleson 2157 Edinburg Ave Cardiff, CA 92007 Attn: gcoleson@gmail.com 404-217-3675

The following recommendations on the above designated property, as outlined in Wood Destroying Pests and Organisms Inspection Report dated 09/11/2024 have been and/or have not been completed.

Recommendations completed by this firm that are in accordance with the Structural Pest Control Board's Rules and Regulations: 2A	
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Recommendations completed by this firm that are considered secondary and substandard measures under Section 1992 of the Structural Pest Control Board's Rules and Regulations including Person requesting secondary measure: None Noted	
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Cost of work completed:	Cost: \$	<u>2,988.00</u>
	Inspection Fee: \$	<u>0.00</u>
	Other: \$	<u>0.00</u>
	Total: \$	<u>2,988.00</u>

Recommendations not completed by this firm: None Noted	
	Estimated Cost: \$ _____

Remarks:	
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INVOICE



1518 Sterling Court, Escondido, CA 92029
Tel: (760)233-2055 Fax: (760)233-2090
Toll: (800)420-7378
Email: inbox@kennedypest.com

DATE	REPORT #	ESCROW #	PROPERTY LOCATION
09/24/2024	64717		2157 Edinburg Ave, Cardiff CA 92007

TO: Greg Coleson
2157 Edinburg Ave
Cardiff, CA 92007
ATTN: gcoleson@gmail.com

624704	09/23/2024	Completion	\$2,988.00
624806	09/24/2024	CrAdjustment	-\$2,988.00
Balance Due:			\$0.00

RETAIN THIS COPY FOR YOUR RECORDS

DUE AND PAYABLE WITHIN 10 DAYS

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. This can happen even if you have paid your own contractor in full, if the subcontractor, laborer, or supplier remains unpaid."

THANK YOU FOR YOUR BUSINESS

Transaction Successful

Transaction Receipt

Merchant:	Kennedy Pest Control Inc - (Escondido, CA)
Date/Time:	09/24/2024 1:58:30 PM PDT
Transaction ID:	9965581176
Transaction Type:	Card Sale
Entry Method:	Keyed
Amount:	\$2,988.00

Credit Card Information

CC Type:	Visa
CC Number:	*****0696
Auth. Code:	05567D
Processor:	First MCS Nashville

Billing Information

Greg Coleson
, 92007
US

Shipping Information

US

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 2157	STREET, CITY, STATE, ZIP Edinburg Ave, Cardiff CA 92007	Date of Inspection 9/11/2024	No. of Pages 7
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1518 Sterling Court, Escondido, CA 92029
Tel: (760)233-2055 Fax: (760)233-2090
Toll: (800)420-7378
Email: inbox@kennedypest.com

Firm Registration No. PR 1932	Report No. 64717	Escrow No.
Ordered By: Greg Coleson 2157 Edinburg Ave Cardiff, CA 92007 Attn: gcoleson@gmail.com 404-217-3675	Property Owner/Party of Interest Greg Coleson 2157 Edinburg Ave Cardiff, CA 92007 Attn: gcoleson@gmail.com 404-217-3675	Report Sent To: Greg Coleson 2157 Edinburg Ave Cardiff, CA 92007 Attn: gcoleson@gmail.com 404-217-3675

COMPLETE REPORT LIMITED REPORT SUPPLEMENTAL REPORT REINSPECTION REPORT

General Description: Occupied, furnished, two story, single family residence, composition roof.	Inspection Tag Posted: Exterior
	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.

2A

Inspected by Justin Birks State License No. FR 51566 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.

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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Edinburg Ave, Cardiff CA 92007

9/11/2024

64717

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

A. Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These 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; area where there is no access without defacing or tearing out lumber, masonry or finished work; areas behind stoves, refrigerators or beneath floor coverings, furnishings; areas where encumbrances and storage, conditions or locks makes inspection impractical, portions of the sub area concealed or made inaccessible by ducting or insulation, area beneath wood floors over concrete, and areas concealed by heavy vegetation. All inspections are done from the ground level only unless otherwise indicated. Although we make visual examinations, we do not deface or probe window/door frames or decorative trims. Unless otherwise specified in this report we do not inspect fences, sheds, dog houses, detached patios, detached wood decks, wood retaining walls or wood walkways. We assume no responsibility for work done by anyone else, for damage to the structure or contents during our inspection, or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non-disclosure by the owner/agent/tenant.

B. Slab floor construction has become more prevalent in recent years. Floor covering may conceal cracks in the slab that will allow infestation to enter. Infestation 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

C. 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 the 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.

D. This company is not responsible for work completed by others, recommend or not, including by Owner. Contractor bills should be submitted to Escrow as certification of work completed by others. Kennedy Pest Control does not comment on workmanship done by others. Interested parties must satisfy themselves as to the quality or appearance of work which is not completed by our company.

E. This report includes findings related to the presence/non-presence of wood destroying organisms and/or visible signs of leaks in the accessible portions of the roof. **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.**

F. Second story stall showers are inspected but not water tested unless there is evidence of leaks in the ceiling below. Ref: Structural Pest Control Rules and Regulations, Sec 5816G. Sunken or below grade showers or tubs are not water tested due to their construction.

G. During the course of/or after the opening of walls or any previously concealed areas, should any further damage or infestation be found, a supplementary report will be issued. Any work completed in these areas would be at the Owner's direction and additional expense.

H. During the process of treatment or replacement it may be necessary to drill holes through

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BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

ceramic tiles or other floor coverings; These holes will then be sealed with concrete. We will exercise due care but assume no responsibility for cracks, chipping or other damage to floor coverings. We do not re-lay carpeting.

I. We assume no responsibility for damage to any Plumbing, Gas or Electrical lines, etc., in the process of pressure treatment of concrete slabs or replacement of concrete or structural timbers.

J. When a fumigation is recommended we will exercise all due care but assume no responsibility for damage to Shrubbery, Trees, Plants, TV Antennas or Roofs. A FUMIGATION NOTICE will be left with, or mailed to the Owner of this property, or his designated Agent. Occupant must comply with instructions contained in the Fumigation Notice. During fumigation and aeration, the possibility of burglary exists as it does any time you leave your home. Therefore, we recommend that you take any steps that you feel necessary to prevent any damages to your property. We also recommend that you contact your insurance agent and verify that you have insurance to protect against any loss, damage or vandalism to your property. The company does not provide any on site security except as required by state or local ordinance and does not assume any responsibility for care and custody of the property in case of vandalism, breaking or entering.

Natural gas service to the home must be disconnected before fumigation can commence. Kennedy Pest Control Inc. will arrange for gas disconnection prior to fumigation, however the owner or owner's agent must contact the local gas company for the restoration of gas service.

Kennedy Pest Control Inc. or its sub-contractors cannot be held liable for delays caused by disconnection or restoration of gas service not being completed.

K. If you should have any questions regarding this report, please call or come by the office any weekday between 8:00am and 5:00pm
We also provide information about additional services for the control of household pests such as Ant, Fleas, etc.

L. I agree to pay reasonable attorney's fees if suit is required by Kennedy Pest Control to enforce any terms of this contract, together with the costs of such action, whether or not suit proceeds to judgement.

M. The total amount this contract is due and payable upon completion of work unless otherwise specified. A finance charge computed at a monthly rate of 1.5% of the unpaid balance (annual percentage rate of 18%) will be added to all accounts past due.

N. 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 the 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.

O. Owner/agent/tenant acknowledges and agrees that inspection of the premises will not include any type of inspection for the presence or non-presence of asbestos and that this report will not include any findings or opinions

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BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

regarding the presence or non-presence of asbestos in, upon, or about the premises, we recommend that you contact a contractor specifically licensed to engage in asbestos related work. Further, should we discover the presence of asbestos during our inspection of the premises or should our inspection of the premises cause a release of asbestos dust or particles, owner/agent/tenant shall be solely responsible for the cleanup, removal and disposal of the asbestos and the cost thereof. Owner/agent/tenant hereby agrees to waive any and all claims against Kennedy Pest Control which are in any way related to the presence of asbestos on the premises and further agrees to indemnify and hold this company harmless from any and all claims of any nature asserted by any third party, including this company's employees, which is in any way related to the presence of asbestos on the premises.

P. **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.

Q. If any infestation, infection or damage is discovered in a concealed area during the course of performing any recommendation in this report, this company will file a supplemental report. This company is not responsible for controlling such infestations or infections nor repairing such damage.

R. This company makes no gurantee or warranty, express or implied, regarding future infections or adverse conditions or conditions present but not evident at time of inspection.

S. 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.

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 Stuctural Pest Control Act and Rules and Regulations, furnished interiors, inaccessible attics, insulated attics, and portions thereof the interior of hollow walls, spaces between a floor or porch deck, the ceiling or soffit below stall showers over finished buttresses and similiar areas to which there is no access without defacing or tearing out lumber, masonry and finished work, bulit-in cabinet work floor beneath coverings, areas where storage condititions or locks make inspection impractical.

This wood destorying pest and organism report does not include mold or any mold like conditions. Molds, sometimes called mildew, are not wood destroying organisms. Branch III licenses do not have a duty under the Structural Pest Control Act and related regulations to classify molds as harmful to human health or not harmful to human health. No reference will be made to mold or mold like conditions. Mold is outside the scope of the 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.

2157

Edinburg Ave, Cardiff CA 92007

9/11/2024

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BUILDING NO.

STREET, CITY, STATE, ZIP

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REPORT NO.

It is the owners responsibility to disclose any knowledge of conditions which are not visible during the course of a normal inspection.

This firm will use commonly available material for work performed by this company, but does not guarantee to match materials no longer available or wood requiring custom milling. Bids for wood repair include prime coat to outside wood. This firm will not stain or paint inside or outside repairs. **Prime coat only!**

This firm reserves the right to substitute materials due to availability and/or discontinued materials.

IMPORTANT NOTICE: If persons other than this firm are to complete repairs it is recommended that the lender be consulted for guarantee requirements prior to commencement of work by others. Kennedy Pest Control Inc. will not make any statement as to the quality of workmanship nor will we guarantee work done by others. If all items are not completed by this firm, our price per item may vary from the original bid and warranty will be limited to specific areas.

Kennedy Pest Control Inc. does not guarantee work performed by others. Such guarantees should be obtained from those performing the repairs. Kennedy Pest Control Inc. only certifies the absence of infestation of infection. If it is found that others have concealed or hidden the infestations or infections during the course of their repairs, it will be the responsibility of the interested parties to pursue the responsible parties.

NOTICE: The charge for service that this company subcontracts 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 this 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, this firm will not in any way be responsible for any act or omission in the performance of work that you directly contact with another to perform.

Wood windows are visually inspected, and not opened. To determine the integrity of wood windows, you should contact a licensed window contractor.

The exterior surface of the roof was not inspected. If you want the water tightness of the roof to be determined, you should contact a roofing contractor who is licensed by the contractors state license board.

Built in cabinets are not inspected.

It is unlawful for a handyman to perform work in excess of \$500

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BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

This is a limited inspection and report, limited to pest identification as per the request of Greg Coleman.

THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION 1/SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION. SECTION 1 CONTAINS ITEMS WHERE THERE IS VISIBLE EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION. SECTION 2 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 COMPLETE INSPECTION, DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CANNOT BE DEFINED AS SECTION 1 OR SECTION 2.

IMPORTANT NOTICE: DUE TO EPA AND HUD REQUIREMENTS, IF YOUR STRUCTURE WAS BUILT BEFORE 1978, YOU MUST NOTIFY OUR OFFICE (800)420-7378. STRUCTURES BUILT BEFORE 1978 REQUIRE LEAD-RENOVATION PROTOCOL BE IMPLEMENTED WHEN COMPONENTS WITH PAINTED SURFACE ARE DISTURBED.

Drywood Termites:

ITEM 2A Evidence of drywood termites noted in exterior, as indicated on diagram.

RECOMMENDATION:Fumigate the entire structure for the eradication of drywood termites using an approved fumigant (Vikane). Mask or remove fecal pellets in accessible areas. ** Two (2) year warranty for drywood termites **

Tile roof repair service is not included in this price but may be available upon request.

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

Plants and shrubs must be trimmed at least 12 inches from structure prior to fumigation. Plant damage will occur during the course of performing the fumigation. Kennedy Pest Control offers no warranty on vegetation. A fumigation notice and fact sheet will be sent to, or left with the owner of this property, or his/her designated agent, which gives necessary information regarding procedures for fumigation. This form MUST be signed and returned to Kennedy Pest Control three (3) working days prior to scheduled fumigation date. Fumigation cannot commence without signed forms and keys. IMPORTANT Prior to fumigation this company must be notified of any construction elements, conduits, drains, or vacuum systems that could allow passage of the fumigant from the structure to be fumigated to any adjacent or adjoining structure(s). Prior to fumigation, owner or agent MUST contact local gas company to have gas service reconnected after fumigation process is complete. Fumigation cannot commence without gas service being disconnected. Kennedy Pest Control cannot be held liable for costs associated with delays caused by gas company. Electricity MUST be available during the course of fumigation.

2157

Edinburg Ave, Cardiff CA 92007

9/11/2024

64717

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

OCCUPANTS CHEMICAL NOTICE

Kennedy Pest Control will use pesticide chemical(s) specified below for the control of wood destroying pests or organisms in locations identified in this Structural Pest Control report.

(1) The pesticide(s) proposed to be used and the active ingredients(s)

- A. Chloropicrin: Used as warning agent with Vikane Gas Fumigant.
- B. Vikane Gas Fumigant: Sulfuryl Floride 99.8%, Inert ingredients 0.2%
- C. Fuse Foam: Fipronil 0.005%/Imidacloprid.025% , Inert ingredients 99.97%
- D. Wisdom Flowable: bifenthrin 7.9%, Inert ingredients 92.1%

(2) "State law requires that you be given the following information:

CAUTION-PESTICIDES ARE TOXIC CHEMICALS.

Structural Pest Controm Companies are registered and regulated by the Structural Pest Control Board, and applypesticides which are registered and approved for use by California Department of Pesticide Regulation and the United States EnviromentalProtection Agency. Registration is granted when the State finds that based on existing scientific evidence there no appreciable risks if proper use conditiopns are followed or that the risks are outweighed by the benifits. The degree of exposure, so exposure should be minimized."

"If within 24 hours following application you experience symptoms similar to common seasonal illness comparable to the flu or any slowed movement, garbled speech or dizziness contact your physician or poison control center and Kennedy Pest Control. "

For further information , contact any of the following:

- Kennedy Pest Control.....(800) 420-7378
- San Diego County Health Department.....(800) 876-4766
- San Diego County Agriculture Commisioner.....(858) 694-2739
- Poison Control Center.....(800) 876-4766
- Structural Pest Control
2005 Evergreen St. Ste. 1500 Sacramento, CA 95815 (916) 561-8708

Persons with respiratory or allergic conditions, or other who may be concerned about their health relative to this chemical treatment, should contact their physician concerning occupancy during and after chemical treatment PRIOR TO SIGNING THIS NOTICE.

NO CHEMICAL APPLICATION WILL BE PERFORMED UNTIL SUCH A TIME THAT THIS NOTICE IS RETURNED to KENNEDY PEST CONTROL. HAVING READ THE INSTRUCTIONS, I, THE UNDERSIGNED, ACCEPT RESPONSIBILITY FOR UNDERSTANDING ALL THE AFOREMENTIONED.

OWNER/OCCUPANT

DATE

OWNER/OCCUPANT

DATE



1518 Sterling Court, Escondido, CA 92029
Tel: (760)233-2055 Fax: (760)233-2090
Toll: (800)420-7378
Email: inbox@kennedypest.com

WORK AUTHORIZATION CONTRACT

Address of Property: 2157 Edinburg Ave, Cardiff CA 92007
 Inspection Date: 9/11/2024
 Report #: 64717
 Title Co. & Escrow #:

SECTION 1	SECTION 2	FURTHER INSPECTION
2A \$ 2988.00		

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.

2A _____

Proposed Cost Section 1: \$2,988.00

Proposed Cost Section 2: \$0.00

Proposed Cost Fur.Insp.: \$0.00

Total: \$2,988.00

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 other 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 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, laborer, or supplier remains unpaid. To preserve their right to file a claim or lien against your property, certain claimants such as contractors or materials 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.

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 SCHEDULED.
 I have read and understand the terms of this work authorization contract and hereby agree to all

APPROVED AND READ BY: _____

DATE _____

ACCEPTED FOR: _____

DATE _____

KENNEDY PEST CONTROL, INC.



1518 Sterling Court, Escondido, CA 92029
Tel: (760)233-2055 Fax: (760)233-2090
Toll: (800)420-7378
Email: inbox@kennedypest.com

WORK AUTHORIZATION CONTRACT

Address of Property: 2157 Edinburg Ave, Cardiff CA 92007
Inspection Date: 9/11/2024
Report #: 64717
Title Co. & Escrow #:

CUSTOMER INFORMATION

The total amount of this contract is due and payable upon completion of the work listed above unless otherwise specified.

Only the work specified in the contract is being done at this time due to owners/agents wishes. ANY WORK PERFORMED AGAINST AN EXISTING TITLE ESCROW WILL BE THE FINANCIAL RESPONSIBILITY OF THE PARTY ORDERING THE WORK CONTAINED IN THIS CONTRACT, IN THE EVENT OF A CANCELLED ESCROW.

Work completed (LABOR) by Kennedy Pest Control shall be warranted for a period of one year from completion. Toilet or plumbing parts (supplied by this firm), showers, floors or any measures for the control of moisture are warranted for (30) days only. Localized treatments are warranted for one year. Only the areas treated are warranted. Two (2) year warranty on Tent Fumigations.

Customer agrees to hold Kennedy Pest Control harmless for any damage which may occur to plant life, wiring, trees, vines, pets, tile roofs, plumbing leaks, or changes beyond control of Kennedy Pest Control which may occur during the performance of this work. In case of non-payment by owner, reasonable attorney's fees and costs of collection shall be paid by the owner, whether suit be filled or not. A SERVICE CHARGE OF 1-1/2 PERCENT, PER MONTH WILL BE CHARGED ON ALL BALANCES OVER (30) DAYS. THE 1-1/2 PERCENT, PER MONTH, EQUALS 18 PERCENT PER ANNUM ON THE UNPAID BALANCES.

All repairs performed by others must be re-inspected by Kennedy Pest Control before a CERTIFICATION will be issued. We do not guarantee work completed by others. Any repairs completed by others must be guaranteed in writing and submitted to Kennedy Pest Control before a CERTIFICATION will be issued. 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 repair(s) on original report the damage is found to be more extensive, a Supplemental report will be given along with a bid for any other corrections that maybe necessary.

A cancellation fee of \$200.00 will be assessed for all work cancelled within 48 hours of scheduled date.

NOTICE TO OWNERS: Under California Mechanics Lien Law, any structural pest control company, any contractor, subcontractor, laborer, supplier or other person(s) who helps 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 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, 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 you property. It's purpose is to notify you of person(s) who may have a right to file a lien against your property if they are not paid.

NOTE: Inspection fee is billed separately from any work costs.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 2157	Street Edinburg Ave	City Cardiff	ZIP 92007	Date of Inspection 11/14/2024	Number of Pages 4
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Pest Patrol, Inc.
 9920 Scripps Lake Drive Suite 107
 San Diego CA 92131
 (760) 789-5889
 office@pestpatrol.com

Report # : 19509
 Registration # : PR1612
 Escrow # :
 CORRECTED REPORT

Ordered by: Darin Triolo	Property Owner and Party of Interest: 2157 Edinburg Ave Cardiff CA 92007 United States	2157 Edinburg Ave Cardiff CA 92007 United States
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Report sent to:
Darin Triolo

COMPLETE REPORT LIMITED REPORT SUPPLEMENTAL REPORT REINSPECTION REPORT

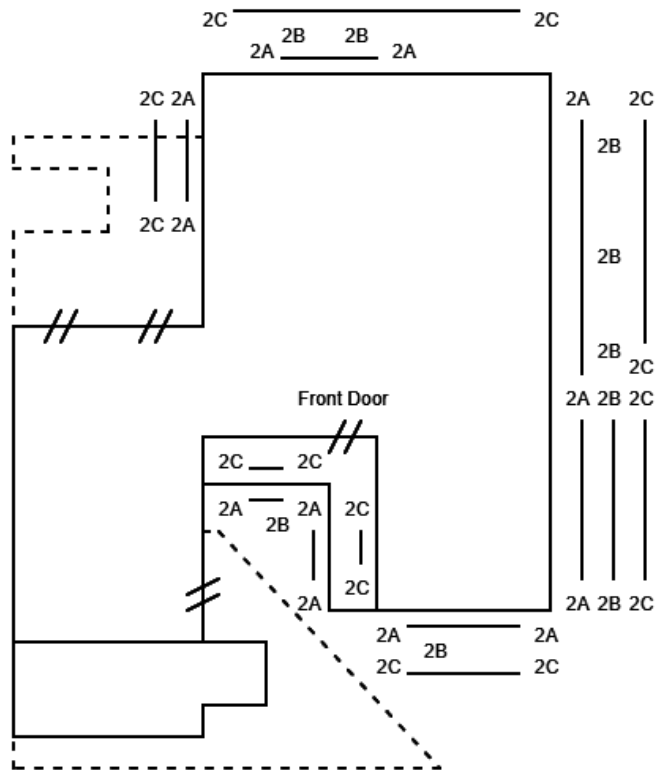
GENERAL DESCRIPTION: 2 story, slab foundation, single family residence, stucco siding, composition roof, and attached garage.	Inspection Tag Posted: Garage
	Other Tags Posted: Fumed 10/24

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: Eliot Pierce State License No. FR53722 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)

PEST PATROL, INC.

Page 2 of 4 inspection report

2157	Edinburg Ave	Cardiff	CA	92007
Address of Property Inspected		City	State	ZIP
11/14/2024	19509			
Date of Inspection	Corresponding Report No.			Escrow No.

WHAT IS A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT? READ THIS DOCUMENT. IT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT.

A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying pests and organisms in visible and accessible areas and contains recommendations for correcting any infestations or infections found. The contents of Wood Destroying Pest & Organism Inspection Reports are governed by the Structural Pest Control Act and regulations.

Some structures do not comply with building code requirements or may have structural, plumbing, electrical, mechanical, heating, air conditioning or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information on such defects, if any, as they are not within the scope of the licenses of either this company, or it's employees.

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, appliances, furniture or cabinets. 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.

The exterior Surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contact a roofing contractor who is licensed by the Contractor's State License Board.

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 may become visibly evident in such area after this date. Upon request, further inspection of these areas would be performed at an additional charge.

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

If requested by the person ordering this report, a re-inspection of the structure will be performed. Such requests must be within four (4) months of the date of this inspection. Every re-inspection fee amount shall not exceed the original inspection fee.

Wall paper, stain, or interior painting are excluded from our contract. New wood exposed to the weather will be prime painted, only upon request at an additional expense.

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.

NOTICE: Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary from company to company. You have a right to seek a second opinion from another company.

This Wood Destroying Pest & 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.

This inspection report does not include findings for rats, mice, bats, other rodents or non-wood destroying pest.

PEST PATROL, INC.

Page 3 of 4 inspection report

2157	Edinburg Ave	Cardiff	CA	92007
Address of Property Inspected		City	State	ZIP
11/14/2024	19509			
Date of Inspection	Corresponding Report No.		Escrow No.	

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

SECTION I CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION.

SECTION II ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

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

2. DRYWOOD TERMITES:

2A - Section I

FINDING - Evidence of termite damaged wood members noted at time of inspection at fascia as indicated on the diagram.

RECOMMENDATION - Remove and replace and/or repair the damaged wood member(s) as necessary in currently available widths and grades. Minor damage may be filled, or where impractical, reinforcement will be done. If, upon performance of the work, the damage extends into inaccessible areas, a new supplemental report with cost estimate may be issued.

If the paint is provided for us, then painting is included in the price of the bid. If paint is not provided, we will prime the repaired/replaced area only.

2B - Section I

FINDING - Evidence of termite damaged wood members noted at time of inspection at rafter tail as indicated on the diagram.

RECOMMENDATION - Remove and replace and/or repair the damaged wood member(s) as necessary in currently available widths and grades. Minor damage may be filled, or where impractical, reinforcement will be done. If, upon performance of the work, the damage extends into inaccessible areas, a new supplemental report with cost estimate may be issued.

If the paint is provided for us, then painting is included in the price of the bid. If paint is not provided, we will prime the repaired/replaced area only.

2C - Section I

FINDING - Evidence of termite damaged wood members noted at time of inspection at roof sheathing as indicated on the diagram.

RECOMMENDATION - Remove and replace and/or repair the damaged wood member(s) as necessary in currently available widths and grades. Minor damage may be filled, or where impractical, reinforcement will be done. If, upon performance of the work, the damage extends into inaccessible areas, a new supplemental report with cost estimate may be issued.

If the paint is provided for us, then painting is included in the price of the bid. If paint is not provided, we will prime the repaired/replaced area only.

Thank you for selecting us to perform a structural pest control inspection on your property. Should you have any questions regarding this report, please call us directly by the contact information provided on the first page of the inspection report.

Our inspectors have determined that your property will benefit from a safe application of chemicals commonly used for structural pest control. In accordance with the laws and regulations of the State of California, we are required to provide you and your occupants with the following information prior to any application of chemicals to such property.

Please take a few moments to read and become familiar with the content. State law requires that you be given the following information:

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 scientific evidence, there are no appreciable risks weighted by the benefits. The degree of risk depends on the degree of exposure, so exposure should be minimized.

PEST PATROL, INC.

Page 4 of 4 inspection report

2157	Edinburg Ave	Cardiff	CA	92007
Address of Property Inspected		City	State	ZIP
11/14/2024	19509			
Date of Inspection	Corresponding Report No.		Escrow No.	

If within 24 hours following application, you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center and your pest control operator immediately.

For further information, contact any of the following agencies in your area:

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



Pest Patrol, Inc.
 9920 Scripps Lake Drive Suite 107
 San Diego CA 92131
 (760) 789-5889
 office@pestpatrol.com

WORK AUTHORIZATION

Report #: 19509

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

Address of Property : 2157 Edinburg Ave
 City: Cardiff
 State/ZIP: CA 92007

The inspection report of the company dated, 11/14/2024 is incorporated herein by reference as though fully set forth. The company is authorized to proceed with the work outlined in the items circled below from the Termite Inspection Report for the property inspected, for a total sum of \$ _____. This total amount is due and payable within 30 days from completion repair work and/or chemical application.

THE COMPANY AGREES

To guarantee all repair completed by this company for one year from date of completion except for caulking, grouting, or plumbing, which is guaranteed for a period of ninety (90) days. We assume no responsibility for work performed by others, to be bound to perform this work for the price quoted in our cost breakdown for a period not to exceed 30 days, to use reasonable care in the performance of our work but to assume no responsibility for damage to any hidden pipes, wiring, or other facilities or to any shrubs, plants, or roof. The quoted price is for all work being performed together. Should only a portion of the work be authorized, rather than the full recommended work, the price may change in cost.

THE OWNER OR OWNER'S AGENT AGREES

All services rendered and any additional services requested upon the completion of the work will be paid within thirty (30) days of their completion. For all properties that will be paid outside of escrow: 1) 30% of the invoice must be paid as a deposit before the work is performed. Any credit card transaction will be subject to a 2% service charge. 2) a card will be put on file, 3) should the invoice not be paid within thirty (30) days after the completion of the work, the card on file will be charged, 4) if the charge does not go through, an interest of one and one-half percent (1.5%) will be added to the invoice for each month it is not paid. In the case of non-payment by the owner, reasonable attorney fees and costs of collection shall be paid by the owner, whether the suit is filed or not.

In order for a property to be paid through escrow: 1) the property must be in escrow when the work is performed, 2) the buyer(s) must release contingencies before the work is performed, 3) escrow information must be provided including the escrow officer's name and email address. If all three of these conditions are not met, work must be paid for outside of escrow from the person who authorizes the work.

ALL PARTIES AGREE

If any additional work is deemed necessary by the local building inspector, said work will not be performed without additional authorization from owner or owner's agent. This contract price does not include the charge of any Inspection Report fees. Circle the items you wish performed by The Company, below and enter total amount above:

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.

Prefix	Section I	ITEMS		
		Section II	Further Inspection	Other
2A	13,190.00	0.00	0.00	0.00
2B	See 2A	0.00	0.00	0.00
2C	See 2A	0.00	0.00	0.00
Total:	13,190.00	0.00	0.00	0.00
GRAND TOTAL:	13,190.00			

Property Owner: _____ Date: _____ Inspected By: _____ Date: _____
 Owner's Agent: _____ Date: _____



Air Pros, Inc

Greg Coleson
2157 Edinburg Ave
Cardiff, CA 92007

(404) 217-3675
 gcoleson@gmail.com

ESTIMATE	#2218
ESTIMATE DATE	Nov 6, 2024
TOTAL	\$13,900.00

CONTACT US

864 Grand Ave, #247
San Diego, CA 92109

(858) 925-5400
 service@airprossd.com

ESTIMATE

Services	qty	unit price	amount
HVAC Installation to Include:	1.0	\$13,900.00	\$13,900.00
<ul style="list-style-type: none"> * Unit 1 - Family Room & Master Bedroom Daikin 17 SEER 18K BTU 2-Zone System Condenser - 2MX18AXVJU Family Room - 12K Air Handler - CTX12AXVJU Master Bedroom - 9K Air Handler - CTX09AXVJU 			
<ul style="list-style-type: none"> * Unit 2 - Remaining 2 Bedrooms Daikin 17 SEER 18K BTU 2-Zone System Condenser - 2MX18AXVJU Each Bedroom - 9K Air Handler - CTX09AXVJU 			
<ul style="list-style-type: none"> * Warranty: Equipment - 10 years / Labor - 1 year * Condensation from each air handler to drain on the ground outside directly below the air handlers. We will need to figure out how to get the condensation from the family room air handler to the ground given the stairwell on the outside of the house. * Permitting can be included for an additional fee. * 3% fee for payment by credit card. 			

Services subtotal: \$13,900.00

Total **\$13,900.00**

Thank you for considering Air Pros.

Mark Allen

858-205-1000

License No 1031362

A H BUILDERS & DEVELOPERS

**2157 Edinburg Ave
Cardiff By The Sea, CA 92007.**

**Dec / 03 / 2024.
1738 Thelborn Way
San Diego CA 92154.
(619) 403 4634.
Julio Cesar Hernandez.
Lic # 661525
kpacho0729@gmail.com**

During the inspection we found than the existing roof has already reached the limit of life, we do NOT recommend doing any repairs, rather our recommendation would be to replace it with a new one.

“ JOB DESCRIPTION “

Roof Type; LOW SLOPE - FLAT ROOF GRANULATED.

- **Remove all old metals, Drip edge, T-tops, flashings, saddle flashing (metal around the chimney) / and old flat roof (TWO LAYERS) going down to the existing plywood.**
- **After removing the entire roof, we will take it in a trailer to the dumpster .**
- **Install new Item # 2550 GAF GLASS @75 FIBERGLASS BASE SHEET, DOUBLE LAYER- nailed whit 7/8” round metal cap / EG #5.**
- **Install new drip edge metals, install them around the perimeter of the house and install all new flashings, T-tops, saddle flashing & vents.**
- **Install new Item # 3021 JM: JIM: SMOOTH - torch down -**
- **Install new Item # 496 JM: APP: WHITE 4.5 MIL: - FOR LOW SLOPE - APPEX GRANULATED - 2,836 sf of roof - 20 YEAR WARRANTY.**
- **After finishing the entire roof, the new metal flashings will be sealed and painted to the new color.**

Color # WHITE / OPTIONAL.

PAYMENT METHOD;

1st Payment - \$ 1,000.00 to start.

2nd Payment - \$ 9,000.00 to cover materials.

3rd Payment - \$ 6,500.00 When the work is 100% finished.

TOTAL AMOUNT WILL BE : \$ 16,500.00

This amount covers all materials, labor and Garbage.

PROPOSAL # 04848

Thank you.