

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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General Comments

This inspection is limited to the interior, exterior and carport of a single unit of a multi-unit building, per the Owner Theresa McMullen. Further inspection of entire building/structure is recommended.

All fences and/or gates, attached or detached, are excluded from this report.

If termite or dryrot damage extends into inaccessible or hidden areas, a supplemental report will be issued and a new estimate to complete the repairs will be provided.

Covered walls noted in garage.

When replacement material is used, an exact match cannot be guaranteed. All replacement material will be of current industry sizing.

A SEPARATED REPORT HAS BEEN REQUESTED WHICH IS DEFINED AS SECTION I/SECTION II CONDITIONS EVIDENT ON THE DATE OF INSPECTION. SECTION I CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OF INFECTION. SECTION II ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND. FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREA(S) WHICH DURING THE ORIGINAL INSPECTION DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE HIS INSPECTION AND CANNOT BE DEFINED AS SECTION I OR SECTION II.

1. SUBSTRUCTURE AREA: Slab
2. SHOWER: Tested, No Leaks or Stains
3. FOUNDATIONS: Slab
4. PORCHES: Slab
5. VENTILATION: Slab
6. ABUTMENTS: Attached Units Not Inspected
7. ATTIC SPACES: Insulated 5% Accessible
8. GARAGES: Attached Garage & Carport 60/100% Accessible Due to Storage or Construction
9. PATIOS AND/OR DECKS: None
10. INTERIOR: Findings Present See #10 Below
11. EXTERIOR: Findings Present See #11 Below

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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 visible evidence of active infestation, infection or conditions that have resulted in or from infestation of 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 the inspection and cannot be defined as Section I or Section II.

Description of Findings

SECTION: I

ATTIC SPACES

Finding: 7A Evidence of drywood termites noted in area(s) marked on diagram.
Recommendation: Locally treat area(s) at the rafter & attic wood members around vent for the control of drywood termites. Cover or remove accessible termite pellets. Areas treated are warranted for one (1) year.

GARAGES

Finding: 8A Evidence of drywood termites noted in area(s) marked on diagram.
Recommendation: Locally treat area(s) at the top plates and stud for the control of drywood termites. Cover or remove accessible termite pellets. Areas treated are warranted for one (1) year.

EXTERIOR

Finding: 11A Evidence of drywood termites noted in area(s) marked on diagram.
Recommendation: Locally treat area(s) at the 2x4 rafter ends, 2x4 blocks and 2x4 outriggers. for the control of drywood termites. Cover or remove accessible termite pellets. Areas treated are warranted for one (1) year.

Finding: 11B Termite damaged wood noted at area(s) marked on diagram.
Recommendation: Repair termite damage at the 2x4 rafter ends, 2x4 blocks and 2x4 outriggers. .

SECTION: II

INTERIOR

Finding: 10A Water stains and/or damage noted in area(s) marked on diagram.
Recommendation: Repair water damage area at the baseboard at slider.

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Disclaimer

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 the inspection and contains our recommendations for correcting any infestations, infections or conditions found. The contents of the Wood Destroying Pests & Organisms Inspection Report are governed by the Structural Pest Control Act and its rules and 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 let us know and we will have one of our licensed general pest representatives inspect your property.

b. 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 & Organisms Inspection Report does not contain information on such defects, if any, as they are not within the scope of the licenses of this company or its 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 12 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 walk ways.

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 a condominium type unit sharing common walls, foundation, and or attics with adjacent units, a limited inspection will be performed and a limited report 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 of units not inspected. No guarantee is implied regarding the spreading of infections or infestations from other areas into the inspected unit. If infestations or infections are found in the condominium type unit, it is recommended that all attached and adjacent units be inspected for 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 coverings may conceal cracks in the slab that will allow infestation or infection to enter. Infestations in walls may be concealed by plaster and /or paint so that a diligent inspection may not disclose the true condition of the property. 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.

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

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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 Major League Pest'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, Major League Pest 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. Major League Pest is not a licensed as a fumigator and subcontracts its fumigations to a registered fumigator licensed by the Structural Pest Control Board to perform a fumigation. Your Fumigation will be subcontracted to either: The Fume Company 330 S. Pacific Dr. San Marcos, CA 92078, Phone: (760) 539-7120 or Quality Pest Services Inc. 324 N. Vinewood St. Escondido, CA 92029, Phone: (760) 796-4814

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 and 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 painted with one (1) coat of a "paint and primer combination" paint. Major League Pest will paint match as close to the existing color as practical. There is no paint match warranty.

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 cement 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 Major League Pest 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 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 owner's direction and at an additional charge.

v. This company warranties its treatments and repairs for one year (unless otherwise stated on the recommendation) from

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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. Fumigations are warranted for a period of two (2) years on the entire structure excluding any consequential damages. 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 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.

aa. The total amount of the contract is due and payable upon completion of the work described above if contracted with Major League Pest unless otherwise agreed in writing. Only the work specified in this report will be done at the owner'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 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.

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

cc. PRE 1978 BUILDINGS: It is very important that we have accurate information on the date of construction to properly evaluate the needed repair procedures. It is the responsibility of the homeowner or his designated agent to provide Major League Pest with the date of construction and to incur the cost of any test to determine the presence or absence of lead base paint. The estimate and prices quoted are given with the assumption that lead paint is not present. If lead paint is discovered, then the estimate and prices quoted will be revised.