

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

#: 20264694

BUILDING NO.	STREET	CITY	ZIP	Date of Inspection	NUMBER OF PAGES
	2128 BAUTISTA AVENUE * VISTA, CA	92084		05/19/2026	1 of 5



Carmel Valley Pest Control
 2658 Del Mar Heights Rd. #523 Del Mar, CA 92014
 (858)350-8838 Fax (858)350-8870 (PR3454)
 office@carmelvalleypc.com

Ordered by: JOHN OLSON COLDWELL BANKER JOHNOLSON@COLDWELLBANKER.COM 619-884-9215,	Property Owner and/or Party of Interest	Report sent to:
---	---	-----------------

COMPLETE REPORT ☒	LIMITED REPORT ☐	SUPPLEMENTAL REPORT ☐	REINSPECTION REPORT ☐
---	---	--	--

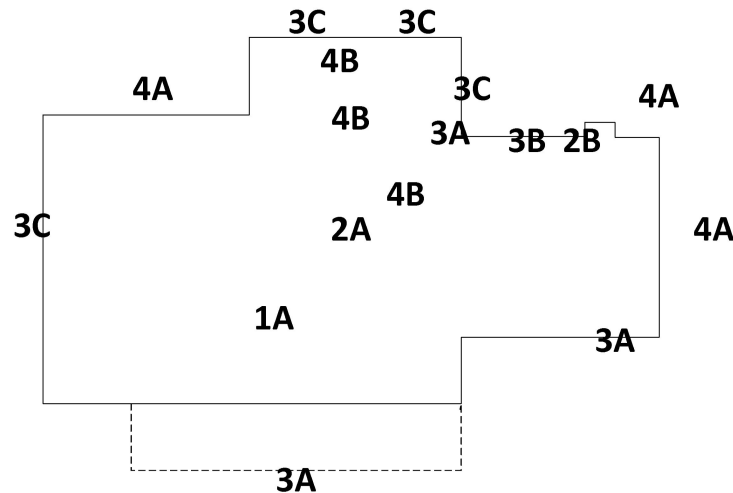
GENERAL DESCRIPTION: This is a one story, stucco, single family residence. It has an attached garage and an attached patio. It has a composition roof and was vacant at the time of inspection.	Inspection Tag Posted: Garage. Other Tags Posted:
--	--

An inspection has been made of the structure(s) on the diagram in accordance with the the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites ☒	Drywood Termites ☒	Fungus/Dryrot ☒	Other Findings ☐	Further Inspection ☐
---	--	---	---	---

If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items

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



Inspected By ZACH BRUNEAULT License No. FR 38486 Signature *Zach Bruneault*

You are entitled to obtain copies of all reports and completion notices on this property report to the Structural Pest Control Board during the proceeding 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. 10/01)

BUILDING NO.	STREET	CITY	ZIP	Date of Inspection	NUMBER OF PAGES
2128	BAUTISTA AVENUE	VISTA	92084	05/19/2026	2 of 5

NOTES, CAUTIONS AND DISCLAIMERS

It is the Owner's responsibility to disclose any knowledge of conditions which are not visible during the course of a normal inspection!

The pest control industry recognizes a structure to have certain areas both inaccessible and not inspected. These areas include but are not limited to: inaccessible and/or insulated attics or portions thereof, attics with less than 18" clear crawl space, the interior of hollow walls; spaces between a floor or porch deck and the ceiling below; areas where there is no access without defacing or tearing lumber, masonry, or finished work; areas or below appliances or beneath floor coverings, furnishings; areas where behind encumbrances, storage, conditions, or locks make inspection impractical; and areas or timbers around eaves that would require use of an extension ladder.

Slab floor construction has become more prevalent in recent years. Floor covering may conceal cracks in the slab that will allow infestations to enter. Infestations may be concealed by plaster, sheetrock or other wall coverings so that a diligent inspection may not uncover the true condition. The roof was not inspected due to lack of accessibility, qualification and licensing. These areas are not practical to inspect because of health hazards, damage, obstruction or inconvenience and unless specified or described in this wood destroying pests and organisms inspection report. Carmel Valley Pest Control shall exercise due care during inspections and treatments but assumes no liability for any damage to tiles, slates, shingles or other roofing materials, including patio covers, aluminum awnings, solar heating, plants, shrubbery or paint during any type of treatment. Customer agrees to hold Carmel Valley Pest Control harmless for any damage which may occur to plant life, wiring, trees, vines, pets, plumbing leaks or changes beyond control of the Carmel Valley Pest Control which may occur during the performance of this work.

Carmel Valley Pest Control shall recommend further inspection if there is any question about noted areas. Carmel Valley Pest Control will not reinspect unless a building permit [where applicable] is posted and signed via: local building code inspector. If a reinspection is either required or requested it must be completed within four months from the date of the original inspection. The cost of a reinspection shall not exceed, and will be the same as, the cost of the original inspection. Any reconstruction to the structure, at areas that were inaccessible during the original inspection, shall be reinspected by Carmel Valley Pest Control prior to any closing of area[s]. Re: Structural Pest Control Act article 6 section 8516[b], paragraph 1990[j]. amended March 1, 1974. Carmel Valley Pest Control is not responsible for the condition of the originally inaccessible area.

Any work performed against an existing title escrow will be the financial responsibility of the party ordering the inspection report. In case of non-payment by the Owner, reasonable attorney's fees and costs of collection shall be paid by the Owner, whether suit be filed or not. A service charge of 11/2 percent per month (18 percent per annum) will be charged on all balances over thirty (30) days.

The purpose of this report is to document findings and recommendations which pertain to the absence or presence of wood destroying organisms and or conducive condition[s] at the time of inspection. This report should be read carefully and is not to be confused with a home maintenance survey. The Client's cooperation and compliance to correct and or complete the recommendations documented in this report are obligatory. Without a mutual effort, Carmel Valley Pest Control can not assure effective or satisfactory results.

The Owner of this structure has certain obligations regarding maintenance pertaining to the deterrence of wood destroying organisms. Maintenance procedures include; but are not limited to: reasonable cleaning, upkeep of roofs, gutters and downspouts; painting and sealing of exposed surfaces; caulking about doors and windows or grouting about commodes, tub and shower enclosures; storing materials one foot away from the structure's foundations; providing adequate ventilation, maintaining proper drainage away from structure (including sprinkler systems); keeping soil levels below the top of foundations and prohibiting earth contact with wood components of the structure(s).

Preparation is mandatory and it is the Owner's responsibility to provide the utilities necessary for termite work. (If rental of a generator shall be necessary, the cost of rental, pick up and return will be added to the quoted cost). All soil shall be soaked six inches deep and twelve inches outward from exterior foundations one day prior to fumigation. All plants or shrubbery must be trimmed back one foot from the structure prior to any fumigation or subterranean termite treatment. Any stored materials, furnishings, etc., on slab flooring must be moved one foot away from foundation and partition wall during inspecting and treatment. The Owner must allow access for any necessary inspection or treatment. "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."

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 presents 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.

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.

NOTE: Due to the height, any areas above the first story eaves are inaccessible for physical inspection and, as such, are not included in the report unless the visual inspection from the ground has revealed conditions that warrant further inspection. If requested, an inspection of those areas will be performed and findings and recommendations, if any, will be issued in a supplemental report and bid.

NOTE: Fences and detached structures are not inspected unless expressly requested.

NOTE: If the property/structure is Power Washed after the initial inspection and or after repair work is completed by Carmel Valley Pest Control or an outside contractor/handyman Carmel Valley Pest Control will not be held liable/responsible for any new damage exposed during the Power washing process or new damage to repairs already completed.

NOTE: If the property/structure is altered in any way after the initial inspection (i.e. removal of decks/patio covers/any attached structures/vines/plant life, etc) Carmel Valley Pest Control will not cover or be held liable/responsible for areas exposed after any of these alterations occur. If requested a new inspection will be performed on new exposed areas.

GUARANTEE POLICY:

This guarantee excludes structures with sub slab heating/air conditioning systems, plenum construction with air conditioning and heating ducts in use, a well or cistern within fifty feet and areas that are inaccessible for treatment. Additional exclusions include structures with damage to or from excessive moisture, inadequate construction, areas of inaccessibility, deteriorating materials, masonry failure, grade alteration, pipes and conduits beneath concrete slab, furnishings or contents, etc. No guarantee will be issued for any work that is completed by others and/or any Section 2 items. If

BUILDING NO.	STREET	CITY	ZIP	Date of Inspection	NUMBER OF PAGES
2128	BAUTISTA AVENUE	VISTA	92084	05/19/2026	3 of 5

requested by the person ordering the original report this company will reinspect repairs done by others within four (4) months of the original inspection. A minimum charge of \$50.00 but 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 on concealed areas is desired, inspection of work in progress will be necessary. All repairs performed by others must be reinspected by Carmel Valley Pest Control before a certification will be issued. Also, all repairs completed by others must be guaranteed in writing and submitted to Carmel Valley 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. Guaranteed for thirty days are any plumbing, grouting, caulking and resetting of commodes, sinks or enclosures. All section 1 work performed by Carmel Valley Pest Control shall be guaranteed for the duration of one year. Tent fumigation is guaranteed for the duration of three years.

This wood destroying pest & organism report does NOT include mold or any mold like conditions. No reference will be made to mold or mold like condition. 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 wood destroying pests and organisms inspection report does not include work which requires contact with materials containing asbestos. Termite inspectors have no expertise or license in asbestos analysis. Asbestos is a natural occurring mineral fiber used extensively in construction prior to 1978. The Owner, Employee or Contractor must determine the asbestos status prior to the commencement of work on a project. Occupants and employees must be protected from asbestos fiber release. Should asbestos be observed during any construction or demolition, work must stop. The Owner shall obtain the services of an asbestos abatement contractor to evaluate the situation, provide the necessary services and certify the area safe before work may resume. Asbestos Statement Ref: ab2040, sb2572 and General Industry Safety Order number 5208.

If removal of gutters is necessary in the course of repairs, Carmel Valley Pest Control does not guarantee that these will not leak when reinstalled. When starter boards are repaired or replaced, Carmel Valley Pest Control does not guarantee the watertightness of the roof past the immediate area of where repairs are performed.

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

NOTICE: "The charge for service that Carmel Valley Pest Control subcontracts to another registered company may include the Carmel Valley Pest Control's charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept Carmel Valley Pest Control'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, Carmel Valley Pest Control 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."

NOTICE: The Structural Pest Control Board encourages competitive business practices among registered companies. Reports on this structure prepared by various registered companies should list the same findings (i.e., termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary from company to company. Therefore, you may wish to seek a second opinion since there may be alternative methods of correcting the findings listed on this report that may be less costly.

Sectioned Reporting

This is a separated report which is defined as "section 1" or "section 2" conditions evident on the date of this inspection. Section 1, contains items where there is 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 original inspection did not allow the inspector access to complete his inspection and cannot be defined as, "section 1" or "section 2."

BUILDING NO.	STREET	CITY	ZIP	Date of Inspection	NUMBER OF PAGES
2128	BAUTISTA AVENUE	VISTA	92084	05/19/2026	4 of 5

2. DRYWOOD TERMITES

ITEM NO. 2A

(Section 1)

FINDING AND
RECOMMENDATION: 2A

Drywood Termite infestation indicated by 2A on the diagram. The Infestation was noted in ATTIC/ STARTER BOARD/ EAVES .

(Cost \$ 2025.00)

Mask pellets. Fumigate (Tenting) the structure with Vikane and Chloropicrin, a warning agent. See the Occupants Fumigation Notice for further details. Carmel Valley Pest Control is not responsible for delays or schedule changes due to inclement weather or other agencies, nor is it responsible for damage to roof or plants as a result of the fumigation. Tile roof repair service is not included in this price but may be available upon request.

Note: Carmel Valley Pest Control & any sub contractor fumigators are NOT liable/responsible for contents of the premises, i.e. anything deemed valuable. It is our recommendation that valuables such as jewelry, money, silver, art objects, etc. or items you deem to be valuable be removed or that you make separate arrangements for security.

Note: If a fumigation is canceled within 5 working days of the scheduled date, there will be a 10% cancellation fee charged to you.

ITEM NO. 2B

(Section 1)

FINDING AND
RECOMMENDATION: 2B

Drywood Termite Damage indicated by 2B on Diagram. The Damage was noted in STARTER BOARD .

(Cost \$ 425.00)

Repair/Replace (termite) damaged members. 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 supplemental report with cost and estimate will be issued. All wood replacements will be completed in today's available widths and grades. Carmel Valley Pest Control will prime coat only.

3. FUNGUS OR DRYROT

ITEM NO. 3A

(Section 1)

FINDING AND
RECOMMENDATION: 3A

Fungus damage indicated by 3A on diagram. The fungus infection was noted in RAFTERS/ EAVES/ FASCIA .

(Cost \$ 875.00)

Remove fungus damaged members. 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 supplemental report with cost and estimate will be issued. Carmel Valley Pest Control will prime coat only.

ITEM NO. 3B

(Section 1)

FINDING AND
RECOMMENDATION: 3B

Fungus damage indicated by 3B on diagram. The fungus infection was noted in DOOR JAMB .

(Cost \$ 495.00)

Remove fungus damaged members. 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 supplemental report with cost and estimate will be issued. Carmel Valley Pest Control will prime coat only.

ITEM NO. 3C

(Section 1)

FINDING AND
RECOMMENDATION: 3C

Fungus damage indicated by 3C on diagram. The fungus infection was noted in WOOD SIDING .

(Cost \$ 1850.00)

Remove fungus damaged members. 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 supplemental report with cost and estimate will be issued. Carmel Valley Pest Control will prime coat only.

BUILDING NO.	STREET	CITY	ZIP	Date of Inspection	NUMBER OF PAGES
2128	BAUTISTA AVENUE	VISTA	92084	05/19/2026	5 of 5

4. OTHER FINDINGS

ITEM NO. 4A (Section 2)

FINDING AND RECOMMENDATION: 4A Stucco flaking//cracking//deteriorated as indicated by 4A on the diagram. This is considered a condition conducive to fungus infection.

Contact authorized contractor.

ITEM NO. 4B (Section 2)

FINDING: Water stains noted as 4B on the diagram. No moisture was noted at the time of inspection. The stains were in ROOFING (CVPC RECOMMENDS A ROOF INSPECTION)

COMMENTS AND OTHER INFORMATION

California 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 existing scientific evidence, there are no appreciable risks if proper use conditions are followed or that risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized."

"If within twenty-four hours following application you experience symptoms similar to common seasonal illness comparable to the flu, contact you Physician or Poison Control Center at: 1-800-876-4766 and your Pest Control Operator immediately."

For further information contact any of the following:

your Pest Control Company-Carmel Valley Pest Control 1-888-989-8838

for Health questions--the County Health Department; 1-619-229-5400

for application information--the County Agricultural Commissioner: 1-858-694-8980

and for regulatory information--the Structural Pest Control Board

1-916-561-8700 or 1-800-737-8188 2005 Evergreen Street, suite 1500, Sacramento, Ca 95815

If we have recommended the use of a fungicide we will use or:

- * Copper Naphthenate - (a/i) copper naphthenate: 20% - inert ingredients: 80%
- * US Borax Timbor - (a/i) Disodium Octaborate Tetrahydrate 98%

If we have recommended the treatment of subterranean termites we will use:

- * Termidor SC Termiticide/Insecticide-(Fipronil) 9.1%
- * Bora-Care Disodium Octaborate Tetrahydrate 40%

If we have recommended the treatment of wood boring beetles we will use:

- * CB D Foam Deltamethrin

If we have recommended a local treatment of drywood termites, we will use either:

- * Termidor SC Termiticideinsecticide-(Fipronil) 9.1%
- * US Borax Timbor - (a/i) Disodium Octaborate Tetrahydrate 98%
- * Bora-Care Disodium Octaborate Tetrahydrate 40%

For further information contact any of the following:

*County Health Department:(619)-229-5400

*Department of Agriculture: (858)-694-8980

*Poison Control Center: 1-800-876-4766



Carmel Valley Pest Control

2658 Del Mar Heights Rd. #523 Del Mar, CA 92014
(858)350-8838 Fax (858)350-8870 (PR3454)
office@carmelvalleyipc.com

INVOICE

Invoice Number:

20264694

Invoice Date:

05/19/2026

Bill To:

JOHN OLSON
COLDWELL BANKER
johnolson@coldwellbanker.com
619-884-9215,

Address of Property Inspected:

2128 BAUTISTA AVENUE
VISTA, CA 92084

Invoice Description:

Date of Inspection: 05/19/2026

Termite Inspection Report Fee: \$ 100.00 (Termite work not included.)

Payments: \$ 0.00 Date: N/A

TOTAL DUE: \$ 100.00

Payment due upon receipt of invoice. (Please give check to the technician upon completion of work).

If property is in escrow, payment due upon closing escrow or thirty days from completion of work if escrow has not closed within thirty days.

We accept Visa and Mastercard for payment.

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.

Work Authorization

CARMEL VALLEY PEST CONTROL

BUILDING NO.	STREET	CITY	ZIP	COUNTY CODE	DATE OF INSPECTION
2128	BAUTISTA AVENUE	VISTA	92084	37	05/19/2026

Section 1

2A	=	2025.00 P
2B	=	425.00 P
3A	=	875.00 P
3B	=	495.00 P
3C	=	1850.00 P

Section 1 Totals

Total using primary recs \$ 5670.00

Rpt# 20264694

Cost of all Primary Recommendations \$ 5670.00

NOTE: Damage found in Inaccessible Areas may require a Supplemental report and/or Work Authorization, or may require amendments to this Work Authorization.

1. If further inspection is recommended, if additional work is required by any government agency, or if additional damage is discovered while performing the repairs, Carmel Valley Pest Control reserves the right to increase prices. Any permit fees shall be paid by customer.
2. In the event of default of payment you will be liable for all fees incurred due to collecting payment. As well, in the event that legal action is necessary to enforce the terms of this contract, reasonable attorney's fees may be awarded to the prevailing party.
3. Carmel Valley Pest Control will use due caution and diligence in their operations, but assume no responsibility for matching existing colors and styles, or for incidental damage to roof coverings, t.v. antennae, solar panels, rain gutters, plant life, or paint.
4. This report is limited to the accessible areas shown on the diagram. Please refer to the report for the areas not inspected.
5. If this contract is to be paid out of escrow impound, the buyers and sellers agree to provide Carmel Valley Pest Control with all escrow billing information required to collect the amount due. The persons signing this contract are responsible for payment, and if the escrow does not close within 30 days after the date of completion of the work, agree to pay in full the amount specified in this work authorization agreement.
6. If this agreement includes a charge for opening an area for further inspection, it is for opening the area only and does not include making additional repairs, if needed, nor does it include replacing removed or damaged floor coverings, wall coverings, or painted exposed surfaces unless specifically stated.
7. Carmel Valley Pest Control will prime all bare wood that we replace in the course of our repairs. no painting of repaired or replaced wood is included unless specifically stated in the findings and recommendation section. However, if Owner supplied paint is on premise at beginning of work, Carmel Valley Pest Control will use Owner's paint and apply one coat in place of primer. Carmel Valley Pest Control will not be responsible for mismatched colors or quality of Owner supplied paint.
8. Any work done with a charge of under \$150.00 is due at the time work is completed. This is not to be charged to escrow.

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.

Authorized to perform items: _____ Cost of work authorized: \$ _____

OWNER or OWNER's AGENT:

DATE:

CARMEL VALLEY PEST CONTROL

X

ESCROW:

IMPORTANT BILLING INFORMATION

CARMEL VALLEY PEST CONTROL CANNOT SCHEDULE WORK ON ANY PROPERTY WITHOUT SECURING A MEANS OF PAYMENT.

For homeowners paying directly

Please choose one of the following options:

- ☐ A valid credit card to be billed for the entire amount of work to be done.
- ☐ A pre-printed local check written for the entire amount of work to be done mailed in prior to work performed.

For work being billed to escrow directly

() *A current and valid Visa, MasterCard, Discover, or American Express credit card number & expiration date must be given at time of scheduling work. CVPC will hold said credit card until such time as full payment is received from you or your escrow

Property Information

Address of Property: _____

City: _____ State: _____ Zip: _____

Billing Information

Name as it Appears on Credit Card: _____

Credit Card Number: _____

Expiration Date: _____

Billing Address: _____

City: _____ State: _____ Zip: _____

Verification Number (AVS Number): _____

Signature* _____

* By signing this agreement you have read and fully understand this billing information and furthermore authorize Carmel Valley Pest Control to charge this credit card if payment is not received from escrow within the allotted time.