

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 1574-76	Street Skyline Dr.	City Lemon Grove	ZIP 91945	Date of Inspection 10/23/2024	Number of Pages 8
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**Farmer Termite & Pest Control**  
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 Vista CA 92084  
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Report # : 11583  
 Registration # : PR4544  
 Escrow # :  
 CORRECTED REPORT

Ordered by: Kameron Duke	Property Owner and Party of Interest:	Report sent to: Kameron Duke
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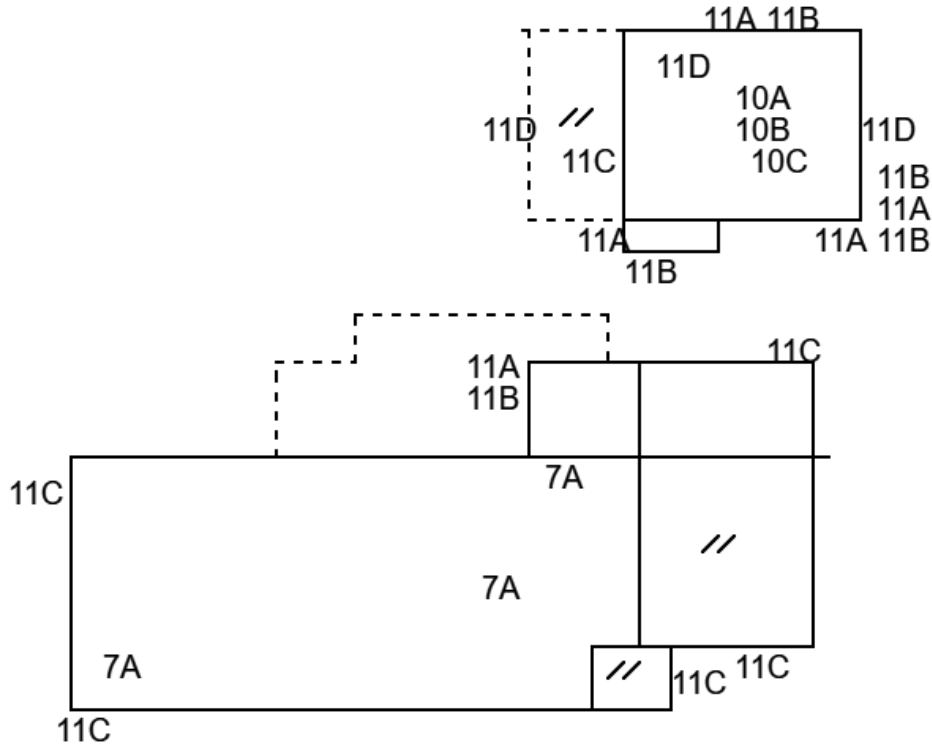
COMPLETE REPORT       LIMITED REPORT       SUPPLEMENTAL REPORT       REINSPECTION REPORT

GENERAL DESCRIPTION: 1 story stucco wood frame 2on1	Inspection Tag Posted: Attic
	Other Tags Posted:

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: Jonathan Terry      State License No. OPR11019      Signature:

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

It is acknowledged and understood by all parties to this agreement that the making of this report and any subsequent work

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performed is in Vista, California. Any suit, arbitrations, mediation or other remedial process shall be filed and maintained in Vista, California

Owner/Agent/Occupant agree to pay actual attorney's fees if required by this company to enforce any term of this contract, together with the cost(s) of such action, whether or not suit proceeds to judgement

All chemical materials and materials applied by this firm are applied in concealed areas only (attic, substructure, wall voids etc...) therefore entrance to these areas should be avoided for a period of no less than 48 hours after application.

NOTICE: 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 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 make inspection impractical, portions or the sub-area concealed or made inaccessible by ducting or insulation, area beneath wood floor over concrete and areas concealed by heavy vegetation whether noted or not. Areas or timbers around eaves are visually inspected from ground level only. Although we make visual examination, 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. Farmer Termite Control assumes no responsibility for work done by anyone else or damage to structure during our inspection, for infestations, infections, adverse condition(s) or damage undetected due to inaccessibility or non-disclosure by owner/agent/tenant.

Slab floor construction has become more prevalent in recent years. Floor coverings may conceal cracks in the slab that will allow infestation to enter infestations in the walls may be concealed by plaster that a diligent inspection may not disclose the true condition. These areas are not practical to inspect because of the health hazard, damage to the structure or inconvenience. They were not inspected unless described in this report. We recommend further inspection if there is any question(s) about the above noted areas. Ref: Structural Pest Control Act, Article 6, Section 851 6(b) paragraph 1990(1). Amended, effective March 1, 1974. Inspection is limited to disclosure of wood destroying pest or organisms as set forth in Structural Pest Control Act, Article 6, Section 8518tb), paragraph 1990-1991

If the structure is a condominium type unit sharing common walls and/or foundations with adjacent units, the adjacent condominium type units were not inspected and no opinion rendered. Nor is any guarantee implied concerning the presence or absence of infestations or infections in these common areas or spreading from these common areas into the inspected unit.

STALL SHOWERS: Regarding existing showers, our inspections is an observation on the date of inspection only and should not be construed as a warranty or guarantee. This firm will assume no liability or responsibility for showers that have not been repaired by this firm. Second story showers are inspected but not water tested unless there is evidence of leaks at the ceiling below. Ref: Structural Pest Control Act Rules and Regulations, Sec.851G

During the course of/ or after opening walls or any previously concealed areas (including connections of wooden members), should any further damage or infestation be found, a supplemental report and estimate will be issued. Any work completed in these areas would be at owner's discretion and additional expense to the original report and estimate.

During the process of treatment or replacement it may be necessary to drill holes through ceramic tile or other floor coverings. These holes will be sealed with concrete. We will exercise due care but assume no responsibility for cracks, chipping or other damage for floor coverings. Farmer Termite & Pest Control will not re-lay carpets and recommend owner to contract with the appropriate licensed tradesman.

Farmer Termite & Pest Control assumes no responsibility for plumbing, gas or electrical lines etc... in the process or pressure treatment of concrete slab areas or replacement.

This wood destroying organisms report and clearance will cover any existing infestation which is outlined in the report. If owner of the property desires coverage of any new infestations this firm recommends obtaining a Control Service Policy which covers

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any new infestation for the term of the policy.

If this report is used for escrow purposes then it is agreed that his inspection report and completion, if any, is part of the escrow transaction. However, if written or verbal instructions are received from any interested party(ies) involved in this escrow (agents, principals, etc...) to not pay our invoice(s) at any time, you are instructed by this firm to not use these documents to satisfy any conditions or terms of your escrow for purposes of closing escrow. Furthermore, you are instructed to return all documents with the most current mailing address you have filed.

Owner/agent/occupant acknowledges and agrees that the inspection of the premises will not include the presence or non-presence of asbestos and that this report will not include any findings or opinions regarding asbestos. Farmer Termite & Pest Control recommends owner to contract with the appropriate licensed contractor to engage in asbestos related testing and/or remediation. Furthermore, should we discover the presence of asbestos during our inspection or should our inspection cause a release of asbestos dust or particle(s), owner/agent/occupant shall be solely responsible for the clean up, removal and disposal of the asbestos and the cost thereof. Owner/agent/occupant agrees to waive any and all claims against this company 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.

It is understood and agreed that Farmer Termite & Pest Control assumes no responsibility for any condition(s) which is/are not specifically mentioned in this report. Furthermore, the owner/agent agrees to hold this firm harmless and indemnify Farmer Termite & Pest Control its officers, employees from any cause of action stemming or related to the previously referenced property. It is acknowledged and agreed that the limit of liability of this company shall be limited to the amount of payment remitted to Farmer Termite & Pest Control in consideration of work performed. No warranty or guarantee is issued by this firm beyond any area which corrective measures have been made. Any and all inspections/clearances issued by this firm is limited to the date of inspection only and should not be construed as a guarantee but rather as a statement of condition on the date of inspection of visible and accessible areas only. Should any dispute arise as a result of this report/contract all parties hereby agree to resolve said dispute by binding arbitration.

**WARRANTY:** All primary work completed by this firm is under warranty for at minimum one year unless otherwise stated. Fumigation carries a two year warranty against all existing infestations noted in our original inspection report. Any local treatments or secondary measures completed are under warranty for one year and are limited to the specific wooden members treated unless otherwise stated in this report or accompanying contract. If any additional infestations or new infestations are noted outside of the specific wooden members treated then no warranty is in effect for these areas and a supplemental report and estimate will be provided. All repairs completed by Farmer Termite & Pest Control are under warranty for one year. Farmer Termite & Pest Control does not warranty any work completed by others nor does it guarantee the manner in which it was completed. Any and all warranties are null and void if any work completed by this firm is modified or tampered with in any way. This firm makes no warranty or guarantee, expressed or implied relating to products, materials installed, fabricated, manufactured, or labor performed by other than employees of this firm. This firm shall not be liable for any special incidental, or consequential damage or for loss, damage or expense directly or indirectly performed from any and all work performed by this firm on the aforementioned property. In the event, a fumigation is performed again under warranty, this firm is not responsible for any incidental costs related to displacement of occupants or their property. This firm shall not be liable for any condition which is concealed, hidden or otherwise not made known to this firm by owner/agent. Should title to property be conveyed to other than owner or agent ordering work all agreements between this firm and owner/agent shall be binding upon new property owner. All warranties are conditional upon full payment being made and funds clearing.

When fresh paint is noted on this report it is possible that evidence or infestation or infection may have been covered or masked or otherwise disguised. Farmer Termite & Pest Control is not responsible for any evidence that is not visible and/or accessible at the time of inspection.

When storage is noted on this report, it is possible evidence of infestation or infection may have been covered or masked or otherwise disguised. Farmer Termite & Pest Control is not responsible for any evidence that is not visible and/or accessible at the time of inspection.

When water stains are noted on this report this firm is making note of the possibility of water damage. A further inspection conducted by the appropriate licensed tradesman is recommended.

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When insulation or heavy insulation is noted it is possible that evidence may be covered/masked or otherwise disguised. During the course of our inspections the inspector will not remove, move or displace insulation and assumes no responsibility for evidence found underneath insulation.

When recent repairs are noted, it is acknowledged that possible evidence may have been covered/masked or otherwise disguised in the process of those repairs.

**LOCAL TREATMENTS AND/OR SECONDARY RECOMMENDATIONS:** Local treatment, while not all encompassing, may be an effective method of treatment in certain situations. However, if infestations exist in inaccessible areas and were not revealed during inspection, they will not be exterminated. If requested an estimate for all encompassing treatment (i.e. fumigation) will be submitted. Request must be made in writing prior to commencement of any work by this firm.

As of April 2010, federal law mandates all properties built prior to 1978 to assumed to contain lead based paint. The property owner must provide a lead free certification to this firm prior to commencement of work. If no certification is provided a 15% surcharge will be added to the contract amount for federally mandated lead based paint renovation procedures. The surcharge does not include any disposal, transport or any additional testing that may be required by local or federal government(s).

**NOTICE:** The charge or service that this company subcontracts to another registered company may include the company's charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept Farmer Termite & 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, Farmer Termite & 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:** Farmer Termite & Pest Control subcontracts all fumigations. The subcontractor for all fumigations will be either Statewide Fumigations, A-1 Fumigations, or Quality Pest Fumigations. Additional contact information will be made available upon request.

**ROOFING:** Where replacement requires disturbance and/or removal of roof covering this firm will repair roof covering immediately above required area (unless otherwise stated in the report or contract), but will assume no responsibility for water repellant quality. It is recommended that a licensed roofing contractor be consulted as to the condition of the roof coverings. This firm renders no opinion regarding present or future condition of roofs. Any questions should be referred to a licensed roofing contractor for a professional assessment and opinion.

**FURTHER INSPECTIONS:**When this firm makes a recommendation to further inspect an area, it is important to expose these areas and further inspect the framing components. Should framing components not be fully exposed/ inspected an undetermined amount of damage may remain concealed. Farmer Termite & Pest Control assumes no responsibility, nor warrants any inaccessible areas not inspected but recommended they be inspected.

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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 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.

## SECTION I:

### 10A - Other / Interior

**FINDING:** Evidence of drywood termites were noted at storage shed interior wall framing extending into IA area

**RECOMMENDATION:** Tarp and fumigate the entire structure with an approved fumigant (VIKANE or ZYTHOR) in accordance with the manufacturers label. Mask or remove pellets.

2 year warranty on fumigation

### 10B - Other / Interior

**FINDING:** Evidence of damage caused by drywood termites were noted at storage shed interior wall framing extending into IA area

**RECOMMENDATION:** Remove, replace, reinforce or fill with wood filler the damaged wooden members as deemed necessary by this firm.

**RECOMMENDATION:** Further inspect areas upon being made accessible, make additional estimate Issue Supplemental Report (if needed).

### 11A - Other / Exterior

**FINDING:** Evidence of drywood termites were noted at deck, deck joists, beam, siding and trim

**RECOMMENDATION:** Tarp and fumigate the entire structure with an approved fumigant (VIKANE or ZYTHOR) in accordance with the manufacturers label. Mask or remove pellets.

2 year warranty on fumigation

### 11B - Other / Exterior

**FINDING:** Evidence of damage caused by drywood termites were noted at deck, deck joists, beam, siding and trim

**RECOMMENDATION:** Remove, replace, reinforce or fill with wood filler the damaged wooden members as deemed necessary by this firm.

**RECOMMENDATION:** Further inspect areas upon being made accessible, make additional estimate Issue Supplemental Report (if needed).

### 11C - Other / Exterior

**FINDING:** Evidence of Dryrot/Fungus was noted in the following areas: sheathing, trim, doorsill, window sill and storage shed sheathing, siding

**RECOMMENDATION:** Remove and replace all damaged wooden members as deemed necessary by this firm. **NOTE:**

Additional damage may be uncovered during the course of our normal repairs. In such cases a supplemental report and estimate will be provided for the previously unknown damage.

**RECOMMENDATION:** Further inspect areas upon being made accessible. Issue supplemental report and estimate if necessary.

**NOTE:** If damage is extending into or from an inaccessible area, a further inspection is recommended to determine full extent and severity of damage. Should this area not be further inspected an unspecified amount of damage may remain concealed.

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## SECTION II:

### 1B - Substructure Area

**FINDING:** An excessive moisture condition was noted at

**RECOMMENDATION:** Owner to contract with the appropriate licensed tradesman to determine cause and make necessary repairs to remedy condition, if any. **NOTE:** Person of firm completing repairs should certify their own work.

**RECOMMENDATION:** Further inspect areas upon being made accessible. Issue supplemental report and estimate if necessary.

### 7A - Attic Spaces

**FINDING:** Water Stains were noted at

**RECOMMENDATION:** Owner to contract with the appropriate licensed tradesman to determine cause and make recommendations for remedy, if any. If area is exposed and made accessible complete a supplemental inspection and estimate if necessary.

### 11D - Other / Exterior

**FINDING:** Earth to wood contact was noted at patio posts, siding

**RECOMMENDATION:** Break all earth to wood contacts and further inspect for previously hidden damage or infestation.

**RECOMMENDATION:** Treat earth to wood contacts with a State registered termiticide (old stakes and form boards) if removal is impractical.

## FURTHER INSPECTION:

### 1A - Substructure Area

**FINDING:** The following areas were noted to be inaccessible or not inspected portion of subarea (access screwed shut)

**RECOMMENDATION:** Further inspect areas upon being made accessible. Issue supplemental report and estimate if necessary.

**NOTE:** When an area is recommended to be further inspected, it is important to expose these areas and further inspect. Should these areas not be fully exposed / inspected an undetermined amount of damage may remain concealed. Farmer Termite & Pest Control assumes no responsibility, nor warrants any inaccessible areas not inspected but recommended they be inspected.

### 10C - Other / Interior

**FINDING:** The following areas were noted to be inaccessible or not inspected portion of storage room (storage)

**RECOMMENDATION:** Further inspect areas upon being made accessible. Issue supplemental report and estimate if necessary.

**NOTE:** When an area is recommended to be further inspected, it is important to expose these areas and further inspect. Should these areas not be fully exposed / inspected an undetermined amount of damage may remain concealed. Farmer Termite & Pest Control assumes no responsibility, nor warrants any inaccessible areas not inspected but recommended they be inspected.

## NOTES:

### Note A

**NOTE:** The property was noted to have rain gutters. Rain gutters may hinder the ability to inspect portions of the wooden members they are attached to and/or be covering potential findings.

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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.

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:

Farmer Termite & Pest Control 888-340-2847; for Health Questions - County Health Dept: Orange (714) 834-4499; Los Angeles (888)-700-9995; San Diego (619)229-5400; Riverside(951)358-5000; San Bernardino (888)818-8988; for Application Information-County Agricultural Commissioner: Orange (714)447-7100; Los Angeles (626)575-5454; San Diego (858)694-2739; Riverside (951)955-3011; San Bernardino (909)387-2105 and for Regulatory information -the Structural Pest Control Board, 2005 Evergreen St Suite 1500 Sacramento, CA 95825 (916) 561-8700

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