

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 4140	STREET, CITY, STATE, ZIP Bandini Street, San Diego CA 92103	Date of Inspection 9/2/2026	No. of Pages 4
 Termite and Pest Control (619) 462-5577 (619) 462-1700 Fax 3638 Bancroft Drive Spring Valley, CA 91977 www.d-and-s-termite.com			
Firm Registration No. PR 1164		Report No. 452403	Escrow No.
Ordered By: Berkshire Hathaway 16969 Bernardo Center Dr #100 San Diego, CA 92128 Attn: Nikki Butera		Property Owner/Party of Interest Nikki Butera for owner 4140 Bandini Street San Diego, CA 92103	Report Sent To: Berkshire Hathaway 16969 Bernardo Center Dr #100 San Diego, CA 92128 Attn: Nikki Butera
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐			
General Description: One story, single family residence, frame and wood construction, composition roof, attached garage		Inspection Tag Posted: Attic	
		Other Tags Posted: D&S fumed 2024	
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.			

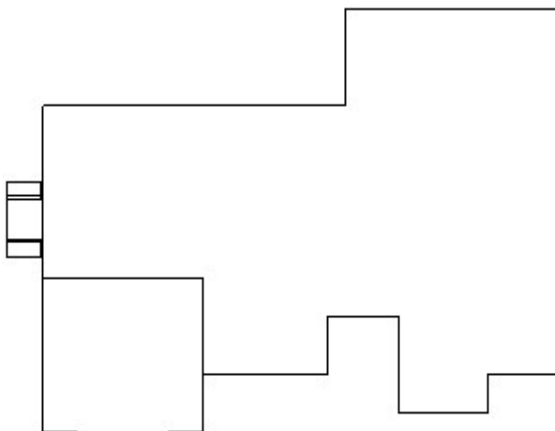


Diagram not scale, clear report.

Inspected by Randy L. Krok State License No. FR 28418

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 preceeding 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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There are certain areas of the structure, which are considered impractical for inspection: furnished interiors; inaccessible attics or portions thereof; the interior of hollow walls, spaces between a floor or porch deck and the ceiling or soffit below; stall showers over finished ceilings; such structural segments as porte cocheres, enclosed bay windows, buttresses, and similar areas to which there is no access with out defacing or tearing out lumber, masonry or finished work; built-in cabinet work; abutments, or floors beneath coverings, areas where storage conditions, heavy vegetation or locks make inspection impractical. These areas (but not limited to) are considered inaccessible and were not inspected at this time. Note Appliances and/or plumbing over finished ceilings are not water tested and we do not certify against leakage, unless otherwise noted in this report. No evidence of leaks were noted in the roof covering system however, no opinion is rendered nor is guarantee implied concerning the future water tightness of the roof. This firm makes no guarantee against any infestation, leaks, or other adverse conditions which may exist or which may develop in inaccessible areas and become visibly evident after the date of this inspection. This inspection is only of the structures indicated on the diagram. Estimate and Report good for ninety days. **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:..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 company will reinspect repairs done by others within four months of the original inspection. A charge of half the original inspection fee will be charged for each re inspection. There inspection must be done within ten(10) working days of request. The re inspection is a visual inspection and if inspection of concealed areas in desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs. Section 1993.1 S.P.C.B Rules & Regulations. This company will not certify eradication of termites completed by others.

Note: This wood destroying organisms report does NOT include 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 Board Act Rules and Regulations. If you wish your property to be inspected for mold or mold like conditions, please contact the appropriate mold professional.

Our expert opinion limited, the source of moisture may be caused by factors unknown or unseen at the time of inspection. You are advised to contact an expert in the field of moisture conditions.

NOTE: D&S Termite inspectors are not equipped with second story ladders. We do not inspect any items over (12) twelve feet above ground level. D&S Termite can not be responsible for conditions existing above this level. Should you desire an inspection above our limits, we will schedule an appointment for an inspector properly equipped to do so. There may be an additional charge of \$250.00 for this service.

This is a separated report. Which is defined as section I and section II conditions evident on the date of 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. Section 1990(f)S.P.C.B. Rules & Regulations.

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This is to certify that the property described herein is now free of evidence of active infestation or infection in visible and accessible areas in accordance with the Structural Pest Control Act Rules and Regulations.

Clearance guaranteed for ninety days.

AREAS INSPECTED:

- 1-SUB AREAS (soil conditions, accessibility, etc.)-partly inaccessible due to construction/insulation
- 2-STALL SHOWERS(water tested? leaks?)-tested
- 3- FOUNDATIONS(type, relation to grade, etc.)-concrete
- 4-PORCHES-STEPS-concrete
- 5-VENTILATION(type, relation to grade, etc.)-adequate
- 6-ABUTMENTS(stucco walls, columns, arches, etc.)-none
- 7-ATTICS(accessibility, insulation, etc.)-partly accessible
- 8-GARAGES(type, accessibility, etc.)-attached
- 9-DECKS/PATIOS-none
- 10-INTERIOR-inspected
- 11-EXTERIOR-inspected

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SECTION 1

SECTION 2

FURTHER INSPECTION

Proposed Cost Section 1: \$0.00

Proposed Cost Section 2: \$0.00

Proposed Cost Fur. Insp: \$0.00