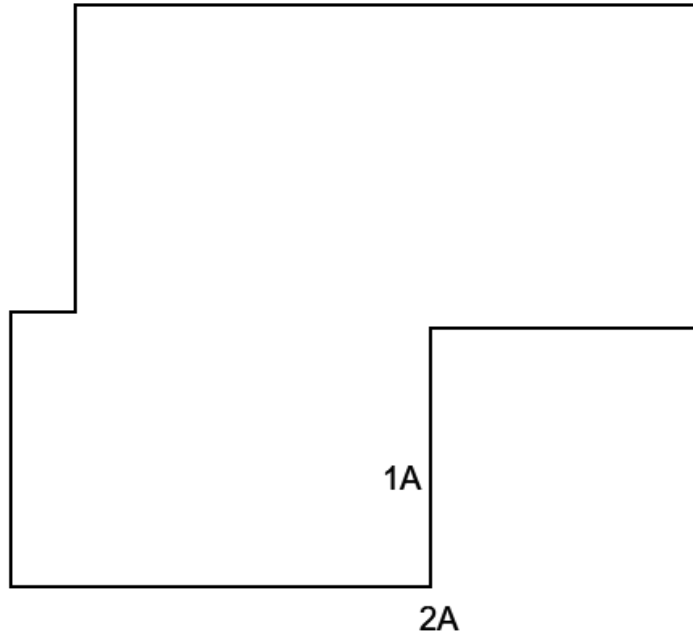
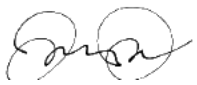


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 3911	Street California Street	City San Diego	ZIP 92110	Date of Inspection 06/16/2026	Number of Pages 7
		Cal Coast Pest Mangement 2525 Southport Way, Suite B San Diego CA 91950 (619) 623-0809 calcoastpestmgmt@gmail.com		Report # : 10921 Registration # : PR8088 Escrow # : N/A ☐ CORRECTED REPORT	
Ordered by: Anne Leung 3911 California Street San Diego CA 92110 United States		Property Owner and Party of Interest: Anne Leung 3911 California Street San Diego CA 92110 United States		Report sent to: Anne Leung 3911 California Street San Diego CA 92110 United States	
COMPLETE REPORT ☒		LIMITED REPORT ☐		SUPPLEMENTAL REPORT ☐	
REINSPECTION REPORT ☐					
GENERAL DESCRIPTION: One-story, single-family residence, occupied, furnished, attached garage, slab foundation, stucco siding				Inspection Tag Posted: Attic Other Tags Posted: N/A	
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: Michael Keith State License No. 51184 Signature: 

CAL COAST PEST MANGEMENT

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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.

IMPORTANT – PLEASE READ CAREFULLY!

CAL COAST PEST MANGEMENT

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Under no circumstance should this wood destroying pest and organisms inspection report be construed as a guarantee and/or warranty of the structure(s). Inspection reports are intended to disclose infestations, infections and/or conducive conditions which are noted on the date of the inspection in the visible and accessible areas only, as required by the Structural Pest Control Act. Any infestation, infections and/or conducive condition which are found after the date of inspection by any other person(s) will require an additional inspection report with findings, recommendations, and estimates.

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; areas 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; and areas or timbers around eaves that would require the use of an extension ladder. Unless otherwise specified in this report, we do not inspect fences, sheds, doghouses, detached wood decks, wood retaining wall or wood walkways.

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. Infestations 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 (l). 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 19000-1991.

C. This inspection pertains only to the specific address or addresses indicated above and does not include any attached or adjacent unit(s).

D. A re-inspection will be performed if requested within four (4) months from date of original inspection, on any corrective work that we are regularly in the business of performing. If CERTIFICATION is required, then any work performed by others must be CERTIFIED by them. There is a re-inspection fee.

E. This company is not responsible for work completed by others, recommended or not, including by Owner. Contractor bills should be submitted to Escrow as certification of work completed by others. Cal Coast Pest Management only certifies the absence of infestation or infection in the visible and accessible areas. If it is found that others have concealed or hidden infestations or infections during the course of their repairs, it will be the responsibility of the interested parties to pursue the responsible parties

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 contractor's state license board.

G. This proposal does not include Painting or Decorating in the process of work performed. Items recommended will be replaced as close as possible to original but are not guaranteed to match.

H. Second story stall showers are inspected but not water tested unless there is evidence of leaks in ceilings below. Ref: Structural Pest Control Rules and Regulations, Sec. 8516G. Sunken or below grade showers or tubs are not water tested due to their construction.

I. During the course of/or after opening 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 Owner's direction and additional expense.

J. 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.

K. During the process of treatment or replacement it may be necessary to drill holes through ceramic tiles or other floor

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coverings; these holes will then be sealed with concrete. We will assume no responsibility for cracks, chipping or other damage to floor coverings. We do not re-lay carpeting.

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

M. When fumigation is recommended we will 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 which states, among other things, that ALL FOOD AND MEDICINES must be removed from premises or placed in approved sealed bags PRIOR to fumigation. Cal Coast Pest Management does not provide on-site security and does not assume any responsibility in case of vandalism, breaking or entering. 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 are necessary to prevent any damage to your property.

N. Fumigations-New Department of Transportation Operator Qualification regulations became effective October 28, 2002. In order to comply with the regulations SDG&E have determined that only utility personnel may shut-off (?close?) and restore (?turn-on?) gas service before and after tented fumigation jobs. We will make arrangements to terminate gas service. The occupant must make arrangements with SDG&E directly for the restoration. (Utilities require a 24-hour notice)

O. Your termite report and clearance will cover any EXITING infestation or infection, which is outlined in this report. If Owner of property desires coverage of any new infestation it would be advisable to obtain a Control Service Policy which would cover any new infestation for the coming year.

P. If you should have any questions regarding this report, please call or come by our office any weekday between 8:00 am and 5:00pm. We also provide additional services for the control of Household Pests such as Ants and Fleas etc.

Q. Should any party in interest desire further information pertaining to the condition of the PLUMBING OR ROOF, we recommend the employment of a licensed contractor, as this is not within the scope of our license and we do not issue certifications in these areas.

R. There may be health-related issues associated with the findings reflected in this report. We are not qualified to and do not render an opinion concerning any such health issues. The inspection reflected by this report was limited to the visible and accessible areas only. Questions concerning health related issues, which may be associated with the findings or recommendations reflected in this report, the presence of mold, the release of mold spores or concerning indoor air quality should be directed to a certified industrial hygienist.

S. This Wood Destroying Pests and Organisms Report DOES NOT INCLUDE MOLD or any mold like condition. 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.

T. 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 toxic molds and that this report will not include any findings or opinions regarding the presence or non-presence of toxic molds airborne or stationary in, upon, or about the premises. We recommend that you contact a contractor specifically licensed to engage in toxic molds related work. Furthermore, should our inspection of the premises cause a release of toxic molds, owner/agent/tenant shall be solely responsible for the clean up removal and disposal of the toxic molds and the cost thereof. Owner/agent/tenant hereby agrees to waive any and all claims against this company which are in any way related to the presence of toxic molds 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 toxic molds on the premises.

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 re-inspection. The Reinspection must be done within ten working

CAL COAST PEST MANGEMENT

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days of request. The Reinspection is a visual inspection and if inspection of concealed areas are desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs.

CAL COAST PEST MANGEMENT

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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.

1. SUBTERRANEAN TERMITES:

1A - Section I

FINDING - Evidence of subterranean termites noted underneath the crawlspace.

.RECOMMENDATION - Locally treat wall voids using foam for control of subterranean termites. This may include: rodding/trenching soil around exterior foundation; treating voids in foundation walls; drilling attached slabs, brick, stone veneer that extends below grade level; drilling expansion joints or cold joints in slabs; treating drain penetrations. Remove termite shelter tubes (if present) from accessible areas

2. DRYWOOD TERMITES:

2A - Section I

Evidence of Drywood Termite located on the support beam on the left side of the front portion of the house.

RECOMMENDATION - Locally treat accessible wood for the control of drywood termites. Areas treated include a 1 year warranty.

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:

CAL COAST PEST MANGEMENT

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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			



Cal Coast Pest Management

2525 Southport Way, Suite B
San Diego CA 91950
(619) 623-0809
calcoastpestmgmt@gmail.com

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WORK AUTHORIZATION

Report #: 10921

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

Address of Property : 3911 California Street

City: San Diego

State/ZIP: CA 92110

The inspection report of the company dated, **06/16/2026** 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 OWNER OR OWNER'S AGENT AGREES

To pay for services rendered in any additional services requested upon completion of work to pay a service charge of one and one-half percent (1 1/2%) interest per month, or portion of any month, annual interest rate of eighteen percent (18%) on accounts exceeding the ten (10) day full payment schedule. The Owner grants to The Company a security interest in the property to secure payment sum for work and inspection fee completed. In case of non-payment by The owner, reasonable attorney fees and costs of collection shall be paid by owner, whether suit be filed or not.

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.

ITEMS

Prefix	Section I	Section II	Further Inspection	Other
1A	1,500.00	0.00	0.00	0.00
2A	450.00	0.00	0.00	0.00
Total:	1,950.00	0.00	0.00	0.00
GRAND TOTAL:	1,950.00			

Property Owner:

Date:

Inspected By: Michael Keith

Owner's Agent:

Date:

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. 3911	Street California Street	City San Diego	ZIP 92110	Date of Completion 06/16/2026
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Cal Coast Pest Mangement

2525 Southport Way, Suite B
San Diego CA 91950
(619) 623-0809
calcoastpestmgmt@gmail.com

Report # : 10921 - 1

Registration # : PR8088

Escrow # : N/A

☐ CORRECTED REPORT

Ordered By: Anne Leung 3911 California Street San Diego CA 92110 United States	Property Owner and/or Party of Interest: Anne Leung 3911 California Street San Diego CA 92110 United States	Completion Sent To: Anne Leung 3911 California Street San Diego CA 92110 United States
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The following recommendations on the above designated property, as outlined in Wood Destroying Pests and Organisms Inspection Report dated 06/16/2026 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:
1A, 2A

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:

Cost of work completed:

Cost: \$	1,950.00
Inspection Fee: \$	0.00
Other: \$	0.00
Total: \$	1,950.00

Recommendations not completed by this firm:

Estimated Cost: \$ _____

Remarks:

This is to certify that the property described herein is now free of evidence of active infestation or infection in the visible and accessible areas.

Inspected By: Michael Keith State License No. 51184 Signature: _____

You are entitled to obtain copies of all reports and completion notices on this property reported to the Board during the preceding two years upon payment of a search fee to: 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 this 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-44 (Rev.10/01)