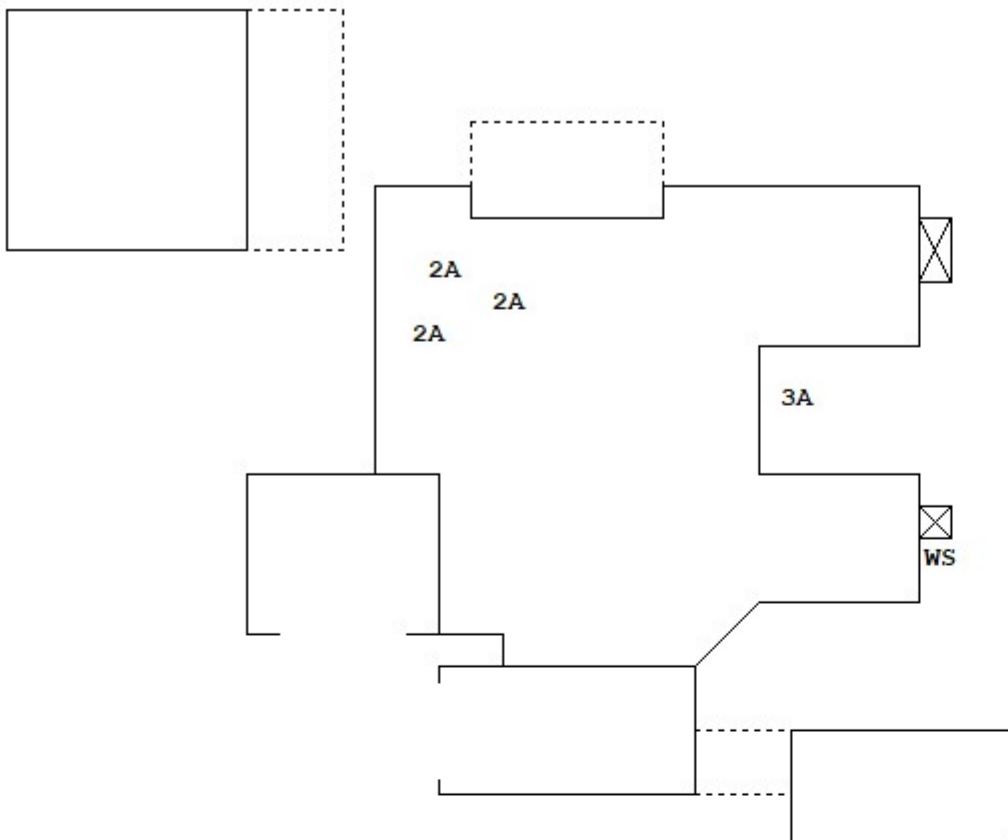


# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. <b>15139</b>	Street <b>ALMOND ORCHARD LANE</b>	City <b>SAN DIEGO</b>	Zip <b>92131</b>	Date of Inspection <b>05/28/24</b>	Page <b>1 of 6</b>
<b>FAIRWAY TERMITE AND PEST CONTROL</b> P.O. BOX 2065 EL CAJON, CA 92021 Phone: 619-487-9608 Fax: fairwaypestcontrol@yahoo.com Registration # PR 4879					<b>Report # 1002717</b>
Ordered by: <b>PACIFIC SOTHEBYS ANGELA MEAKINS</b>		Property Owner and/or Party of Interest:		Report sent to:	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>					
General Description: <b>Two story vacant home, slab foundation, tile roof, attached garage, balcony and detached guest house</b>				Inspection Tag Posted: <b>Garage</b>	
				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. Diagram is not to scale. Locations are only approximate.					
Subterranean Termites <input type="checkbox"/> Drywood Termites <input checked="" type="checkbox"/> Fungus / Dryrot <input checked="" type="checkbox"/> Other Findings <input type="checkbox"/> Further Inspection <input type="checkbox"/>					
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 - Unknown Further Inspection					

**DIAGRAM NOT TO SCALE**



Inspected by: SHELDON FITZPATRICK State License No. OPR 10223 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 preceding 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](http://www.pestboard.ca.gov). 43M-41 (REV. 10/01)

## WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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### WHAT IS A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT?

This document explains the scope and limitations of a structural pest control inspection and a wood destroying pest & organism inspection report. THIS IS NOT A STRUCTURAL DAMAGE REPORT or a BUILDING INSPECTION REPORT, therefore no opinion is being rendered regarding the structural integrity of the building. A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying pests or organisms and adverse conditions which lead to the same in VISABLE AND ACCESSIBLE AREAS on the date of the inspection. The report will also contain our recommendations for correcting any infestations or adverse conditions found. The contents of Wood Destroying Pest & Organism Reports are governed by the Structural Pest Control Act and their rules and regulations. Some structures do not comply with building code requirements or may have structural, plumbing, electrical, mechanical, heating 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 its employees.

(A) INACCESSIBLE AREAS..The Structural Pest Control Act requires inspection of only areas which are visible and accessible at the time of inspection. Some areas of the structure are recognized by the industry as inaccessible and/or for other reasons 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 floors, areas concealed by carpeting, furniture, built-in appliances or cabinet work, areas beneath wood floors over concrete and areas concealed by heavy 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.

(B) SLAB FLOORS..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 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. These areas are not inspected unless described in this report. We recommend further inspection if there is any question about the above noted areas.

(C) RE-INSPECTION..If requested by the person ordering this report, a re-inspection will be performed within (4) months from the date of the original inspection on any corrective work that we are regularly in the business of performing. The re-inspection must be done within (10)working days of the request. Fairway Termite and Pest Control does not guarantee work done by others, recommended or not. Any guarantees must be received from parties performing repairs. A re-inspection fee of \$50 will be added to final bill.

(D) ROOF..THE EXTERIOR SURFACE OF THE ROOF WAS NOT INSPECTED. IF YOU WANT THE WATER TIGHTNESS OF THE ROOF DETERMINED, YOU SHOULD CONTACT A LICENSED ROOFING CONTRACTOR.

(E).SECOND STORY EAVES..The second story eaves are inaccessible at the time of the inspection due to the heights of the structure and are only inspected from the ground level. No opinion can be given as to the conditions in these areas.

(F) GUTTERS..Fairway Termite and Pest Control cannot be held responsible for the condition of the surface behind gutters. If interested parties are concerned, the gutters will have to be removed and an inspection performed in these areas. If further damage is exposed, then a supplemental report will be issued along with an estimate for treatment and/or repair.

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

## WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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(H) FURTHER DAMAGE..If further damage and/or infestation is found during the course of repairs in previously concealed areas, a supplemental report will be issued with further findings, recommendations and costs if any.

(i) CERTIFICATION..Your termite report and clearance will cover EXISTING infestations and infections in VISABLE AND ACCESSIBLE AREAS which were discovered at the time of the original inspection and is outlined in this report. If the owner of this property desires coverage of any new infestation of drywood and/or subterranean termites that may arise in the future, then we would recommend the purchase of our Control Service Policy. This policy includes a yearly inspection and will cover any termite treatment necessary, including fumigation (unless otherwise stated), to control and/or eradicate new termite infestations.

(j) NOTICE..The charge for 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 Fairway Termite and Pest Controls bid or you may contract directly with another registered company. This firm will not be responsible for any act or omission in the performance of work that you directly contract with another company to perform.

(K) OTHER REPORTS..The Structural Pest Control Board encourages competitive business practices among registered companies. Reports on this structure are prepared by various registered companies and 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.

(L) MOLD..Molds, sometimes called mildew, are NOT wood destroying organisms. Branch 3 licensees (Termite Inspectors) do not have a duty under the Structural Pest Control Act and related regulations to classify molds as harmful to human health or not harmful to human health. Our company does not take any responsibility for mold issues. Interested parties desiring more information should contact an appropriate mold professional or industrial hygienist.

This Wood Destroying Pest and 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. There may be health related implications associated with a finding reflected on this report. We are not qualified to render any opinion concerning any such health implications and no such opinion is expressed. The inspection reflected by this report was limited to visible and accessible surfaces only; we are not qualified to render any opinion as to indoor air quality and no such opinion is expressed. Any questions concerning any health-related implications which may be associated with the findings or recommendations(including recommendations for structural repairs)that are reflected in this report, or concerning indoor quality, should be directed to a qualified mold professional.

(M) ASBESTOS...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 asbestos and that this report will not include Andy findings or opinions regarding the presence or non-presence of asbestos in, upon or about the premises. We recommend that you contact a contractor specifically licensed to engage in asbestos related work. Further, should we discover the presence of asbestos during our inspection of the premises or should our inspection of the premises cause a release of asbestos dust or partials, owner/agent/tenant shall be solely responsible for the cleanup, removal and disposal of the asbestos and the cost thereof.

(N) SECTION 1 AND 11.. This is a separated report which is defined as section 1/section 11 conditions evident on the date of inspection. SECTION 1 ITEMS contain evidence of active infestation, infection or condition that have resulted in or form infestation or infection. SECTION 11 items contain conditions deemed likely to lead to infestation or infection, but were no visible evidence of such were found. FURTHER INSPECTION items are defined as recommendations to inspect areas which during the original inspection did not allow the inspector access to complete the inspection and cannot be defined as SECTION 1 or SECTION 11.

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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(O) CONCEALED DAMAGE.. Newly painted surfaces or repairs in some instances can conceal evidence of damage. This company 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 that conceals adverse conditions or infections.

## **SECTION I:**

### **(2) DRYWOOD TERMITES**

2A. FINDING: EVIDENCE OF DRYWOOD TERMITES NOTED IN ATTIC.

PRIMARY RECOMMENDATION: VACATE PREMISES AND FUMIGATE WITH VIKANE GAS FOR THE EXTERMINATION OF DRYWOOD TERMITE INFESTATIONS. AIR OUT THE STRUCTURE TO MAKE IT READY FOR OCCUPANCY. REMOVE OR COVER ACCESSIBLE EVIDENCE OF INFESTATION. THE FUMIGATION CANNOT BE DONE IN STRONG WINDS OR RAIN AND WILL BE RESCHEDULED IF THERE IS INCLEMENT WEATHER. IT IS THE RESPONSIBILITY OF PROPERTY OWNER/AGENT TO MAKE SURE ALL PLANT LIFE AROUND STRUCTURE IS PROPERLY CUT BACK IN ORDER TO FACILITATE TARPS DURING FUMIGATION.

NOTE: FAIRWAY TERMITE WILL MAKE ARRANGEMENTS WITH SDG&E TO HAVE THE GAS TURNED OFF. IT IS THE OWNER'S RESPONSIBILITY TO CALL SDG&E TO MAKE ARRANGEMENTS TO HAVE THE GAS TURNED BACK ON. PLEASE CALL SDG&E IN ADVANCE TO ASSURE GAS IS RESTORED ON TIME.

NOTE: IT IS IMPERATIVE THAT THE ELECTRICITY IS ON. IF THE ELECTRICITY IS OFF WHEN THE FUMIGATION CREW ARRIVES, THEN THE FUMIGATION WILL BE RESCHEDULED.

NOTE: FAIRWAY TERMITE DOES NOT OFFER ANY REIMBURSEMENT TO THE OWNER AND OR TENANT FOR ANY OUT OF POCKET EXPENSES ACCRUED DURING THE FUMIGATION PROCESS.

NOTE: FUMIGATION IS GUARANTEED FOR TWO YEARS.

2A.1.  
FINDING: EVIDENCE OF DRYWOOD TERMITES NOTED IN ATTIC EXTENDING INTO INACCESSIBLE AREA(S).

RECOMMENDATION: SECONDARY RECOMMENDATION LOCALLY TREAT WITH HEAT THE ATTIC FOR THE CONTROL OF DRYWOOD TERMITES. THIS SECONDARY RECOMMENDATION HAS BEEN REQUESTED BY OWNER AS A METHOD TO CONTROL THE DRYWOOD TERMITE INFESTATION IN THIS PARTICULAR AREA(S) ONLY. THIS METHOD IS CONSIDERED BELOW STANDARD MEASURES AS IT ONLY ERADICATES AND/OR CONTROLS INFESTATIONS IN LOCALIZED AREAS AND DOES NOT ERADICATE INFESTATIONS IN THE ENTIRE STRUCTURE. ONE YEAR GUARANTEE IN AREAS TREATED ONLY. (SECTION I)

### **(3) FUNGUS/DRYROT**

3A.

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Report #	Page
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FINDING: FUNGUS DAMAGED WOOD NOTED IN DOOR JAMB.

RECOMMENDATION: REMOVE AND REPLACE DAMAGED WOOD WITH NEW MATERIAL AND OR REPAIR AS DEEMED NECESSARY. MINOR DAMAGE MAY BE REMOVED AND REPAIRED. FAIRWAY PEST CONTROL DOES NOT GUARANTEE TO MATCH MATERIAL WHICH IS NO LONGER AVAILABLE. (SECTION I)

NOTE: \*WATER STAINS NOTED AT STUCCO MARKED "WS" ON DIAGRAM. NO CURRENT LEAKS WERE DETECTED ON THE DAY OF INSPECTION. NO PRESENT OR FUTURE GUARANTEES IMPLIED OR EXPRESSED BY FAIRWAY PEST CONTROL REGARDING WATER STAINS. ANY QUESTIONS CONCERNING THESE STAINS SHOULD BE DIRECTED TOWARDS A LICENSED PROFESSIONAL. (STATEMENT ONLY)

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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## OCCUPANTS CHEMICAL NOTICE

Fairway Termite and Pest Control may use one or more of the following chemical(s) for the control of wood destroying pests or organisms in locations identified in the Structural Pest Control report as indicated above.

VIKANE(Sulfuryl Fluoride), CHLOROPICRIN(Tear Gas), TIMBOR(Sodium Borates 98%)  
TERMIDOR SC(Fipronil), EVERCIDE(Esfenvalerate), PREMISE 75(Imidacloprid)

"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 the risks are outweighed by the benefits. The degree of risk depends upon 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, headache, dizziness, nausea, tearing, coughing, nose and throat irritation, or develop shortness of breath, double vision, unusual drowsiness and weakness, or tremors, contact your physician or poison control center and your pest control company immediately.

FOR FURTHER INFORMATION CONTACT ANY ONE OF THE FOLLOWING:

FAIRWAY TERMITE (858)274-2118	HEALTH DEPT. (619)338-2222	AGRICULTURE DEPT. (858)694-2739	POISION CONTROL (800)876-4766
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\*\*\*STRUCTURAL PEST CONTROL BOARD\*\*\*

2005 EVERGREEN STREET STE, 1500 SACRAMENTO CA 95815 (916)561-8704

Persons with respiratory or allergic conditions, or others who may be concerned about their health relative to this chemical treatment should contact their physician concerning occupancy during and after chemical treatment.

### GUARANTEES

Fairway Termite and Pest Control guarantees fumigations for (2)years. Repair work performed by this company will be guaranteed for (1) year with the exception of plumbing, grouting, caulking, resetting of toilets, resetting of enclosures, or floor coverings, which are guaranteed for (30) days, as these are owner maintenance areas. All said guarantees will apply unless otherwise mentioned in the body of the report.

### THE CALIFORNIA MECHANICS LIEN LAW

To the 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 even 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.

# FAIRWAY TERMITE AND PEST CONTROL

P.O. BOX 2065

EL CAJON, CA 92021

Phone: 619-487-9608

Fax:

fairwaypestcontrol@yahoo.com

Registration # PR 4879

## WORK AUTHORIZATION CONTRACT

Page 1 of 2

Address of Property: **15139 ALMOND ORCHARD LANE, SAN DIEGO CA 92131**  
Inspection Date: **05/28/24**  
Report #: **1002717**  
Title Co. & Escrow #:

**PLEASE READ ALL PAGES OF THIS CONTRACT** (2 pages plus attachments, if noted) and the report(s) it refers to. The report contains information regarding the scope of work included and excluded in our price quotes. To authorize work fill out this page and sign both pages of the contract and return to our office. **Please indicate which items you want done by circling each item and provide billing information as requested below.**

SECTION 1:

SECTION 2:

SECTION 3 (Further Inspection):

**2A \$9850.00 ~Primary Recommendation**

**Fumigation**

**2A.1 \$3000.00 ~Secondary Recommendation**

**Heat Treatment**

**3A \$350.00 ~REPAIR TOTAL**

**==> TOTAL: \$13200.00**

**This portion MUST be filled out by person authorizing work (responsible for payment).**

NAME (please print): \_\_\_\_\_

BILLING ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ ALT. PHONE: \_\_\_\_\_

FAX: \_\_\_\_\_ EMAIL: \_\_\_\_\_

I have read this contract and the inspection report(s) it refers to and understand and agree to the terms as set forth in the inspection report and this contract and hereby agree to all terms thereof. **NOTE: SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE STARTED.**

\_\_\_\_\_  
Approved and read by: \_\_\_\_\_  
(SIGNATURE)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Accepted for: \_\_\_\_\_  
FAIRWAY TERMITE AND PEST CONTROL

\_\_\_\_\_  
Date

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Address of Property: **15139 ALMOND ORCHARD LANE, SAN DIEGO CA 92131**  
Inspection Date: **05/28/24**  
Report #: **1002717**  
Title Co. & Escrow #:

### CONDITIONS:

1. This offer is limited to 4 months from the date of the report.
2. If further inspection is recommended, or if additional work is required, we will provide prices or recommendations for correction. Interested parties will be notified prior to any work being done.
3. Notice to owner of Mechanic's Lien as required by the Structural Pest Control Board: Under the California Mechanics Lien Law, any structural pest control operator who 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 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 contractor 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". General 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.
4. This report is limited to the accessible areas of the structure shown on the diagram. Please refer to the report for areas not inspected and further inspection information.
5. We authorize Fairway Pest Control to perform items \_\_\_\_\_  
for a contract price of \$ \_\_\_\_\_

_____	_____	_____	_____
Property Owner	Date	Inspected By	Date
_____	_____		
Owner's Agent	Date		

It is assumed that if an agent orders work on the owners behalf, and that they were notified prior by said agent, that if payment is not made by the agent or escrow company it will be the responsibility of the owner to produce payment.

\_\_\_\_\_  
Approved and read by: (SIGNATURE) \_\_\_\_\_  
Date