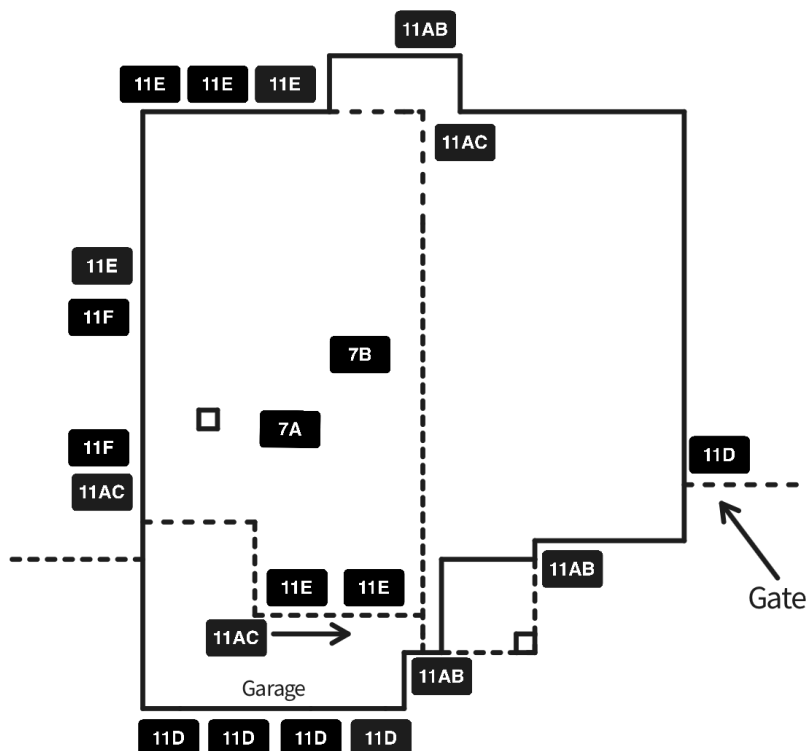


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 2190	Street CORTE ACEBO	City CARLSBAD	Zip 92009	Date of Inspection 08/10/2026	Number of Pages 1 of 8
 Green Flash Pest Control 1930 Watson Way suite K Vista, CA 92081 Tel: (760) 539-7337				Report # 23071	
				Registration # 7236	
				Escrow #	
				☐ CORRECTED REPORT	
Ordered by Brett McIntire - Brett McIntire 2190 Corte Acebo, Carlsbad, CA 92009 (520) 370-0262		Property Owner and Part of Interest Brett McIntire - Brett McIntire 2190 Corte Acebo, Carlsbad, CA 92009 (520) 370-0262		Report sent to Brett McIntire - Brett McIntire 2190 Corte Acebo, Carlsbad, CA 92009 (520) 370-0262	
☒ COMPLETE REPORT ☐ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT					
General Description Two story, stucco siding, single-family residence, cement tile, slab foundation, attached garage				Inspection Tag Posted Attic	
				Other Tags Posted None	
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.					



Inspected by: Nathan Bence

State License No.: FR71987

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, CA 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, (800) 737-8188 or www.pestboard.ca.gov.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
2190	CORTE ACEBO	CARLSBAD	92009	08/10/2026	2 of 8

Introduction to Findings & Recommendations

What Is a Wood Destroying Pest and Organism Inspection Report?

The following 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 wood destroying insects or organisms in visible and accessible areas on the date of inspection and contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the wood destroying pest & organism inspection report are governed by the structural pest control act and its rules and regulations..

Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to this report. This report does not address any such defects as they are not within the scope of the license of the inspector or the company issuing this report.

The following areas are considered inaccessible for purposes of inspection or are not included in a normal inspection report and therefore are excluded in this report: the interior of hollow walls; spaces between an upstairs floor and the ceiling below or a porch deck and soffit below; stall showers over finished ceilings; such structural segments as areas enclosed by bay windows, buttresses, built-in cabinet work, areas under floor covering; any areas requiring the removal of storage, furnishings or appliances; and any areas to which there is no access without defacing or removing lumber, masonry or finished workmanship.

Certain areas 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 an 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 that make inspection impractical, and areas or timbers around eaves that would require use of an extension ladder.

Certain areas may be inaccessible for inspection due to construction or storage. We recommend further inspection of areas where inspection was impractical. Re: Structural Pest Control Act, Business and Professions Code Article 1, 8516(b)(9). Stall shower, if any, is water tested in compliance with Title 16 Professional and Vocational Regulations Article 5, §1991.1(12) of the Structural Pest Control Act. The absence or presence of leaks through sub-floor, adjacent floors or walls will be reported. This is a report of the condition of the stall shower at the time of inspection only, and should not be confused as a guarantee. Although we make a visual examination, we do not deface or probe into window or door frames, decorative trim, roof members, etc., in search of wood destroying pests or organisms.

"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 re-inspection must be done within ten (10) working days of request. The re-inspection 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."

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
2190	CORTE ACEBO	CARLSBAD	92009	08/10/2026	3 of 8

NOTE: We do not inspect or certify plumbing, plumbing fixtures, etc.

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 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 Green Flash Pest Control Corp'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, Green Flash Pest Control Corp 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: 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.

"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."

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 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.

NOTE: Section 1 work may expose additional findings. NOTE: Commencement of Section 2 work may reveal additional Section 1 work, i.e. fungus, wood decay, termites, etc. (NOTE: Parties to this transaction should be aware that items involving further inspection and inaccessible areas may lead to further findings of Section 1, Section 2, or both, and that additional findings may increase the cost of completion as well as the time involved in the completion.

NOTE: We do NOT do digging, cutting, etc. during our initial inspection. Only a visual inspection is completed.

When a property is fumigated, the roof surfaces and perimeter areas of the building must be walked on by the fumigation crew in order to put the tarps in place; damage may occur to certain types roofs. Prior to fumigation, all trees, bushes, plants and vegetation must be trimmed to a minimum of 12 inches from the perimeter of the structure being fumigated.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
2190	CORTE ACEBO	CARLSBAD	92009	08/10/2026	4 of 8

All food, pet feed, medications, including items in refrigerators and freezers, and any items that can be orally ingested such as coffee/tea, spices, or candy, need to be removed from the structure or double bagged in Nylofume bags (provided by Green Flash Pest Control).

Carefully follow instructions provide within the Fumigation Planning Guide (provided by Green Flash Pest Control at the time of bag delivery). The bags must be sealed as shown in the example. The homeowner must purchase their own tape or zip-ties to secure the bags. Bags are included in the cost of the fumigation.

In the event that these items must be bagged or re-bagged by the fumigation crew, it will be done at the rate of \$20.00 per bag. A revised grand total will be issued to the homeowner and will be due in full upon the completion of the fumigation.

When replacement material is used, an exact match cannot be guaranteed. All replacement materials will be of current industry sizing.

- 1: Substructure:** SLAB
- 2: Plumbing (Stall/Shower):** Not Tested
- 3: Foundations:** SLAB
- 4: Porches - Steps:** SLAB
- 5: Ventilation:** SLAB
- 6: Abutments:** GATE
- 7: Attic Spaces:** INSULATED, NOTE About 15% accessible due to size & framing
- 8: Garages:** ATTACHED, NOTE Limited due to storage
- 9: Decks - Patios:** ATTACHED
- 10: Other Interior:** Inspected
- 11: Other Exterior:** Inspected

Findings & Recommendations

SECTION 1: Active Infestation	Total Findings (6)
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Attic Spaces	Total Findings (1)
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7A	Title	KS- swarmers
	Finding	Evidence of drywood termite swarmers were noted at attic framing, as indicated on the diagram.
	Primary Recommendation	Vacate the premises and seal the structure for fumigation with Vikane or Zythor. Remove or cover accessible evidence of infestation. Fumigation warranty for three years. Fumigation awareness notice must be signed prior to Fumigation.
	Price	\$2,775.00 (Line Item: <i>Drywood Termite Fumigation :: Fumigation cost</i>) \$400.00 (Line Item: <i>Drywood Termite Fumigation :: Tile protection cost</i>)

Other Exterior	Total Findings (5)
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WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
2190	CORTE ACEBO	CARLSBAD	92009	08/10/2026	5 of 8

11A**Title** KI -K Inaccessible

Finding evidence of Drywood termites noted at 2 x 8 fascia front, rear, second story, 4 x 8 rafter tail front, first story, 2 x 4 rafter tail rear, second story, 2 x 4 blocker rear, second story, 2 x 6 blocker front, second story, 8' stucco mold left, first story, 2 x 4 outrigger front, second story, as indicated on the diagram, extending into inaccessible areas.

Primary Recommendation Vacate the premises and seal the structure for fumigation with Vikane or Zythor. Remove or cover accessible evidence of infestation. Fumigation warranty for three years. Fumigation awareness notice must be signed prior to Fumigation.

Price \$2,775.00 (Line Item: *Drywood Termite Fumigation :: Fumigation cost*)
\$400.00 (Line Item: *Drywood Termite Fumigation :: Tile protection cost*)

11B**Title** TD2 - Repair/Replace

Finding Evidence of termite damaged wood members noted at time of inspection at 2 x 8 fascia front, rear, second story, 4 x 8 rafter tail front, first story, 2 x 6 blocker front, second story, as indicated on the diagram.

Primary Recommendation Repair termite damaged wood members as necessary.
*paint match included but cannot be guaranteed

Price \$3,080.00 (Line Item: *Wood Repair :: Wood Repair Cost*)

11C**Title** TD - Termite Damage - Basic

Finding Evidence of termite damaged wood members noted at time of inspection at 2 x 8 x 16' fascia front, second story, 2 x 4 x 2 rafter tail rear, second story, 2 x 4 x 2 blocker rear, second story, 2 x 4 x 2 outrigger front, second story, 8' stucco mold left, first story, as indicated on the diagram.

Primary Recommendation Replace termite damaged wood members as necessary.
*Paint match included but cannot be guaranteed

Price \$3,080.00 (Line Item: *Wood Repair :: Wood Repair Cost*)

11D**Title** DR2- dry rot repair

Finding Evidence of dry rot fungus damage at time of inspection at 5) 4 x 8 Rafter tails front, right, first story, as indicated on diagram.

Primary Recommendation Repair dry rot damaged wood as needed.
*Paint match is included but cannot be guaranteed

Price \$3,080.00 (Line Item: *Wood Repair :: Wood Repair Cost*)

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
2190	CORTE ACEBO	CARLSBAD	92009	08/10/2026	6 of 8

11E**Title** DR-dry rot**Finding** Evidence of dry rot fungus damage at time of inspection at 3) 8 x 8 x 3 cordables rear, first story, 2 x 4 x 2 blocker left, second story, 2) 2 x 4 x 2 shutter trim front, second story, as indicated on diagram.**Primary Recommendation** Replace dry rot damaged wood as needed.
*Paint match included but cannot be guaranteed**Price** \$3,080.00 (Line Item: *Wood Repair :: Wood Repair Cost*)

SECTION 2: Conditions Conducive

Total Findings **(2)**

Attic Spaces

Total Findings **(1)****7B****Title** MOW - Moisture - Water Damage**Finding** Evidence of water damage at attic framing, as indicated on the diagram. GF will not be doing repairs.

Other Exterior

Total Findings **(1)****11F****Title** Cracked stucco**Finding** Cracked stucco on left side of home, GF will not be doing repairs

Findings & Recommendations Summary

Upon completion of the local treatment Green Flash Pest Control will provide a warranty of 1 year for the areas treated.

Upon completion of the fumigation Green Flash Pest Control will provide a warranty of 3 year for the whole home.

Upon completion of the wood repair Green Flash Pest Control will provide a warranty of 1 year for the areas treated.

In accordance with the laws and regulations of the State of California, we are required to provide you with the following information prior to application of pesticides to your property.

"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, contact your physician or poison control center (800) [222-1222](tel:222-1222) and your pest control company immediately."

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
2190	CORTE ACEBO	CARLSBAD	92009	08/10/2026	7 of 8

For further information, contact any of the following:

Green Flash Pest Control Corp: (760) [539-7337](tel:7605397337)

Poison Control Center: (800) [222-1222](tel:8002221222)

(Health Questions) County Health Dept.

Orange County: (714) [834-3155](tel:7148343155)

Los Angeles County: (213) [240-8117](tel:2132408117)

San Bernardino County: (800) [782-4264](tel:8007824264)

Riverside County: (951) [358-5000](tel:9513585000)

San Diego County: (619) [229-5400](tel:6192295400)

(Application Info.) County Agriculture Commission

Orange County: (714) [955-0100](tel:7149550100)

Los Angeles County: (626) [575-5471](tel:6265755471)

San Bernardino County: (909) [387-2105](tel:9093872105)

Riverside County: (951) [955-3045](tel:9519553045)

San Diego County: (858) [694-2739](tel:8586942739)

Structural Pest Control Board (Regulatory Info.) (916) [561-8704](tel:9165618704)

2005 Evergreen Street, Ste. 1500 Sacramento, CA 95815

TERMITE AND FUNGUS CONTROL CHEMICALS

Vikane (EPA Reg. No. 62719-4-ZA)

Active Ingredients: Sulfuryl Floride 99.8%

Zythor (EPA Reg. No. 81824-1)

Active Ingredients: Sulfuryl Floride 99.3%

Bora-Care (EPA Reg. No. 64405-1-AA)

Active Ingredients: Disodium OctaborateTetrahydrate (Na₂B₈O₁₃ • 4H₂O): 40%

Termidor HE (EPA Reg. No. 7969-329)

Active Ingredients: Fipronil: 8.73%

Premise Foam (EPA Reg. No. [432-1391](tel:4321391))

Active Ingredients: Imidacloprid: 0.05%

Trelona ATBS (EPA Reg. No 499-557)

Active Ingredients: Novaluron: 0.5%

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

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
2190	CORTE ACEBO	CARLSBAD	92009	08/10/2026	8 of 8

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..

NOTE: If the Home Owner fails to pay billing in full, Green Flash Pest Control Corp will have the right to be paid back for all of its costs and expenses to the extent not prohibited by applicable law. Those expenses include, for example (but not limited to), reasonable attorney's fees. If for any reason this account is to be turned over to our collection agency, you will be responsible for all costs of collecting.

Findings & Recommendations Estimated by this Company

★ Primary Recommendation ▲ Secondary Recommendation

SECTION 1: Active Infestation

☐ ★ Drywood Termite Fumigation :: Fumigation cost Associated Findings: 7A 11A	\$2,775.00
☐ ★ Drywood Termite Fumigation :: Tile protection cost Associated Findings: 7A 11A	\$400.00
☐ ★ Wood Repair :: Wood Repair Cost Associated Findings: 11B 11C 11D 11E	\$3,080.00

SECTION 2: Conditions Conducive N/A

Further Inspection / Unknown N/A

☐ Accept & approve all primary recommendations	\$6,255.00
☐ Accept & approve all items above, substituting secondary recommendations where applicable	\$6,255.00

Findings & Recommendations NOT Estimated by this Company

★ Primary Recommendation ▲ Secondary Recommendation ✖ No Pricing Recommendation Provided

SECTION 1: Active Infestation N/A

SECTION 2: Conditions Conducive

✖ No Pricing Recommendation Provided Associated Findings: 7B 11F	
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Further Inspection / Unknown N/A