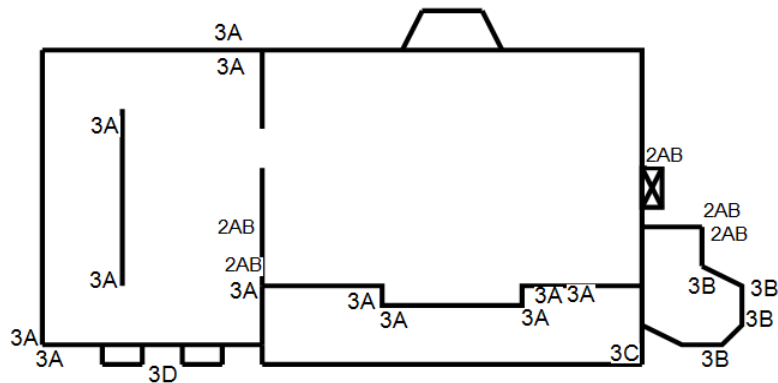


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building Address: 1826 Via Monserate, Falbrook, CA 92028		Date of Inspection 03/26/2026	Number of Pages 7
3129 Tiger Run Court Suite 102 Carlsbad, CA 92010 Ph: (760) 994-0826 Fax: (760) 994-0819 info@rubbotermite.com		Report # W13201	
		Lic. Registration # PR 7274	
		Escrow #	
Ordered by: Professional Realty Services Frank Macri (760) 822-5100 - Cell	Property Owner and/or Party of Interest: Professional Realty Services Frank Macri (760) 822-5100 - Cell	Report Sent to: Professional Realty Services Frank Macri (760) 822-5100 - Cell	
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐			
General Description: TWO STORY SINGLE-FAMILY RESIDENCE, OCCUPIED AND FURNISHED, ATTACHED GARAGE, COMPOSITION SHINGLE ROOF, WOOD/SLAT SIDING AND SLAB FOUNDATION.		Inspection Tag Posted: Exterior	
		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 the details on checked items.			



This Diagram is not to scale

Inspected by: Michael J Rubbo State License No. FR46213 Signature Michael Rubbo

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, Ste. 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 the services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov

Initials

Address 1826 Via Monserate, Falbrook, CA 92028

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FINDINGS AND RECOMMENDATIONS

Address 1826 Via Monserate, Falbrook, CA 9202803/26/2026W13201

Date

Report #

- Findings and Recommendations continued from previous page -

3A PRICE: See 2B (Section I)
FINDINGS: Fungus/dryrot has damaged wood members at/in FIRST AND SECOND STORY EAVES - FASICA BOARDS, DECORATIVE SHADOW BOARDS AND ROOF BOARD SHEATHINGS.
RECOMMENDATION: Remove and replace and/or repair the damaged wood member(s) as necessary in currently available widths and grades. Minor damage may be filled, or where removal appears impractical, reinforcement will be done. Seal exterior wood components with primer or other moisture sealant that is resistant to weather, if any damage is found to extend into inaccessible areas we will issue a supplemental report with our new findings and additional costs. We paint to match, but we do not guarantee exact match. Rubbo Termite Co. will charge an additional fee if owner request a premium or specialty paint.

WE GUARANTEE WOOD REPAIRS FOR (1) ONE YEAR. ONLY REPAIRED AREAS COMPLETED BY RUBBO TERMITE ARE GUARANTEED.

3B PRICE: See 2B (Section I)
FINDINGS: Fungus/dryrot has damaged wood members at/in ATTACHED GAZEBO - FASICA BOARDS AND DECORATIVE BALUSTER.
RECOMMENDATION: Remove and replace and/or repair the damaged wood member(s) as necessary in currently available widths and grades. Minor damage may be filled, or where removal appears impractical, reinforcement will be done. Seal exterior wood components with primer or other moisture sealant that is resistant to weather, if any damage is found to extend into inaccessible areas we will issue a supplemental report with our new findings and additional costs. We paint to match, but we do not guarantee exact match. Rubbo Termite Co. will charge an additional fee if owner request a premium or specialty paint.

WE GUARANTEE WOOD REPAIRS FOR (1) ONE YEAR. ONLY REPAIRED AREAS COMPLETED BY RUBBO TERMITE ARE GUARANTEED.

3C PRICE: See 2B (Section I)
FINDINGS: Fungus/dryrot has damaged wood members at/in ENTRANCE - RAILING (BOTTOM RAIL)
RECOMMENDATION: Remove and replace and/or repair the damaged wood member(s) as necessary in currently available widths and grades. Minor damage may be filled, or where removal appears impractical, reinforcement will be done. Seal exterior wood components with primer or other moisture sealant that is resistant to weather, if any damage is found to extend into inaccessible areas we will issue a supplemental report with our new findings and additional costs. We paint to match, but we do not guarantee exact match. Rubbo Termite Co. will charge an additional fee if owner request a premium or specialty paint.

WE GUARANTEE WOOD REPAIRS FOR (1) ONE YEAR. ONLY REPAIRED AREAS COMPLETED BY RUBBO TERMITE ARE GUARANTEED.

3D PRICE: See 2B (Section I)
FINDINGS: Fungus/dryrot has damaged wood members at/in SIDE WALL WINDOW BOX TRIM BOARD.
RECOMMENDATION: Remove and replace and/or repair the damaged wood member(s) as necessary in currently available widths and grades. Minor damage may be filled, or where removal appears impractical, reinforcement will be done. Seal exterior wood components with primer or other moisture sealant that is resistant to weather, if any damage is found to extend into inaccessible areas we will issue a supplemental report with our new findings and additional costs. We paint to match, but we do not guarantee exact match. Rubbo Termite Co. will charge an additional fee if owner request a premium or specialty paint.

WE GUARANTEE WOOD REPAIRS FOR (1) ONE YEAR. ONLY REPAIRED AREAS COMPLETED BY RUBBO TERMITE ARE GUARANTEED.

FOURTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 1826 Via Monserate, Falbrook, CA 92028

03/26/2026

W13201

Date

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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 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."

NOTE: Although plumbing may have been inspected in some areas for leaks, we are not licensed plumbers. a plumbing leak may occur at any time.

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 Rubbo Termite Co'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, Rubbo Termite Co 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."

FIFTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 1826 Via Monserate, Falbrook, CA 9202803/26/2026W13201

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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 and your pest control company immediately."

For further information, contact any of the following:

Rubbo Termite Co.	760-994-0826
Poison Control Center	(800) 222-1222
(Health Questions) County Health Dept.	
Orange County	(714) 834-3155
Los Angeles County	(213) 240-8117
San Bernardino County	(800) 782-4264
Riverside County	(951) 358-5000
San Diego County	(619) 229-5400
(Application Info.) County Agriculture Commission	
Orange County	(714) 955-0100
Los Angeles County	(626) 575-5471
San Bernardino County	(909) 387-2105
Riverside County	(951) 955-3045
San Diego County	(858) 694-2739
Structural Pest Control Board (Regulatory Info.)	(916) 561-8704
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%

Dragnet SFR (EPA Reg. No. 279-3062-ZC)
Active Ingredients: Permethrin 36.8%

Termidor SC (EPA Reg. No. 7969-210-AA)
Active Ingredients: Fipronil: 5-amino-1 -(2,6-dichloro-4-(trifluoromethyl) phenyl)-4-((1, R,S)-(trifluoromethyl)sulfinyl) -1-H-pyrazole-3-carbonitrile 9.1%

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.

Any Termite work performed against an existing Title Escrow will be the financial responsibility of the party ordering the work contained in this contract, in the event of a cancelled Title Escrow. The amount of this contract is due and payable upon completion of the work described in this report. Only the work specified in the report will be done at the owner/agent's request. In the event of a cancelled title escrow, any work performed against an existing title escrow will be the financial responsibility of the party ordering the inspection report. In case of non-payment by the owner or other responsible person, a service charge 1.5% per month of the unpaid balance (annual percentage rate of 18%) may be added to all balances over 30 days late from the date due until payment is received.

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SIXTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

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NOTE: If the Home Owner fails to pay billing in full, Rubbo Termite Company 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.

Prices quoted are valid only if all work is performed by our company. This offer is valid for 3 months from the date of the report for the specified property. There is a \$125 fee for the inspection and report. This fee is billed separately from any work costs. A 50% deposit is required before starting any Non-Real Estate job. A \$350 cancellation fee will be charged for any work canceled within 48 hours of the scheduled start date.

This report cannot be used to satisfy escrow requirements unless the inspection fee has been paid in full. No work will begin without a signed Work Authorization form. Clearance will not be issued without: An escrow number, an escrow officer's email address or VA/FHA lending company information, as applicable.

THIS COMPANY DOES NOT warranty THE WORK DONE BY OTHERS. IF CERTIFICATION is required, then any work done by others must be CERTIFIED by them. We assume no responsibility for work performed by others.

The warranty becomes valid only after: All termite services are completed, full payment has been received, and a Clearance is issued by Rubbo Termite Co. The warranty is voided if another company, contractor, owner, or handyman interferes with or dismantles Rubbo Termite Co.'s work during the warranty period. The warranty is nullified if unauthorized work is performed on treated areas. The warranty is tied to one real estate transaction only. It may be transferred ONCE from seller to buyer typically during escrow or closing. The start date of the warranty remains the date of clearance from the original inspection, not the date of transfer. If the property was not in escrow at the time of warranty activation, or the service was not marked as part of a sale, the warranty cannot be transferred later. If the property is listed for sale later: A new inspection is required and a new warranty may need to be purchased with new terms. This warranty applies to all services provided by Rubbo Termite Co., including: Fumigations, Local Termite Treatments, Subterranean Termite Treatments, Wood Repairs. Warranty period depends on the specific service provided each has its own time frame.

THE EXTERIOR AREAS OF THIS STRUCTURE, IF INSPECTED, WERE VISUALLY INSPECTED FROM THE GROUND LEVEL. AREAS OF THE EXTERIOR THAT EXHIBITED VISIBLE SIGNS OF INFESTATION, INFECTION OR DAMAGE FROM SAME WILL BE DESCRIBED IN THE BODY OF THIS REPORT. WE DO NOT INSPECT SECOND STORY EXTERIOR AREAS THAT WOULD REQUIRE THE USE OF A LADDER. NO OPINION IS EXPRESSED OR IMPLIED REGARDING THESE AREAS.

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.

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SEVENTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

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Findings and Recommendations estimated by this Company:

Item	Approval	Primary Estimate	Approval	Secondary Recommendation Estimate	Section
2A	☐	\$3,150.00	☐	\$1,250.00	I
2B	☐	\$4,685.00			I
3A	☐	Included in 2B			I
3B	☐	Included in 2B			I
3C	☐	Included in 2B			I
3D	☐	Included in 2B			I

☐ Complete all of the items quoted above with Primary Estimate.**Total Estimate \$7,835.00**☐ Complete all of the items quoted above substituting Primary Estimate with Secondary Estimate where applicable.**Total Estimate \$5,935.00**☐ Complete only the above Items checked.

Total \$ _____

I have read and understand the terms of the Report referenced above and agree to the terms and conditions set forth.
 Rubbo Termite Co is hereby authorized to complete the Items selected above and it is agreed that payment shall be made as follows:

Payment shall be made as follows: ☐ With close of Escrow ☐ \$ _____ Deposit ☐ \$ _____ on Completion

Escrow Number: _____ Escrow Company: _____ Escrow Officer: _____

Phone () _____ - _____ Email: _____ Address: _____

Owner or Authorized Representative: ☐ Owner ☐ Representative's Title: _____

Print Name: _____ X _____ Date _____

Owner or Authorized Representative: ☐ Owner ☐ Representative's Title: _____

Print Name: _____ X _____ Date _____

Initials

