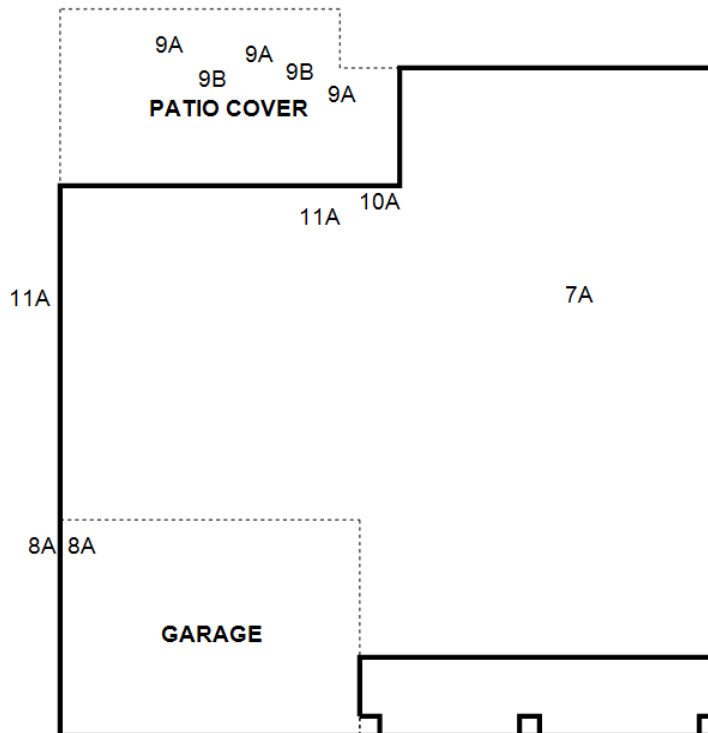


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building Address: 937 Westport Lane, Vista, CA 92084		Date of Inspection 08/21/2026	Number of Pages 7
 Toll Free (877) 317-WOOD / 9663 Office (760) 630-9663 Fax (760) 630-9668 1304 N. Melrose Suite H, Vista, CA 92083		Report # W24433	
		Lic. Registration # PR 4872	
		Escrow #	
Ordered by: Mr. & Mrs. Baker 937 Westport Lane Vista, CA 92084	Property Owner and/or Party of Interest:	Report Sent to: EXP Realty Jeff Underdahl	
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐			
General Description: 2 - Story single family residence furnished and occupied w/attached garage and patio cover		Inspection Tag Posted: Attic	
		Other Tags Posted: 07/28/12 Fume	
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: David A Daniels State License No. OPR11164 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, 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

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

Address 937 Westport Lane, Vista, CA 92084

08/21/2026

W24433

Date

Report #

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 finding 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; 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 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; 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, Article 6, section 8516 (b), paragraph 1990 (l). Amended effective March 1, 1974. Stall shower, if any, are water tested in compliance with Section 1991 (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: We do not inspect or certify plumbing, plumbing fixtures, etc.

Note: The bid below includes Standard Readily Available Lumber. Old or Custom sized materials will be replaced with an available alternative. Custom order or special milled items will only be used when the person(s) ordering the corrective work makes a special request. All custom order or special milled items will be ordered only after the approval of additional costs and a NON-Refundable deposit is received.

"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 R-Solution Termite and Construction Inc.'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, R-Solution Termite and Construction Inc. 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 or wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated."

Address 937 Westport Lane, Vista, CA 9208408/21/2026W24433

Date

Report #

A separated report has been requested which is defined as section I / section II conditions evident on the date of inspection. Section I contains items where there is evidence of active infestation, infection of 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 his inspection and cannot be defined as section I or section II.

FINDINGS AND RECOMMENDATIONS

Substructure: Slab**Stall Shower:** Not Tested/Inspected Only**Foundations:** Concrete slab above grade**Porches - Steps:** Slab**Ventilation:** Slab**Abutments:** None Noted**Attic Spaces:** Partially accessible insulated Heavy Storage Noted

7A (Section Unknown)

FINDINGS: Termites noted to be treated and or mask at attic see inspection tage dated 07/28/12. No active evidence noted at this time. A treatment/completion tag completed by Corkys Pest Control was noted.

RECOMMENDATION: No treatment necessary at this time. Any questions pertaining to the prior treatment and or work, should be directed to that company of record.

Garages: Partially Accessible Heavy Storage Noted

8A (Section I)

FINDINGS: Dry-rot wood members found at time of inspection at both door jambs and door as indicated on the diagram.

RECOMMENDATION: Replace dry-rot damaged door/frame w/prehung unit. Using existing locks and hardware. Certain water proofing materials may be needed to be installed after dry rot repair and are not included in this proposal. "Treat surface fungus as necessary, fungicide to be used in timbor, (disodium octoborate tetra-hydrate)" If additional adverse conditions are uncovered during repairs, a supplemental report will be issued indicating any infection, or additional repairs and cost of repairs.

Decks - Patios: Wood Partially Accessible

9A (Section I)

FINDINGS: Dry-rot wood members found at time of inspection at patio slats as indicated on the diagram .

RECOMMENDATION: Replace dry-rot damaged wood members as necessary with new material. Treat surface

fungus as nescessary. Fungicide to be used is Tim-Bor (Disodium Octoborate Tetra-hydrate). If additional adverse conditons are uncovered during repairs a Supplemental Report will be issued indicating any infection and/or damage and cost of repairs.

Address 937 Westport Lane, Vista, CA 92084

08/21/2026

W24433

Date

Report #

- Findings and Recommendations continued from previous page -

- 9B (Section I)
FINDINGS: Surface fungus condition visible at time of inspection at beam edge/patio slats as indicated on the diagram.
RECOMMENDATION: Scrape and chemically treat fungus condition. Fungicide to be used is Tim-Bor (disodium octoborate tetrahydrate). If adverse conditions are uncovered during repairs a supplemental report will be issued indicating any infection and/or damage and cost of repairs.

Other Interior: Furnished/Partially Accessible

- 10A (Section I)
FINDINGS: Dry-rot wood members found at time of inspection at rear door bottom jamb as indicated on the diagram .
RECOMMENDATION: Replace dry-rot damaged wood members as necessary with new material. Treat surface fungus as necessary. Fungicide to be used is Tim-Bor (Disodium Octoborate Tetra-hydrate). If additional adverse conditions are uncovered during repairs a Supplemental Report will be issued indicating any infection and/or damage and cost of repairs.

Other Exterior: Partially Accessible

- 11A (Section I)
FINDINGS: Dry-rot wood members found at time of inspection at 2nd story fascia as indicated on the diagram .
RECOMMENDATION: Replace dry-rot damaged wood members as necessary with new material. Treat surface fungus as necessary. Fungicide to be used is Tim-Bor (Disodium Octoborate Tetra-hydrate). If additional adverse conditions are uncovered during repairs a Supplemental Report will be issued indicating any infection and/or damage and cost of repairs.

NOTE: R-Solution will use today's colors, styles, shapes, sizes and standards when performing repair work outlined in this report. All due care will be taken to match existing construction details. Owner/Agent will be notified of any additional supplemental costs in matching construction details.

NOTE: During the course of performing any recommendations in this report, if any additional infestation, infection, or damage is discovered in a concealed area R-Solution will issue a Supplemental Report. R-Solution is not Responsible for the treatment or repairs of damage in concealed areas. Upon request a cost estimate will be provided with the Supplemental Report.

NOTE: Note: In accordance with section 1991 rules and regulations of the Structural Pest Control Board, the up-stairs stall shower was inspected, but not water tested. No Visible cracks to the pan or staining of the ceiling below or any signs of leakage were noted at this time. If interested parties are concerned, upon written permission, a water test will be performed for an additional charge not to exceed the cost of the original inspection. Upon further inspection, a supplemental report will be issued and any findings/recommendations will be listed along with the estimate(s) for repairs and or treatment, within the scope of this company's operations.

NOTE: Adjacent fences and gates on property were not inspected at this time.

NOTE: Repair work has been performed prior to R-Solution's inspection of the property. R-Solution is not responsible or liable for any of these repairs or quality of the workmanship, noted at patio post/trim.

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

Address 937 Westport Lane, Vista, CA 92084

08/21/2026

W24433

Date

Report #

- Findings and Recommendations continued from previous page -

NOTE: Weathered exterior wood trim noted at time of inspection. This appears to be cosmetic damage, not caused by wood destroying organisms.

NOTE: R-Solution will include one coat of primer OR one coat of owners supplied paint.
(ADDITIONAL PAINTING CHARGES MAY APPLY) See Inspector for details.

NOTE: Buckled/Lifting carpet/flooring noted at time of inspection. No visible signs of termite issues at time of inspection.

In accordance with the laws and regulation 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) 876-4766 and your pest control company immediately." Effects of over exposure to these materials can include tremors and tonic and colonic convulsions.

For further information, contact any of the following:

R-Solution Termite and Construction Inc. (877) 317-9663

Poison Control Center (800) 876-4766

(Health Questions) County Health Dept.

Orange County (714) 834-7700

Los Angeles County (213) 250-8055

San Bernardino County (909) 387-6280

Riverside County (909) 358-5000

San Diego County (619) 338-2222

(Application Info.) County Agriculture Commission

Orange County (714) 447-7100

Los Angeles County (626) 575-5465

San Bernardino County (909) 387-2115

Riverside County (909) 955-3045

San Diego County (619) 694-2739

Structural Pest Control Board (Regulatory Info.) (916) 561-8704

2005 Evergreen Street, Ste. 1500, Sacramento, Ca. 95815

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

Address 937 Westport Lane, Vista, CA 92084

08/21/2026

W24433

Date

Report #

VIKANE (SULFURYL FLUORIDE)

NOTE:Chloropicrin is used as a "warning agent."

TIMBOR (DISODIUM OCTABORATE TETRAHYDRATE)

TERMIDOR SC (FIPRONIL)

CY-KICK (CYFLUTHRIN)

PT FENDONA (ALPHA-CYPERMETHRIN PHENOXYBENZYL)

BORA-CARE (DISODIUM OCTABORATE TETRAHYDATE)

BORID (ORTHOBORIC ACID)

COVERT (PERMETHRIN)

TENGARD (PERMETHRIN)

PREMISE FOAM (IMIDACLOPRID)

ORANGE GUARD (d-LIMONENE)

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.

A NON-REFUNDABLE DEPOSIT MAY BE REQUIRED

If paying with a credit card, there will be a 3.5% non refundable service charge fee of the TOTAL contract.

The total amount of this contract is Due and payable upon completion of the work listed above unless otherwise specified. R-Solution reserves the rights to require a deposit and or a payment plan per the amount on the contract.

R-Solution Termite and Construction Inc. cannot schedule or commence work without owner's or agent's signature on work authorization. The person(s) signing and approving the contract is the one responsible for payment on the contract.

In the event, the stated closing escrow transaction date listed on the signed work authorization is cancelled or delayed by (5) days then full payment for all services is due upon completion.

If the Home Owner fails to pay billing in full, R - Solution will have the right to be paid back for all 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 cost of collecting. All balances that remain un-paid for a period of 31 days or more will be subject to 1 1/2 % per month interest charges of total bill and or lien fees.

All localized chemical treatments and thermagation heat treatments are guaranteed for one (1) full year, (only areas treated are guaranteed). All fumigation procedures are guaranteed for two (2) years. Extended service plans are available for a fee - see your inspector for treatment plans and coverages. Work completed (labor) by operator shall be guaranteed for a period of one year from date of completion. Plumbing parts or any measures for the control of moisture are guaranteed for (30) days only.

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

Address 937 Westport Lane, Vista, CA 92084

08/21/2026

W24433

Date

Report #

R - Solution will use today's colors, styles, and shapes when performing repair work outlined in this report. All exterior wood repairs will be primer only. NO staining or NO color matching paint is available. All necessary care will be taken, to match existing construction details. Owner and/or Agent will be notified of any additional / supplemental costs required in matching construction details, to include any deposits/payments that may be required to start and or finish the job in question. ALL special ordered materials are NON-Refundable. See Inspector for details.

Customer agrees to hold R-Solution harmless for any damage which may occur during repairs, treatments and or fumigations to: Plant Life, Trees, Vines, Wiring, Plumbing, Solar Panels and Roof Tiles or breakage which is beyond the reasonable industry standards of performing above said work. To include indoor or outdoor pets/animals.

During the course of performing any work in this proposal, any additional infestation, infection or damage found in a concealed or inaccessible area will be noted to owner / agent. A supplemental report and cost estimate will be provided and must be approved by owner / agent prior to continuing the repairs.

**** NOTICE OF CANCELLATION ****

You the customer, may cancel this transaction, without penalty or obligation within (3) three business days from date of the signed transaction/work authorization. Any payment and / or negotiable instrument executed by you prior to the THREE DAY period will be returned within (10) ten business days following the receipt of your cancellation notice. To cancel this transaction, please sign and date this portion of contract and deliver via fax, mail or in person no later than midnight of the 3rd business day following the date of this work authorization. Please note: owner/agent may be responsible for any labor or material purchases outside of the THREE DAY mark. To include any jobs cancel/moved or re-set outside of the THREE day mark will require a 72 hour notice of change. Failure of proper written notice will result in a trip fee/change fee/cancel fee of \$250 plus any additional monies for materials and labor used and upto forfeiting the collected deposit. AS PER CONTRACT.

I HEREBY CANCEL THIS TRANSACTION DATED ____/____/____.

OWNER/ AGENT: _____ DATE: _____.

**** Signature required here only if canceling this transaction ****



Toll Free (877) 317-WOOD / 9663
Office (760) 630-9663
Fax (760) 630-9668
1304 N. Melrose Suite H, Vista, CA 92083

Work Authorization

Page 1 of 1

Address: 937 Westport Lane Vista, CA 92084

Report # W24433

Report Date: 08/21/2026

The terms of this contract are agreed upon as set forth in the above noted report.

Findings and Recommendations estimated by this Company:

Item	Approval	Primary Estimate	Section
7A	☐	Informational	Unknown
8A	☐	\$1,877.00	I
9A	☐	Included in 8A	I
9B	☐	Included in 8A	I
10A	☐	Included in 8A	I
11A	☐	Included in 8A	I

☐ Complete all of the items quoted above with Primary Estimate.

Total Estimate \$1,877.00

☐ 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.

R-Solution Termite and Construction Inc. 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 _____



Toll Free (877) 317-WOOD / 9663
Office (760) 630-9663
Fax (760) 630-9668
1304 N. Melrose Suite H, Vista, CA 92083

INVOICE**27740**

PAGE

1 of 1

JOB NUMBER

W24433

Bill To: Mr. & Mrs. Baker
937 Westport Lane
Vista, CA 92084

Remit To: R-Solution Termite and Construction Inc.
1304 N. Melrose Dr. Suite H
Vista, CA 92083

REFERENCE NO.		SERVICE ADDRESS				
		937 Westport Lane Vista, CA 92084				
ITEM	DATE	QTY	DESCRIPTION	AMOUNT	TAX AMT	TOTAL
1	08/21/2026		Termite Inspection Fee.	\$77.00		\$77.00
PLEASE INCLUDE THE INVOICE NUMBER IN ALL CORRESPONDENCE						
Balances that remain unpaid for 30 days may be subject to 1 1/2 % per month interest and/or lien fees.						GRAND TOTAL
						\$77.00