

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 10224	Street Noble Way	City Santee	Zip 92071	Date of Inspection 03/05/2025	Number of Pages 1 of 5
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MADDIGAN

Termite Management
9310 Stoyer Dr
Santee, CA 92017
www.MaddiganTermite.com
(858) 790-1949 Reg. PR 7607

A LICENSED PEST CONTROL OPERATOR IS
AN EXPERT IN HIS/HER FIELD. QUESTIONS
RELATIVE TO THIS REPORT SHOULD BE
REFERRED TO HIM/HER.

Ordered by: Kyndal Gross Real Estate Group 1615 Murray Canyon Road, Suite 110 San Diego, CA 92108	Property Owner and/or Party of Interest:	Report sent to: Kyndal Gross Real Estate Group 1615 Murray Canyon Road, Suite 110 San Diego, CA 92108
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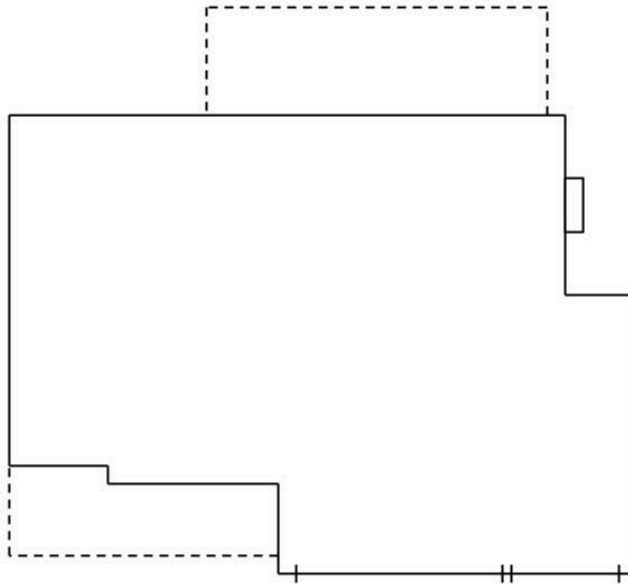
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐

General Description: Two Story Single Family Residence - Attached Patio Furnished and Occupied	Inspection Tag Posted: Attic
	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.

Subterranean Termites ☐ Drywood Termites ☐ Fungus / Dryrot ☐ Other Findings ☐ Further Inspection ☐
If any of these boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.

Not To Scale



Inspected By: Michael Maddigan State License No. OPR 13069 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 of 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.

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Disclaimer

“NOTICE: Reports on this structure prepared by various registered companies should list the same findings, (i.e. termite infestation, 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.”

“NOTICE: If you choose to contract directly with another registered company, Maddigan Termite Management 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.”

This is a “Wood Destroying Pests and Organisms Report” required by most mortgage lenders for escrow. This is not a “Pest Control Report” which includes such common non-wood destroying pests such as rats, mice, ants, cockroaches, silverfish, fleas, etc.

IMPORTANT - PLEASE READ CAREFULLY

Under no circumstances should this wood destroying pest and organisms 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 inspection in the visible and accessible areas only, as required by the Structural Pest Control Act. Any infestation, infection, and/or conducive condition which is 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, beneath floor coverings, furnishings; areas where encumbrances and storage, conditions or locks make inspection impractical; and areas or timber around eaves that would require the use of an extension ladder. Unless otherwise specified in this report, we do not inspect fences, sheds, dog houses, detached patios, detached wood decks, wood retaining walls, 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.

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

D. 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.

E. This company is not responsible for work completed by others, recommended or not, including by the owner. Contractor bills should be submitted to Escrow as certification of work completed by others.

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 Contractors State License Board.

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

H. Second story stall showers are inspected but 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 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 supplemental report will be issued. Any work completed in these areas will be at the Owner’s direction and additional expense.

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

K. We assume no responsibility to any Plumbing, Gas, or Electrical lines that occur during the process of pressure treatment of concrete slab areas or replacement of concrete or structural timbers, or any resulting damage from damage to these lines.

L. When a fumigation is recommended we will assume no responsibility for damages 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. Maddigan Termite 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 damage to your property.

Initials_____

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

N. The total amount of this contract is due and payable upon completion of work unless otherwise specified.

O. If this report is used for escrow purposes then it is agreed that this inspection Report and Completion, if any, is part of the ESCROW TRANSACTION. If this work is to be billed to an escrow company, you will be responsible for payment within 30 days if escrow should be unusually prolonged, closes, or is cancelled without payment being made for all costs incurred by this company.

P. 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.

Q. 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 for your property to be inspected for mold or mold-like conditions, please contact the appropriate mold professional.

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

DRYWOOD TERMITE CONTROL PROGRAM DISCLOSURE:

The California Structural Pest Control Board primary recommendation for drywood termites calls for a fumigation or a "whole house" heat treatment and all other methods are considered secondary recommendations and substandard. Maddigan Termite Management offers multiple treatment options for your property including a Tent Fumigation and a Drywood Termite Control Program; your inspector will review the features of each treatment method so you can choose the best fit for your property. Although the Control Program is a detailed comprehensive treatment method, this is an on-going process and re-treatments (covered under the renewable guarantee) might be necessary.

If the property is sold at a future date, a fumigation will likely be required for the escrow clearance. A discount will be applied to any future fumigation based on length of service with Maddigan Termite Management.

Initials _____

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1. SUBSTRUCTURE AREA:	Slab
2. SHOWER - 1ST FLOOR:	None
SECOND FLOOR:	No leaks or stains
3. FOUNDATIONS:	Slab
4. PORCHES:	Slab
5. VENTILATION:	Slab
6. ABUTMENTS:	None
7. ATTIC SPACES:	Insulated - Partially accessible
8. GARAGES:	Attached
9. PATIOS:	Attached
DECKS:	None
10. INTERIOR:	No finding(s)
11. EXTERIOR:	No finding(s)

IMPORTANT NOTE: Pages 2-5 of our inspection report states our terms, conditions, and limitations.

PRICES QUOTED ARE VALID ONLY WHEN ALL WORK IS PERFORMED BY THIS COMPANY.

ANY REPAIRS OR TREATMENTS PERFORMED BY THIS COMPANY ARE GUARANTEED FOR ONE YEAR, UNLESS STATED OTHERWISE IN THIS CONTRACT

General Comments

THIS IS TO CERTIFY THAT THE ABOVE PROPERTY WAS INSPECTED ON 03/05/2025 IN ACCORDANCE WITH THE STRUCTURAL PEST CONTROL ACT AND RULES AND REGULATIONS ADOPTED PURSUANT THERETO, AND THAT NO EVIDENCE OF ACTIVE INFESTATION OR INFECTION WAS FOUND IN THE VISIBLE AND ACCESSIBLE AREAS.

No findings.

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Inspection Fee: \$0.00

Section 1: \$0.00

Section 2: \$0.00

Total: \$0.00

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WORK AUTHORIZATION

I hereby authorize Maddigan Termite Management to perform the items selected below.

Items authorized: _____ Total Cost: _____ Date Signed: _____

Accepted By: _____ Signature: _____

NOTICE 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 happen even if you 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 the right to file a lien against your property if they are not paid.

" 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."

"For further information contact any of the following: Maddigan Termite Management (858) 790-1949; for Health Questions: San Diego (858) 505-6700; for Application Questions: San Diego (858) 694-2739; and for Regulatory Information: Structural Pest Control Board: 2005 Evergreen Street, Suite 1500, Sacramento, CA 95815-3831, (916) 561-8708, (800) 737-8188, or www.pestboard.ca.gov."

One of the following may be used on your property:

VIKANE (Sulfuryl Fluoride)

MASTERFUME (Sulfuryl Fluoride)

ZYTHOR (Sulfuryl Fluoride)

TAURUS SC (Fipronil)

TERMIDOR SC (Fipronil)

CHLOROPICRIN

PREMISE 2 (Imidacloprid)

BORA CARE (Disodium Octaborate Tetrahydrate)

TIM-BOR PROFESSIONAL (Disodium Octaborate Tetrahydrate)

OTHER: _____