

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. / Street 15425 Highlands Crest Way	City Escondido	Zip 92025	Date of Inspection 02/02/2023	Number of Pages 1 of 7
--	-------------------	--------------	----------------------------------	---------------------------



1110 Melody Lane
Roseville, CA 95678
800-655-3993
Registration #1865

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

Report #: 6215

Ordered by: Jill Billhofer 15425 Highlands Crest Way Escondido, CA 92025	Property Owner and/or Party of Interest Jill Billhofer 15425 Highlands Crest Way Escondido, CA 92025	Report sent to: Jill Billhofer 15425 Highlands Crest Way Escondido, CA 92025
---	---	---

Complete Report
 Limited Report
 Supplemental Report
 Reinspection Report

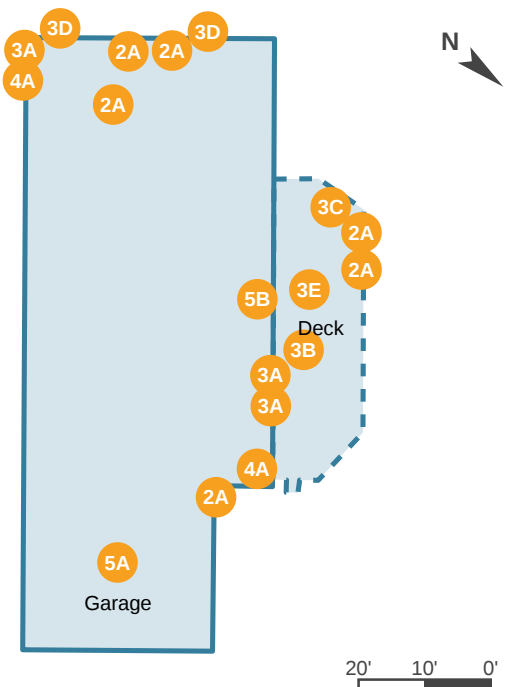
General Description: Occupied Single Family One Story Attached Garage Raised Foundation with Composition Roof	Inspection Tag Posted: Sub area Other Tags Posted:
--	--

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 the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.

- 2) Drywood Termites
- 3) Fungus/Dryrot
- 4) Other Findings
- 5) Further Inspection



Inspected By: Jordan Biesecker

State License #: FR 51284

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. 43M-41 (REV. 04/2015)

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. / Street	City	Zip	Date of Inspection	Number of Pages
15425 Highlands Crest Way	Escondido	92025	02/02/2023	2 of 7

General Comments

NOTES: The garage wall(s) is/are sheet rocked. Advanced IPM assumes no liability for any infestations, infections or adverse conditions that may exist in the inaccessible areas.

NOTES: Due to the type of construction, lack of clearance, or insulation covering wood members, portions of the attic area could not be physically inspected. There are no visible signs of infection or infestation in adjacent areas. Advanced IPM assumes no responsibility for any infection, infestation or damage which may be present in inaccessible areas. If interested parties wish to open this area for inspection, we will list any adverse findings, recommendations and additional costs in a supplemental report.

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 or 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.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. / Street	City	Zip	Date of Inspection	Number of Pages
15425 Highlands Crest Way	Escondido	92025	02/02/2023	3 of 7

Findings And Recommendations

Section I

Drywood Termites

2A

Finding

Drywood termites are infesting the structure at the attic, rafter tail, deck beam, deck joists and sub area framing.

Recommendation

Seal the entire structure and fumigate it with Vikane. Use Chloropicrin (tear gas) as a warning agent. Remove or mask any visible fecal pellets. Occupants must sign the "Occupants Fumigation Notice" and comply with all instructions. Owners and occupants must receive and sign copies of the CalEPA Department of Pesticide Regulation Fact Sheet regarding Vikane.

Price: **\$2670.00**

Fungus/Dryrot

3A

Finding

There are fungus damaged wood members at the fascia.

Recommendation

Remove and replace the damaged wood members. A supplemental report will be issued with any additional findings, recommendation and additional charges.

Price: *Bid upon request*

3B

Finding

There are fungus damaged wood members at the patio cover post.

Recommendation

Remove and replace the damaged wood members. A supplemental report will be issued with any additional findings, recommendation and additional charges.

Price: *Bid upon request*

3C

Finding

There are fungus damaged wood members at the patio cover joist.

Recommendation

Repair the damaged wood members. A supplemental report will be issued with any additional findings, recommendation and additional charges.

Price: *Bid upon request*

3D

Finding

There are fungus damaged wood members at the barge fascia.

Recommendation

Remove and replace the damaged wood members. A supplemental report will be issued with any additional findings, recommendation and additional charges.

Price: *Bid upon request*

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. / Street 15425 Highlands Crest Way	City Escondido	Zip 92025	Date of Inspection 02/02/2023	Number of Pages 4 of 7
--	-------------------	--------------	----------------------------------	---------------------------

3E Finding
There are fungus damaged wood members at the deck.

Recommendation
Remove and replace the damaged wood members. A supplemental report will be issued with any additional findings, recommendation and additional charges.

Price: *Bid upon request*

Section I Total: \$2,670.00

Section II

Other Findings

4A Finding
A faulty grade exists.

Recommendation
Regrade the earth below the weep screed to provide clearance between grade and the sills.

Price: *Bid upon request*

Section III

Further Inspection

5A Finding
Portions of the garage are inaccessible due to stored items.

Recommendation
Owner to remove stored items to allow for further inspection. A supplemental report will be issued reflecting and findings and recommendations as necessary.

5B Finding
Stored items along walls prevent inspection of sub area.

Recommendation
Owner to remove stored items to permit inspection. List adverse findings, recommendations and any additional costs in a supplemental report.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. / Street	City	Zip	Date of Inspection	Number of Pages
15425 Highlands Crest Way	Escondido	92025	02/02/2023	5 of 7

Disclaimer

THE FOLLOWING EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST AND ORGANISM REPORT.

A Wood Destroying Pest & Organism report contains findings as to the presence or absence of evidence of wood destroying pests and organisms in visible and accessible areas and contains recommendations for correcting any infestations or infections found. The contents of Wood Destroying Pest & Organism Inspection Reports are governed by the Structural Pest Control Act and regulations.

Some structures do not comply with building code requirements or may have structural, plumbing, electrical, mechanical, heating, air conditioning, 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.

The structural pest control act requires inspection of only those areas which are visible and accessible at the time of inspection. Some areas of the structure are not accessible to inspection, such as inaccessible and/or insulated attics or portions thereof, attics with less than 18 inches clear crawl space, the interior of hollow walls, spaces between floors, areas concealed by carpeting, appliances, furniture or cabinets. 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. Carpets, furniture, or appliances are not moved and windows are not opened during a routine inspection. This is an inspection from the ground level. Areas above 10 feet were visually inspected only. Advanced IPM cannot assume liability for any conditions that were not evident from ground level at the time of this inspection.

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 Contractor's State License Board. An inspection is performed from the ground level only to visible and accessible areas.

This company does not certify or guarantee against any leakage, such as (but not limited to) plumbing, appliances, walls, doors, windows, any type of seepage, roof or deck coverings. This company renders no guarantee, whatsoever, against any infection, infestation, or any other adverse condition which may exist in such areas or may become visibly evident in such area after this date. This company does not water test upper-level shower pans due to damage that may occur from such leakage to the ceiling below.

In the event that damage or infestation described herein is later found to extend further than anticipated, a supplemental report will be issued and a bid for additional work will be provided.

Advanced IPM will reinspect repairs done by others within four (4) months of the original inspection. A charge can be no greater than the original inspection fee. The reinspection must be done within ten (10) working days of the request. If multiple reinspections are required, multiple inspection fees may apply. Not completing the repairs as recommended may cause a delay in clearing the items. Please make sure you have read your report thoroughly prior to moving forward with any repairs.

All pesticides and fungicides must be applied by a state certified applicator (Sec.8555 Business and professions code division 3) and in accordance with the manufacturer's label requirements.

"*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."

The 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 a certified industrial hygienist.

There may be health related issues associated with the findings reflected in this report. We are not qualified to and do not render an opinion concerning any such health issues. The inspection reflected by this report was limited to the visible and accessible areas only.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. / Street	City	Zip	Date of Inspection	Number of Pages
15425 Highlands Crest Way	Escondido	92025	02/02/2023	6 of 7

Questions concerning health related issues, which may be associated with the findings or recommendations reflected in this report should be directed to a certified industrial hygienist.

Warning: effective April 22nd, 2010: It is mandatory that any and all persons that perform repairs, renovation or painting must adhere to the new EPA regulation detailed in 40 CFR 745, subpart E. The regulation is applicable to all residential houses, apartments and childcare facilities built prior to 1978. All tradespersons and or persons working on a property with an intent to sell must supply the owner and/or interested party the designated EPA pamphlet "Renovate Right" Lead hazard information pamphlet. The EPA Regulation stipulates that if more than 6 square feet of paint on interior surfaces or more than 20 square feet on exterior surfaces are disturbed, or windows or doors are removed and replaced, that the work surfaces are tested by a Certified Lead Inspector. Advanced IPM will approach all necessary repairs on structures built prior to 1978 as if they contain lead and will follow all the rules for renovation as outlined in 40 SFR Part 745. Advanced IPM has completed an EPA Accredited Renovator course and is recognized as a certified EPA renovator. Also, effective immediately, homeowners, or representatives of property may not "opt out" of the work practices as described in 40 CFR 745.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. / Street 15425 Highlands Crest Way	City Escondido	Zip 92025	Date of Inspection 02/02/2023	Number of Pages 7 of 7
--	-------------------	--------------	----------------------------------	---------------------------

PESTICIDE NOTICE

Dear Customer: Thank you for selecting **Advanced IPM** to perform your pesticide application requirements, in accordance with the laws and regulations of the State of California. We are required to provide you with the following information prior to the application of pesticides to your property. Please take a few moments to read and become familiar with the content. Pesticides are some of the materials used by **Advanced IPM** to control the target pests listed in your agreement. Pesticides help control disease carriers, thus protecting your health and property. **Advanced IPM** makes every effort to avoid non-target organisms. It is imperative that the clients of **Advanced IPM** cooperate with all preparations and re-entry intervals. **Advanced IPM** assumes no liability for negligence or blatant disregard of recommendations by its clients. All pets and non-target organisms are advised to vacate treatment areas until dry or until directed. Your **Advanced IPM** technician is a state certified applicator and is continuously being updated through continuing education and training courses. If you should have any questions, please call **Advanced IPM**.

For further information, contact any of the following:

Advanced IPM (800) 655-3993
Poison Control Center Emergency (800) 222-1222

Product	Active Ingredient	Product	Active Ingredient
Advance Granular Carpenter Ant Bait	Abamectin Disodium Octoborate	Talstar P Professional	Bifenthrin
Bora Care	Tetrahydrate	Termidor Dry	Fipronil
Chloropicrin	Chloropicrin	Termidor Foam	Fipronil
Eco2Fume Fumigant Gas	Phosphine Gas	Termidor H-E	Fipronil
Premise 75	Imidacloprid	Termidor SC	Fipronil
Premise Foam	Imidacloprid	Tim-bor	Disodium Octoborate Tetrahydrate
Premise Pre-Construction	Imidacloprid	Vikane	Sulphuryl Flouride
Profume	Sulfuryl Fluoride		
Other: _____		Other: _____	
Other: _____		Other: _____	
Other: _____		Other: _____	

"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 (1-800-876-4766) and your pest control company immediately." For further information, contact any of the following: Your Pest Control Company, Advanced IPM (1-800-655-3993) ; for Health Questions- the County Health Department (see list below); for Application information- the County Agricultural Commissioner (see list below); and for Regulatory Information- the Structural Pest Control Board (1-800-737-8188; 2005 Evergreen Street Ste 1500, Sacramento, CA 95815-3831). Nevada Department of Agriculture: 405 South 21st St. Sparks, NV 89431 (775-353-3601)

County	Agricultural Dept.	Health Dept.	County	Agricultural Dept.	Health Dept.	County	Agricultural Dept.	Health Dept.
Alameda	510-670-5232	510-267-3230	Mariposa	209-966-2075	209-966-3689	Santa Clara	408-918-4600	408-937-2271
Amador	209-223-6487	209-223-6407	Mendocino	707-234-6830	707-456-3800	Santa Cruz	831-763-8080	831-454-4645
Butte	530-538-7381	530-538-7381	Mono	760-873-7860	760-924-1830	Shasta	530-224-4949	800-971-1999
Calaveras	209-754-6504 xt 3	209-754-6460	Merced	209-385-7431	209-381-1023	Sierra	530-283-6365	530-993-6705
Colusa	530-458-0580	530-458-0380	Monterey	831-759-7325	831-755-4683	Solano	707-784-1310	707-784-8001
Contra Costa	925-608-6600	925-608-5500	Napa	707-253-4357	707-253-4270	Sonoma	707-565-2371	707-565-4567
El Dorado	530-621-5520	530-621-6100	Nevada	530-273-2648	530-265-1450	Stanislaus	209-525-4790	209-558-4817
Fresno	559-600-7510	559-600-3550	Placer	530-889-7372	530-889-7141	Sutter	530-822-7500	530-822-7215
Glenn	530-934-6501	530-934-6588	Sacramento	916-875-6603	916-875-7468	Tehama	530-527-4504	530-527-6824
Kern	661-868-6300	661-321-3000	San Benito	831-637-5344	831-637-5367	Tulare	559-684-3350	800-834-7121
Kings	559-582-3211 xt 2830	559-852-2579	San Diego	858-694-2739	619-229-5400	Tuolumne	209-533-5691	209-533-7401
Lassen	530-251-8110	530-251-8183	San Francisco	415-252-3830	415-554-2830	Yolo	530-666-8140	530-666-8645
Madera	559-675-7876	559-675-7893	San Joaquin	209-953-6000	209-468-3481	Yuba	530-749-5400	530-749-6366
Marin	415-473-6700	415-473-3078	San Mateo	650-363-4700	650-573-2877			