

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
2075	Silverado St	San Marcos	92078-3201	05/13/2024	1 of 6



Twin Termite and Pest Control

380 Vernon Way

Suite G, El Cajon, CA 92020

Tel 619-866-8946 Fax
Registration #: PR8287

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

Report #: 15165

Ordered by: Liz Kenny 2075 Silverado St San Marcos, CA 92078-3201 206-229-5881	Property Owner and Party of Interest: Liz Kenny	Report sent to: Liz Kenny
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COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

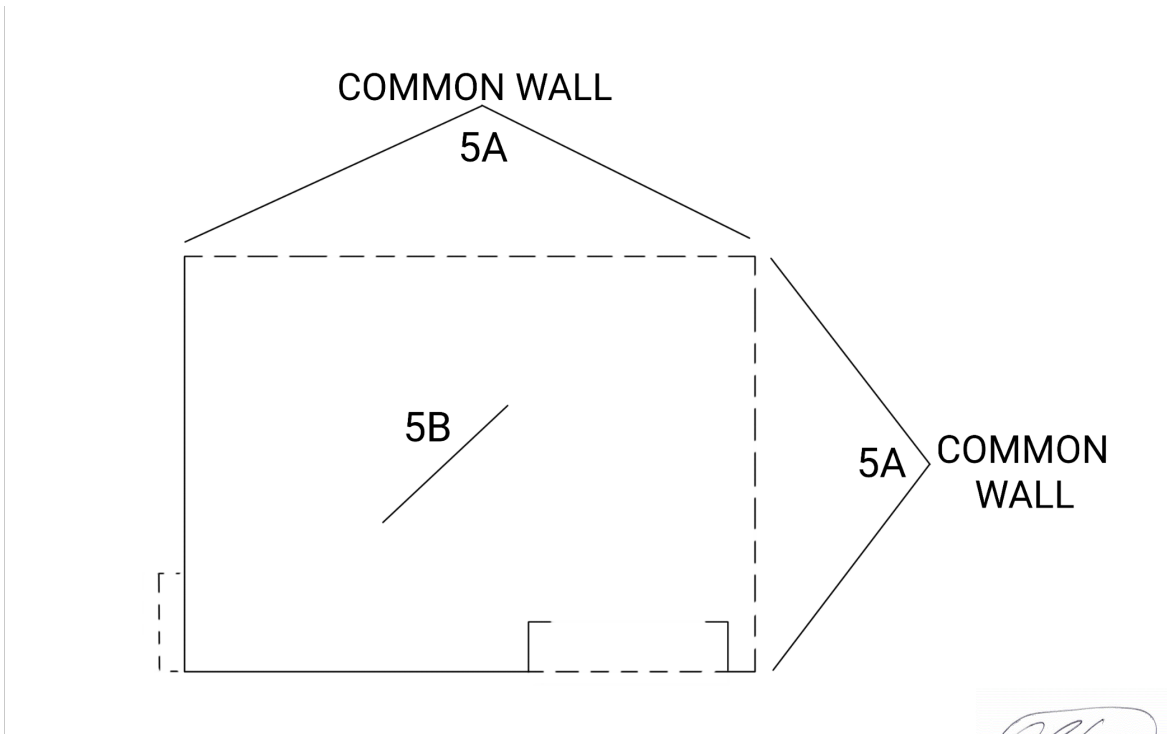
General Description: THIS PROPERTY CONSISTS OF A THREE STORY CONDO UNIT WITH STUCCO SIDING	Inspection Tag Posted: GARAGE
Other Tags Posted:	

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.

Key: 1 = Subterranean Termites
 2 = Drywood Termites
 3 = Fungus/Dryrot
 4 = Other Findings
 5 = Unknown Further Inspection



Inspected By: JP Storm State License No.: FR55850 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.

General Comments

THIS INSPECTION REPORT IS LIMITED TO THE UNIT AT 2075 SILVERADO ST ONLY, AS DESCRIBED AND DIAGRAMMED, AT THE REQUEST OF LIZ KENNY.

THE FOLLOWING CERTIFICATION IS IN COMPLIANCE WITH THE STRUCTURAL PEST CONTROL ACT, SECTION 8519 OF THE BUSINESS AND PROFESSIONS CODE, AND PERTAINS TO THE VISIBLE AND ACCESSIBLE AREAS INSPECTED ON THE DATE OF OUR ORIGINAL INSPECTION REPORT AND DOES NOT IMPLY THE ABSENCE OR PRESENCE OF INFESTATION OR INFECTION IN AREAS WHERE FURTHER INSPECTION WAS RECOMMENDED AND NOT COMPLETED.

THIS IS TO CERTIFY THAT THE ABOVE PROPERTY WAS INSPECTED ON 5/13/2024 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.

NOTE: THERE WERE NO SECTION I OR SECTION II ITEMS NOTED AT THIS TIME.

AT THE TIME OF THE INSPECTION, THE HOME WAS UNDER RENOVATION. THIS IS GENERAL INFORMATION ONLY. THIS COMPANY ASSUMES NO LIABILITY FOR WORK PERFORMED AND/OR DAMAGE THAT MAY BE CONCEALED BY OTHERS.

STORAGE WAS NOTED AT THE GARAGE. NO EVIDENCE OF INFECTION OR INFESTATION NOTED TO THE VISIBLE AND ACCESSIBLE AREAS UNLESS OTHERWISE INDICATED IN THIS 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 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.

Description of Findings

UNKNOWN FURTHER INSPECTION FURTHER INSPECTIONS

Finding: 5A	A COMPREHENSIVE INSPECTION OF THE ENTIRE STRUCTURE WAS NOT POSSIBLE DUE TO LIMITED ACCESS TO BOTH THE INTERIOR AND EXTERIOR OF THE REMAINING PORTIONS OF THE BUILDING.
Recommendation:	PROVIDE ACCESS TO ALL AREAS OF THE STRUCTURE TO ALLOW FOR A FURTHER INSPECTION. A SUPPLEMENTAL REPORT WILL BE ISSUED REFLECTING ALL FINDINGS.
Price: BID ON REQUEST	
Finding: 5B	A COMPLETE INSPECTION OF THE INTERIOR WAS NOT POSSIBLE DUE TO THE LACK OF UTILITY SERVICES (I.E., NO WATER) AS THE PROPERTY WAS UNDER RENOVATION.
Recommendation:	OWNER IS TO COMPLETE RENOVATIONS. TWIN TERMITE WILL THEN PERFORM A FURTHER INSPECTION AND ISSUE A SUPPLEMENTAL REPORT REFLECTING ALL FINDINGS.
Price: BID ON REQUEST	

Unknown Further Inspection: \$0.00

Disclaimer

Thank you for selecting Twin Termite and Pest Control to perform a structural pest control inspection on your property. We look forward to working with you in any repair work or treatments that may be necessary.

For Twin Termite and Pest Control to perform repairs, please see attached work authorization contract. The estimates for repairs includes one (1) coat of primer painting of new exterior wood members (in the event that pre-primed wood is not used), weather permitting. Unless otherwise noted, finish painting is not included in the estimate. No liability can be assumed for damage to personal property/wall hangings on the interior during exterior repairs. Twin Termite does no texturing or wall papering unless otherwise noted in report. New linoleum will be neutral in color. If desired parties want to upgrade the floor covering, there will be an additional charge. If a building permit is required to complete the work contracted, the fees will be added to the final billing invoice. If there are any additional requirements by city or county, the owner or owners agent will be contacted for further direction.

This company 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 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. There will be no guarantee given by Twin Termite on work done by others.

All work performed by Twin Termite and Pest Control is guaranteed for one (1) year with the exception of caulking and sealing which is guaranteed for thirty (30) days, and plumbing which is guaranteed for ninety (90) days, unless otherwise specified in this report.

What is a Wood Destroying Pest & Organism Inspection Report? Read this document. It 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 evidence of wood destroying 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. Twin Termite and Pest Control assumes no liability for any conditions that were not evident from ground level.

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. 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. Upon request, further inspection of these areas would be performed at an additional charge.

In the event damage or infestation described herein is later found to extend further than anticipated, all work will cease and a supplemental report will be issued. Owner should be aware of this closed bid when contracting with others or undertaking the work himself/herself.

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 manufacturers 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. 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 child care 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. Twin Termite and Pest Control San Diego, Inc. 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 CFR Part 745. Twin Termite and Pest Control San Diego, Inc. 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.

NOTICE: REPORTS ON THIS STRUCTURE PREPARED BY VARIOUS 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. 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 TWIN TERMITE AND PEST CONTROL'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, TWIN TERMITE AND PEST CONTROL WILL NOT BE RESPONSIBLE FOR ANY ACT OR OMISSION IN THE PERFORMANCE OF WORK THAT YOU DIRECTLY CONTRACT WITH ANOTHER TO PERFORM.

Pesticides are the products Twin Termite and Pest Control uses to control the target pests listed in your agreement. Pesticides make a better life for all by helping control disease carriers and wood destroying insects, thus protecting our health and property. When properly used, pesticides pose no problems to humans or the environment. Your Technician is a State certified applicator whose knowledge is constantly being upgraded through regularly scheduled training sessions. If you have any questions, please call us at: 619-866-8946 or write to: Twin Termite and Pest Control, 380 Vernon Way, Suite G, El Cajon, CA 92020.

**State Law Requires That We Provide You With The Following Information:
PESTICIDE NOTICE (SECTION 8538)**

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. PESTICIDES: 20 Mule Team Tim-Bor Industrial(Disodium Octaborate Tetrahydrate), Advance Dual Choice(Sulfuramid), Advance Ant Bait(Abamectin), Agri-Fos(Mono-and di-potassium salts of Phosphorous Acid), Alette(Aluminum tris(O-ethylphosphonate), Archer(Pyriproxifen), Astro(Permethrin), Avert Roach Bait(Abamectin), Avitrol(4-Aminopyridine), Award Fire Ant Bait(Abamectin), Azatrol(Azadirachtin), Banner Maxx(Propiconazole), Barricade(Prodimamine), Bora-Care(Boron sodium oxide, tetrahydrate), Borid(Orthoboric Acid), 1-2-3 Cardinal(Pyrethrin & Piperonyl Butoxide), 3-6-10 Cardinal(Pyrethrin & Piperonyl Butoxide), 25-5 Cardinal(Pyrethrin & Piperonyl Butoxide), Citation(Cyromazine), Compass(Trifloxystrobin), Conquer(Esfenvalerate), Conrac Rodenticide(Bromadiolone), Cool Power(MCPA, Triclopyr, Dicamba), CyKick(Cyfluthrin), Deadline T&O(Metaldehyde), Deltaguard G(Deltamethrin), Demand(Lambda-cyhalothrin), Demize EC(Linalool), Demon(Cypermethrin), D-Force HPX-15(Deltamethrin), Dimension (Dithiopyr), Ditrac Rodenticide(Diphacinone), Diuron(Diuron), Dr Moss Liquid Ant Bait(Orthoboric Acid), Dagnet(Permethrin), Drax(Orthoboric Acid), Drione(Pyrethrins), Eco Exempt G(Eugenol Oil & Thyme Oil), Eco Exempt IC(Rosemary Oil), Ecofume(Phosphine), Eco Pco D(Eugenol Oil), Endeavor(Pymetrozine), Endure(Cyano), Envoy(Clethodim), FirstLine(Sulfuramid), Florel(Ethepon), Flourgard Ant Bait Stations(Sulfuramid), Flytek(Methomyl), Fumitoxin(Aluminum Phosphide), Fusilade II(Fluazifop-P-butyl), Gallery(Isoxaben), Garlon (Triclopyr), Generation Rodenticide(Difethialone), Gentrol(Hydroprene), Greyhound(Abamectin B1), Heritage(Azoxystrobin), Impelrods(Anhydrous Disodium Octaborate), Intruder HPX-20(Cyfluthrin, Pyrethrins, Piperonyl Butoxide, Technical), Jecta(Disodium Octaborate Tetrahydrate), Kicker EC(Pyrethrin & Piperonyl Butoxide), Krovar(Bromacil, Diuron), Labyrinth(Diflubenzuron), Liqua-Tox II(Sodium Salt of Diphacinone), Maki Rodenticide(Bromadiolone), Manage(Halosulfuron-methyl), Maxforce(Fipronil,Hydramethylnon), Maxforce Granular Fly Bait(Imidacloprid), MCP4 Amine(Dimethylamine salt of 2-MCPP), Mecomec(Potassium salt of 2-MCPP), Medallion(Fluidioxnil), Merit(Imidacloprid), Microcare(Pyrethrins), Mop Up(Disodium Octaborate Tetrahydrate), Musca Cide Fly Baits(Methomyl), Niban Bait(Orthoboric Acid), OUST XP(Sulfometuron methyl), Outpost TBR(Diflubenzuron), PCQ Pellet Bait(Diphacinone), Pendulum (Pendimethalin), Penra-Bark(Polyalkylene Modified Heptamethyltrisiloxane and nonionic surfactants), PermaDust(Boric Acid), Permethrin Pro(Permethrin), Phostoxin(Aluminum Phosphide), Pointer(Imidacloprid), Precore 1%(Methoprene), Precore 2000(Methoprene & Permethrin), Prelude(Permethrin), Premise(Imidacloprid), Premise Foam(Imidacloprid), Prevail FT (Cypermethrin), Prozap Fly Killer D(Dibrom), Prozap Insectrin X(Permethrin), PT Clear Zone Metered(Pyrethrin & Piperonyl Butoxide), Purge III(Pyrethrin & Piperonyl Butoxide), Pyrenone Crop Spray(Pyrethrin & Piperonyl Butoxide), Quell(R-metalaxy/mefenoxam), Quicksilver(Carfentrazone), Quick Strike(Nitiazine), Quintox Pellets(Cholecalciferol), Quintox Seeds(Cholecalciferol), Recruit(Hexaflumaron), Recruit III(Noviflumuron), Recruit IV(Noviflumuron), Rodeo(Glyphosate), Roundup Pro(Glyphosate), Saga WP(Tralomethrin), Shepard(Propiconazole), Siege(Hydramethylnon), Simazine 4L(Simazine), Sluggo(Iron Phosphate), Snapshot(Trifluralin+Isoxaben), Speed Zone(Carfentrazone, 2,4-D,2Ethylhexylester, Mecoprop-p acid, Dicamba acid) Subdue Maxx(methoxyacetylaminopropionic & methylester), Subterfuge(Hydramethylnon), Surflan(Oryzalin), Suspend(Deltamethrin), Talstar(Bifenthrin), Tempo(Cyfluthrin), Termidor(Fipronil), Terro Ant Bait(Sodium Tetraborate, Decahydrate), Tim-Bor (Disodium Octaborate Tetrahydrate), Transline(Clopyralid), Turflon Ester(Triclopyr), ULD BP(Pyrethrin & Piperonyl Butoxide), Victor Poison Free Ant & Roach(Mint Oil), Victor Poison Free Vikane(Sulfuryl fluoride), Poison Free Wasp(Mint Oil), Weed Whacker(2,4, D + MCPP + 2,4, DP), Weed-Hoe(Monosodium Acid Methanearsonate), Whitmire Wasp Freeze(Allethrins), Wilco Gopher Bait(Chlorophacinone-Liphadione), Wilco Ground Squirrel Bait(Diphacinone), Yardex(Tau-Fluvalinate), ZP Tracking Powder(Zinc Phosphide). **Twin Termite and Pest Control will not apply any compound not authorized for use in California.**

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: Your Pest Control Company (619-866-8946); 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 (916-561-8708; 2005 Evergreen Street, Suite 1500, Sacramento, CA 95815).

<u>County</u>	<u>Health Dept.</u>	<u>Ag. Comm.</u>		<u>County</u>	<u>Health Dept.</u>	<u>Ag. Comm.</u>		<u>County</u>	<u>Health Dept.</u>	<u>Ag. Comm.</u>
San Diego County:	(858) 694-3900	(858) 694-273								

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, 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. It's purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

Twin Termite and Pest Control, License Number PR8287