

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 10145	Street DIAMOND HEAD CT.	City SPRING VALLEY	Zip 91977	Date of Inspection 08/11/25	Page 1 of 5
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 MT-HELIX Pest & Termite Control	Mt. Helix Pest and Termite Control 4401 Twain Ave. Suite 29 San Diego, CA 92120 Phone: 619-584-6794 Fax: 619-584-3864 www.mthelixpestcontrol.com Registration # PR3799	
Report # 2036783		

Ordered by: EUGENIA GARCIA 10145 DIAMOND HEAD CT. SPRING VALLEY, CA 91977 EUGENIA@EUGENIAGARCIA.COM H: 619-874-4851	Property Owner and/or Party of Interest: EUGENIA GARCIA 10145 DIAMOND HEAD CT. SPRING VALLEY, CA 91977 EUGENIA@EUGENIAGARCIA.COM H: 619-874-4851	Report sent to: EUGENIA GARCIA 10145 DIAMOND HEAD CT. SPRING VALLEY, CA 91977 EUGENIA@EUGENIAGARCIA.COM H: 619-874-4851
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COMPLETE REPORT ☐	LIMITED REPORT ☒	SUPPLEMENTAL REPORT ☐	REINSPECTION REPORT ☐
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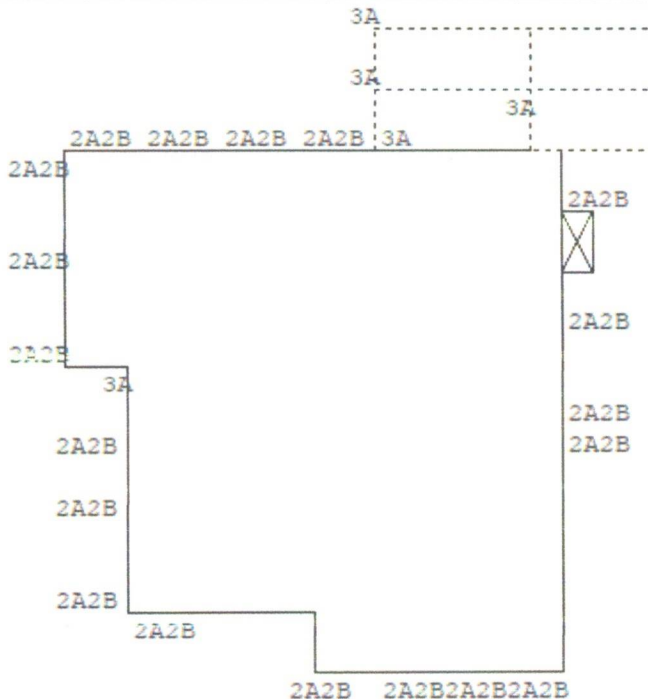
General Description: TWO STORY CONDOMINIUM UNIT	Inspection Tag Posted: SINK Other Tags Posted: NONE
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An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected. Diagram is not to scale. Locations are only approximate.

Subterranean Termites ☐	Drywood Termites ☒	Fungus / Dryrot ☒	Other Findings ☐	Further Inspection ☐
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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: **Stephen Orton**

State License No. **OPR 9629**

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, California, 95815-3831.

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. 10/01)

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STATE LAW REQUIRES THAT YOU BE GIVEN THE FOLLOWING INFORMATION: CAUTION-PESTICIDES ARE TOXIC CHEMICALS. Structural pest control companies are regulated by the Structural Pest Control board, and apply pesticides which are 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 risk if proper conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends on the degree of exposure, so exposure should be minimized.

If within 24 hours of application you experience symptoms similar to common seasonal illness comparable to the flu, headache, dizziness, nausea, tearing, coughing, and nose and throat irritation or develop shortness of breath, double vision, unusual drowsiness and weakness, or tremors contact your physician or poison control center and your pest control operator immediately.

For Further Information Contact The Following: Mt. Helix Pest & Termite Control (619)584-6794; San Diego County Operator (858)694-3900 Poison Control Center (800)222-1222; County Health & Human Services Department (619)515-6555; Agricultural Commissioner (858)694-2741; Structural Pest Control Board 1)Licensing (916)561-8704 2)Admin (916)561-8700 2005 Evergreen St. Suite 1500 Sacramento, CA 95815

One or more of the following chemicals may be applied to your property: Tim-bor® (Disodium Octaborate Tetrahydrate), I Maxx Pro® (Imidacloprid), TERMIDOR® SC (Fipronil), PREMISE FOAM (Imidacloprid)

The following items were not inspected: The interior of hollow walls, inaccessible areas below; areas beneath wood floors over concrete; areas concealed by floor coverings; and areas to which there is no access without defacing or tearing out lumber, masonry, roofing, or finished workmanship; structures (except for wood members abutting the structure) such as fences, gazebos, storage sheds, plumbing sheds, detached decks, and/or porches. Livestock areas were not inspected and are not included in this report. See additional areas on areas not inspected or included in this report. The above mentioned areas in the future may be made accessible by opening walls, remodeling the structure, removing floor coverings, or moving furniture, etc. Further inspection at this time may disclose infestations, infections, or adverse conditions that may require an additional cost. An inspection fee may be charged.

These area(s) is not practical: furnished interiors; inaccessible attics or portions thereof; the interior of hollow walls; spaces between a floor or porch deck and the ceiling or soffit below; stall showers over finished ceilings; such structural segments as porte cochere, enclosed bay windows, buttresses, and similar areas to which there is no access without defacing or tearing out lumber, masonry or finished work; built-in cabinet work; floors beneath coverings, areas where storage conditions or locks make inspection impracticable.

Additional notes on areas not inspected or included in this report: In accordance with the standard practice of the control of wood destroying organisms, certain structural areas are considered inaccessible and impractical to inspect: portions of the attic concealed or made inaccessible by insulation or ducting; portions of the roof cavity concealed due to construction; interior of enclosed boxed eaves; portions of the subarea concealed or made inaccessible by ducting or insulation; second story eaves; enclosed by bay windows; portions

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of the interior made inaccessible by furnishings with the exception of any specific area(s) noted in the body of this report; areas where locks prevented access; areas concealed by appliances; areas concealed by storage; areas concealed by heavy vegetation. Note: Inspections are made and reports are issued on the basis of what is visible and accessible at the time of inspection. The absence of visible evidence of wood destroying organisms in the visible and accessible portions of the structure is no assurance the wood destroying organisms are not present in the inaccessible areas nor those future infestations will occur. Therefore, we do not assume any responsibility for the presence of wood destroying organisms, or the damage due to such organisms, in areas that were not visible and accessible at the time of inspection or that may occur in the future.

NOTE: This inspection does not include inspection of electrical, plumbing, heating, or other mechanical systems of the structure. This inspection will not detect building code violations, asbestos, or any other environmental or safety hazards. Should interested parties desire opinions regarding these items, it is recommended that the owner engage the services of a "whole house" inspection company.

NOTE: This is a visual inspection. The inspector did not deface nor probe into finished window or door frames, trim work, floor coverings, walls, ceilings or other finished surfaces.

NOTE: If an exterior inspection was performed, the exterior areas would have been visually inspected from ground level. Areas of the exterior that exhibited signs of infestation, infection or damage from it, will be described in the body of this report.

NOTE: The owner of the property has certain responsibilities regarding the normal maintenance that pertains to the deterrence of wood destroying organisms. These normal maintenance procedures include, but are not limited to; maintenance of the roof, gutters, and downspouts; caulking around doors, windows, vents, tub and shower enclosures; keeping soil levels below the top of the foundation; adjusting sprinklers so that they do not spray onto the structure; keeping stored items (including firewood) at least twelve inches away from the structure; and preventing vegetation or other items from blocking vents.

NOTE: This inspection is for the purpose of identifying wood destroying organisms, it is not intended to discover the presence of hazardous materials.

NOTICE: The charge for the service that this company subcontracts to another person of entity may include the company's charge for arranging and administering such services that are in addition to the direct cost associated with paying the subcontractor.

***** 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 the right to seek a second opinion from another company.**

This is not a structural damage report. This report reflects conditions, infestations, infections, etc. on the day of the inspection only. Structural damage reported here is limited to those parts or members which are only for support to the structure which, are visibly weakened by wood destroying organisms.

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.

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Mold Disclaimer: There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this work authorization contract. These health issues include, but are not limited to the possible release of mold spores during the course of repairs. We are not qualified to and do not render any opinion concerning such health issues or any special precautions. Any questions concerning health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a certified industrial hygienist before any such repairs are undertaken. By executing this work authorization contract, customer acknowledges that he or she has been advised of the foregoing and has had the opportunity to consult with a qualified 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 reinspection. The reinspection must be done within ten (10) working days of the 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: THIS IS A LIMITED INSPECTION AND REPORT AT THE REQUEST OF EUGENIA GARCIA, AND IS LIMITED TO THE FOLLOWING AREA(S): EXTERIOR AREAS ONLY. IN VIEW OF THE FACT THAT THIS IS A LIMITED INSPECTION, IT IS RECOMMENDED THAT THIS COMPANY BE AUTHORIZED TO MAKE A COMPLETE INSPECTION OF THE STRUCTURE AND FURNISH A COMPLETE REPORT.

This is a separated report which is defined as Section I/Section II conditions evident on the date of 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 likely to lead to infestations or infections 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.

The structure inspected is a condominium/townhome that may share common sub areas, walls, foundations, attics, or other common elements of construction with adjacent condominium/townhouse type units. The adjacent units were not inspected. No opinion is rendered, nor guarantee implied concerning the presence or absence of infestation of infection in these common areas, or from spreading from these common areas into the inspected unit.

SECTION I:

(2) DRYWOOD TERMITES

2A. FINDING: Infestation of Drywood Termites was noted at the ROOF EAVES, JAMBS AT BALCONY.

RECOMMENDATION: Due to the nature of these infestations, it will be necessary to seal the entire structure and fumigate it with Vikane (Sulfuryl Fluoride).

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We will use tear gas (chloropicrin) as a warning agent. The entire structure must be vacant for at least 72 hours for this process. We will use all due caution in our operation, however, we assume no liability for any damage to roof coverings, solar panels, TV antennas or planting adjacent to the structure. The occupants must sign the occupant's fumigation notice and comply with all of the instructions. Tent fumigation is guaranteed for three years.

2B. FINDING: There is evidence of Drywood Termite damage noted at the ROOF EAVES, JAMBS AT BALCONY.

RECOMMENDATION: Remove, replace or reinforce all damaged wood members as necessary.

(3) FUNGUS/DRYROT

3A. FINDING: Evidence of fungus damage/dry rot was noted at the ENTRY JAMB AND BALCONY.

RECOMMENDATION: Remove and replace damaged and infected wood members as needed. If damage extends into inaccessible area or wall voids, a supplemental report will be filed. An additional charge may be made.

WORK AUTHORIZATION CONTRACT

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 MT-HELIX Pest & Termite Control Mt. Helix Pest and Termite Control 4401 Twain Ave. Suite 29 San Diego, CA 92120 Phone: 619-584-6794 Fax: 619-584-3864 www.mthelixpestcontrol.com Registration # PR3799			
			For Report # 2036783

ITEMIZED COST BREAKDOWN (Refer to items on the report)

	Primary Work Bid	Secondary Work Bid
SECTION 1:	2A: \$2,085.00, 2B: NO BID, 3A: NO BID *** TOTAL: \$2,085.00	NONE
SECTION 2:	NONE	NONE
FURTHER INSPECTION:	NONE	NONE
TOTAL:	\$2,085.00	\$0.00

THIS IS A BINDING CONTRACT. Items on the report may contain provisions for additional costs over and above the original estimate. Please read the report carefully and completely. CONDITIONS:

1. This offer is limited to 90 days from the date of the report.
2. If further inspection is recommended, or if additional work is required, we will provide prices or recommendations for correction. Interested parties will be notified prior to any work being done.
3. Notice to Owner of Mechanic's Lien as required by the Structural Pest Control Board: Under the California Mechanics Lien Law, any structural pest control operator who 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 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 contractor 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". General 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.
4. We will use due caution and diligence in our operations and care will always be taken to minimize any damage, but we assume no responsibility for matching existing colors and styles, or for incidental damage to roof coverings, TV antennas, solar panels, rain gutters, plant life, paint or wall coverings. There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this work authorization contract. These health issues include but are not limited to the possible release of mold spores during the course of repairs. We are not qualified to and do not render any opinion concerning such health issues or any special precautions. Any questions concerning health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a Certified Industrial Hygienist before any such repairs are undertaken. By executing this work authorization contract, customer acknowledges that he or she has been advised of the foregoing and has had the opportunity to consult with a qualified professional.
5. This report is limited to the accessible areas of the structure shown on the diagram. Please refer to the report for areas not inspected and further information.
6. TERMS OF PAYMENT. We agree to pay the sum of items authorized upon issuance of Notice of Work Completed. Accounts are past due 30 days after the date of completion unless prior arrangements have been made.
7. FOR HOME SALES: We instruct _____ holder of escrow number _____ to pay the sum of \$ _____ upon close of escrow. We understand that we are responsible for payment and if escrow does not pay within 30 days of completion of this work we will pay the full amount due. Upon notification late fees may apply if payment is not made.
8. We authorize this company to perform items _____ for a contract price of \$ _____.

CONTACT PERSON FOR ACCESS: _____ PHONE # _____

SIGNATURE OF OWNER/ AGENT / MANAGEMENT CO. _____ DATE _____