WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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1512 Leonis Place	Vista	92083	10/26/2026	1 of 6

LLOYD PEST CONTROL

1331 Morena Blvd
Suite 300
San Diego, CA 92110
1.800.570.2847
Registration #436

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

Report #: 104151

Ordered by:	Property Owner and/or Party of Interest	Report sent to:
Hoa Nguyen and Huan Tran 1512 Leonis Place Vista, CA 92083	Hoa Nguyen and Huan Tran 1512 Leonis Place Vista, CA 92083	Hoa Nguyen and Huan Tran 1512 Leonis Place Vista, CA 92083

Complete Report ☒ Limited Report ☐ Supplemental Report ☐ Reinspection Report ☐

General Description:
Occupied Single Family Two Story
Attached Garage
Slab Foundation with Concrete Roof

Inspection Tag Posted:
Closet

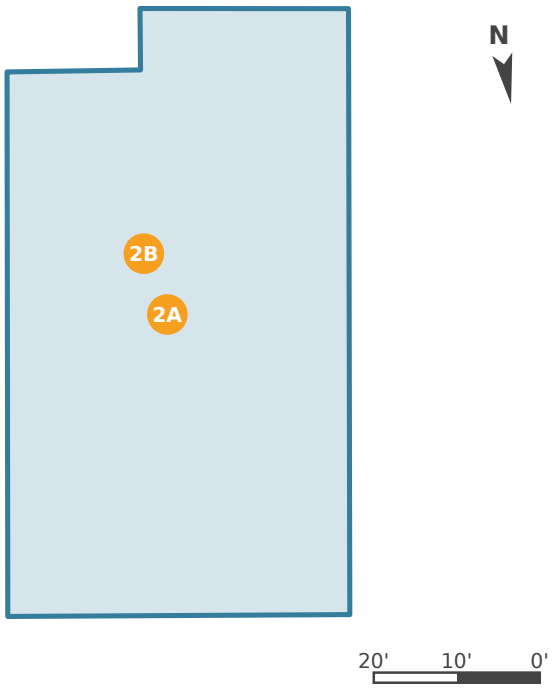
Other Tags Posted:
None

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



Inspected By: Cory Carrasco **State License #:** FR 59460 **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)

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General Comments

This report is limited to building on diagram only. Other buildings on property are not included in this inspection report. 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. This property was not inspected for the presence or absence of health related molds or fungi. By California law we are neither qualified, authorized nor licensed for health related molds or fungi. If you desire information about the presence or absence of health related molds, you should contact an industrial hygienist. All fences are excluded from this report unless noted below.

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.

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Findings And Recommendations

Section I

Drywood Termites

2A

Finding

Evidence of drywood termites found in areas marked on Diagram. Attic framing

Recommendation

Locally treat areas marked on diagram with a registered termiticide for the control of drywood termites. Cover or remove accessible termite pellets as needed. 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.

Price: **$850.00**

2B

Finding

Evidence of drywood termites found in areas marked on Diagram. Attic framing

Recommendation

Treat exposed wood members with a Borate solution.

Price: *Included in 2A*

Section I Total: $850.00

Disclaimer

INSPECTION DISCLAIMERS

The following areas were NOT inspected, as indicated in section #1990 of the Structural Pest Control Act and Rules and Regulations: Furnished interiors, inaccessible attics, insulated attics, and portions thereof; the interior of hollow walls; spaces between floor or porch deck and the ceiling or soffit below; stall showers over finished ceilings; such structural segments as porte cocheres, enclosed bay windows, buttresses and similar areas to which there is no access without defacing or tearing out lumber, masonry and finished work, or built in cabinet work, floor beneath coverings, areas where storage conditions or locks makes inspection impractical.

LLOYD TERMITE CONTROL is not a licensed roofing firm. If any interested party desires further information, a licensed roofer should be consulted. **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.**

Second story eaves and eaves requiring an extension ladder are considered inaccessible for inspection. If visual inspection indicates possible wood destroying evidence then further inspection will be performed or recommended. Any related findings and recommendations will be listed above.

All fences are excluded from this report unless noted below.

This inspection pertains to the specific address or addresses indicated above and does not include any attached or adjacent units.

If the structure(s) has a slab floor and no visible signs of subterranean termites were found, there is no future guarantee. Floor coverings may conceal cracks in the slab that will allow subterranean termites to enter. Infestation in the walls may be concealed by plaster so that a diligent inspection may not disclose the true condition. Those areas are not practicable to inspect because of 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 noted areas.

This proposal does not include painting or decoration in the process of the work being performed. Items recommended will be replaced as close as possible to original but are not guaranteed to match.

Second story stall showers are inspected not water tested, unless there is evidence of leaks in the ceiling below. Sunken to below grade showers or tubs are not tested due to their construction.

TREATMENT DISCLAIMERS:

When fumigation is recommended we will exercise all due care but assume no responsibility for damage 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 that states among other things, that all food and medicine must be bagged or removed from the premises prior to the fumigation.

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 exercise due care but assume no responsibility for cracks, chipping or other damage to floor coverings. We do not re-lay carpet.

We assume no responsibility for damage to any plumbing, gas, or electrical lines, etc., in the process of pressure treatment under concrete slab areas.

If it is found that damage extends into previously inaccessible areas, or areas concealed by furniture, personal belongings, etc., a supplemental report will be issues as to finding and additional costs.

MOLD DISCLAIMERS:

There may be health related issues associated with the findings and/ or repairs 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, the presence of mold, the release of mold spores or concerning indoor air quality should be directed to a certified industrial hygienist.

The Owner/agent/tenant acknowledge and agrees that inspection of the premises will not include any type of inspection for the presence or non-presence of toxic molds and that this report will not include any findings or opinions regarding the presence or non-presence of toxic molds airborne or stationary in, upon, or about the premises. We recommend that you contact a contractor specifically licensed to engage in toxic molds related work. Furthermore, should our inspection of the premises cause a release of toxic molds, owner/agent/tenant shall be solely responsible for the clean up removal an disposal of the toxic molds and the cost thereof. Owner/agent/tenant hereby agrees to waive any and all claims against this company which are in any way related to the presence of toxic molds on the premises and further agrees to indemnify and hold this company harmless from any and all claims of any nature asserted by any third party, including this companys employees, which is in any way related to the presence of toxic molds on the premises.

WORK PERFORMED BY OTHERS:

LLOYD TERMITE CONTROL does not guarantee work performed by others; such guarantees should be obtained from those performing the repairs. LLOYD TERMITE CONTROL only certifies the absence of infestation, or infection in the visible or accessible areas. If it is found that others have concealed or hidden infestations or infections during the course of their repairs, it will be the responsibility of the interested parties to pursue the responsible parties.

All repairs performed by others must be re-inspected by LLOYD TERMITE CONTROL before a CERTIFICATION will be issued. We do not guarantee work completed by others. This firm does not make statements concerning workmanship. Workmanship is only determinable by those paying for or receiving these services.

OTHER REQUIRED NOTICES & DISCLAIMERS:

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.

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 sales 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.

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.

NOTICE: The charge for service that this company subcontracts to another registered company may include the companys charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept Lloyd Termite Controls bid or you may contact directly with another registered company licensed to perform the work.

If you choose to contract directly with another registered company, Lloyd Termite Control will not be responsible for any act or omission in the performance of work that you directly contract with another to perform.

WARNING: Areas of wood being repaired contain a chemical known to the State of California to cause birth defects or other reproductive harm. Drilling, sawing, sanding or machining wood products generates wood dust, a substance known to the State of California to cause cancer.

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, or of dizziness, headache, nausea, reduced awareness, slowed movement, garbled speech or difficulty in breathing, leave the structure immediately and seek medical attention by contacting your physician or poison control center and your pest control company immediately. The warning agent, chloropicrin, can cause symptoms of tearing, respiratory distress, and vomiting. Entry into the space during fumigation can be fatal. For further information contact any of the following:

LLOYD TERMITE CONTROL (800) 223-2847 POISON CONTROL CENTER (800) 222-1222

COUNTY AGRICULTURE COMMISSIONER LOS ANGELES COUNTY (626) 575-5471 ORANGE COUNTY (714) 955-0100 RIVERSIDE COUNTY (951) 955-3000 SAN DIEGO COUNTY (858) 694-8980 SAN BERNARDINO COUNTY (909) 387-2105

COUNTY HEALTH DEPARTMENT LOS ANGELES (213) 250-8055 ORANGE COUNTY (714) 834-3155 RIVERSIDE COUNTY (951) 358-5000 SAN DIEGO COUNTY (619) 338-2222 SAN BERNARDINO COUNTY (909) 387-2105

STRUCTURAL PEST CONTROL BOARD 2005 EVERGREEN STREET, SUITE 1500 SACRAMENTO, CA 95815 (800) 737-8188

The Termiticides used or that may be used and the active ingredients: Sulfuryl Fluoride
Silica Aerogel Permethrin
Copper Naphthenates – Copper salt of Naphthenic Acids Chloropicrin Imidacloprid Cypermethrin Bendiocarb Pyrethrin Boric Acid Cyfluthrin Termidor - Fipronil