WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	ZIP	Date of Inspection	Number of Pages
12086	Little Silver Ct.	San Diego	92131	09/24/2026	7

Deadline Termite & Pest Control Inc.
9924 Sorrel Ave.
Lakeside CA 92040
(619) 302-9286 (619) 746-0298
deadlinetermite@gmail.com
deadlinetermiteandpestcontrol.com

Report # : 11226
Registration # : PR8989
Escrow # :
☐ CORRECTED REPORT

Ordered by:	Property Owner and Party of Interest:	Report sent to:
Scott Woodruff Compass 1953 San Elijo Ave. Cardiff CA 92007 United States	12086 Little Silver Ct. San Diego CA 92131 United States	Scott Woodruff Compass 1953 San Elijo Ave. Cardiff CA 92007 United States

COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐

GENERAL DESCRIPTION:
Two-story single family residence, vacant, wood framing, wood & stucco exterior, attached finished garage, slab foundation, composition roof.

Inspection Tag Posted:
Attic

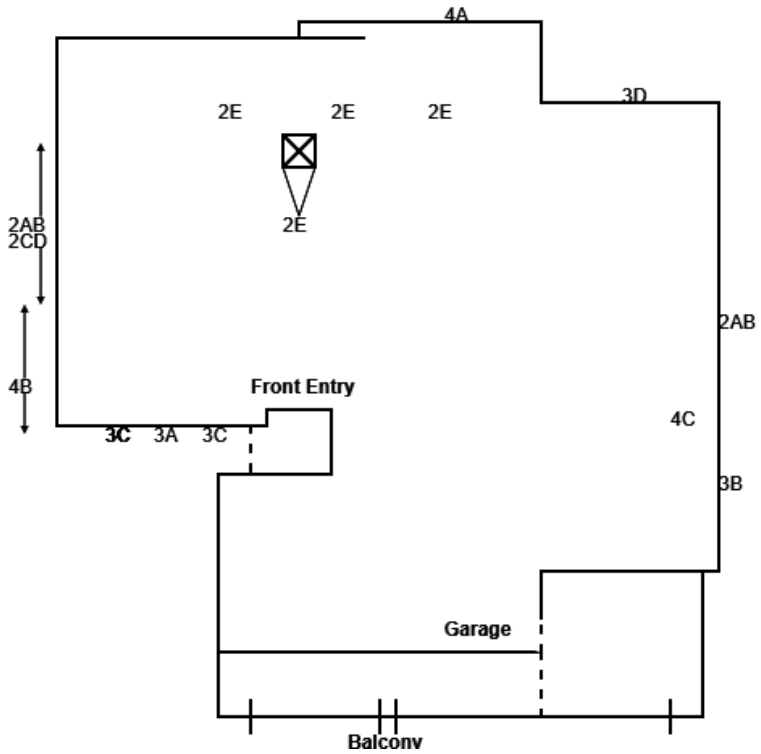
Other Tags Posted:
None Seen

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.

Diagram Not To Scale



Inspected By: Aaron Mccutcheon **State License No.** OPR14085 **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.

DEADLINE TERMITE & PEST CONTROL INC.

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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 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 it's 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 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.

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 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. 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, our bid will not include such repairs. OWNER SHOULD BE AWARE OF THIS CLOSED BID WHEN CONTRACTING WITH OTHERS OR UNDERTAKING THE WORK HIMSELF/HERSELF.

If requested by the person ordering this report, a re-inspection of the structure will be performed. Such requests must be within four (4) months of the date of this inspection. Every re-inspection fee amount shall not exceed the original inspection fee.

Wall paper, stain, or interior painting are excluded from our contract. New wood exposed to the weather will be prime painted, only upon request at an additional expense.

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: 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.

This 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 the appropriate mold professional.

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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 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 HIS INSPECTION AND CANNOT BE DEFINED AS SECTION I OR II.

2. DRYWOOD TERMITES:

2A - Section I

FINDING - Evidence of drywood termites noted in/at **2x4 rafter tail.** This evidence appears to extend into inaccessible areas.

RECOMMENDATION - Fumigate the structure for the control of drywood termites. Remove or cover drywood termite fecal pellets in accessible areas. Owner/agent to prepare for fumigation as per list of instructions to be furnished by this company. The structure must be vacated until released for re-entry by the licensed fumigator. Drywood termite fumigation are warrantied for a period of two (2) years from the date of fumigation.

2B - Section I

FINDING - Evidence of drywood termite damage noted in/at **2x4 rafter tail.**

RECOMMENDATION - Remove all drywood termite damaged wood and replace with new material, reinforce or patch. (Painting is not included in estimate given by this company; estimates include primer coat only). While affected wood is removed, conduct a further inspection (to be preformed by branch III licensed pest control field representative or operator) to detect possible further damage to currently concealed areas. Damage or infections found to extend into interior of wall void(s), adjacent wood members, or other inaccessible areas will be reported on a supplemental report. Estimate on additional repairs/treatment will be given.

2C - Section I

FINDING - Evidence of drywood termites noted in/at **2x4 blocking at eave.** This evidence appears to extend into inaccessible areas.

RECOMMENDATION - Fumigate the structure for the control of drywood termites. Remove or cover drywood termite fecal pellets in accessible areas. Owner/agent to prepare for fumigation as per list of instructions to be furnished by this company. The structure must be vacated until released for re-entry by the licensed fumigator. Drywood termite fumigation are warrantied for a period of two (2) years from the date of fumigation.

2D - Section I

FINDING - Evidence of drywood termite damage noted in/at **2x4 blocking at eave.**

RECOMMENDATION - Remove all drywood termite damaged wood and replace with new material, reinforce or patch. (Painting is not included in estimate given by this company; estimates include primer coat only). While affected wood is removed, conduct a further inspection (to be preformed by branch III licensed pest control field representative or operator) to detect possible further damage to currently concealed areas. Damage or infections found to extend into interior of wall void(s), adjacent wood members, or other inaccessible areas will be reported on a supplemental report. Estimate on additional repairs/treatment will be given.

3. FUNGUS / DRYROT:

3A - Section I

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FINDING - Evidence of a wood destroying fungus and/or dry rot infection noted in/at **window trim.**

RECOMMENDATION - Remove all fungus/dry rot damaged wood and replace with new material. (Painting is not included in estimate given by this company; estimates include primer coat only). Treat adjacent wood with a registered fungicide or wood preservative, as needed. While affected wood is removed, conduct a further inspection (to be performed by branch III licensed pest control field representative or operator) to detect possible further damage to currently concealed areas. Damage or infections found to extend into interior of wall void(s), adjacent wood members, or other inaccessible areas will be reported on a supplemental report. Estimate on additional repairs/treatment will be given.

3B - Section I

FINDING - Evidence of a wood destroying fungus and/or dry rot infection noted in/at **pedestrian garage doorjamb & stucco molding.**

RECOMMENDATION - Remove all fungus/dry rot damaged wood and replace with new material. (Painting is not included in estimate given by this company; estimates include primer coat only). Treat adjacent wood with a registered fungicide or wood preservative, as needed. While affected wood is removed, conduct a further inspection (to be performed by branch III licensed pest control field representative or operator) to detect possible further damage to currently concealed areas. Damage or infections found to extend into interior of wall void(s), adjacent wood members, or other inaccessible areas will be reported on a supplemental report. Estimate on additional repairs/treatment will be given.

3C - Section I

FINDING - Evidence of a wood destroying fungus and/or dry rot infection noted in/at **decorative shutters.**

RECOMMENDATION - Remove all fungus/dry rot damaged wood and replace with new material. (Painting is not included in estimate given by this company; estimates include primer coat only). Treat adjacent wood with a registered fungicide or wood preservative, as needed. While affected wood is removed, conduct a further inspection (to be performed by branch III licensed pest control field representative or operator) to detect possible further damage to currently concealed areas. Damage or infections found to extend into interior of wall void(s), adjacent wood members, or other inaccessible areas will be reported on a supplemental report. Estimate on additional repairs/treatment will be given.

3D - Section I

FINDING - Evidence of a wood destroying fungus and/or dry rot infection noted in/at **doorjamb, trim & stucco molding.**

RECOMMENDATION - Remove all fungus/dry rot damaged wood and replace with new material. (Painting is not included in estimate given by this company; estimates include primer coat only). Treat adjacent wood with a registered fungicide or wood preservative, as needed. While affected wood is removed, conduct a further inspection (to be performed by branch III licensed pest control field representative or operator) to detect possible further damage to currently concealed areas. Damage or infections found to extend into interior of wall void(s), adjacent wood members, or other inaccessible areas will be reported on a supplemental report. Estimate on additional repairs/treatment will be given.

4. OTHER FINDINGS:

4A - Section II

FINDING - Stucco siding extends beneath the outside grade level creating/providing possible points of subterranean termites entry (behind stucco) into the structure. No evidence of infestation was noted at time of inspection.

Re-grade soil as necessary to correct the faulty grade level.

4B - Section II

FINDING - Excessive moisture condition noted at exterior near foundation.

RECOMMENDATION - Excessive moisture condition, seemingly caused by exterior irrigation. This condition is causing damage to the stucco screed vent. The irrigation system should be redirected away from the home. The owner/agent should seek appropriate contractor to repair the damaged vent.

4C - Section II

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FINDING - Excessive moisture condition noted at **dishwasher at interior kitchen.**

RECOMMENDATION - Owner/agent should engage the services of a licensed contractor to diagnose and correct cause of excessive moisture condition. Further inspection once completed.

4D - Other

Optional Fumigation Tile Insurance

Please be advised that the current pricing is based on the roofing tiles being concrete. Should we determine that the tiles are made of a different material, we will notify you immediately of the mandatory price adjustment.

NOTES:

Note A

Noted at time of inspection: Facia at the rear of the home is concealed with a metal covering. The eave in this area is boxed in with stucco, preventing a visual inspection of the covered wood members. There is no recommendation to expose these areas.

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Thank you for selecting us to perform a structural pest control inspection on your property. Should you have any questions regarding this report, please call us directly by the contact information provided on the first page of the inspection report.

Our inspectors have determined that your property will benefit from a safe application of chemicals commonly used for structural pest control. In accordance with the laws and regulations of the State of California, we are required to provide you and your occupants with the following information prior to any application of chemicals to such property.

Please take a few moments to read and become familiar with the content. 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 scientific evidence, there are no appreciable risks weighted by the benefits. The degree of risk depends on 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 and your pest control operator immediately.

For further information, contact any of the following agencies in your area:

Deadline Termite & Pest Control	(619) 302-9286
Poison Control Center	(800) 222-1222
(Application Info) County Agriculture Commission	(858) 694-2739 San Diego County (951) 955-3000 Riverside County (909) 387-2115 San Bernardino County
(Health Questions) County Health Department	(619) 692-8499 San Diego County (951) 358-5000 Riverside County (909) 387-6280 San Bernardino County
Structural Pest Control Board	(916) 561-8700 (Administration Unit) (800) 737-8188 (Regulatory Info) 2005 Evergreen Street, Ste. 1500, Sacramento, CA 95815

PEST(S) TO BE CONTROLLED:
__SUBTERRANEAN TERMITES _x_DRYWOOD TERMITES __BEETLES _x_FUNGUS/DRYROT _x_OTHER

TERMITE AND PEST CONTROL CHEMICALS:

FUMIGANT:
_x_ Vikane (EPA Reg. No 1015-78)
Active Ingredient: Sulfuryl Fluoride 99.8%

_x_ Chloropicrin (Warning Agent)
Active Ingredient: Chloropicrin 99.5%

TERMITICIDES AND FUNGICIDES:

__ Termidor SC Termiticide/Insecticide (EPA Reg. No. 7969-210)

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Active Ingredient: Fipronil: 5-amino-1-(2,6-dichloro-4-(trifluoromethyl)phenyl)-4-((1,R,S)-(trifluoromethyl)sulfinyl)-1-H-pyrazole-3-carbonitrile.....9.1%
Other Ingredients.....90.9%

_x_ Tim-bor Professional Insecticide/Fungicide (EPA. Reg. No. 64405-8)
Active Ingredient: Disodium Octoborate Tetrahydrate....98%
Other Ingredients.....2%

__ Premise Foam (EPA Reg. No. 432-1391)
Active Ingredient: Imidacloprid, 1-[(6Chloro-3-pyridinyl)methyl]-N-nitro-2-imidazolidinimine....0.05%
Other Ingredients:.....99.95%

_x_ Bora-Care (EPA Reg. No. 64405-1)
Active Ingredient: Disodium Octoborate Tetrahydrate (CAS No. 12280-03-4).....40%
Other Ingredients:.....60%

__ Fuse Foam (EPA Reg. No. 53883-462)
Active Ingredient: Fipronil.....0.005%
Imidacloprid.....0.025%
Other Ingredients:.....99.970%

IF THIS CONTRACT IS TO BE PAID OUT OF ESCROW THE BUYERS AND SELLERS AGREE TO PROVIDE THIS COMPANY WITH ALL THE SCROW BILLING INFORMATION REQUIRED TO COLLECTTHE AMOUNT DUE. THE PERSONS SIGNING THIS CONTRACT ARE RESPONSIBLE FOR PAYMENT, AND IF THE ESCROWDOES NOT CLOSE WITHIN 10 DAYS AFTER THE DATE OF COMPLETION OF THE WORK, THE SIGNER AGREES TO PAY IN FULL THE AMOUNT SPECIFIED IN THIS WORK AUTHORIZATION AGREEMENT. IT IS SIGNERS RESPONSIBILITY TO CONTACT DEADLIINE TERMITE & PEST CONTROL INC. IF PROPERTY FALLS OUT OF ESCROW TO MAKE PAYMENT ARRANGMENTS.

NOTE: If the homeowner fails to pay bill in full, Deadline Termite & Pest Control Inc. will have the right to be paid back for all of its costs and expenses to the extent not prohibited by applicable law. Those expenses include, for example (but not limited to), reasonable attorney fees. If for any reason this account is to be turned over to a collection agency, you will be responsible for all costs of collecting.

I have read and understand the terms of the report referenced above and agree to the terms and conditions set fourth. Deadline Termite & Pest Control Inc. is hereby authorized to complete the items above.

Owner/Agent (signature) _____ Date _____

Occupant(s) (signature) _____ Date _____

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Lakeside CA 92040
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WORK AUTHORIZATION

Report #: 11226

No work will be performed until a signed copy of this agreement has been received.

Address of Property : 12086 Little Silver Ct.

City: San Diego

State/ZIP: CA 92131

The inspection report of the company dated, **09/24/2026** is incorporated herein by reference as though fully set forth.
The company is authorized to proceed with the work outlined in the items circled below from the Termite Inspection Report for the property inspected, for a total sum of $ _____ . This total amount is due and payable within **1 days** from completion repair work and/or chemical application.

THE COMPANY AGREES

To guarantee all repair completed by this company for one year from date of completion except for caulking, grouting, or plumbing, which is guaranteed for a period of **ninety (90) days**. We assume no responsibility for work performed by others, to be bound to perform this work for the price quoted in our cost breakdown for a period not to exceed 30 days, to use reasonable care in the performance of our work but to assume no responsibility for damage to any hidden pipes, wiring, or other facilities or to any shrubs, plants, or roof.

THE OWNER OR OWNER'S AGENT AGREES

To pay for services rendered in any additional services requested upon completion of work to pay a service charge of one and one-half percent (1 1/2%) interest per month, or portion of any month, annual interest rate of eighteen percent (18%) on accounts exceeding the ten (10) day full payment schedule. The Owner grants to The Company a security interest in the property to secure payment sum for work and inspection fee completed. In case of non-payment by The owner, reasonable attorney fees and costs of collection shall be paid by owner, whether suit be filed or not. Please note: If paying by credit card, you will be responsible for a 3% surcharge added to total transaction . Any stop payment or returned checks will also incur a fee.

ALL PARTIES AGREE

If any additional work is deemed necessary by the local building inspector, said work will not be performed without additional authorization from owner or owner's agent. This contract price does not include the charge of any Inspection Report fees. Circle the items you wish performed by The Company, below and enter total amount above:

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 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. 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.

ITEMS

Prefix	Section I	Section II	Further Inspection	Other
2A	3,100.00	0.00	0.00	0.00
2B	2,220.00	0.00	0.00	0.00
2C	Included in 2A	0.00	0.00	0.00
2D	Included in 2B	0.00	0.00	0.00
3A	Included in 2B	0.00	0.00	0.00
3B	Included in 2B	0.00	0.00	0.00
3C	Included in 2B	0.00	0.00	0.00
3D	Included in 2B	0.00	0.00	0.00
4A	0.00	Bid Upon Request	0.00	0.00
4B	0.00	Seek Appropriate Contractor	0.00	0.00

Property Owner _____ Date: _____ Inspected By: _____ Date: _____

Owner's Agent _____ Date: _____

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Prefix	Section I	Section II	Further Inspection	Other
4C	0.00	Seek Appropriate Contractor	0.00	0.00
4D	0.00	0.00	0.00	Bid Upon Request
Total:	5,320.00	0.00	0.00	0.00

GRAND TOTAL: 5,320.00

Property Owner Date: Inspected By: Date:

Owner's Agent Date: