WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO.	STREET, CITY, STATE, ZIP	Date of Inspection	No. of Pages
11823	Pickford Road, San Diego CA 91231	10/7/2026	9

Thrasher Termite & Pest Control of So Cal, Inc.
8957 Complex Drive
San Diego, CA 92123
Call/Text: 619-955-5121
Info@ThrasherPest.com
www.ThrasherPest.com

Firm Registration No.	Report No.	Escrow No.
PR 7462	43658	

Ordered By:	Property Owner/Party of Interest	Report Sent To:
Rick Mitchell 11823 Pickford Road San Diego, CA 91231 Attn: rick.mitchenll@ahprealtysd.com 858-695-3500	Rick Mitchell 11823 Pickford Road San Diego, CA 91231 Attn: rick.mitchenll@ahprealtysd.com 858-695-3500	Rick Mitchell 11823 Pickford Road San Diego, CA 91231 Attn: rick.mitchenll@ahprealtysd.com 858-695-3500

COMPLETE REPORT [X] LIMITED REPORT [ ] SUPPLEMENTAL REPORT [ ] REINSPECTION REPORT [ ]

General Description:
A two story stucco sided residence on a concrete slab foundation with attached garage and heavy weight tile roof

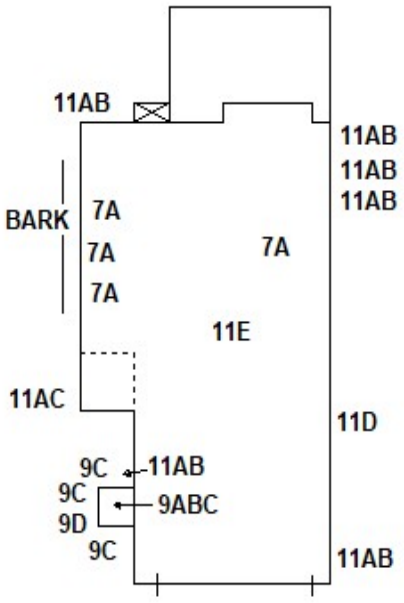
Inspection Tag Posted:
Attic

Other Tags Posted:
None Noted

An inspection has been made to 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 [X] Fungus/Dryrot [X] Other Findings [ ] Further Inspection [ ]
If any of 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 Mike Edelen State License No. FR 50822 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 preceeding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California 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, or (800) 737-8188 or www.pestboard.ca.gov.

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SCOPE AND LIMITATIONS OF THIS WOOD DESTROYING PESTS AND ORGANISMS (WDO) INSPECTION REPORT:

"Company" and "we" refers to Thrasher Termite & Pest Control of So Cal, Inc.

"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."

DEFINITIONS:

a) Complete inspection report. A complete report is the report of an inspection of all visible and accessible portions of a structure.

b) Limited inspection report. A limited report is the report on only part of a structure. It includes a diagram of the area inspected and indicates which portions of the structure were inspected with a recommendation for further inspection of the entire structure.

c) Supplemental inspection report. A supplemental report is the report on the inspection performed on inaccessible areas that have been made accessible as recommended on a previous report. If, after the WDO inspection report has been made, authority is given later to open inaccessible areas, a supplemental report on conditions in these areas shall be made at an additional cost.

d) Reinspection report. A reinspection report is the report on the inspections of item(s) completed as recommended on an original report or subsequent report(s). The areas reinspected are limited to the items requested by the person ordering the original inspection report. When requested by the person ordering the original report, "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." § 1993.1.

e) Further inspection. 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. If inspection of a particular area is found to be inaccessible or limited in any way, a further inspection will be recommended by this company. At an additional cost, a further inspection will be conducted when requested by the owner after the area(s) are made accessible.

f) Local treatment.

i) Treatment of a specific area(s) of infestation or infection for the target wood-destroying pest or organism.

ii) "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." § 8516(b)10. Secondary Recommendations are below the standard of the Structural Pest Control Act as a primary whole structure treatment and will be performed at the owner's or owner's agents' request.

g) Escrow Clearance. Lenders often require certification or clearance that a structure is free from wood-destroying pests and organisms and from conditions deemed likely to lead to infestation. A LIMITED INSPECTION REPORT WILL NOT SATISFY AN ESCROW TRANSACTION OR PROVIDE A SECTION 1 OR SECTION 2 CERTIFICATION/CLEARANCE. TO CERTIFY/CLEAR A PROPERTY. A COMPLETE INSPECTION is required for Section 1 or Section 2 certification or clearance. Check with your escrow officer. Exception: when

the property is an attached home sharing common walls with others. If requested to perform an interior-only inspection for a condominium/townhome, we will also perform an exterior inspection of the unit and provide a second limited inspection report.

INCLUDED IN THE INSPECTION. A Wood Destroying Pests and Organisms (WDO) Inspection Report contains findings as to the presence or absence of evidence of wood destroying insects or organisms in visible and accessible areas on the date of the inspection. It contains our recommendations for correcting any infestations, infections or conditions found. The contents of the Wood Destroying Pests and Organisms Inspection Report are governed by the Structural Pest Control Act and its rules and regulations.

a. A complete inspection report will include an inspection of all visible and accessible areas of the structure on the date of the inspection.

b. A limited inspection report will include inspection of only the specific visible and accessible areas requested by the owner or owner's representative.

c. A limited inspection report for condominium/townhome-type units sharing common walls, foundations and/or attics with adjacent units, will be limited to interior inspection. A separate limited inspection report may be provided for the exterior. (Adjacent units are not inspected and are not included in the report. No opinion is rendered, nor guarantee implied regarding the spreading of infections or infestations from other areas into the inspected unit. If infestations or infections are found in the condominium type unit, it is recommended that all attached and adjacent units be inspected for infestations or infections.)

EXCLUDED FROM THE INSPECTION. This Wood Destroying Pests and Organisms (WDO) Inspection Report excludes the following:

a. Inaccessible areas. Some areas of the structure were not visible or accessible on the date of the inspection, these include but are not limited to: furnished interiors; inaccessible attics and sub areas, or portions thereof that lack 12 inches of crawl space; interior of hollow walls; spaces between a floor or porch deck and the ceiling or soffit below; stall shower 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 or finished work, or vegetation; built-in cabinet work; floors beneath coverings and/or carpeting, or concealed by appliances, furniture, or cabinets; areas where storage conditions or locks make inspection impracticable; areas concealed by heavy items such as carpets, furniture, or appliances (we do not move heavy items).

b. Newly repaired or painted areas. Newly painted surfaces or repairs in some instances can conceal evidence of damage. Company does not assume any responsibility for hidden defects when a structure has recently been painted or any repair work has been done deliberately or inadvertently that conceals adverse conditions or infections.

c. Second story eaves. Second story eaves are inspected from the ground level only. Our inspectors do not carry second story ladders and for safety reasons close access to these areas is inaccessible to an inspector working alone.

d. Ancillary structures. Unless otherwise specified in this report, the following were not inspected: fences, sheds, dog houses, playhouses/play structures, detached patios, gazebos, detached wood decks, wood retaining walls or wood walkways. If you desire information about areas that were not inspected, a further inspection may be performed at an additional cost.

OUTSIDE THE SCOPE OF WORK. The following areas are outside the scope of a Wood Destroying Pests and Organisms (WDO) Inspection Report.

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a. Household Pests: This is not a household pest inspection report and does not include common household pests such as ants, cockroaches, silverfish, beetles, fleas, moths, weevils, vermin, mice, rats, etc. If you would like your property inspected for household pests, please let us know and we will have one of our licensed general pest representatives inspect your property.

b. Home Inspection: This is not a home inspection. No opinion is rendered, nor guarantee implied, regarding building code requirements or structural, plumbing, electrical, mechanical, heating, air conditioning, appliances or other defects that do not pertain to wood destroying organisms.

c. Roof: 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.

d. Mold or Asbestos: This property was not inspected nor tested for mold or asbestos. No opinion is rendered, nor guarantee implied, regarding mold, asbestos, or any mold or asbestos-like conditions. There may be health related issues associated with the structural repairs recommended in the inspection report. These issues may include, but are not limited to, the possible release of mold spores during the course of the repairs. We are not qualified to, and do not, render any opinions concerning such health issues or any special precautions. Any questions concerning health issues or special precautions to be taken prior to or during the course of such repairs, should be directed to the appropriate health care professional before any such repairs are undertaken.

e. Lead: This property was not inspected nor tested for lead. No opinion is rendered, nor guarantee implied, regarding lead. Federal Environmental Protection Agency (EPA) regulations require that certain precautions be taken to protect you and your family from any lead-based paint dust. Any contractor that disturbs painted surfaces in homes, childcare facilities and schools, which were built before 1978, must be certified by the EPA and follow specific work practices set forth by the EPA, to prevent lead contamination. If you have any questions about the regulations or if you plan to do any work yourself, you can contact the National Lead Information Center at (800) 424-5323. This notice is provided in compliance with California's Proposition 65. LEAD IS A CHEMICAL KNOWN TO THE STATE OF CALIFORNIA TO CAUSE CANCER, BIRTH DEFECTS AND/OR OTHER REPRODUCTIVE HARM.

f. Leaks: This property was not inspected for leaks. No opinion is rendered, nor guarantee implied, regarding any leakage, such as (but not limited to) plumbing, appliances, walls, doors, windows, any type of seepage, roof or deck coverings.

LIMITATION OF LIABILITY. When a corrective condition is identified, and the property owner or the property owner's designated agent chooses not to correct those conditions, the Company is not liable for damages resulting from a failure to correct those conditions. Company is not liable for damages caused by any infection, infestation or any other adverse condition which may exist in inaccessible areas or which may become visibly evident in such areas after the date of this report.

This Wood Destroying Pests and Organisms Inspection Report covers existing infestations or infections that are described in this report.

SEPARATED 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.

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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." (§ 1990.f)

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ATTIC:

ITEM 7A FINDING: EVIDENCE OF DRYWOOD TERMITE ACTIVITY was noted at theATTIC FRAMING. These infestations may extend into inaccessible areas.

RECOMMENDATION: FUMIGATE THE ENTIRE STRUCTURE and fumigate it with a registered termiticide for complete guaranteed eradication of drywood termite infestations. Note: Owner/Agent to prepare the structure according to the terms and conditions outlined in the Occupant's Fumigation Notice,to be furnished by Thrasher Termite. Remove and/or mask all accessible drywood termite pellets and/or swarmers as necessary.

NOTE: If last minute (day of fumigation) preparation is necessary (plants, rock/gravel removal, food bagging, etc.) as listed in the report, our company will do everything possible to keep the job on schedule. There will be a $200/HR charge to complete the necessary preparation. Please contact our office for any clarification.
****** This is a Section 1 Item ******

ADDITIONAL RECOMMENDATION

NOTE: There is mulch/bark at the exterior. In order to fumigate the structure we must have access to the dirt/soil. These items must be pulled back 6-12" prior to the arrival of the crew. If this is not complete the fumigation may be cancelled or rescheduled.

NOTE: Drywood termite FUMIGATION IS GUARANTEED for TWO (2) YEARS from the date of completion and includes the entire structure.

In the performance of the above recommendation, we propose to use the chemical Vikane (Sulfuryl Flouride), along with the chemical Chloropicrin.

DECKS and PATIOS:

ITEM 9A FINDING: EVIDENCE OF DRYWOOD TERMITE ACTIVITY was noted at the DECK BOARDS. These infestations may extend into inaccessible areas.

RECOMMENDATION: FUMIGATE THE ENTIRE STRUCTURE and fumigate it with a registered termiticide for complete guaranteed eradication of drywood termite infestations. Note: Owner/Agent to prepare the structure according to the terms and conditions outlined in the Occupant's Fumigation Notice,to be furnished by Thrasher Termite. Remove and/or mask all accessible drywood termite pellets and/or swarmers as necessary.

NOTE: If last minute (day of fumigation) preparation is necessary (plants, rock/gravel removal, food bagging, etc.) as listed in the report, our company will do everything possible to keep the job on schedule. There will be a $200/HR charge to complete the necessary preparation. Please contact our office for any clarification.
****** This is a Section 1 Item ******

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DECKS and PATIOS:

ITEM 9B FINDING: Evidence of DRYWOOD TERMITE DAMAGE was noted at the DECK BOARDS.

RECOMMENDATION: REMOVE THE DAMAGED WOOD MEMBERS AND REPLACE WITH NEW MATERIALS. If any further damage is found, a Supplemental Report will be issued with our additional findings and cost. This area will be painted to match the existing paint color. An exact paint match is not guaranteed.
****** This is a Section 1 Item ******

ITEM 9C FINDING: Evidence of FUNGUS DAMAGE was noted at the HANDRAIL CAP, HANDRAIL WRAP AND DECK BOARDS (x4).

RECOMMENDATION: REMOVE THE DAMAGED WOOD MEMBERS AND REPLACE WITH NEW MATERIALS. If any further damage is found, a Supplemental Report will be issued with our additional findings and cost. This area will be painted to match the existing paint color. An exact paint match is not guaranteed.
****** This is a Section 1 Item ******

EXTERIOR:

ITEM 11A FINDING: EVIDENCE OF DRYWOOD TERMITE ACTIVITY was noted at the FASCIA, BARGE RAFTER, BLOCKING AND POST. These infestations may extend into inaccessible areas.

RECOMMENDATION: FUMIGATE THE ENTIRE STRUCTURE and fumigate it with a registered termiticide for complete guaranteed eradication of drywood termite infestations. Note: Owner/Agent to prepare the structure according to the terms and conditions outlined in the Occupant's Fumigation Notice,to be furnished by Thrasher Termite. Remove and/or mask all accessible drywood termite pellets and/or swarmers as necessary.

NOTE: If last minute (day of fumigation) preparation is necessary (plants, rock/gravel removal, food bagging, etc.) as listed in the report, our company will do everything possible to keep the job on schedule. There will be a $200/HR charge to complete the necessary preparation. Please contact our office for any clarification.
****** This is a Section 1 Item ******

ITEM 11B FINDING: DRYWOOD TERMITE DAMAGE exists to the FASCIA, BARGE RAFTER, BLOCKING AND POST.

RECOMMENDATION: THE OWNER MUST ENGAGE THE SERVICES OF A LICENSED TRADESPERSON to make the necessary repairs. Note: All guarantees and warranties should be obtained from the tradesperson who completed the repairs.
****** This is a Section 1 Item ******

ITEM 11C FINDING: Evidence of DRYWOOD TERMITE DAMAGE was noted at the POST.

RECOMMENDATION: REPAIR THE DAMAGED WOOD MEMBERS BY TRIMMING OUT THE DAMAGED PORTION(S) AND REPAIR BY FILLING WITH A QUALITY WOOD FILLER. If any further damage is found, a Supplemental Report will be issued with our additional findings and cost. This area will be painted to match the existing paint color. An exact paint match is not guaranteed.
****** This is a Section 1 Item ******

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EXTERIOR:

ITEM 11D FINDING: FUNGUS DAMAGE was noted at the GARAGE PEDESTRIAN DOOR.

RECOMMENDATION: REMOVE THE DAMAGED DOOR AND JAMBS. Install a new prehung unit of similar quality and design. Our bid includes primer painting the new door and re-installing the same hardware.
****** This is a Section 1 Item ******

ITEM 11E NOTE: THE FUMIGATION REQUIRES US TO WALK ON THE ROOF. FOR AN ADDITIONAL $500.00, YOU MAY PURCHASE REPAIR PROGRAM FOR YOUR ROOF. On the day of the fumigation or in advance, it is recommended that the owner/agent be present for a tile count prior to putting the tent on. The fumigation crew will count and mark any tiles that are broken, cracked or chipped before putting the tent on. When the tent is removed, the fume crew will do another tile count of any tiles that were damaged during the course of the fumigation. Any tiles damaged by the fumigation company will be repaired and/or replaced within thirty (30) days upon completion of the fumigation. Tiles damaged or broken prior to the fumigation are not included.
****** Information Item ******

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.

THANK YOU FOR SELECTING THRASHER TERMITE AND PEST CONTROL OF SO CAL, INC., TO PERFORM A WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT ON YOUR PROPERTY. Our inspections have determined that your property will benefit from the safe application of chemical(s) listed below commonly used for structural pest control. In accordance with the laws and regulations of the State of California, we are required to notify you and your occupants with the following information prior to any

“State law requires 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 (EPA). 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 OR COMPARABLE TO THE FLU, or difficulty breathing or shortness of breath, feeling of tightness in the chest or chest wall pain, numbness or slowed speech or movements contact your physician and/or the Poison Control Center (800) 222-1222 and Thrasher Termite & Pest Control of So Cal, Inc (

PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

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FOR HEALTH QUESTIONS CONTACT: The County Health Department - (Orange (800) 564-8448, Riverside (951) 358-5000, San Bernadino (800-722-4888 and San Diego (619)-692-8499). FOR APPLICATION INFORMATION CONTACT: The County Agricultural Commissioner – (Orange (714) 955-0100, Riverside (951) 955-3045, San Bernadino (909) 387-2105 and San Diego (858) 694-8980). FOR REGULATORY INFORMATION CONTACT: The Structural Pest Control Board - (916) 561-8700 or mail a letter to 2005 Evergreen Street, Suite #1500, Sacramento, California, 95815. Persons with respiratory or allergic conditions, or others who may be concerned about their health relative to this chemical treatment, should contact their physician concerning occupancy during and after chemical treatment prior to signing this notice.

THRASHER TERMITE AND PEST CONTROL OF SO CAL, INC., WILL USE PESTICIDE CHEMICAL(S) SPECIFIED BELOW for the control of Wood Destroying Organisms.

THE PEST(S) TO BE CONTROLLED ARE:

Subterranean Termites: ____ Drywood Termites: _X_ Fungus/Dryrot: ____ Other: ____

The pesticide(s) to be used and the active ingredients are:

_X_ VIKANE - (Sulfuryl-Fluoride) used with CHLOROPICRIN - (Tear gas/warning agent)
_____ BORA-CARE or BORATHOR - (Disodium Octaborate Tetrahydrate)
_____ TERMIDOR - (Fipronil)
_____ PREMISE - (Imidacloprid)
_____ ALTRISET - (Chlorantraniliprole)
_____ OTHER - _____

I HAVE READ THIS WOOD DESTROYING PESTS & ORGANISMS INSPECTION REPORT AND AGREE TO ALL THE TERMS AND CONDITIONS THEREOF.

Accepted:

Date: _____ _____
Owner / Occupant / Agent

Date: _____ _____
Owner / Occupant / Agent