

# INVOICE



**Termite and** (619) 462-5577  
**Pest Control** (619) 462-1700 Fax  
3638 Bancroft Drive Spring Valley, CA 91977  
www.d-and-s-termite.com

DATE REPORT # ESCROW #  
04/03/2023 430394

PROPERTY LOCATION  
5645 Lake Murray Blvd. #C, La Mesa CA 91942

TO: Willis Allen Real Estate  
2904 Canon Street  
San Diego, CA 92106  
ATTN: Vicki Droz

03/31/2023 Inspection \$80.00

Balance Due: \$80.00

RETAIN THIS COPY FOR YOUR RECORDS


**DUE AND PAYABLE WITHIN 10 DAYS**

1.5% per month charged on all past due accounts. This is an annual percent 18%  
(Interest charged pursuant to the Robinson-Patman Act)

NOTICE: "Under the Mechanics'Lien law, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for his work or supplies, has the 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 own contractor in full, if the subcontractor, laborer, or supplier remains unpaid."

**THANK YOU FOR YOUR BUSINESS**

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. <b>5645</b>	STREET, CITY, STATE, ZIP <b>Lake Murray Blvd. #C, La Mesa CA 91942</b>	Date of Inspection <b>3/31/2023</b>	No. of Pages <b>5</b>
 <b>Termite and Pest Control</b> (619) 462-5577 (619) 462-1700 Fax 3638 Bancroft Drive Spring Valley, CA 91977 www.d-and-s-termite.com			
Firm Registration No. <b>PR 1164</b>	Report No. <b>430394</b>	Escrow No.	
Ordered By: Willis Allen Real Estate 2904 Canon Street San Diego, CA 92106 Attn: Vicki Droz	Property Owner/Party of Interest Phillip McCray 5645 Lake Murray Blvd. #C La Mesa, CA 91942	Report Sent To: Willis Allen Real Estate 2904 Canon Street San Diego, CA 92106 Attn: Vicki Droz	
COMPLETE REPORT <input checked="" type="checkbox"/>	LIMITED REPORT <input checked="" type="checkbox"/>	SUPPLEMENTAL REPORT <input type="checkbox"/>	REINSPECTION REPORT <input type="checkbox"/>
General Description: 1 story, single family residence, attached condo, frame and stucco construction, attached garage		Inspection Tag Posted: Attic	
		Other Tags Posted:	
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 <input type="checkbox"/> Drywood Termites <input type="checkbox"/> Fungus/Dryrot <input checked="" type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input type="checkbox"/>			
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.			

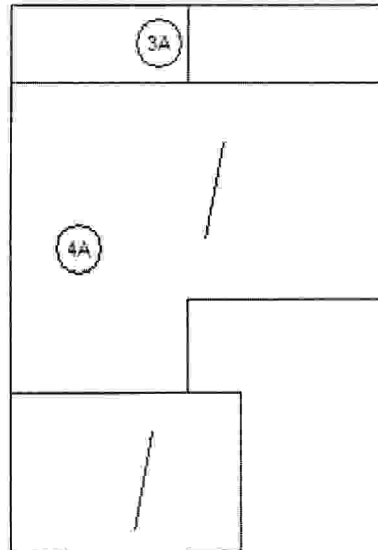
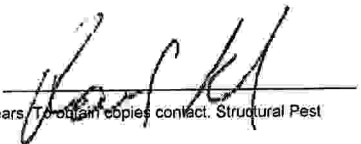


Diagram not to scale, findings in approximate locations.

Inspected by Randy L. Krok

State License No. FR 28418

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.

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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There are certain areas of the structure, which are considered impractical for inspection: 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 cocheres, enclosed bay windows, buttresses, and similar areas to which there is no access with out defacing or tearing out lumber, masonry or finished work; built-in cabinet work; abutments, or floors beneath coverings, areas where storage conditions, heavy vegetation or locks make inspection impractical. These areas (but not limited to) are considered inaccessible and were not inspected at this time. Note Appliances and/or plumbing over finished ceilings are not water tested and we do not certify against leakage, unless otherwise noted in this report. No evidence of leaks were noted in the roof covering system however, no opinion is rendered nor is guarantee implied concerning the future water tightness of the roof. This firm makes no guarantee against any infestation, leaks, or other adverse conditions which may exist or which may develop in inaccessible areas and become visibly evident after the date of this inspection. This inspection is only of the structures indicated on the diagram. Estimate and Report good for ninety days. **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.**

**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 company will reinspect repairs done by others within four months of the original inspection. A charge of half the original inspection fee will be charged for each re inspection. There inspection must be done within ten(10) working days of request. The re inspection is a visual inspection and if inspection of concealed areas in desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs. Section 1993.1 S.P.C.B Rules & Regulations. This company will not certify eradication of termites completed by others.

Note: This wood destroying organisms report does NOT include 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 Board Act Rules and Regulations. If you wish your property to be inspected for mold or mold like conditions, please contact the appropriate mold professional.

Our expert opinion limited, the source of moisture may be caused by factors unknown or unseen at the time of inspection. You are advised to contact an expert in the field of moisture conditions.

NOTE: D&S Termite inspectors are not equipped with second story ladders. We do not inspect any items over (12) twelve feet above ground level. D&S Termite can not be responsible for conditions existing above this level. Should you desire an inspection above our limits, we will schedule an appointment for an inspector properly equipped to do so. There may be an additional charge of \$250.00 for this service.

This is a separated report. Which is defined as section I and 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 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. Section 1990(f)S.P.C.B. Rules & Regulations.

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**3. Fungus/Dryrot:**

## FINDING 3A

**FINDING:** Fungus damage noted in patio 6x6 post of residence, see 3A on diagram.

## RECOMMENDATION 3A

**RECOMMENDATION:** Remove and replace or repair fungus damaged wood as needed. Work completed by D&S Termite guaranteed for one year. If certification is required D&S Termite must re inspect work completed by others. D&S Termite does not guarantee work completed by others. D&S Termite & Pest Control will apply primer coat, but cannot be responsible for match of color. If during the course of repair work, fungus and/or termite damage extends into inaccessible areas, there may be an additional charge for repairs. D&S Termite & Pest Control will contact you about additional charges if any.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

**4. Other Findings:**

## FINDING 4A

**FINDING:** Moisture damage noted under kitchen sink of residence, see 4A on diagram.

## RECOMMENDATION 4A

**RECOMMENDATION:** Remove and replace or repair moisture damaged wood as needed. Work completed by D&S Termite guaranteed for one year. If certification is required D&S Termite must re inspect work completed by others. D&S Termite does not guarantee work completed by others. D&S Termite & Pest Control will apply primer coat, but cannot be responsible for match of color. If during the course of repair work, fungus and/or termite damage extends into inaccessible areas, there may be an additional charge for repairs. D&S Termite & Pest Control will contact you about additional charges if any.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

This is not a clearance, estimate void after ninety days it may be necessary to revise prices after ninety days.

D&S Termite & Pest Control will waive inspection fee if authorized to do work.

NOTE: Itemized cost estimates are valid only if **ALL** work is completed by D&S Termite Control. Prices may vary if partial items are requested, call office for details.

This report is **limited** to the interior living space, attic, garage, patio, and balcony only at the above address. At the request of the agent, Vicki Droz, no other units or items were inspected at this time. It is recommended that a full inspection be performed of the entire structure.

NOTICE: Under the Mechanic's 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 the 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 own contractor in full, if the subcontractor, laborer, or supplier remains unpaid.

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**\*\*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 D&S Termite Controls bid or you contract directly with another registered company licensed to perform the work.

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

**AREAS INSPECTED:**

- 1-SUB AREAS (soil conditions, accessibility, etc.)-slab
- 2-STALL SHOWERS(water tested? leaks?)-2nd floor
- 3- FOUNDATIONS(type, relation to grade, etc.)-concrete
- 4-PORCHES-STEPS-concrete
- 5-VENTILATION(type, relation to grade, etc.)-adequate
- 6-ABUTMENTS(stucco walls, columns, arches, etc.)-neighbors
- 7-ATTICS(accessibility, insulation, etc.)-partly accessible
- 8-GARAGES(type, accessibility, etc.)-attached
- 9-DECKS/PATIOS-attached patio, and attached balcony
- 10-INTERIOR-inspected
- 11-EXTERIOR-not inspected

**\*\*\*\*NOTICE\*\*\*\* ANY REQUEST TO ALTER OR CORRECT ANY PART OF THIS REPORT IS SUBJECT TO A \$30.00 ADMINISTRATIVE FEE, PAYABLE AT TIME OF REQUEST.\*\*\*\***

PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

5645	Lake Murray Blvd. #C, La Mesa CA 91942	3/31/2023	430394
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

SECTION 1

SECTION 2

FURTHER INSPECTION

3A \$ 625.00

4A See 3A

Proposed Cost Section 1: \$625.00

Proposed Cost Section 2: \$0.00

Proposed Cost Fur. Insp: \$0.00