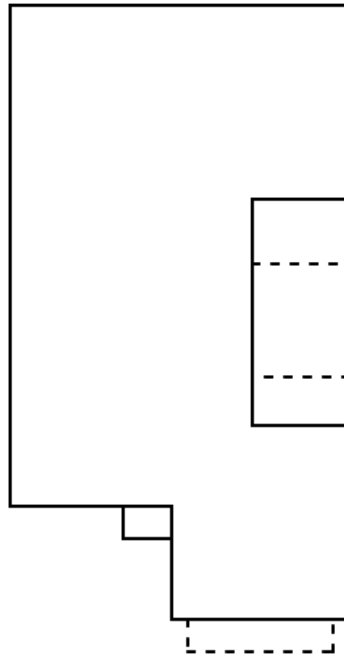


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 8964	Street Mount Israel Rd.	City Escondido	ZIP 92029	Date of Inspection 08/07/2026	Number of Pages 8
		Archer Termite and Pest Control 555 W. Country Club Lane #326 Escondido CA 92026 (760) 420-5353 Inbox@archerpest.com		Report # : 10157 Registration # : PR9241 Escrow # : ☐ CORRECTED REPORT	
		Ordered by: Danielle Cotner Morse 8964 Mount Israel Rd. Escondido CA 92029		Property Owner and Party of Interest: Sandy and Nati Nava 8964 Mount Israel Rd. Escondido CA 92029	
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐					
GENERAL DESCRIPTION: One Story Single Family Residence, Furnished, Occupied, Composite Roofing, Slab Foundation				Inspection Tag Posted: Attic	
				Other Tags Posted:	
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: Robin Click State License No. OPR14323 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.

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Thank you for selecting Archer Termite and Pest Control to perform a Structural Pest Control Inspection on your property.

This report is an inspection for wood destroying pests and organisms. Please read and become familiar with the contents of this report.

A Wood Destroying Pests and Organisms 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 and 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.

This is a Wood Destroying Pests and Organisms Inspection Report. THIS IS NOT A PEST CONTROL INSPECTION REPORT and does not include common household pests such as ants, cockroaches, silverfish, beetles, fleas, moths, weevils, vermin, mice, rats, bats, etc. If you would like your property inspected for common household pests, please let us know and we will have one of our licensed general pest representatives inspect your property for an additional charge.

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 Pests and Organisms Inspection Report does not contain information on such defects, if any, as they are not within the scope of the licenses of this company or its employees. THIS IS NOT A HOME INSPECTION REPORT.

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of the inspection. Some areas of the structure are not accessible to inspection, such as (interior of hollow walls, spaces between floors or porches or decks and ceilings below, areas concealed by carpeting, appliances, furniture or cabinets, insulated attics or sub areas, attics, or sub areas with less than 12 inches of crawl space, areas where there is no access without defacing or tearing our lumber or painted areas, or areas covered by vegetation). 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. We do not move carpets, furniture or appliances and windows are not opened during a routine inspection. Unless otherwise specified in this report, we do not inspect fences, sheds, dog houses, detached patios, gazebos, detached wood decks, wood retaining walls or wood walkways. Second story eaves are inspected from the ground level only. If you would like them inspected more closely, they may be inspected further at an additional charge.

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 Licensing Board. Slab floor construction has become more prevalent in recent years. Floor coverings may conceal cracks in the slab that will allow infestation or infection to enter. Infestations in walls may be concealed by plaster and/or paint so that a diligent inspection may not disclose the true condition of the property. These areas are not practical to inspection because of health hazards, 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 above noted areas.

Archer Termite and Pest Control 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 inaccessible areas or which may become visibly evident in such areas after the date of this report. Upon request, further inspection of these areas would be performed at an additional charge.

NOTICE: The charge for service that this company subcontracts to another registered company may include the company's charges for arranging and administrating such services that are in addition to the direct costs associated

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with paying the subcontractor. You may accept Archer Termite and Pest Controls bid or you may contract directly with another registered company licensed to perform the work. If you chose to contract directly with another registered company, Archer Termite and Pest Control will not in any way be responsible for any act or omission in the performance of work that you directly contract with another to perform.

Archer Termite and Pest Control is not licensed as a fumigator, but will sub-contract fumigations to registered fumigators licensed by the Structural Pest Control Board to perform fumigations. YOUR FUMIGATION WILL BE SUB-CONTRACTED TO A LICENSED AND BONDED FUMIGATION COMPANY. Per California PUC regulations ONLY UTILITY COMPANY PERSONNEL MAY SHUT OFF AND RESTORE GAS SERVICE. The utility company requires a minimum of seventy-two (72) hours advanced notice to shut off and restore gas service.

When fumigation is recommended, we assume no responsibility for damage to SHRUBBERY, TREES, PLANTS, TV ANTENNAS or ROOFS. An Occupant's Fumigation Notice will be provided to the owner of the subject property or his/her designated agent which states, among other things, what actions that are expected of the occupants. ALL FOODS AND MEDICINES must be removed from the premises or placed in approved sealed plastic bags prior to fumigation. ARCHER TERMITE AND PEST CONTROL and THE FUMIGATOR DO NOT PROVIDE ON-SITE SECURITY and do not assume any responsibility in the case of vandalism, breaking or entering or theft. The possibility of burglary exists as it does any time you leave your home, therefore, we request that you remove your valuables from the property and provide for the security of your property.

IN CASE OF RAIN OR STRONG WINDS OR PROPERTY NOT BEING PROPERLY PREPARED FOR THE FUMIGATION, THE JOB WILL BE POSTPONED AND RE-SCHEDULED FOR ANOTHER DAY. IF FOR ANY REASON A PROPERTY IS TO BE REFUMIGATED AGAIN, NEITHER THE PRIME CONTRACTOR OR FUMIGATION LICENSEE IS RESPONSIBLE FOR FOOD AND LODGING FOR ANY OR ALL OCCUPANTS AND/OR PETS EITHER DAY.

Archer Termite and Pest Control or it's sub-contractors cannot be held liable for delays cause by disconnection or restoration of gas service not being completed.

THIS COMPANY WILL REINSPECT REPAIRS DONE BY OTHERS WITHIN FOUR (4) 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.

If inspection of a particular area is found to be inaccessible or limited in any way, such as excessive storage, moisture, insulation or construction, a further inspection will be recommended by this company and further inspection made when requested by the owner and after the area(s) are made accessible.

If any infestation, infection or damage is discovered in a concealed area during the course of performing any recommendation in this report, this company will file a supplemental report. This company is not responsible for controlling such infestations or infections nor repairing such damage.

Newly painted surfaces or repairs in some instances can conceal evidence of damage.

This company does not assume any responsibility for hidden defects if a structure has recently been painted or any repair work has been done deliberately or inadvertently that conceals adverse conditions or infections. Should any party of interest desire further information pertaining to the condition of the plumbing or roof, we recommend the employment of a licensed contractor, as this is not within the scope of our license and we do not issue certifications/clearances in these areas.

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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.

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.

Second story stall showers are inspected but not water tested unless there is evidence of leaks in ceiling below.

Sunken or below grade showers, tubs or jacuzzis are not water tested due to their construction.

During the process of treatment or replacement, it may be necessary to drill holes through ceramic tiles or other floor coverings. These holes will be sealed with cement or other sealer. We assume no responsibility for cracks, chipping or other damage to floor coverings. We do not re-lay carpeting. Customer agrees to hold Archer Termite and Pest Control harmless for any damage which may occur to plant life, wiring, trees, pets, sprinkler systems, tile roofs, plumbing leaks or changes which may occur during the performance of the work. We assume no responsibility for damage to any plumbing, water, gas or electrical lines, during the process of pressure treatment of concrete slab areas or replacement of concrete or structural timbers.

THIS COMPANY DOES NOT WARRANTY THE WORK COMPLETED BY OTHERS. If certification/clearance is required, then any work done by others must be certified by them.

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 Wood Destroying Pest and Organisms Report DOES NOT INCLUDE MOLD, ASBESTOS OR ANY MOLD OR ASBESTOS LIKE CONDITIONS. No reference will be made to mold, mold like conditions or asbestos. Mold is not a Wood Destroying Organism and is outside the scope of this report as is asbestos, defined by the Structural Pest Control Act. If you wish your property to be inspected for mold, mold like conditions or asbestos, please contact the appropriate professional.

There may be health related issues associated with the structural repairs reflected in the inspection report reference by this Work Authorization Contract. 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.

Archer Termite and Pest Control will remove and replace damaged wood members with like type, current sized materials. If wood to be replaced is not standard sized, you can request that wood members be specially milled at an additional cost. The dimensions of lumber available to us may differ from the size lumber on your house. We make no guarantee on exact size of the lumber unless customer has agreed to pay for any addition mill charge(s). All materials replaced will be painted with one (1) coat of primer unless otherwise specified in this contract. No Color Match Guarantee. Stained surfaces are not guaranteed. If owner supplies paint, we will substitute in place of primer, single (1) coat only. Unless otherwise agreed upon.

THE TOTAL AMOUNT OF THE WORK AUTHORIZATION CONTRACT IS DUE AND PAYABLE UPON COMPLETION OF THE WORK DESCRIBED IN THE WORK AUTHORIZATION CONTRACT, unless otherwise agreed in writing.

Only the work specified in the Wood Destroying Pests and Organisms Inspection Report will be done as the owner and/or agents request.

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ANY WORK PERFORMED AGAINST AN EXISTING TITLE ESCROW WILL BE THE FINANCIAL RESPONSIBILITY OF THE PROPERTY OWNER AND THE PARTY WHO ORDERED THE WDO INSPECTION REPORT, IN THE EVENT OF A CANCELLED TITLE ESCROW.

In case of a late or non-payment by owner, or other responsible person, a service charge of 1.5% per month, 18% per annum, shall accrue on all balances payable over thirty (30) days late from the date due until payment is received.

Purchaser AGREES TO A \$250.00 CANCELLATION FEE FOR WORK CANCELLED ON THE DAY THAT WORK IS SCHEDULED, excluding rain or other acts of nature.

AT LEAST ONE (1) SIGNED COPY OF THE WORK AUTHORIZATION CONTRACT MUST BE RETURNED TO ARCHER TERMITE AND PEST CONTROL BEFORE WORK CAN BE SCHEDULED. In the event of a cancellation or other breach of this Work Authorization Contract, or any of the provisions thereof, Archer Termite and Pest Control shall be entitled to recover from the party who cancels or breaches, in addition to any other relief provided by law, such costs and expenses as may be incurred including reasonable attorney's fees, court costs and other costs and expenses taxable or otherwise, reasonably necessary in preparing and seeking relief whether or not a lawsuit is filed.

We did not inspect electrical, heating, or mechanical systems nor did we inspect the plumbing systems except as may be specifically noted below. Inspection of these systems is beyond the scope of this inspection report.

Buttresses and similar areas to which there is no access without defacing or tearing out lumber, masonry and finished work, built-in cabinet work, flooring beneath coverings, areas where storage conditions or locked areas make the inspection impractical.

This firm reserves the right to substitute materials due to availability and/or discontinued materials.

IMPORTANT NOTICE- If persons other than this firm are to complete repairs it is recommended that the lender be consulted for guarantee requirements prior to commencement of work by others. Archer Termite and Pest Control will not make any statement as to the quality of workmanship nor will we guarantee work done by others. If all items are not completed by this firm, our price per item may vary from the original bid and warranty will be limited to specific areas.

Archer Termite and Pest Control does not guarantee work performed by others. Such guarantees should be obtained from those performing the repairs. Archer Termite and Pest Control only certifies the absence of infestation or infection in the visible and 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.

You should be aware of Business and Professions Code No. 7028, 7044, and 7048 which states that it is illegal for unlicensed persons to perform work on property being sold. Persons doing such work should be prepared to provide license numbers, insurance coverage, and guarantees to the parties in interest to the property. Buyers of the property are entitled to know who is performing the work, that they are qualified and that they (buyers) will have recourse if there are problems with the work after it is completed.

THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION 1 AND SECTION 2 CONDITIONS, WHICH ARE FOUND EVIDENT ON THE DATE OF INSPECTION.

SECTION 1 ITEMS CONTAIN: Evidence of active infestation, infection or conditions that have resulted in or from infestation or infection.

SECTION 2 ITEMS CONTAIN: Conditions deemed likely to lead to infestation or infection, but where no visible evidence of such was found.

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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 1 or SECTION 2.

If this report is used for escrow purposes then it is agreed that this inspection report and Completion, if any, is part of the ESCROW TRANSACTION. However, if you received written or verbal instructions from any interested parties involved in this escrow (agents, principals, etc.) to not pay our invoice at close of escrow, you are instructed by us not to use these documents to satisfy any conditions or terms of your escrow for purposes of closing the escrow. Further, you are instructed to return all of our documents and the most current mailing address you have on file for the property owner.

As per the California Structural Pest Control Regulation "1992"- Secondary Recommendations. "In addition to the recommendations required in section 1991, the report may suggest secondary recommendations. When secondary recommendations are made, they shall be labeled as secondary recommendations and include as part of the inspection report with a full explanation of why they are made, with the notation that they are below standard measures. If secondary recommendations are performed, any letter of completion, billing or other document referring to work completed, must state specifically which recommendations were secondary and below standard and specify the name of the person or agency requesting completion of the secondary recommendations."

All repairs completed by this company are guaranteed for one (1) year from the completion date.

**** WARRANTY COVERAGE WILL NOT BE HONORED UNTIL AUTHORIZED WORK IS PAID IN FULL.****

Notice: Work completed outlined in this Wood Destroying Pests and Organisms Inspection Report, certification and warranty covers existing infestations or infections that are described in this report.

Your property may qualify for an Annual Termite Service Plan from Archer Termite and Pest Control to cover future infestations. Please contact our office to determine your eligibility and for further details. (Annual Termite Service Plan covers local treatment to accessible areas only. Fumigation service is not included. Repair services are not included.)

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Attics are inspected as permitted due to construction and/or insulation.

Repairs were noted to have been done by others at eaves, exterior, siding, trim, entry awning. Archer Termite and Pest Control cannot assume responsibility for any conditions that may have been concealed/ covered by others. Refer to others for guarantees for work performed.

Interior, Eaves, Exterior, Siding, Trim, Entry Awning was recently painted which may hide infestations and/or infections.

Water stains noted at Attic. This firm offers no opinion as to the cause of this stain. Also, this firm offers no opinion as to the condition of the roof or plumbing.

Flaking/ Peeling Paint Noted At Interior Bathroom.

THIS IS TO CERTIFY THAT THE ABOVE PROPERTY WAS INSPECTED IN ACCORDANCE WITH THE STRUCTURAL PEST CONTROL ACT AND RULES AND REGULATIONS ADOPTED PURSUANT THERETO. AND THAT NO EVIDENCE OF ACTIVE INFESTATION OR INFECTION WAS FOUND IN THE VISIBLE AND ACCESSIBLE AREAS.

State law requires that you be given the following information:

"CAUTION - PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Operators are licensed and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Food and Agriculture 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 familiar to common seasonal illness comparable to the flu, contact your physician or poison control center and your pest control operator immediately."

** Effects of overexposure to these materials can include tremors and tonic and clonic convulsions.

***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 the separate WORK ORDER AGREEMENT.

For further information contact any of the following:

ARCHER TERMITE and PEST CONTROL.....(760) 420-5353
POISON CONTROL CENTER..... (800) 876-4766
COUNTY HEALTH DEPARTMENT (Health Questions).....(619) 692-8499, (951) 358-5000
COUNTY AGRICULTURE COMMISSION (Pesticide Information).....(858) 694-8980, (951) 955-3045
STRUCTURAL PEST CONTROL BOARD (Regulatory Information)..... (800) 737-8188
2005 Evergreen Street, Ste. 1500 Sacramento, California 9581

The pesticide(s) that may be used and active ingredient:

☒ VIKANE GAS FUMIGANT- Sulfuryl Fluoride (99.8%)
☒ TIM-BOR- Disodium Octaborate Tetrahydrate (15%)
☒ BORA-CARE- Disodium Octaborate Tetrahydrate (40%)
☒ D-FOAM- Deltamethrin (.06%)
☒ XT-2000 ORANGE OIL PLUS- D-Limonene (95%)

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☒ TERMIDOR SC- Fipronil (9.1%)
☒ TAURUS SC- Fipronil (9.1%)
☒ PHANTOM- Chlorfenapyr (21.45%)
☒ ALPINE ANT AND TERMITE FOAM- Dinotefuran (.025%)
☒ PREMISE FOAM- Imidacloprid (.05%)
☒ OTHER- _____

THANK YOU FOR CHOOSING ARCHER TERMITE AND PEST CONTROL.



Archer Termite and Pest Control

555 W. Country Club Lane #326
Escondido CA 92026
(760) 420-5353
Inbox@archerpest.com

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WORK AUTHORIZATION

Report #: 10157

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

Address of Property : 8964 Mount Israel Rd.

City: Escondido

State/ZIP: CA 92029

The inspection report provided by the company (**report # referenced above**) is incorporated herein by reference as though fully set forth. By signing this document, the client authorizes the company to proceed with the work outlined in the items referenced below from the Termite Inspection Report for the property inspected, for the total sum referenced below.

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

ITEMS

Prefix	Section I	Section II	Further Inspection	Other
Total:	0.00	0.00	0.00	0.00
GRAND TOTAL:	0.00			

Owner/Authorizing Agent:

Date:

Inspected By: Robin Click

Date: 08/07/2026

:

Date: