

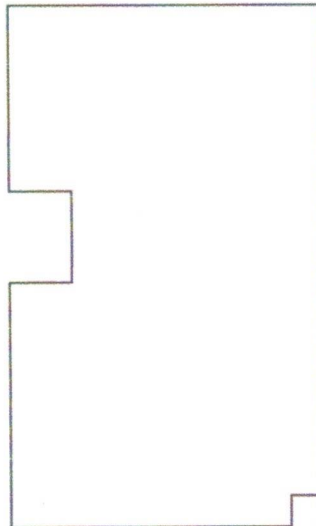


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 5558	Street RENAISSANCE AVE #1	City SAN DIEGO	Zip 92122	Date of Inspection 09/29/22	Page 1 of 4
		Mt. Helix Pest and Termite Control 4401 Twain Ave. Suite 29 San Diego, CA 92120 Phone: 619-584-6794 Fax: 619-584-3864 www.mthelixpestcontrol.com Registration # PR3799		 Report # 2031751 LI	
Ordered by: COLDWELL BANKER ELENA YU 3810 VALLEY CENTRE DR. STE. #906 SAN DIEGO, CA 92130 ELENA@ELENAYU.COM W: 858-405-5175		Property Owner and/or Party of Interest: RODOLFO CASTRO 5558 RENAISSANCE AVE #1 SAN DIEGO, CA 92122 H: 619-977-3371		Report sent to: COLDWELL BANKER ELENA YU 3810 VALLEY CENTRE DR. STE. #906 SAN DIEGO, CA 92130 ELENA@ELENAYU.COM W: 858-405-5175	
COMPLETE REPORT <input type="checkbox"/> LIMITED REPORT <input checked="" type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>					
General Description: SECOND LEVEL ATTACHED CONDOMINIUM UNIT W/ATTACHED GARAGE BELOW			Inspection Tag Posted: ATTIC		
			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. Diagram is not to scale. Locations are only approximate.					
Subterranean Termites <input type="checkbox"/> Drywood Termites <input type="checkbox"/> Fungus / Dryrot <input type="checkbox"/> Other Findings <input type="checkbox"/> Further Inspection <input type="checkbox"/>					
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.					
KEY: 1 - Subterranean Termites 2 - Drywood Termites 3 - Fungus/Dryrot 4 - Other Findings 5 - Unknown Further Inspection					



Inspected by: Robert Bacon State License No. OPR 11248 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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STATE LAW REQUIRES THAT YOU BE GIVEN THE FOLLOWING INFORMATION: CAUTION-PESTICIDES ARE TOXIC CHEMICALS. Structural pest control companies are regulated by the structural pest control board, and apply pesticides which are 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 risk if proper conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends on the degree of exposure, so exposure should be minimized.

If within 24 hours of application you experience symptoms similar to common seasonal illness comparable to the flu, headache, dizziness, nausea, tearing, coughing, and nose and throat irritation or develop shortness of breath, double vision, unusual drowsiness and weakness, or tremors contact your physician or poison control center and your pest control operator immediately.

For Further Information Contact The Following: Mt. Helix Pest & Termite Control (619)584-6794; San Diego County Operator (858)694-3900 Poison Control Center (800)222-1222; County Health & Human Services Department (619)515-6555; Agricultural Commissioner (858)694-2741; Structural Pest Control Board 1)Licensing (916)561-8704 2)Admin (916)561-8700

One or more of the following chemicals may be applied to your property: Tim-bor® (Disodium Octaborate Tetrahydrate), I Maxx Pro® (Imidacloprid), TERMIDOR® SC (Fipronil), PREMISE FOAM (Imidacloprid)

The following items were not inspected: The interior of hollow walls, inaccessible areas below; areas beneath wood floors over concrete; areas concealed by floor coverings; and areas to which there is no access without defacing or tearing out lumber, masonry, roofing, or finished workmanship; structures (except for wood members abutting the structure) such as fences, gazebos, storage sheds, plumbing sheds, detached decks, and/or porches. Livestock areas were not inspected and are not included in this report. See additional areas on areas not inspected or included in this report. The above mentioned areas in the future may be made accessible by opening walls, remodeling the structure, removing floor coverings, or moving furniture, etc. Further inspection at this time may disclose infestations, infections, or adverse conditions that may require an additional cost. An inspection fee may be charged.

These area(s) is not practical: 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 cochere, enclosed bay windows, buttresses, and similar areas to which there is no access without defacing or tearing out lumber, masonry or finished work; built-in cabinet work; floors beneath coverings, areas where storage conditions or locks make inspection impracticable.

Additional notes on areas not inspected or included in this report: In accordance with the standard practice of the control of wood destroying organisms, certain structural areas are considered inaccessible and impractical to inspect: portions of the attic concealed or made inaccessible by insulation or ducting; portions of the roof cavity concealed due to construction; interior of enclosed boxed eaves; portions of the subarea concealed or made inaccessible by ducting or insulation; second story eaves; enclosed by bay windows; portions of the interior made inaccessible by furnishings with the exception of any specific area(s)

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noted in the body of this report; areas where locks prevented access; areas concealed by appliances; areas concealed by storage; areas concealed by heavy vegetation. Note: Inspections are made and reports are issued on the basis of what is visible and accessible at the time of inspection. The absence of visible evidence of wood destroying organisms in the visible and accessible portions of the structure is no assurance the wood destroying organisms are not present in the inaccessible areas nor those future infestations will occur. Therefore, we do not assume any responsibility for the presence of wood destroying organisms, or the damage due to such organisms, in areas that were not visible and accessible at the time of inspection or that may occur in the future.

NOTE: This inspection does not include inspection of electrical, plumbing, heating, or other mechanical systems of the structure. This inspection will not detect building code violations, asbestos, or any other environmental or safety hazards. Should interested parties desire opinions regarding these items, it is recommended that the owner engage the services of a "whole house" inspection company.

NOTE: This is a visual inspection. The inspector did not deface nor probe into finished window or door frames, trim work, floor coverings, walls, ceilings or other finished surfaces.

NOTE: If an exterior inspection was performed, the exterior areas would have been visually inspected from ground level. Areas of the exterior that exhibited signs of infestation, infection or damage from it, will be described in the body of this report.

NOTE: The owner of the property has certain responsibilities regarding the normal maintenance that pertains to the deterrence of wood destroying organisms. These normal maintenance procedures include, but are not limited to; maintenance of the roof, gutters, and downspouts; caulking around doors, windows, vents, tub and shower enclosures; keeping soil levels below the top of the foundation; adjusting sprinklers so that they do not spray onto the structure; keeping stored items (including firewood) at least twelve inches away from the structure; and preventing vegetation or other items from blocking vents.

NOTE: This inspection is for the purpose of identifying wood destroying organisms, it is not intended to discover the presence of hazardous materials.

NOTICE: The charge for the service that this company subcontracts to another person of entity may include the company's charge for arranging and administering such services that are in addition to the direct cost associated with paying the subcontractor. 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 is not a structural damage report. This report reflects conditions, infestations, infections, etc. on the day of the inspection only. Structural damage reported here is limited to those parts or members which are only for support to the structure which, are visibly weakened by wood destroying organisms. 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.

Mold Disclaimer: There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this work authorization contract. These

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health issues include, but are not limited to the possible release of mold spores during the course of repairs. We are not qualified to and do not render any opinion concerning such health issues or any special precautions. Any questions concerning health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a certified industrial hygienist before any such repairs are undertaken. By executing this work authorization contract, customer acknowledges that he or she has been advised of the foregoing and has had the opportunity to consult with a qualified professional.

This may be a separated report which is defined as section I/section II conditions evident on the date of 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 the inspection and cannot be defined as section I or II.

The structure inspected is a condominium /townhome and may share common sub areas, walls, foundations, attics, or other common elements of construction with adjacent condominium/ townhouse type units. The adjacent units were not inspected. No opinion is rendered, nor guarantee implied concerning the presence or absence of infestation of infection in these common areas, or from spreading from these common areas into the inspected unit.

NOTE: THIS IS A LIMITED INSPECTION AND REPORT AT THE REQUEST OF THE AGENT, AND IS LIMITED TO THE FOLLOWING AREA(S): INTERIOR, ATTIC AND GARAGE. IN VIEW OF THE FACT THAT THIS IS A LIMITED INSPECTION, IT IS RECOMMENDED THAT THIS COMPANY BE AUTHORIZED TO MAKE A COMPLETE INSPECTION OF THE STRUCTURE AND FURNISH A COMPLETE REPORT.

***CERTIFICATION REGARDING TERMITES, FUNGUS AND DRY-ROT: THIS IS TO CERTIFY THE ABOVE PROPERTY WAS INSPECTED ON 09/29/2022 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.

Invoice # 329772



Mt. Helix Pest & Termite Control
4401 Twain Avenue
Suite 29
San Diego, CA 92120
619-584-6794

Invoice 9/29/2022
Date: Thursday

AGENT ELENA YU
5558 Renaissance Ave Unit 1
San Diego, CA 92122-5997

AGENT ELENA YU
5558 Renaissance Ave Unit 1
San Diego, CA 92122-5997

Bill-To: 130726

Location: 130726

Service Description	Quantity	Price
Escrow Inspection	1.00	\$85.00
		SUBTOTAL \$85.00
		TAX \$0.00
		AMT PAID (\$85.00)
		TOTAL \$0.00
		AMOUNT DUE \$0.00

Bill-To: AGENT ELENA YU
5558 Renaissance Ave Unit 1
San Diego, CA 92122-5997

130726
PO Number:
Terms: NET 30

9/29/2022
Invoice #: 329772

Mt. Helix Pest & Termite Control
4401 Twain Avenue
Suite 29
San Diego, CA 92120
619-584-6794