

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT


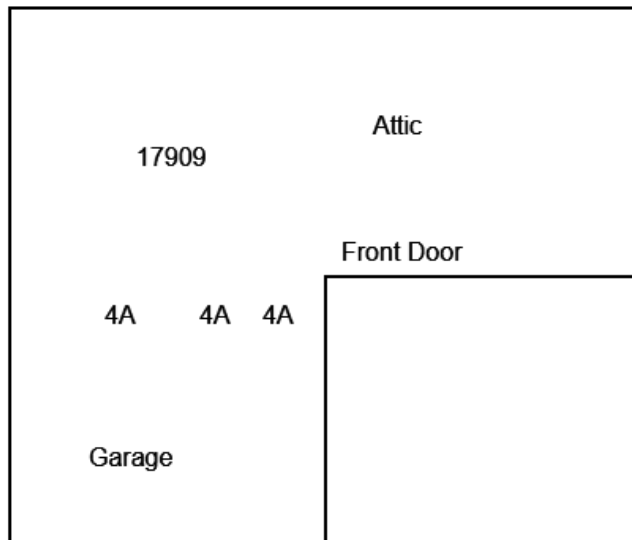
Building No. 17909	Street Avenida Alozdra	City San Diego	ZIP 92128	Date of Inspection 07/10/2025	Number of Pages 4
		Suncoast Pest Management 11639 Riverside Dr Suite 101 Lakeside CA 92040 (619) 486-6327 (619) 709-0042 wdo@suncoastpestmanagement.com		Report # : 10970 Registration # : PR 8160 Escrow # : <input type="checkbox"/> CORRECTED REPORT	
Ordered by: DD Castillo Triolo Realty Group 12750 High Bluff Drive Suite 300 San Diego Ca 91930		Property Owner and Party of Interest:		Report sent to: DD Castillo Triolo Realty Group 12750 High Bluff Drive Suite 300 San Diego 91930	
COMPLETE REPORT <input type="checkbox"/> LIMITED REPORT <input checked="" type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>					
GENERAL DESCRIPTION: One-story single family residence, stucco, tile roof, occupied/furnished, attached garage				Inspection Tag Posted: Attic	
				Other Tags Posted: Mt. Helix 10/2024	
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 <input type="checkbox"/> Drywood Termites <input type="checkbox"/> Fungus / Dryrot <input type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input checked="" 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.					

Diagram Not To Scale



Inspected By: Jose Pineda State License No. FR59010 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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Page 2 of 4 inspection report

17909	Avenida Alozdra	San Diego	CA	92128
Address of Property Inspected		City	State	ZIP
07/10/2025	10970			
Date of Inspection	Corresponding Report No.	Escrow No.		

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.

,SUNCOAST PEST MANAGEMENT

Page 3 of 4 inspection report

17909	Avenida Alozdra	San Diego	CA	92128
Address of Property Inspected		City	State	ZIP
07/10/2025	10970			
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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.

4. OTHER FINDINGS:

4A - Section II

During my inspection, I observed areas in the garage where the drywall is deteriorating near the wood. However, after probing the area, I did not find any evidence of termite activity such as tunnels or droppings. As indicated on diagram as **4A**.

RECOMMENDATION - Owner/agent should engage the services of a licensed contractor to repair these areas.

NOTES:

Note A

Today, we are providing a clearance based on a limited inspection of unit 17909. This limitation is due to the fact that the house is adjacent to other connected units for which we did not have access at the time of inspection. Without access to these neighboring areas, we are unable to fully assess potential conditions that may impact or originate from the adjoining structures.

This clearance applies only to 17909 that were able to inspect and does not include verification of conditions in the inaccessible adjacent units. We recommend further evaluation if access to those areas becomes available.

Thank you for selecting Suncoast Pest Management 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 an 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:

Poison Control Center

(800) 222-1222

,SUNCOAST PEST MANAGEMENT

Page 4 of 4 inspection report

17909	Avenida Alozdra	San Diego	CA	92128
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Agricultural Department	(858) 694-2739			
Health Department	(866) 358-2966			
Structural Pest Control Board	(916) 561-8700			
	2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815			
Suncoast Pest Management	(619) 486-6327			

This is to certify that a limited inspection report was conducted on the area of the property described herein on 07/10/2025 in accordance with the Structural Pest Control Act and rules and regulations adopted pursuant thereto, and has revealed no evidence of active infestation or infection in the visible and accessible areas inspected.

