
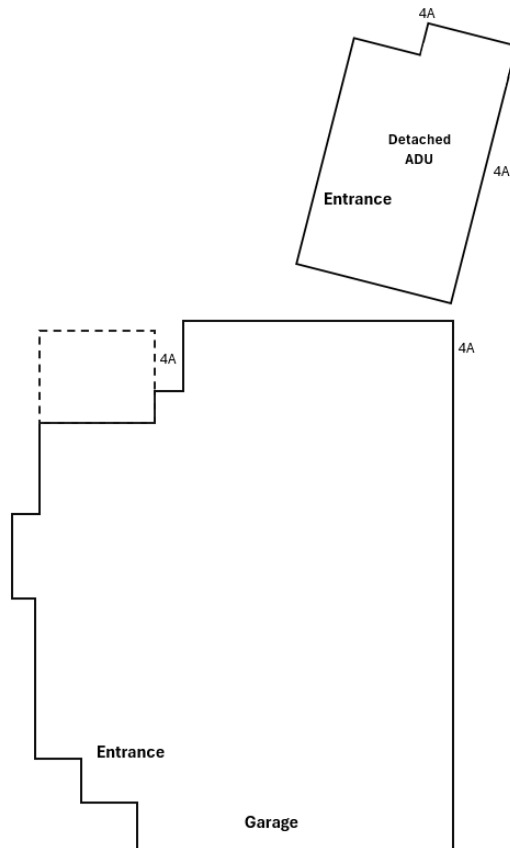


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 408	Street Alta Ln.	City El Cajon	Zip 92021	Date of Inspection 03/30/26	Page 1 of 6
 HUNGRY TERMITE INC. 8525 Arjons Drive, Ste. J San Diego, CA 92126 Phone: (858) 837-9288 Fax: (858) 653-5258 www.hungrytermite.com Registration # PR7352					
Report # 19430					
Ordered by: Realtor Steffi Perthus CA H: 760-880-6350		Property Owner and/or Party of Interest:		Report sent to: Realtor Steffi Perthus CA	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>					
General Description: Single Story, Single Family, Detached ADU, Tile Roof, Slab Foundation, Occupied				Inspection Tag Posted: Garage	
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. 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 checked="" 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: Aaron Julian State License No. FR48646 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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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 its 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 Contractors 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.

All pesticides and fungicides must be applied by a state certified applicator (sec. 8555 Business and Professions Code Division 3) and in accordance with the manufacturer's label requirements.

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

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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. Under no circumstances should this wood destroying pest and organisms inspection report be construed as a guarantee and/or warranty of the structure(s). Inspection reports are intended to disclose infestations, infections and/or conducive conditions which are noted on the date of the inspection the visible and accessible areas only, as required by the Structural Pest Control Act. Any infestation, infections and/or conducive condition which are found after the date of inspection by any other person(s) will require an additional inspection report with findings, recommendations, and estimates.

A. Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These include, but are not limited to: inaccessible and/or insulated attics or portions thereof, attics with less than 18" clear crawl space, the interior of hollow walls; spaces between a floor and porch deck and the ceiling below; areas where there is no access without defacing or tearing out lumber, masonry or finished work; areas behind stoves, refrigerators or beneath floor coverings; furnishings; areas where encumbrances and storage; conditions or locks make inspection impractical, portions of the subarea concealed or made inaccessible by ducting or insulation, area beneath wood floors over concrete, and areas concealed by heavy vegetation. Areas or timbers around eaves were visually inspected from ground level only.

B. Slab floor construction has become more prevalent in recent years. Floor covering may conceal cracks in the slab that will allow infestation to enter. Infestations in the walls may be concealed by plaster so that a diligent inspection may not disclose the true condition. These areas are not practical to inspect 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 are any questions about the above noted areas.

C. This company is not responsible for work and/or repairs completed by owner or other parties. Contractor bills should be submitted to escrow as certification of work completed by other parties.

D. Second story stall showers are inspected, but not water tested unless there is evidence of leaks in ceiling below. Sunken or below grade showers or tubs are not water tested due to their construction.

E. During the course of opening walls or any previously concealed areas, should any further damage or infestation be found, a supplementary report will be issued. Any work completed in these areas would be at owners direction and additional expense.

F. Your termite report and clearance will cover EXISTING infestation which is outlined in this report. If owner of property desires coverage of any new infestation, it would be advisable to obtain a Control Service Policy which would cover any new infestation for a period of one (1) year and can be renewed on an annual basis thereafter.

G. When a fumigation is recommended, we will exercise all due care, but assume no responsibility for damage to shrubs, trees, plants, TV antennas or roofs. An Occupant's Fumigation Notice and Disclaimer will be provided to the owner of the property or his/her designated agent. Occupant must comply with instructions contained in the Occupant's Fumigation Notice and Disclaimer. During fumigation and aeration, the possibility of burglary exists as it does any time you leave your home. Therefore, we recommend that you contact your insurance agent and verify that you have insurance coverage to protect against any loss, damages, or vandalism to your property. This company does not provide any onsite security except as required by state or local ordinance and does not assume any responsibility for care and custody of the property in case of vandalism, breaking or entering.

H. If this report is for escrow purposes, then it is agreed that this inspection report and completion, if any is part of the escrow transaction. However, if you receive written or verbal instructions from any interested parties involved in this escrow (agents, principals, etc.) to not pay our invoice at the 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. Furthermore, you are instructed to return all of our documents and the most current mailing address for the property owner.

I. Owner/agent/tenant acknowledges and agrees that inspection of the premises will not include any type of inspection for the presence or non-presence of toxic molds and that this report will not include any findings or opinions regarding the presence or non-presence of toxic molds in, upon, or about premises. We recommend that you contact a contractor specifically licensed to

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engage in toxic molds related work. Furthermore, should we discover the presence of toxic molds during our inspection of the premises or should our inspection of the premises cause release of toxic molds, owner/agent/tenant shall be solely responsible for the cleanup removal and disposal of the toxic molds and the cost thereof. Owner/agent/tenant hereby agrees to waive any and all claims against this company which are in any way related to the presence of toxic molds on the premises and further agrees to indemnify and hold this company harmless from any and all claims of any nature asserted by any third party, including this company's employees, which is in any way related to the presence of toxic molds on the premises.

J. A visual inspection was performed and the inspector did not PROBE into finished window or door frames, trim boards, etc., unless there was visible evidence of infestation and/or infection.

K. When structural repairs are performed, replacement material size may differ from original construction material. Hungry Termite will attempt to match wood sizes. If special milling is required, it may be at additional cost to owners(s).

L. All Wood repairs will be prime painted. Hungry Termite will also paint repairs with customer provided paint. No color match warranty will be issued. Note: Paint may not match original paint color due to weathering. Repairs carry a 1 year warranty. Fumigations carry a 2 year warranty against live infestation unless otherwise noted.

WARNING: Areas of wood being repaired contain a chemical known to the State of California to cause birth defects or other reproductive harm. Drilling, sawing, sanding or machining wood products generates wood dust, a substance known to the State of California to cause cancer.

NOTE: Localized treatments do not provide treatment of the entire structure. It is limited to areas of known infestation or infection as noted within this report. This treatment does not provide treatment and/or protection against future infestations or infections in non treated areas.

NOTICE TO OWNER:

Under the California Mechanics' 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 a 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 structural pest control company in full if the subcontractor, laborers, or suppliers remain unpaid. 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.

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OCCUPANTS CHEMICAL NOTICE

One or more of the following chemicals may be applied to your property:

TIM-BOR: Active ingredients: Disodium Octoborate Tetrahydrate.... 98%

BORA-CARE: Active Ingredients: Disodium Octoborate Tetrahydrate... 40%

PREMISE: Active ingredients: Imadacioprid.... 75%

TERMIDOR SC: Active ingredients: Fipronil: 5-amino-1-(2,6-dichloro-4-(trifluomethyl)phenyl)-4- ((1,R,S)-(trifluoromethyl)sulfinyl)-1-H-pyrazole-3-carbonite....9.1%

CY-KICK: Active ingredients: Cyfluthrin....0.1%

VIKANE: Active Ingredients: Sulfuryl Fluoride

CHLOROPICRIN: (warning agent for fumigation) Active ingredients: Chloropicrin....99%

Persons with respiratory or allergic condition, or other 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.

NO CHEMICAL TREATMENT WILL BE PERFORMED UNTIL SUCH TIME THAT THIS NOTICE IS RETURNED. HAVING READ THE INSTRUCTIONS, I, THE UNDERSIGNED, WILL ACCEPT RESPONSIBILITY FOR ALL THE AFOREMENTIONED.

OWNER/OCCUPANT

DATE

NOTE:

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 funds 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 degrees 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 (800)876-4766 and your pest control company immediately.

For further information, contact any of the following:

Hungry Termite		(858)449-8309
County Health Department	San Diego	(619)692-8499
County Agricultural commissioner	San Diego	(858)694-8980
Poison Control Center		(800)876-4766
Structural Pest Control Board		(800)737-8188

Located at:

2005 Evergreen Street #1500, Sacramento, CA 95815-3831

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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.

CERTIFICATION REGARDING TERMITES, FUNGUS AND DRY-ROT: This is to certify that the above property was inspected on 3/30/2026 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.

SECTION II:

4A. FINDING: Faulty Grade; Soil/Rocks along house above edge of house.
RECOMMENDATION: Move soil/rocks away from edge of house and re-inspect.