

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. /Street <b>1206-#F S. Cypress</b>	City <b>Ontario CA</b>	Zip <b>91762</b>	Date of Inspection <b>05/22/2025</b>	Number of Pages <b>5</b>
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REGISTRATION No. <b>PR7159</b>	REPORT NO. <b>998-AB 14824</b> Escrow#	
Ordered By: <b>PAUL LIGHTFOOT</b>  (562) 505-8167	Property Owner and/or Party of Interest:	Report sent to: <b>PAUL LIGHTFOOT</b>  (562) 505-8167

COMPLETE REPORT 
 LIMITED REPORT 
 SUPPLEMENTAL REPORT 
 REINSPECTION REPORT

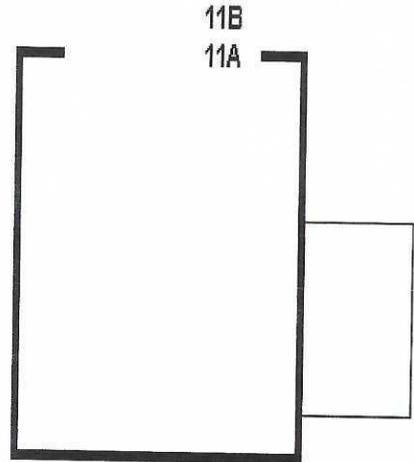
General Description: <b>2 STORY, RESIDENCE, CONDO, FURNISHED AND OCCUPIED, ATTACHED GARAGE, ON A CONCRETE SLAB::</b>	Inspection Tag Posted:  Other Tags Posted:
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An inspection has been made of the structure(s) shown on the diagram in accordance with 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.

FOUNDATION DIAGRAM: (Diagram not to scale)



INSPECTED BY: Aaron Benton STATE LICENSE NO. OPR14067

SIGNATURE

This report has been electronically signed as authorized by the inspector. (05/23/2025 16:42:58 KELLY)

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 St. 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](http://www.pestboard.ca.gov)

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Thank you for choosing XTERMICON. As a licensed termite company (pr7159) and General Contractor (#998675), we perform all our own wood repairs and local treatments. It is our mission to provide you with honest, courteous service and professional workmanship.

This is a Wood Destroying Pest and Organism (WDO) Inspection Report. The following explains the scope and limitations of a structural pest control inspection and a WDO inspection report:

A WDO report contains findings as to the presence or absence of wood destroying insects or organisms in visible and accessible areas, on the date of inspection, and contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the WDO report are governed by the structural-pest-control-act and its rules and regulations. Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to this report - This report does not address any such defects, as they are not within the scope of the inspector's license or the company issuing the report.

This is also a 'separated report' which is defined as SECTION I or SECTION II conditions evident on the date on inspection. SECTION I contains items where there is evidence of active infestation, infection or conditions that have resulted in or from infestation of infection. SECTION II items are coneditions deemed likely to lead to infestation or infection, but where no visible evidence of such was found. UNKNOWN FURTHER INSPECTION ITEMS are defined as recommendations to inspect areas(s) which during the original inspection did not allow the inspector access to complete his inspection and cannot be defined as SECTION I or SECTION II.

There are certain areas of a structure which are considered impractical for inspection: The interior of hollow walls, space between a floor or deck, stall showers over finished ceilings, abutments, or floors beneath coverings, any areas requiring the removal of storage, furnishings or appliances; and any areas to which there is no access without defacing or removing lumber, masonry, or finished workmanship. Certain areas are recognized inaccessible and/or for other reasons not inspected. These areas include, but are not limited to: inaccessible and/or insulated attics or portions thereof, attics and sub areas with less than 18" clear-crawl space, eaves requiring the use of an extension ladder.

SECTION I

**11. OTHER-EXTERIOR**

FINDING..... *11A. Evidence of DRY ROT AND TERMITE DAMAGED WOOD noted at GARAGE JAMB 2X8X8 as marked "11A" on diagram.*

RECOMMENDATION 11A. Cut out damaged timbers and replace as deemed necessary. Cost includes treating inner framing for termites prior to installing new wood. Prime and paint installed timbers. \$ 475.00

FINDING..... *11B. Evidence of DRYWOOD TERMITES noted in GARAGE JAMB and FRAME as marked "11B" on diagram.*

RECOMMENDATION 11B. Chemically treat visible and accessible area(s) for control of DRYWOOD TERMITES. Remove or cover accessible pellets. \*This is a local treatment and is not intended as a whole-structure treatment. Fill and paint treatment holes as needed. \*2 year warranty\* \$ 195.00

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SECTION II

No items found for this section

ADDITIONAL NOTES or REMARKS

ADJACENT (But not attached) FENCES ON THE PROPERTY WERE NOT INSPECTED AT THIS TIME, UNLESS STATED IN REPORT.

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WARRANTY/GUARANTEE:

3-year fumigation: Guarantees all Drywood termites that exist during fumigation were killed. If termite activity appears within the 3-year warranty and is confirmed to be from the original infestation and not killed by the fumigation, XTERMICON will perform a local treatment or fumigate at no charge. Guarantee is NOT for new termite activity; we recommend our ANNUAL-TERMITE POLICY to help prevent new infestation(s).

2-year Subterranean termites: Covers area(s) treated only

2-year Drywood termites (local treatment): If termites come back in same area(s) treated, XTERMICON will retreat at no charge.

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\*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 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 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.

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.

Xtermicon, Inc. shall exercise due care during inspections and treatments, but assumes no liability for any damage to tiles, slates, shingles or other roofing materials, including patio covers aluminum awnings, solar heating, plant shrubbery or paint during any type of treatment or repair. In the performance of corrective measures, it may be necessary to drill into concealed areas. Xtermicon will not be liable for damage to hidden plumbing, electrical conduits or ducts or damage to floor coverings or for the relaying of floor coverings or carpeting in the course of our work. It may be necessary to cut or remove plants. We will be as careful as possible but we will not be responsible for plant damage during treatments and or repairs.

This report includes findings relating to the presence/nonpresence of wood destroying organisms and/or visible signs of leaks in the accessible portions of the roof. The inspector did not go onto the roof surface due to possible physical damage to the roof, or personal injury. No opinion is rendered nor guarantee implied concerning the

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watertight integrity of the roof or the condition of the roof and roofing materials. If you want the water tightness of the roof determined you should contact a roofing contractor who is licensed by the State of California Contractors Board. Any deck coatings was not inspected for water-tightness.

This Wood Destroying Pest & Organisms Report DOES NOT INCLUDE MOLD, non-destroying wood fungi, or any mold-like conditions. By California law we are neither qualified, authorized or licensed to inspect for health-related molds or fungi. Mold is not a Wood Destroying Organism and is outside the scope of this report as defined by the Structural Pest Control Act. No reference will be made to mold or mold-like conditions. If you desire information about the presence of health related mold you should contact an industrial hygienist or the appropriate mold professional.

CHEMICAL NAMES AND ACTIVE INGREDIENTS that may be used:

- VIKANE Fumigant - Sulfuryl Flouride
- TERMIDOR SC - (EPA Reg No 7969-210-AA) Active ing: Fipronil
- TIM-BOR - Disodium Octaborate Tetrahydrate
- Premise Foam- (EPA Reg No 432-1391) Active ing: Imidacloprid 0.5%
- CY-KICK - (EPA Reg No 499-470-AA) Active ing: Cyfluthrin 0.1%

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 by the California Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence there are not 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 similar to common seasonal illness comparable to the flu, contact your physician or poison control center (800)344-0019, and Xtermicon.

For further information, contact any of the following: Xtermicon (800) 442-9838

FOR HEALTH QUESTIONS-County Health Department: Riverside 951-358-5000, San Diego 858-694-2888, LA 626-430-5200, Orange 714-433-6000, San Bernardino 800-782-4264

For Application Information, the COUNTY AGRICULTURAL Commissioner: Riverside 951-955-3045, San Diego 858-694-2739, LA 626-575-5471, Orange 714-955-0100, San Bernardino 909-387-2105

For Regulatory Information, the Structural Pest Control Board 916-561-8708  
2005 EVERGREEN ST., SUITE 1500, SACRAMENTO, CA 95815-3831.

Unless otherwise stated, Xtermicon will paint all repaired and treated wood. Painting applies to ONLY wood installed and/or area treated. We can't guarantee a paint match.

ALL WOOD REPAIRS PERFORMED BY THIS COMPANY IS WARRANTED FOR A MINIMUM OF ONE YEAR, UNLESS OTHERWISE STATED.

THIS FIRM RESERVES THE RIGHT TO SUBSTITUTE MATERIALS DUE TO AVAILIBLITY AND OR DISCONTINUED MATERIALS.

City permits, if needed, are not included in any costs; permits are an additional cost

If we are asked to re-inspected work done by others, cost is \$95 minimum

Escrow certification fee is \$90 - waived if work done by us

Your report and clearance will cover EXISTING infestation or infection which is

PAGE 5 OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

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outlined in this report. If property owner desires coverage of any new infestation, it is advisable to obtain our CONTROL-SERVICE POLICY; which will cover any new infestation for the coverage period.



Report#/Stampno:  
998-AB

3111 Graceland Way, Corona, Ca 92882  
Phone: (800) 442-9838 Fax: (951) 268-6952

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Ordered By:  
PAUL LIGHTFOOT  
Attn:

Property Owner and/or Party of Interest:

Report sent to:  
PAUL LIGHTFOOT  
Attn:

**RECOMMENDATION BREAKDOWN**

Section I		Section II			Unknown			
Item	Cost	Initial	Item	Cost	Initial	Item	Cost	Initial
11A	\$ 475.00							
11B	\$ 195.00							
<b>TOTAL</b>	<b>\$ 670.00</b>		<b>TOTAL</b>	<b>\$ 0.00</b>		<b>TOTAL</b>	<b>\$ 0.00</b>	
							<b>TOTAL COST \$795.00</b>	

Inspection Fee \$125.00

COMPLETE ALL ITEMS QUOTED ABOVE -or-  COMPLETE ONLY ITEMS INITIALED ABOVE FOR \$ \_\_\_\_\_

PRICE GOOD FOR 60 DAYS FROM INSPECTION DATE- ALL CONTRACTS SUBJECT TO OUR OFFICE APPROVAL

- A) The total amount of this contract due and payable upon completion of work listed above unless other wise specified. If bill is sent to Escrow per owners request and escrow cancels then seller agrees to Pay said bill immediately.
- B) Only the work specified in this contract is being done at this time due to owner's/agent's wishes.
- C) We will exercise caution but we cannot be liable for possible damage to hidden pipes/conduits or other items in or under concrete slab(s) when drilling is done. Cost for repairs should damage occur will be the owner's responsibility.
- D) We take no responsibility for replacing damaged wood unless specified on our report.
- E) In case of non-payment by owner / reasonable attorney's fees and costs of collection shall be paid by owner or responsible agent whether suit be filed or not.
- F) I have read the terms of within contract and supplied report; I hereby agree to all terms thereof.

TOTAL AUTHORIZED: \$ \_\_\_\_\_

Payment shall be as follows:  close of Escrow  \$ \_\_\_\_\_ Deposit  \$ \_\_\_\_\_ on Completion

Escrow Company: \_\_\_\_\_ Officer: \_\_\_\_\_ Esc #: \_\_\_\_\_

Phone ( ) \_\_\_\_\_ - \_\_\_\_\_ Fax ( ) \_\_\_\_\_ - \_\_\_\_\_ Address: \_\_\_\_\_

Owner or Authorized Representative:  Owner  Representative's Title: \_\_\_\_\_

Print Name: \_\_\_\_\_ x \_\_\_\_\_ Date \_\_\_\_\_

Property Manager's Approval: WO# or PO#: \_\_\_\_\_

Print Name: \_\_\_\_\_ x \_\_\_\_\_ Date \_\_\_\_\_