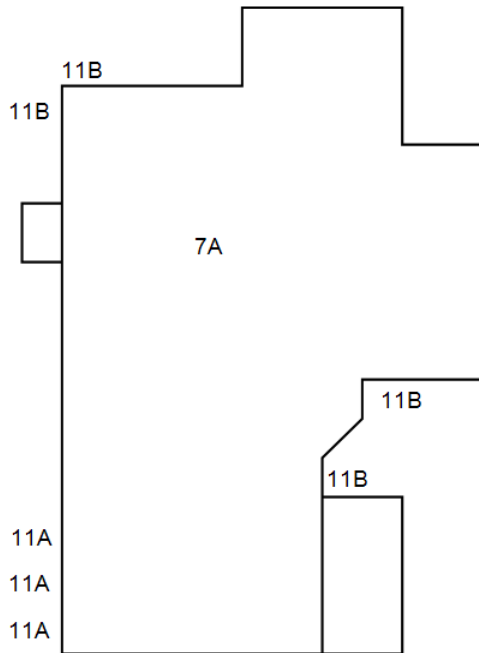


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

| | | | |
|---|--|--|-----------------------------|
| Building Address: 34 Reata, Rancho Santa Margarita, CA 92688 | | Date of Inspection 03/09/2026 | Number of Pages 5 |
| Reinas Termite Control 979 Opal St., Unit A San Diego CA 92109 Phone: (858) 247-7582 Fax: (858) 247-5161 | | Report # W5820 | |
| | | Lic. Registration # PR 4517 | |
| | | Escrow # | |
| Ordered by: Coldwell Banker Rob Marroche | Property Owner and/or Party of Interest: | Report Sent to: Coldwell Banker Rob Marroche | |
| COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/> | | | |
| General Description: Unfurnished two story single family residence on a slab foundation with a tile roof and attached garage | | Inspection Tag Posted: Garage | |
| | | 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. | | | |
| Subterranean Termites <input type="checkbox"/> Drywood Termites <input checked="" type="checkbox"/> Fungus / Dryrot <input checked="" 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 the details on checked items. | | | |



This Diagram is not to scale

Inspected by: Richard Ledesma State License No. FR34074 Signature *Richard Ledesma*

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, Ste. 1500, Sacramento, California 95815.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with the services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov

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

Address 34 Reata, Rancho Santa Margarita, CA 92688

03/09/2026

W5820

Date

Report #

What is a Wood Destroying Pest and Organism Inspection Report?

The following 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 finding 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 wood destroying pest & organism inspection 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 license of the inspector or the company issuing this report.

The following areas are considered inaccessible for purposes of inspection or are not included in a normal inspection report and therefore are excluded in this report: the interior of hollow walls; spaces between an upstairs floor and the ceiling below or a porch deck and soffit below; stall showers over finished ceilings; such structural segments as areas enclosed by bay windows, buttresses, built in cabinet work, areas under floor covering; any areas requiring the removal of storage, furnishings or appliances; any areas to which there is no access without defacing or removing lumber, masonry or finished workmanship.

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 or porch deck and the ceiling below; areas where there is no access without defacing or tearing out lumber, masonry or finished work; make inspection impractical; and areas or timbers around eaves that would require use of an extension ladder.

"Local treatment is not intended to be an entire structure treatment method. If infestations or wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated."

NOTE: We do not inspect or certify plumbing, plumbing fixtures, etc.

NOTE: "The exterior surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contract a roofing contractor who is licensed by the Contractor's State License Board."

Certain areas may be inaccessible for inspection due to construction or storage. We recommend further inspection of areas where inspection was impractical. Re: Structural Pest Control Act, Article 6, section 8516 (b), paragraph 1990 (l). Amended effective March 1, 1974. Stall shower, if any, are water tested in compliance with Section 1991 (12) of the Structural Pest Control Act. The absence or presence of leaks through sub-floor, adjacent floors or walls will be reported. This is a report of the condition of the stall shower at the time of inspection only, and should not be confused as a guarantee. Although we make a visual examination, we do not deface or probe into window or door frames, decorative trim, roof members, etc., in search of wood destroying pests or organisms.

A REINSPECTION OF WORK DONE BY OTHERS WILL BE MADE WITHIN FOUR MONTHS UPON REQUEST OF THE PERSON ORDERING THE ORIGINAL INSPECTION. THE COST OF REINSPECTION IS \$65.00

"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: The charge for service that this company subcontracts to another registered company may include the company's charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept Reinas Termite Control's bid or you may contract directly with another registered company licensed to perform the work.

If you choose to contract directly with another registered company, Reinas Termite 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."

"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.

Address 34 Reata, Rancho Santa Margarita, CA 92688

03/09/2026

W5820

Date

Report #

A separated report has been requested 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 of conditions that have resulted in or from infestation of 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 section II.

FINDINGS AND RECOMMENDATIONS

Substructure: Slab
Stall Shower: No leaks noted at time of inspection
Foundations: Slab
Porches - Steps: Concrete
Ventilation: Slab
Abutments: None
Attic Spaces: Good access

7A PRICE: \$1,280.00 (Section I)
 FINDINGS: Evidence of drywood termite infestations at ceiling rafter(s) as noted on diagram
 RECOMMENDATION: Chemically treat visible and accessible infestations. Remove or cover accessible pellets.

Garages: Three car attached

Other Interior: Inspected

Other Exterior: Inspected

11A PRICE: \$995.00 (Section I)
 FINDINGS: Minor dry-rot wood members found at rafter tail(s) as noted on diagram
 RECOMMENDATION: Repair dry-rot damaged wood members as necessary. No painting is included in this estimate. Reinas Termite Control is not responsible for any damage to roofing materials that may occur during repairs made to roof eave members. If additional adverse conditions are uncovered during repairs, further inspection will be recommended and a supplemental report will be issued indicating any infection, or additional repairs.

11B PRICE: See 11A (Section I)
 FINDINGS: Evidence of minor termite damaged wood members noted at fascia as noted on diagram
 RECOMMENDATION: Repair damaged wood members as necessary. Reinas Termite Control is not responsible for any damage to roofing materials that may occur during repairs made to roof eave members. No painting is included in this estimate. If additional adverse conditions are uncovered during repairs, further inspection will be recommended and a supplemental report will be issued indicating any infection, or additional repairs.

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

Address 34 Reata, Rancho Santa Margarita, CA 92688

03/09/2026

W5820

Date

Report #

In accordance with the laws and regulation of the State of California, we are required to provide you with the following information prior to application of pesticides to your property.

"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 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 similar to common seasonal illness comparable to the flu, contact your physician or poison control center (800) 876-4766 and your pest control operator immediately." Effects of over exposure to these materials can include tremors and tonic and colonic convulsions.

For further information, contact any of the following:

Reinas Termite Control (858) 247-7582

Poison Control Center (800) 876-4766

(Health Questions) County Health Dept.

Orange County (714) 834-7700

Los Angeles County (213) 250-8055

San Bernardino County (909) 387-6280

Riverside County (909) 358-5000

(Application Info.) County Agriculture Commission

Orange County (714) 447-7100

Los Angeles County (626) 575-5465

San Bernardino County (909) 387-2115

Riverside County (909) 955-3045

Structural Pest Control Board (Regulatory Info.) (916) 561-8704
2005 Evergreen St., Ste 1500, Sacramento, Ca. 95815

TERMITE AND FUNGUS CONTROL CHEMICALS

Dragnet SFR (EPA Reg. No. 279-3062)

Active Ingredients: Permethrein (3-Phenoxyphenyl)methy+-Cis-trans 3-(2,2-dichloroethenyl)-2,2-dimethylcyclopropanecarboxylate

Waterbury Companies, Inc., Invader HPX (EPA Reg. No. 9444-186-ZA)

Active Ingredients: Chlorpyrifos 1%

Nisus Corp., Tim-bor (EPA Reg. No. 64405-8-ZC)

Active Ingredients: Disodium Octaborate Tetrahydrate 98%

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.

CONDITIONAL GUARANTEE: Reinas Termite Control guarantees all work performed by this company for one year, subcontract work guaranteed 30 days. This company is not responsible for any future infestation, dry rot or adverse conditions beyond the time of inspection. If fumigation is performed, Reinas Termite Control is not liable for any damage to shrubs, vines, trees, etc. or any damage to roofs or roof members at the time of Fumigation. In the event that a re-treatment, re-fumigation or any other repair work is to be performed to honor a guarantee issued by Reinas Termite Control; the home-owner is responsible to make the property available for any work to be performed. Reinas Termite Control will not be liable for any cost of vacating or preparing the residence for re-treatment; and / or repairs. NOTE: A new and/or extension of guarantee is never given for re-treatments done under original guarantee.

Address **34 Reata, Rancho Santa Margarita, CA 92688**

03/09/2026

W5820

Date

Report #

Findings and Recommendations estimated by this Company:

| Item | Approval | Primary Estimate | Section |
|------|--------------------------|------------------|---------|
| 7A | <input type="checkbox"/> | \$1,280.00 | I |
| 11A | <input type="checkbox"/> | \$995.00 | I |
| 11B | <input type="checkbox"/> | Included in 11A | I |

Complete all of the items quoted above with Primary Estimate.

Total Estimate \$2,275.00

Complete only the above Items checked.

Total \$ _____

I have read and understand the terms of the Report referenced above and agree to the terms and conditions set forth. Reinas Termite Control is hereby authorized to complete the Items selected above and it is agreed that payment shall be made as follows:

Payment shall be made as follows: With close of Escrow \$ _____ Deposit \$ _____ on Completion

Escrow Number: _____ Escrow Company: _____ Escrow Officer: _____

Phone () _____ - _____ Fax () _____ - _____ Address: _____

Owner or Authorized Representative: Owner Representative's Title: _____

Print Name: _____ X _____ Date _____

Owner or Authorized Representative: Owner Representative's Title: _____

Print Name: _____ X _____ Date _____

Reinas Termite Control
 979 Opal St., Unit A
 San Diego CA 92109
 Phone: (858) 247-7582 Fax: (858) 247-5161

| | |
|----------------|---------------|
| INVOICE | |
| 16290 | |
| PAGE | 1 of 1 |
| JOB NUMBER | W5820 |

Bill To: Attn: Rob Marroche
 Coldwell Banker

Remit To: Reinas Termite Control
 979 Opal St., Unit A
 San Diego, CA 92109

| | |
|---------------|--|
| REFERENCE NO. | SERVICE ADDRESS 34 Reata Rancho Santa Margarita, CA 92688 |
|---------------|--|

| ITEM | DATE | QTY | DESCRIPTION | AMOUNT | TAX AMT | TOTAL |
|------|------------|-----|-------------------------|--------|---------|----------|
| 1 | 03/10/2026 | | Termite Inspection Fee. | | | \$150.00 |

| | |
|---|--------------------------------|
| PLEASE INCLUDE THE INVOICE NUMBER IN ALL CORRESPONDENCE Balances that remain unpaid for 30 days may be subject to 1 1/2 % per month interest and/or lien fees. | GRAND TOTAL \$150.00 |
|---|--------------------------------|