

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street, City, Zip	Date of Inspection	No. of Pages
34557	CALLE PORTOLA, CAPISTRANO BEACH, CA, 92624	02/18/26	12

REYNOLDS TERMITE CONTROL
616 S. El Camino Real, suite C
San Clemente, CA 92672
Ph. (949) 498-3500 or (949) 979-1997

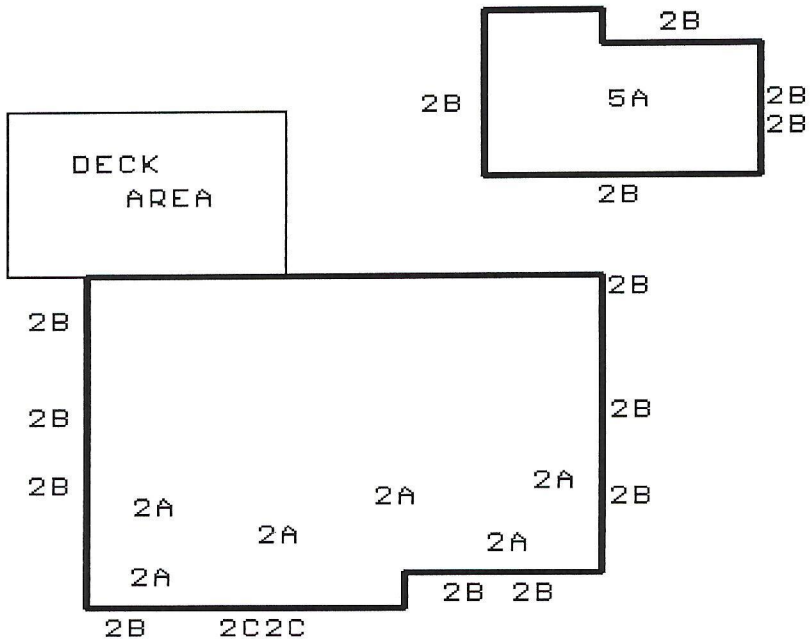
Firm Registration No. PR 1133	Report No. 220189	Escrow No.
Ordered By: RE/MAX SELECT ONE REALTY 30190 TOWN CENTER DRIVE (D) LAGUNA NIGUEL CA 92677 MIKE AHUMADA 949-525-2927	Property Owner/Party of Interest: GREG WELLS 34557 CALLE PORTOLA CAPISTRANO BEACH CA 92624	Report Sent To: RE/MAX SELECT ONE REALTY 30190 TOWN CENTER DRIVE (D) LAGUNA NIGUEL CA 92677 MIKE AHUMADA 949-525-2927

COMPLETE REPORT LIMITED REPORT SUPPLEMENTAL REPORT REINSPECTION REPORT

General Description: One story residence furnished and occupied with a detached adu with a wood deck/wood patio cover.	Inspection Tag Posted: Blew Kitchen sink Other Tags Posted: Reynolds Termite 2024
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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 above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.



Inspected By Michael W. Reynolds License No. OPR 8831 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. 43M-41 (Rev. 10/01)

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THIS IS A "STRUCTURAL PEST CONTROL" INSPECTION REPORT: NOT A BUILDING INSPECTION REPORT, THEREFORE NO OPINION IS BEING RENDERED REGARDING THE STRUCTURAL INTEGRITY OF THE BUILDING.

THE FOLLOWING AREAS WERE NOT INSPECTED, AS INDICATED IN SECTION #1990, PARAGRAPH (D) OF THE STRUCTURAL PEST CONTROL ACT AND RULES AND REGULATIONS; FURNISHED INTERIORS, INACCESSIBLE ATTICS, SECTIONS OF INSULATED ATTICS, AND PORTIONS THEROF; 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 COCHERES, 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 MAKES INSPECTION PRACTICAL. WOOD GATES, FENCES OR DETACHED DECKS, WOOD COVERS OR GAZEBOS, UNLESS REQUESTED BY THE OWNERS OR OWNERS/BUYERS AGENTS.

A YEARLY CONTROL SERVICE POLICY IS HIGHLY RECOMMENDED ONE YEAR AFTER THE COMPLETION OF ALL TERMITE WORK. YOUR CONTROL SERVICE PROGRAM, WITH REYNOLDS TERMITE CONTROL, IS THE BEST AND ONLY WAY TO MAINTAIN NEW TERMITE INFESTATION AND TO KEEP VISIBLE TERMITE DAMAGE UNDER CONTROL. OUR CONTROL SERVICE POLICY INCLUDES A FULL INSPECTION, ONCE A YEAR, AND AT NO ADDITIONAL CHARGE OUR COMPANY WILL LOCALLY TREAT ANY VISIBLE AND ACCESSIBLE TERMITE INFESTATION, (DRYWOOD OR SUBTERRANEAN), ANYTIME OF THE YEAR. THE RENEWAL FEE FOR THIS PROPERTY WILL BE **\$325.00** A YEAR. REYNOLDS TERMITE CONTROL HAS BEEN OFFERING YEARLY CONTROL SERVICE POLICIES SINCE 1978 AND IF A FULL INSPECTION AND ALL TERMITE WORK HAS BEEN PERFORMED, BY OUR COMPANY, WE WILL AUTOMATICALLY START THIS POLICY, AFTER OUR WORK HAS BEEN COMPLETED, AT NO CHARGE FOR THIS FIRST YEAR. WE WILL THEN CONTACT YOU IN ONE YEAR FOR YOUR NEXT FULL INSPECTION. IF YOU HAVE ANY QUESTIONS REGARDING THIS POLICY, PLEASE CONTACT OUR OFFICE.

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DRYWOOD TERMITES:

Item 2A: DRYWOOD TERMITE INFESTATION WAS NOTED IN THE ATTIC SPACE.

RECOMMENDATION: DUE TO THE AMOUNT AND/OR THE LOCATION OF THIS INFESTATION, THE ONLY WAY TO ELIMINATE THIS INFESTATION IS TO COVER THE HOUSE, THE GARAGE AND FUMIGATE WITH VIKANE FUMIGANT. COVER AND/OR CLEAN UP THE TERMITE EVIDENCE NOTED.

NOTE: IN ORDER TO ACHIEVE THE BEST SEAL WITH THE FUMIGATION TARPS, OUR FUMIGATION COMPANY MAY NEED TO APPLY A SPRAY ADHESIVE TO SOME EXTERIOR WALLS, STEPS, ROOF LINES, DECKS, EXTERIOR COUNTER TOPS/BBQ'S, POLES, ETC.. THIS SPRAY ADHESIVE WILL DISCOLOR CERTAIN SURFACES AND MAY DAMAGE PAINTED SURFACES. HIGH POWER STEAM CLEANERS, WITH THE CORRECT CLEANERS, MAY HELP WITH THE REMOVAL OF THESE STAINS. PLEASE CONTACT OUR OFFICE, AFTER THE FUMIGATION, IF STAINS ARE VISIBLE. WE CAN PROVIDED YOU WITH THE NAME OF A STEAM CLEANING COMPANY. IF NEEDED, OUR COMPANY CAN APPLY PRIMER AND PAINT OVER THE STAINS ON THE WALLS. THERE WILL BE AN ADDITIONAL CHARGE FOR THESE SERVICES.

***** This is a Section 1 Item *****

Item 2B: DRYWOOD TERMITE INFESTATION AND SOME DAMAGE WAS NOTED AT THE RAFTER TAILS AND THE ROOF SHEATHING BOARDS. OTHERS HAD PATCHED SOME OF THE DAMAGE IN THE PAST.

RECOMMENDATION: SAME AS #2A. REPLACE, REPAIR AND/OR COVER ALL VISIBLE AND ACCESSIBLE DAMAGE NOTED. PAINT THE NEW WOOD INSTALLED AND ANY DAMAGE REPAIRED WITH AN EXTERIOR WOOD FILLER. MATCHING THE COLOR PAINT AS BEST AS POSSIBLE.

NOTE: WHERE IT APPLIES, OUR COMPANY MAY NEED TO REMOVE SOME RAIN GUTTERS AND ROOFING MATERIAL IN ORDER TO REPLACE THE DAMAGE NOTED. IF WE ARE UNABLE TO REINSTALL THE RAIN GUTTERS OR RESET ROOFING MATERIAL REMOVED, OWNER WILL NEED TO CONTACT THE PROPER TRADESMEN TO REPAIR/CORRECT AS NEEDED. THERE WILL BE ADDITIONAL CHARGE FOR THEIR SERVICE. THE ADDITIONAL COSTS ARE UNKNOWN AT THIS TIME.

***** This is a Section 1 Item *****

Item 2C: DRYWOOD TERMITE DAMAGE WAS NOTED AT THE FRONT FASCIA/FASCIA TRIM BOARDS TO THE LEFT OF THE FRONT DOOR.

RECOMMENDATION: SAME AS IN ITEM #2A. OWNER WILL CONTACT THE PROPER TRADESMAN TO REPLACE THE DAMAGED BOARDS.

NOTE: THE ESTIMATE PROVIDED IN ITEM #2B DOES NOT INCLUDE ITEM #2C. OUR COMPANY WILL CORRECT THE DAMAGE NOTED AT ITEM #2B.

***** This is a Section 1 Item *****

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DRYWOOD TERMITES:

Item 2D: IT IS A REQUIREMENT, WITH OUR COMPANY, THAT ALL RAIN GUTTER DOWNSPOUTS/YARD DRAINS THAT WILL BE INSIDE THE FUMIGATION TARPS AND THAT LEAD INTO THE UNDERGROUND DRAINAGE SYSTEM BE DISCONNECTED AND THE DRAINS SEALED/PLUGGED, PRIOR TO THE FUMIGATION. IF NOT, THE FUMIGANT WILL TRAVEL INTO AND OUT OF THESE DRAINS RESULTING IN A POSSIBLE NO-KILL. OUR COMPANY WILL ALSO NEED TO SEAL ALL PATIO/WALKWAY/FLAT ROOF DRAINS THAT WILL BE INSIDE THE FUMIGATION TARPS. FOUR DOWNSPOUTS/DRAINS WERE NOTED AT THIS PROPERTY AND THERE WILL BE A \$55.00 PREPARATION FEE FOR EACH DOWNSPOUT/FLAT ROOF DRAINS THAT WE MUST SEAL. THERE WILL BE NO CHARGE TO SEAL THE FLOOR DRAINS. AFTER THE FUMIGATION, OUR COMPANY WILL UNPLUG AND RECONNECT THE DOWNSPOUTS/DRAINS. IF YOU WOULD LIKE TO PERFORM THIS WORK, PLEASE CONTACT OUR OFFICE SO WE CAN SHOW YOU HOW TO PROPERLY SEAL THE DOWNSPOUTS/DRAINS. OUR COMPANY WILL NOT FUMIGATE THIS PROPERTY UNTIL ALL DRAINS HAVE BEEN PROPERLY SEALED BY OUR COMPANY OR THE OWNER.

***** This is a Section 1 Item *****

NOTE: IN ORDER TO FUMIGATE THE HOUSE AND THE WOOD DECK/WOOD PATIO COVER, OWNER WILL NEED TO HAVE THE TOP CAP AND THREE TO FOUR BOARDS REMOVED AT THE WOOD BENCH OF THE PATIO COVER, FULL LENGTH. WE MUST BE ABLE TO SEAL OUR FUMIGATION TARPS TO THE TOP OF THE RETAINER WALL BEHIND THE WOOD BENCH.

OWNER WILL ALSO NEED TO REMOVE TWO OR THREE OF THE 1X6 FENCE BOARDS, CLOSET TO THE HOUSE, LOCATED AT THE FRONT LEFT FENCE. IT MAY BE EASIER TO JUST REMOVE THE ENTIRE FENCE AND SET IT TO THE SIDE.

NOTE: ALL STORAGE AGAINST THE EXTERIOR WALLS WILL NEED TO BE MOVED AWAY FROM THE EXTERIOR WALLS SO WE CAN SEAL OUR FUMIGATION TARPS AS CLOSE TO THE BASE OF THE EXTERIOR WALLS. PLEASE ADDRESS STORAGE AT THE HOUSE AND THE GARAGE/ADU.

FURTHER INSPECTIONS:

Item 5A: NO CRAWL HOLE ACCESS WAS NOTED TO A POSSIBLE ATTIC SPACE OF THE GARAGE.

RECOMMENDATION: OTHERS MAY WANT TO INSTALL A CRAWL HOLE SO A FURTHER INSPECTION OF THE ATTIC CAN BE MADE IN THE FUTURE.

NOTE: IF WE ARE TO MAKE A FURTHER INSPECTION OF THIS ATTIC, THERE WILL BE A FURTHER INSPECTION/REPORT FEE OF \$125.00.

***** Unknown Further Inspection Recommended *****

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A BUILDING PERMIT MAY BE REQUIRED TO PERFORM WORK RECOMMENDED IN THIS REPORT. THE AGENT AND/OR OWNER IS REQUIRED TO DISCLOSE A SIGNED-OFF BUILDING PERMIT FOR THE CONSTRUCTION WORK RECOMMENDED IN THIS REPORT (WHEN APPLICABLE). ANY PERSON WHO VIOLATES THIS REGULATION IS SUBJECT TO THE ACTUAL DAMAGES SUFFERED BY A TRANSFEREE, INCLUDING ATTORNEY FEES (CIVIL CODE #1134.5).

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 REYNOLDS TERMITE CONTROLS BID OR YOU MAY CONTACT DIRECTLY WITH ANOTHER REGISTERED COMPANY LICENSED TO PERFORM THE WORK.

IF YOU CHOOSE TO CONTRACT ANY WORK DIRECTLY WITH ANOTHER REGISTERED COMPANY, REYNOLDS TERMITE CONTROL WILL NOT IN ANY WAY BE RESPONSIBLE FOR ANY ACTS OR OMISSIONS IN THE PERFORMANCE OF WORK THAT YOU DIRECTLY CONTRACTED WITH OTHERS TO PERFORM.

REYNOLDS TERMITE CONTROL DOES NOT GUARANTEE WORK PERFORMED BY OTHERS, SUCH GUARANTEES SHOULD BE OBTAINED FROM THOSE PERFORMING THE REPAIRS. REYNOLDS TERMITE CONTROL ONLY CERTIFIES THE ABSENCE OF INFESTATION OR INFECTION IN THE VISIBLE AND ACCESSIBLE AREAS. IF IT IS FOUND THAT OTHERS HAVE CONCEALED OR HIDDEN INFESTATIONS OR INFECTIONS DURING THE COURSE OF THEIR REPAIRS, IT WILL BE THE RESPONSIBILITY OF THE INTERESTED PARTIES TO PURSUE THE RESPONSIBLE PARTIES.

REYNOLDS TERMITE CONTROL ALWAYS RECOMMENDS THAT ALL REPAIR WORK, NOTED IN THIS REPORT, BE PERFORMED BY OUR COMPANY. THIS WILL INSURE THAT ALL RECOMMENDED REPAIR WORK WILL BE COMPLETED THE RIGHT WAY, THE FIRST TIME. ALL REPAIR WORK IS PERFORMED BY REYNOLDS TERMITE CONTROL AND NOT SUB-CONTRACTED OUT TO OTHERS.

IF YOU CHOOSE TO CONTRACT DIRECTLY WITH ANOTHER REGISTERED COMPANY AND/OR A HANDYMAN, REYNOLDS TERMITE CONTROL WILL NOT IN ANYWAY BE RESPONSIBLE FOR ANY ACT OR OMISSION IN THE PERFORMANCE OF WORK THAT YOU DIRECTLY CONTRACTED WITH OTHERS TO PERFORM.

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THIS REPORT IS A WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT AND IT DOES NOT INCLUDE MOLDS, ASBESTOS AND/OR ANY TYPES OF MOLD AND ABESTOS LIKE CONDITIONS. NO REFERENCE WILL BE MADE, BY REYNOLDS TERMITE CONTROL, ABOUT ANY MOLD, MOLD LIKE AND/OR ASBESTOS CONDITIONS. MOLD IS NOT A WOOD DESTROYING ORGANISM AND IS OUTSIDE THE SCOPE OF THIS REPORT, AS IS ABESTOS, AS DEFINED BY THE STRUCTURAL PEST CONTROL ACT. IF YOU WISH YOUR PROPERTY TO BE INSPECTED FOR MOLD, MOLD LIKE CONDITIONS AND/OR ABESTOS, PLEASE CONTACT THE PROPER CERTIFIED TRADESMAN.

OWNER, AGENTS AND/OR BUYERS ARE RESPONSIBLE TO PROVIDE AND DISCLOSE ANY AND ALL PAST TERMITE INSPECTION REPORT/S, TO OUR COMPANY, PRIOR TO THE CLOSING OF ANY REAL ESTATE TRANSACTION. FULL DISCLOSURE IS THE LAW. IT IS POSSIBLE THAT PAST TERMITE EVIDENCE OR DAMAGES HAD BEEN REMOVED, COVERED OR REPAIRED BY OTHERS PRIOR TO OUR INSPECTION.

AS PER CODE 1993.1 REINSPECTION LANGUAGE:

THIS COMPANY WILL REINSPECT REPAIRS DONE BY OTHERS WITHIN FOUR MONTHS OF THE ORIGINAL INSPECTION. A CHARGE, IF ANY, CAN BE NO GREATER THAT 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.

THERE WILL BE A REINSPECTION/REPORT FEE OF AT LEAST \$125.00, PER VISIT.

REYNOLDS TERMITE CONTROL WILL ONLY INSPECT FOR THE ABSENTS OF VISIBLE AND ACCESSIBLE TERMITE AND/OR DRYROT DAMAGE STATED IN OUR ORIGINAL REPORT. THE REINSPECTION MUST BE PERFORMED AFTER ALL DAMAGE HAS BEEN REMOVED. IF DAMAGE EXTENDS INTO INACCESSIBLE AREAS, IT MUST BE REMOVED AND NOT COVERED UP.

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IF IT IS FOUND THAT ANY INFESTATION, INFECTION AND/OR DAMAGE EXTENDS INTO INACCESSIBLE AREAS, OR AREAS CONCEALED BY FURNITURE, PERSONAL BELONGINGS, ETC., A SUPPLEMENTAL REPORT WILL BE ISSUED AS TO THE FINDINGS, RECOMMENDATIONS AND ADDITIONAL COST, IF ANY.

IN THE CASE OF TWO STORY OR HIGHER BUILDINGS. MOST OF THE SECOND STORY EAVE BOARDS/WALL AREAS, OR HIGHER, COULD NOT BE THOROUGHLY INSPECTED DUE TO THE HEIGHT AND/OR CONSTRUCTION. OUR COMPANY, IN SOME CASES, MAY NEED TO PERFORM A VISUAL INSPECTION FROM THE GROUND LEVEL ONLY, AND AS SUCH, ARE INACCESSIBLE FOR A PROPER INSPECTION AND/OR PROBING OF WOOD MEMBERS. THIS INSPECTION REPORT AND ALL ACCOMPANYING FINDINGS AND RECOMMENDATIONS DO NOT ADDRESS ANY HIDDEN INFESTATION, INFECTION AND/OR DAMAGES THAT MAY BE LOCATED IN THESE OR OTHER INACCESSIBLE AREAS. OTHERS MAY NOTE SUCH INFESTATION, INFECTION AND/OR DAMAGES AT A LATER DATE IF PROPER AND SAFE ACCESS WAS MADE POSSIBLE TO THEM.

PESTICIDES ARE THE PRODUCTS REYNOLDS TERMITE CONTROL USES TO CONTROL THE TARGET PEST LISTED IN YOUR INSPECTION. PESTICIDES MAKE A BETTER LIFE FOR ALL OF US. THEY HELP CONTROL DISEASE CARRIERS THUS PROTECTING YOUR HEALTH AND PROPERTY. WHEN PROPERLY USED, PESTICIDES POSE NO PROBLEM TO MAN OR THE ENVIRONMENT. YOUR REYNOLDS TERMITE CONTROL TECHNICIAN IS A STATE CERTIFIED APPLICATOR AND IS CONSTANTLY BEING UPGRADED BY OUR TRAINING SESSIONS. IF YOU HAVE ANY QUESTIONS PLEASE CONTACT REYNOLDS TERMITE CONTROL AT (949) 498-3500 714-979-1997.

STATE LAW REQUIRES THAT YOU BE GIVEN THE FOLLOWING INFORMATION. CAUTION PESTICIDES ARE TOXIC CHEMICALS. STRUCTURAL PEST CONTROL OPERATORS ARE LICENSED AND REGULATED BY THE STRUCTURAL PEST CONTROL BOARD AND APPLY PESTICIDES WHICH ARE REGISTERED AND APPROVED FOR USE BY 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 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.

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IF WITHIN 24 HOURS, FOLLOWING APPLICATION, YOU EXPERIENCE SYMPTOMS SIMILAR TO COMMON SEASONAL ILLNESS COMPARABLE TO THE FLU, CONTACT YOUR PHYSICIAN OR THE POISON CONTROL CENTER AND YOUR TERMITE CONTROL OPERATOR IMMEDIATELY.

FOR FURTHER INFORMATION CONTACT ANY OR THE FOLLOWING:

REYNOLDS TERMITE CONTROL	- (949) 498-3500/(714) 979-1997
POISON CONTROL CENTER	- (800) 876-4766
COUNTY HEALTH DEPARTMENT	- (714) 834-4722
COUNTY AGRICULTURE COMMISSIONER	- (714) 955-0100
STRUCTURAL PEST CONTROL BOARD	- (800) 737-8188
2005 EVERYGREEN STREET #1500 SACRAMENTO CA. 95814-2626	

THE FOLLOWING IS A LIST OF PROPOSED CHEMICALS TO BE USED AT THIS PROPERTY:

DRYWOOD/SUBTERRANEAN TERMITE INFESTATION: (LOCAL TREATMENTS)

PT 221L:

ACTIVE INGREDIENTS: LAMBDA-CYFLUTHRIN.....	0.05%
INERT INGREDIENTS:.....	99.9%

SUBTERRANEAN TERMITE INFESTATION:

PRELUDE:

ACTIVE INGREDIENTS: PERMETHRIN.....	25.6%
INERT INGREDIENTS:.....	74.4%

FUMIGATIONS:

VIKANE: (SULFURYL FLUORIDE)

ACTIVE INGREDIENTS: SULFURYL FLUORIDE.....	99.1%
INERT INGREDIENTS:.....	1.0%

CHLORIPICRIN:

USED AS A WARNING AGENT

ACTIVE INGREDIENTS: CHLORIPICRIN.....	99.0%
INERT INGREDIENTS:.....	1.0%

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THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION 1 AND SECTION 2 CONDITIONS EVIDENT ON THE DATE AND AT THE TIME OF THIS INSPECTION ONLY.

SECTION 1: CONTAINS ITEMS WHERE THERE IS VISIBLE EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION. THIS ALSO INCLUDES ALL TYPES OF NEW AND/OR OLD DAMAGES NOTED.

SECTION 2: CONTAINS ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO AN INFESTATION OR INFECTION BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND AT THE TIME OF THIS INSPECTION.

FURTHER INSPECTION: CONTAINS ITEMS WHICH 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 A SECTION 1 OR A SECTION 2.

THE TOTAL AMOUNT OF THE SIGNED WORK CONTRACT IS DUE AND PAYABLE UPON COMPLETION OF WORK UNLESS, OTHERWISE STATED IN THIS REPORT. A FINANCE CHARGE COMPUTED AT A MONTHLY RATE OF 1.5% OF THE UNPAID BALANCE (ANNUAL PERCENTAGE RATE OF 18%) WILL BE ADDED TO ALL ACCOUNTS PAST DUE.

IN THE CASE OF WORK PERFORMED FOR A SALE/ESCROW AND THE ESCROW TRANSACTION CANCELS, IT WILL BE THE RESPONSIBILITY OF THE PERSON/S WHO SIGNED OUR WORK CONTRACT, TO PAY THE ENTIRE BALANCE DUE WITHIN 30 DAYS OF THE CANCELLED ESCROW. AT THIS TIME, INTEREST CHARGES MAY OCCURE.

HOMES CONSTRUCTED PRIOR TO 1978 ARE PRESUMED TO HAVE LEAD PAINT, AS PER THE EPA. LEAD PAINT MAY CAUSE HEALTH ISSUES IF DISTURBED DURING REPAIRS. SPEACIAL PROCEDURES ARE REQUIRED BY THE EPA IN REPAIRING AREAS WHERE MORE THAN SIX SQUARE FEET, IN THE INTERIOR AIR SPACE, AND MORE THAT TWENTY SQUARE FEET LOCATED AT THE EXTERIOR. LOCAL AND/OR STATE REQUIREMENTS MAY BE MORE RESTRICTIVE. THOSE DOING THE REPAIRS ARE REQUIRED BY LAW TO BE LICENSED LEAD RENOVATORS AND MUST FOLLOW STRICT TESTING, CONTAINMENT, CLEAN UP AND DISPOSAL PRACTICES.

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THE EXTERIOR SURFACE OF THE ROOF WAS NOT INSPECTED FOR LEAKS. 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 REPORT DOES NOT INCLUDE MOLD OR ANY MOLD LIKE CONDITIONS. MOLD IS NOT A WOOD DESTROYING ORGANISM AND IT IS OUTSIDE THE SCOPE OF OUR INSPECTION REPORT AS DEFINED BY THE STRUCTURAL PEST CONTROL ACT. NO COMMENTS WILL BE MADE TO ANY MOLD LIKE CONDITIONS BY OUR COMPANY. ANY QUESTIONS/CONCERNS REGARDING POSSIBLE MOLD LIKE CONDITIONS SHOULD BE DIRECTED TO A MOLD SPECIALIST.

REYNOLDS TERMITE CONTROL WILL CONTACT THE GAS COMPANY TO SHUT YOUR OFF THE DAY OF THE FUMIGATION. OWNER, AGENT AND/OR OCCUPANT MUST CONTACT THE GAS COMPANY, THE DAY OF THE FUMIGATION OR A FEW DAYS BEFORE THE FUMIGATION, AT 1-800-427-2200 OR WWW.SOCALGAS.COM AND SERCH FOR FUMIGATION RESTORE, IN ORDER TO RE-ESTABLISH GAS SERVICE WHEN FUMIGATION HAS BEEN COMPLETED. PLEASE BE SURE TO TELL THE GAS COMPANY TO RE-ESTABLISH GAS SERVICE AFTER 3:00PM. REYNOLDS TERMITE CONTROL OR OUR FUMIGATION COMPANY CANNOT SET UP THE RESTORE OF YOUR GAS.

IF THE GAS COMPANY ARRIVES BEFORE WE COMPLETE THE FUMIGATION, IT IS POSSIBLE THAT YOUR GAS WILL NOT BE TURNED ON UNTIL THE FOLLOWING WORKING DAY. OUR COMPANY CANNOT BE RESPONSIBLE FOR THE GAS COMPANIES POLICIES AND/OR ANY ADDITIONAL NIGHTS OUT OF YOUR HOME. WE ARE SORRY FOR ANY INCONVIENCE THAT THIS MAY CAUSE YOU AND YOUR FAMILY.

FUMIGATIONS STARTED ON A MONDAY THRU THURSDAY WILL TAKE TWO NIGHTS AND THREE DAYS. THREE NIGHTS AND FOUR DAYS IF WE START ON A FRIDAY OR SATURDAY.

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IN ORDER TO PERFORM YOUR FUMIGATION, WE MUST WALK ON THE ROOF. SOME ROOF MATERIALS ARE BRITTLE AND MAY ALREADY SUFFER SOME DAMAGE. THE UTMOST CARE WILL BE TAKEN TO MINIMIZE ANY ADDITIONAL ROOF DAMAGE OR DAMAGE TO THE FOLLOWING ITEMS WHILE WALKING OF ROOF: RADIO AND TELEVISION ANTENNAS, PLANTS THAT ARE ATTACHED TO EAVE LINES, WALLS, AWNINGS, RAIN GUTTERS, SOLAR PANELS, PLUMBING FIXTURES, OR ANY OTHER ITEMS ON OR CONNECTED TO THE ROOF, INCLUDING CHIMNEYS. SOME PLANT DAMAGE MAY ALSO OCCUR WHILE PERFORMING YOUR FUMIGATION. OWNER MAY NEED TO REMOVE SOME PLANTS AND TRANSPLANT AFTER THE FUMIGATION. ROOF AND PLANT RELEASES MAY NEED TO BE SIGNED BEFORE THE FUMIGATION CAN BE PERFORMED.

REYNOLDS TERMITE CONTROL DOES NOT PROVIDE ON-SITE SECURITY DURING THE FUMIGATION. WE CANNOT ASSUME ANY RESPONSIBILITY FOR THE CARE AND CUSTODY OF THE PROPERTY IN THE EVENT OF VANDALISM OR BREAKING AND ENTERING. OUR COMPANY SUGGESTS THAT ALL VALUBLES BE REMOVED FROM YOUR PROPERTY, PRIOR TO THE FUMIGATION. ALL ENTRY DOORS ARE LOCKED, THEN DOUBLED LOCKED BY THE FUMIGATION COMPANY AND WILL REMAIN LOCKED FOR THE ENTIRE FUMIGATION.

REPORTS ON THIS STRUCTURE PREPARED BY VARIOUS REGISTER 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. (Section SB1546)

PLEASE REVIEW ALL TERMITE INSPECTION REPORTS VERY CAREFULLY. PRICES WILL VARY WITH EACH COMPANY DUE TO THE AMOUNT OF INFESTATION, INFECTION AND/OR DAMAGES NOTED. REYNOLDS TERMITE CONTROL ALWAYS PERFORMS THE MOST THOROUGH INSPECTIONS POSSIBLE IN ORDER TO LOCATE ALL ADVERSE CONDITIONS REQUIRED BY THE STATE OF CALIFORNIA. IF YOU HAVE ANY QUESTIONS REGARDING OUR TERMITE REPORT, PLEASE CONTACT OUR OFFICE AS SOON AS POSSIBLE.

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ALL OF US AT REYNOLDS TERMITE CONTROL WOULD LIKE TO THANK YOU FOR CHOOSING OUR COMPANY TO PERFORM THE TERMITE INSPECTION. IF YOU HAVE ANY QUESTIONS CONCERNING THIS REPORT OR IF WE CAN BE OF ANY SERVICE, PLEASE CONTACT OUR OFFICE AT 949-498-3500, 714-979-1997 (reynoldstermitecontrol@gmail.com)

SINCE 1978, REYNOLDS TERMITE CONTROL HAS ALWAYS PROVIDED OUR CUSTOMERS WITH THE BEST INSPECTIONS, THE BEST GUARANTEES AND THE BEST SERVICE POSSIBLE AND WE THANK YOU ALL. QUALITY TERMITE CONTROL STARTS WITH YOUR INSPECTION AND WE KNOW THAT WE ARE THE COMPANY TO DO JUST THAT.

FUMIGATIONS PERFORMED BY OUR COMPANY ARE GUARANTEED FOR THREE YEARS AND OUR LOCALIZED AND/OR SECONDARY HAND TREATMENTS ARE GUARANTEED FOR ONE YEAR. WE ALSO PROVIDE ALL OF OUR CUSTOMERS WITH A YEARLY CONTROL SERVICE POLICY. (PLEASE SEE THE PRE-NOTE REGARDING THIS SERVICE). AGAIN, THANK YOU FOR CHOOSING REYNOLDS TERMITE CONTROL FOR YOUR TERMITE AND DRYROT NEEDS.

ALL STALL SHOWERS LOCATED ON THE GROUND OR FIRST FLOORS WILL ALWAYS BE WATER TESTED IN ACCORDANCE WITH THE STRUCUTRAL PEST CONTROL ACT SECTION 1991-(12). IF ADVERSE CONDITIONS ARE NOTED, (MOISTURE, FUNGUS, DRY ROT AND/OR DAMAGE) PLEASE SEE OUR FINDINGS AND RECOMMENDATIONS. IF NO EVIDENCE OF LEAKAGE WAS NOTED, AT THE ALLOWED WATER TESTING TIME, ONE WOULD ASSUME THAT THE STALL SHOWER DOES NOT LEAK. IN SOME CASES, THE BASE OF SOME INTERIOR AND/OR EXTERIOR WALLS MAY NEED TO BE OPENED FOR A FURTHER INSPECTION. THERE WILL BE A CHARGE IF ANY WALL AREAS ARE TO BE OPENED BY OUR COMPANY. THIS IS A REPORT OF THE CONDITION/S OF A STALL SHOWER(S) AT THE TIME OF THIS INSPECTION ONLY. THIS WILL NOT BE CONSTRUED AS A GUARANTEE UNLESS OTHERWISE STATED IN THIS REPORT. ROMAN, SUNKEN AND/OR HANDYCAP STALL SHOWERS WILL NOT BE WATER TESTED, DUE TO THE TYPE OF CONSTRUCTION.

SECTION 1	SECTION 2	FURTHER INSPECT.
2A: \$ 2500.00		5A: \$ 125.00
2B: \$ 625.00		
2C: NO BID		
2D: \$ 220.00		

REYNOLDS TERMITE CONTROL

616 S. El Camino Real, suite C
San Clemente, CA 92672
Ph. (949) 498-3500 or (949) 979-1997

WORK AUTHORIZATION CONTRACT

Address of Property: 34557 CALLE PORTOLA, CAPISTRANO BEACH, CA, 92624
Inspection Date: 02/18/2026
Report #: 220189
Title Co. & Escrow #:

SECTION 1

2A: \$ 2500.00
2B: \$ 625.00
2C: NO BID
2D: \$ 220.00

SECTION 2

FURTHER INSPECTION

5A: \$ 125.00

We Authorize the Following
Section 1 Items to be Performed.

2A,2B,2D: PLEASE SIGN & RETURN
BOTH PAGES TO PERFORM THIS
WORK. THANK YOU VERY MUCH.

Proposed Cost Section 1: \$ 3345.00

We Authorize the Following
Section 2 Items to be Performed.

Proposed Cost Section 2: _____

Total - All Sections: \$ 3345.00

We Authorize the Following
Items for Further Inspection.

Proposed Cost Fur.Insp.: _____

NOTICE TO OWNERS: Under 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 the 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, laborer, or supplier remains unpaid. To preserve their right to file a claim or lien against your property, certain claimants such as contractors or material suppliers are required to provide you with a document entitled "Preliminary 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.

I have read this work authorization contract and WDO inspection report it refers to.
SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED.
I have read and understand the terms of this work authorization contract and hereby agree to all terms thereof.

APPROVED AND READ BY:
GREG WELLS,

DATE

ACCEPTED FOR:
REYNOLDS TERMITE CONTROL

DATE

2/19/26

REYNOLDS TERMITE CONTROL

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C U S T O M E R I N F O R M A T I O N

The total amount of this contract is due and payable upon completion of the work listed above unless otherwise specified. Only the work specified in the contract is being done at this time due to owners wishes. ANY WORK PERFORMED AGAINST AN EXITSTING TITLE ESCROW WILL BE THE FINANCIAL RESPONSIBILITY OF THE OWNER AND/OR THE PARTY ORDERING THE INSPECTION REPORT, IN THE EVENT OF A CANCELLED TITLE ESCROW.

Customer agrees to hold company harmless for any damage which may occur to plant life, wiring, trees, vines, pets, tile roofs, plumbing leaks, or changes beyond control of the company which may occur during the performance of this work. In case of non-payment by owner, reasonable attorney's fees and costs of collection shall be paid by the owner, whether suit be filled or not. A SERVICE CHARGE OF 1-1/2 PERCENT, PER MONTH WILL BE CHARGED ON ALL BALANCES OVER (30) DAYS. THE 1-1/2 PERCENT, PER MONTH, EQUALS 18 PERCENT PER ANNUM ON THE UNPAID BALANCES.

All repairs performed by others must be re-inspected by OUR COMPANY before a CERTIFICATION will be issued. We do not guarantee work completed by others. Any repairs completed by others must be guaranteed in writing and submitted to OUR COMPANY before a CERTIFICATION will be issued. This firm does not make statements concerning workmanship. Workmanship is only determinable by those paying for or receiving those services.

****GUARANTEES**** All fumigations performed by Reynolds Termite Control, Inc. will be guaranteed for THREE YEARS. All localized and/or secondary hand treatments for drywood or subterranean termites will be guaranteed for TWO YEARS. Only the boards treated will be guaranteed. We do not guarantee areas not treated by our company.

****SUBTERRANEAN TERMITES**** Reynolds Termite Control can not be held responsible for any damage to plumbing, gas and/or ducting pipes located under the concrete slab flooring. Our company is unaware to the location of these pipes. Owner may want to contact the proper tradesman to locate these pipes prior to any treatment. If pipes are not located, prior to treatment, and we hit, damage or puncture one of these pipes there will be an additional charge for repairs needed. Charges will include: Cutting out the concrete slab floor, plumbing repairs, patching concrete flooring, repairing floor coverings and patching wall board.

****NOTE**** Inspection fee is billed separately above any work costs and will be waived if work is performed by our company.

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 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.

 Customer's Initials Date