

Southland Pest Control Inc.

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License # PR7461

9145 Garfield St.
Riverside, CA 92503

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 9145	Street Garfield St.	City Riverside	ZIP 92503	Date of Inspection 01/05/2026	Number of Pages 9
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Report # : 10049
 Registration # : PR7461
 Escrow # : N/A
 CORRECTED REPORT

Ordered by: Jasmyrn Turner 9145 Garfield st Riverside CA 92503 United States	Property Owner and Party of Interest: Jasmyrn Turner 9145 Garfield st Riverside CA 92503 United States	Report sent to: Jasmyrn Turner 9145 Garfield st Riverside CA 92503 United States
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COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

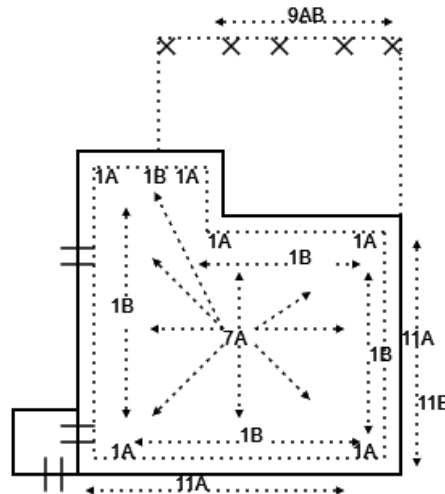
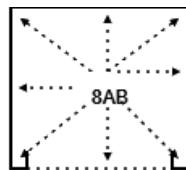
GENERAL DESCRIPTION: SFR, 1 Sory, on a raised foundation, detached garage, composition roof, vacant.	Inspection Tag Posted: Attic
	Other Tags Posted: None found at time of inspection.

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.

Diagram Not To Scale



Inspected By: Hector Guzman
 State License No. FR-62691
 Signature:

SOUTHLAND PEST CONTROL INC.

Page 2 of 9 inspection report

9145	Garfield St.	Riverside	CA	92503
Address of Property Inspected		City	State	ZIP
01/05/2026	10049		N/A	
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. Southland Pest Control Inc. and or it's employees do NOT inspect or certify any of the items noted above.

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.

SOUTHLAND PEST CONTROL INC.

Page 3 of 9 inspection report

9145	Garfield St.	Riverside	CA	92503
Address of Property Inspected		City	State	ZIP
01/05/2026	10049			N/A
Date of Inspection	Corresponding Report No.			Escrow No.

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.

SOUTHLAND PEST CONTROL INC.

Page 4 of 9 inspection report

9145	Garfield St.	Riverside	CA	92503
Address of Property Inspected		City	State	ZIP
01/05/2026	10049		N/A	
Date of Inspection	Corresponding Report No.	Escrow No.		

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.



1. SUBSTRUCTURE AREA:

1A - Section I

Dry-wood Termites Finding: Evidence of dry-wood termite infestation was found at the found thru out the crawl space area in multiple corners of home. Wood was not brittle to the touch but there were mounds of termite grass in multiple locations as indicated on the attached diagram.

Pursuant to Section 1990, Report Requirements Under Section 8516(b)(1-9), Due to the extent of activity found in the property.



Recommendation to fumigate - SEE 11B

1B - Further Inspection

Finding - Section 2516(c)(1) of Title 24 of the California Code of Regulations, Excessive Moisture Condition(s) (Water Stains / Water damage) noted at time of inspection at multiple areas of home. Major concerned area the main plumbing area. Has visual damage and some active water near the front of the home. May have been due to recent rain.



Recommendation - Southland Pest Control recommends a further inspection to the areas. Owner(s) or parties of interest to call a licensed contractor (Plumber) to do open area to further inspect the moisture condition to determine cause and correct properly, any sub contractor is authorized to perform work under Section 8556.

1. Call Southland Pest Control to inspect additional finding, at this point, Southland Pest Control will provide a supplemental report with additional findings and recommendations.
2. Once work is completed call Southland Pest Control for a re-inspection of area to provide any clearance for WDO reporting guidelines. Southland Pest Control Inc. or it's representatives will not be present at time or repairs unless requested by home owner or persons of interest (an hourly fee will apply according to the time spent at the job site).

7. ATTIC SPACES

7A - Section I

Finding - Section 2516(c)(1) of Title 24 of the California Code of Regulations, Excessive Moisture Condition(s) (Water Stains / Water damage) noted at time of inspection at attic plywood on multiple areas specifically near all the edges of the framing and on either side of the chimney as indicated on the diagram.



SOUTHLAND PEST CONTROL INC.

Page 5 of 9 inspection report

9145	Garfield St.	Riverside	CA	92503
Address of Property Inspected		City	State	ZIP
01/05/2026	10049			N/A
Date of Inspection	Corresponding Report No.			Escrow No.

Recommendation - SEE 11A

8. GARAGES

8A - Section I

Subterranean Termites (SUBS)

Finding: Evidence of subterranean termite infestation was noted at time of inspection at 2X4 framing in detached garage. Visual tubes found in various areas as noted on the location(s) shown on the attached diagram.

Recommendation – Full Treatment:

Apply a full exterior perimeter treatment using one or more of the following methods: pressure rodding, trenching, or low-pressure spraying. Treatment will be performed around the entire exterior perimeter of the structure at approximately **\$7.95 per linear foot**. This includes:

Trenching and rodding into the soil adjacent to the foundation.

Treating both sides of the garage foundation.

Foaming wall voids with plumbing lines (e.g., in bathrooms and kitchens).

Where concrete walkways or other obstructions prevent trenching, rodding will be used exclusively. If soil conditions prohibit trenching, rodding will be performed as the alternative.

Where footing is exposed, treatment will be applied to a depth of up to **4 feet** or to the **bottom of the footing**, whichever is shallower. Treated soil will be mixed with the finished dilution as it is replaced.

Active Ingredient:

Fipronil 9.1%, applied at a finished dilution of 0.06%, delivering **4 gallons per 10 linear feet per foot of depth**.

Recommendation – Localized Treatment:

Perform a localized pressure rod, trench, or spot treatment in areas where subterranean termites were identified in the report. All accessible termite tubes will be broken and treated. Minimum charge for localized treatment: **\$895.00**.

Application method: spot treat, trench, or rod as needed.

Same treatment depth, dilution rate, and product (Fipronil 9.1%) as the full treatment.

Disclosure:

Southland Pest Control Inc. is **not responsible for damage to hidden pipes, conduits, or utility lines** encountered during the treatment process.

For interior treatments, **all furniture and appliances must be moved away from the walls** where treatment is required (e.g., areas behind bathroom walls or near appliances with water lines).

Southland Pest Control employees **cannot and will not move** any furniture or appliances.

Acknowledgment:

I, _____, understand it is my responsibility to move such items and acknowledge that Southland Pest Control will not move any furniture or appliances.

Warranty:

This subterranean termite treatment is warranted for **two (2) years** from the date of completion and applies **only to the areas treated**.

8B - Further Inspection

Termite Damage – Basic

Finding: In accordance with Section 1990, Report Requirements Under Section 8516(b)(1–9), evidence of termite-damaged wood members was observed at the time of inspection at the location(s) noted on the attached diagram as 8B at the garage.



SOUTHLAND PEST CONTROL INC.

Page 6 of 9 inspection report

9145	Garfield St.	Riverside	CA	92503
Address of Property Inspected		City	State	ZIP
01/05/2026	10049			N/A
Date of Inspection	Corresponding Report No.			Escrow No.



Recommendation:

Per Section 1991, Report Requirements Under Section 8516(b)(10), it is recommended to replace all termite-damaged wood members as needed. This estimate includes **primer only—painting is not included.**

Note:

If any additional damage, infestation, or adverse conditions are discovered during the course of repairs, Southland Pest Control Inc. will immediately cease all work and issue a **supplemental report** detailing the findings, along with any revised repair recommendations and associated costs.



9. DECKS - PATIOS

9A - Section I

Dry-wood Termites Finding: Evidence of dry-wood termite infestation was found at the Drywood termites found in 4 by 8 beam and 4 by 4 post. Visual wood damage. Brittle to the touch. Frase coming from lumber as indicated on the attached diagram.

Pursuant to Section 1990, Report Requirements Under Section 8516(b)(1-9), Due to the extent of activity found in the property.

Recommendation to fumigate - SEE 11B



9B - Notes

Termite Damage – Basic

Finding:In accordance with Section 1990, Report Requirements Under Section 8516(b)(1-9), evidence of termite-damaged wood members was observed at the time of inspection at the location(s) noted on the attached diagram 9B patio post and beam.

Recommendation:

Per Section 1991, Report Requirements Under Section 8516(b)(10), it is recommended to replace all termite-damaged wood members as needed. This estimate includes **primer only—painting is not included.**

Note:

If any additional damage, infestation, or adverse conditions are discovered during the course of repairs, Southland Pest Control Inc. will immediately cease all work and issue a **supplemental report** detailing the findings, along with any revised repair recommendations and associated costs.



11. OTHER - EXTERIOR

11A - Further Inspection

Finding - Section 2516(c)(1) of Title 24 of the California Code of Regulations, Excessive Moisture Condition(s) (Water Stains / Water damage) noted at time of inspection at 2 X4 material used for fascia/soffit. Visual water damage coming from improper flow of water on roof.

Recommendation - Southland Pest Control recommends to call a professional (roofer to fix leak and damaged wood problem), and for a further inspection to the areas. Owner(s) or parties of interest to call a licensed contractor to do open area to further inspect the moisture condition to determine cause and correct properly, any sub contractor is authorized to perform work under Section 8556.



1. Call Southland Pest Control to inspect additional finding, at this point, Southland Pest Control will provide a supplemental report with additional findings and recommendations.
2. Once work is completed call Southland Pest Control for a re-inspection of area to provide

SOUTHLAND PEST CONTROL INC.

Page 7 of 9 inspection report

9145	Garfield St.	Riverside	CA	92503
Address of Property Inspected		City	State	ZIP
01/05/2026	10049			N/A
Date of Inspection	Corresponding Report No.			Escrow No.



any clearance for WDO reporting guidelines. Southland Pest Control Inc. or it's representatives will not be present at time or repairs unless requested by home owner or persons of interest (an hourly fee will apply according to the time spent at the job site).

11B - Section I

Dry-wood Termites Finding: Evidence of dry-wood termite infestation was found at the K seen inside of crawl space air vent. Visual frass/termite droppings leading into IA of the structure as indicated on the attached diagram.

Pursuant to Section 1990, Report Requirements Under Section 8516(b)(1-9), Due to the extent of activity found in the property.



Recommendation to fumigate - 2 Year warranty.

Fumigation (3 day - 2 nights tenting) - enclose the structure for an all encompassing treatment unitizing materials listed in Section 8505. 1 of the code,

Warranty: Fumigation

Southland Pest Control Inc. guarantees treatments applied by our FUMIGATION vendor for a period of 2 (TWO) years for a fumigation re-treatment if requested and if within reason. However Southland Pest Control Inc. will treat by a localized treatment if termites are found to be present within the 2 year period. The service warranty applies to the entire structure for the control of DRYWOOD TERMITE INFESTATIONS only.



NOTE: Southland Pest Control Inc. is a Structural Integrated Pest Management Company (S-IPM). Due to the nature of a fumigation treatment that has NO residual products left behind to continue to eradicate termites after fumigation, and due to the migration and constant spread of swarming termites, there is a risk of a termite re-infestation that may occur. Should a termite re-infestation occur within this period, our company will retreat at no charge. However, this firm does not guarantee against TERMITE DAMAGE. If at any time full structure fumigation is required to correct re-infestation within the warranty period, Southland Pest Control does not cover any out of pocket expenses during the fumigation period of 3 days and 2 nights.

This service warranty includes 1 (ONE) termite inspections on the anniversary date of the final year. We will come and inspect the home and any new activity will be locally treated at NO additional charge during the warranty years unless a full structure fumigation is requested by home owner.

NOTES:

Note A

ROOF AND WATER INTRUSION DISCLOSURE: The exterior roof covering is inspected from the ground level only, unless otherwise noted. This inspection is limited to the visible and accessible evidence of wood-destroying pests and organisms and conditions deemed likely to lead to infestation (such as water stains or "evidence of roof leaks" as defined by the Structural Pest Control Act). **This is NOT a roof certification or a guarantee of weathertightness.** Southland Pest Control does not test the integrity of shingles, tiles, flashing, or gutters. The absence of water stains does not guarantee the roof is free of leaks. **Southland Pest Control strongly recommend the roof covering be inspected by a licensed roofing contractor to determine its condition, remaining life expectancy, and water-tightness.**



Note B

PLUMBING AND MOISTURE DISCLOSURE: This is NOT a plumbing inspection. We do not test water supply lines, waste lines, pressure valves, or fixtures for mechanical

SOUTHLAND PEST CONTROL INC.

Page 8 of 9 inspection report

9145	Garfield St.	Riverside	CA	92503
Address of Property Inspected		City	State	ZIP
01/05/2026	10049		N/A	
Date of Inspection	Corresponding Report No.	Escrow No.		



integrity or code compliance. We do not guarantee against future leaks or concealed plumbing failures. Any comments regarding plumbing are limited to observed moisture or active leaks present at the time of inspection. **Southland Pest Control strongly recommend the property be inspected by a licensed plumbing contractor to ensure the integrity of the plumbing system.**



Thank you for selecting us 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 a safe 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:

SOUTHLAND PEST CONTROL INC.

Page 9 of 9 inspection report

9145	Garfield St.	Riverside	CA	92503
Address of Property Inspected		City	State	ZIP
01/05/2026	10049			N/A

Date of Inspection	Corresponding Report No.	Escrow No.
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Poison Control Center	(800) 222-1222
Agricultural Department	(951) 955-3045
Health Department	(951) 358-5058
Structural Pest Control Board	(916) 561-8700

2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815



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