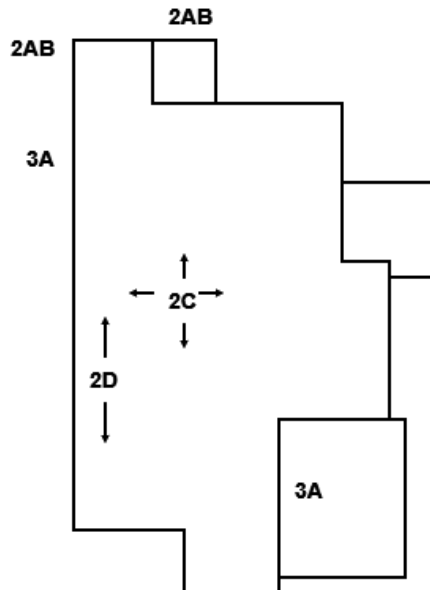


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 2165	Street LILAC ROAD	City RAMONA	ZIP 92065	Date of Inspection 09/10/2025	Number of Pages 7
 Palomar Termite & Pest Control 28936 Old Town Front St #203 Temecula CA 92590 (888) 865-9669 (951) 506-0395 palomartermite@hotmail.com Fax (951) 506-0397				Report # : 28821 Registration # : PR 5927 Escrow # : ☐ CORRECTED REPORT	
Ordered by: SHARON QUISENBERRY COLDWELL BANKER squisen@gmail.com		Property Owner and Party of Interest: SUZANNE OUELLETTE 2165 LILAC ROAD RAMONA CA 92065 suzsparks10@yahoo.com		Report sent to: JENNIFER MORRIS OAKWOOD ESCROW jmorris@oakwoodescrow.com	
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐					
GENERAL DESCRIPTION: ONE STORY, SINGLE FAMILY, COMPOSITION ROOF, SUB AREA					Inspection Tag Posted: SUBAREA 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.					
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: MICHAEL A MELTON State License No. OPR 11764 Signature: _____

Michael A. Melton

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. 04/2015)

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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 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.

A. This is a Wood Destroying Pest & Organisms Inspection report. **IT IS NOT A PEST CONTROL INSPECTION REPORT and does not include common household pest such as ants, cockroaches, silverfish, beetles, fleas, moths, weevils, vermin, mice, rats, bats, etc.** If you would like your property inspected for common household pests, please call us and we will refer you to a licensed general pest control company.

B. 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 & Organisms Inspection Report does not contain information on such defects, if any, as they are not within the scope of the licenses of this company or it's employees. **THIS IS NOT A HOME INSPECTION REPORT.**

C. The Structural Pest Control Act requires inspections of only those areas which are visible and accessible at the time of the inspection. Some areas of the structure are not accessible to inspect, such as the interior of hollow walls, spaces between floors or porches or decks and ceilings below, areas concealed by carpeting, appliances, furniture or cabinets, insulated attics or sub areas, attics or sub areas with less than 12 inches of crawl space, areas where there is no access without defacing or tearing out lumber or painted areas, or areas covered by vegetation. 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. Unless otherwise specified in this report, we do not inspect fences, sheds, dog houses, detached patios, gazebos, detached wood decks, wood retaining walls, or wood walk ways.

D. Second story eaves are inspected from ground level only. If you would like them inspected more closely, they may be inspected further at an additional charge.

E. If the structure inspected is a condominium type unit sharing common walls, foundation, and/or attics with adjacent units, a limited inspection will be performed and a limited report prepared. Adjacent units are not inspected and are not included in this report. No opinion is rendered, nor guarantee implied, concerning the presence or absence of infestations from other areas into the inspected unit. If infestations or infections are found in the condominium type unit, it is recommended that all attached and adjacent units be inspected for infestations or infections.

F. 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.

G. Slab floor construction has become more prevalent in recent years. Floor coverings may conceal cracks in the slab that will allow infestation or infection to enter. Infestations in walls may be concealed by plaster and/or paint so that a diligent inspection may not disclose the true condition of the property. 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 a further inspection if there is any question about the above noted areas.

H. 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 which may become visibly evident in such areas after the date of this report. Upon request, further inspection of these areas would be performed at an additional charge.

I. NOTICE: The charge for service that this company subcontracts to another registered company may include the company's charges for arranging and administrating such services that are in addition to the direct costs associated with paying the

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subcontractor. You may accept Palomar Termite & Pest 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, Palomar Termite & Pest 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.**

J. Palomar Termite & Pest Control is not licensed as a fumigator and subcontracts its fumigation's to a registered fumigator licensed by the Structural Pest Control Board to perform fumigation's. Your fumigation will be subcontracted to a LICENSED BRANCH I FUMIGATION COMPANY.

K. In the event damage or infestation described herein is later found to extend further than anticipated, our bill will not include such repairs. A supplemental report will be prepared listing any additional repairs, treatment, and additional costs. OWNERS SHOULD BE AWARE OF THIS CLOSED BID WHEN CONTRACTING WITH OTHERS OR UNDERTAKING THE WORK HIMSELF/HERSELF.

L. "This company will reinspect repairs done by others within four months of the original inspection. A charge can be no greater than the original inspection fee for each re-inspection. The re-inspection must be done within ten (10) working days of request. The re-inspection 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."

M. If inspection of a particular area is found to be inaccessible or limited in any way, such as excessive storage, moisture, insulation, or construction, a further inspection will be made by this company if requested by the owner and after the area(s) are made accessible.

N. Wall paper, stain, and interior painting are excluded from our contract. New exterior wood exposed to the weather will be prime painted only, upon request and at an additional expense.

O. Newly painted surfaces or repairs in some instances can conceal evidence of damage. **This firm does not assume any responsibility for hidden defects if a structure has recently been painted or any repair work has been done deliberately or inadvertently to conceal adverse conditions or infections.**

P. All pesticides and fungicides must be applied by a state certified applicator ((A\$ 8555 Business & Professionals Code Division 3) and in accordance with the manufacturer's label requirements.

Q. Local treatment is not intended to be an entire structure treatment method. If infestations of wood destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated. G. Slab floor construction has become more prevalent in recent years. Floor coverings may conceal cracks in the slab that will allow infestation or infection to enter. Infestations in walls may be concealed by plaster and/or paint so that a diligent inspection may not disclose the true condition of the property. 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 a further inspection if there is any question about the above noted areas.

R. During the process of treatment or replacement, it may be necessary to drill holes through ceramic tiles or other floor coverings; these holes will be sealed with cement or other sealer. We assume no responsibility for cracks, chipping, or other damage to floor coverings. We do not re-lay carpeting. Customer agrees to hold Palomar Termite & Pest Control harmless for any damage which may occur to plant life, wiring, trees, pets, sprinkler systems, tile roofs, plumbing leaks, or changes which may occur during the performance of the work.

S. We assume no responsibility for damage to any plumbing, water, gas, or electrical lines, etc., in the process of pressure treatment of concrete slab areas or replacement of concrete or structural timbers.

T. Second story stall showers are inspected but not water tested unless there is evidence of leaks in ceilings below. Sunken or below grade showers, tubs, or jacuzzi's are not water tested due to the construction.

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U. If during the course of, or after opening walls, or any previously concealed or inaccessible areas, further damage or infection or infestation is found, a supplemental report will be issued. Any work completed in these areas will be at owner's direction and at an additional charge.

V. This company warrants its treatments and repairs for one year from the date of service for effectiveness of treatment and defects in materials and workmanship. This warranty does not cover conditions hidden by finished surfaces or that may develop in/or from inaccessible areas and/or after the date of inspection. For local treatments, only the treated areas are warranted. Fumigations are warranted for a period of two (2) years on the entire structure excluding any consequential damages. No pests other than those described in this inspection report will be covered under the warranty.

W. **THIS COMPANY DOES NOT WARRANTY WORK DONE BY OTHERS.** IF CERTIFICATION is required, **any work done by others must be CERTIFIED BY THEM.**

X. 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 the right to seek a second opinion from another company.

Y. This Wood Destroying Pest & Organisms Inspection Report **DOES NOT INCLUDE MOLD, ASBESTOS** or any mold or asbestos like conditions. No reference will be made to mold or mold like conditions or asbestos. Mold is not a Wood Destroying Organism and is outside the scope of this report as is asbestos, as defined by the Structural Pest Control Act. If you wish your property inspected for mold, asbestos, or mold like conditions, please contact the appropriate company.

Z. There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this Work Authorization contract. These issues may 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 opinions concerning such health issues or any special precautions. Any questions concerning health issues or special precautions to be taken prior to or during the course of such repairs should be directed to the appropriate health care professional before any such repairs are undertaken.

The total amount of the contract is due and payable upon completion of the work described above if contracted with Palomar Termite & Pest Control, unless otherwise agreed in writing. Only the work specified in this report will be done at the owner's request. ANY WORK PERFORMED AGAINST AN EXISTING TITLE ESCROW WILL BE THE FINANCIAL RESPONSIBILITY OF THE PARTY ORDERING THE INSPECTION REPORT. IN THE EVENT OF A CANCELLED TITLE ESCROW. In case of non-payment by the owner, or other responsible person, a SERVICE CHARGE OF 1 1/2% PER MONTH (18% APR) shall accrue on all balances payable over 30 days late from the date due until payment is received.

This Wood Destroying Pest & Organisms Inspection Report, clearance, and warranty covers only existing infestations or infections that are described in this report. Your property may qualify for an annual Termite Control Service Agreement from Palomar Termite & Pest Control to cover future infestations. Please contact our office to determine your eligibility and for further details.

This is a separated report which is defined as Section I/Section II conditions evident on the date of inspection, Section I contains items where there is visible 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 the inspection and cannot be defined as Section I or Section II.

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"Under the California Mechanic's 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 reserve 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.

State law requires 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."

For further information, contact any of the following: Palomar Termite & Pest Control 888 865-9669

For Health questions: County Health Department: Orange County 714 834-3155, San Diego County 858 694-2888, Los Angeles County 800 427-8700, Riverside County 951 358-5000, San Bernardino County 909 884-4056. For Application information: The County Agriculture Commissioner: Orange County 714 955-0100, San Diego County 858 694-2739, Los Angeles 626 575-5471, Riverside County 951 955-3000, San Bernardino 909 387-2105, and for Regulatory information, The Structural Pest Control Board 2005 Evergreen St Ste1500, Sacramento Ca 95815, 916 561-8700

Persons with respiratory or allergic conditions, or others, 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.

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2. DRYWOOD TERMITES:

2A - Section I

FINDINGS: EVIDENCE OF DRYWOOD TERMITES WAS NOTED AT EAVES. SEE 2A ON DIAGRAM.

RECOMMENDATION: SEAL ENTIRE STRUCTURE AND FUMIGATE WITH VIKANE GAS AND THE WARNING AGENT CHLOROPICRIN FOR THE ERADICATION OF DRYWOOD TERMITES. REMOVE OR MASK REMAINING EVIDENCE.

2B - Section I

FINDINGS: TERMITE DAMAGED WOOD WAS NOTED AT FASCIA. SEE 2B ON DIAGRAM.

RECOMMENDATION: REPLACE, REPAIR, REINFORCE, DAMAGED WOOD AS NEEDED. ****SEAL NEW WOOD WITH ONE COAT OF PRIMER. PAINTING IS NOT INCLUDED.**

2C - Section I

FINDINGS: EVIDENCE OF DRYWOOD TERMITES WAS NOTED AT ATTIC. SEE 2C ON DIAGRAM.

RECOMMENDATION: SEAL ENTIRE STRUCTURE AND FUMIGATE WITH VIKANE GAS AND THE WARNING AGENT CHLOROPICRIN FOR THE ERADICATION OF DRYWOOD TERMITES. REMOVE OR MASK REMAINING EVIDENCE.

2D - Section I

FINDINGS: EVIDENCE OF DRYWOOD TERMITES WAS NOTED AT SUB AREA. SEE 2D ON DIAGRAM.

RECOMMENDATION: SEAL ENTIRE STRUCTURE AND FUMIGATE WITH VIKANE GAS AND THE WARNING AGENT CHLOROPICRIN FOR THE ERADICATION OF DRYWOOD TERMITES. REMOVE OR MASK REMAINING EVIDENCE.

3. FUNGUS / DRYROT:

3A - Section I

FINDINGS: FUNGUS/DRYROT DAMAGE WAS NOTED AT ROOFING. SEE 3A ON DIAGRAM.

RECOMMENDATION: REPLACE, REINFORCE, OR REMOVE DAMAGED WOOD. ****SEAL NEW WOOD WITH ONE COAT OF PRIMER. PAINTING IS NOT INCLUDED.****

NOTES:

Note A

NO DETACHED STRUCTURES WERE INCLUDED IN THIS INSPECTION.

WE HAVE BEEN INFORMED BY PUBLIC RECORDS THAT THE STRUCTURE(S) INSPECTED, THE SUBJECT(S) OF THIS REPORT, WAS/WERE CONSTRUCTED IN 2006. IF THIS IS INCORRECT, PLEASE NOTIFY US IMMEDIATELY. IT IS VERY IMPORTANT THAT WE HAVE ACCURATE INFORMATION ON THE DATE OF CONSTRUCTION TO PROPERLY EVALUATE THE NEEDED REPAIR PROCEDURE.

PRE 1978 BUILDINGS: HOMES AND OTHER BUILDINGS CONSTRUCTED PRIOR TO 1978 ARE PRESUMED TO HAVE LEAD PAINT THAT MAY CAUSE SERIOUS HEALTH ISSUES IF DISTURBED DURING REPAIRS. SPECIAL PROCEDURES ARE REQUIRED BY THE US EPA IN REPAIRING PAINTED AREAS WHERE MORE THAN 6 SQUARE FEET IN THE INTERIOR OR 20 SQUARE FEET ON THE EXTERIOR ARE DISTURBED. LOCAL AND STATE REQUIREMENTS MAY BE MORE RESTRICTIVE. THOSE DOING THE REPAIRS ARE REQUIRED BY THE EPA TO BE LICENSED LEAD RENOVATORS AND MUST FOLLOW STRICT TESTING, CONTAINMENT, REPAIR, CLEAN UP AND DEBRIS DISPOSAL

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PRACTICES. THE PENALTIES FOR VIOLATIONS OF THE EPA REGULATIONS ARE SEVERE. YOU WILL BE PROVIDED WITH THE EPA PAMPHLET ENTITLED "RENOVATE RIGHT-IMPORTANT LEAD HAZARD INFORMATION FOR FAMILIES..." PRIOR TO THE START OF REPAIRS. YOU WILL BE NOTIFIED OF THE ADDITIONAL COSTS OF COMPLIANCE. IF YOU HAVE ANY QUESTIONS PLEASE CONTACT US.

THE FOLLOWING AREA(S) WERE/WERE NOT INSPECTED AS INDICATED:

	YES	NO	
1. SUBSTRUCTURE AREA:	☒	☐	PART ACCESS-INSULATION,CONSTRUCTION-SEE FINDINGS
2. SHOWER:	☐	☒	
3. FOUNDATION:	☒	☐	ABOVE GRADE
4. PORCHES:	☐	☒	
5. VENTILATION:	☒	☐	APPEARS ADEQUATE
6. ABUTMENTS:	☐	☒	
7. ATTIC SPACES:	☒	☐	PART ACCESS-INSULATION-CONSTRUCTION-SEE FINDINGS
8. GARAGES:	☐	☒	
9. PATIO-DECKS:	☒	☐	
10. INTERIOR:	☒	☐	
11. EXTERIOR:	☒	☐	SEE FINDINGS

COSTS:

INSPECTION FEE ----- \$85.00

2A,2C,2D ----- \$2,200.00 FUMIGATION

2B,3A ----- \$850.00 DAMAGE REPAIRS

ANY BID GIVEN BY PALOMAR TERMITE & PEST CONTROL FOR TERMITE TREATMENTS, FUMIGATION'S, OR REPAIRS, IS AN ALL INCLUSIVE BID. IF THE PROPERTY OWNER USES ANOTHER CONTRACTOR FOR ANY OF THE RECOMMENDED WORK, OUR ESTIMATES WILL CHANGE. IF ANY CONTRACTOR, OTHER THAN PALOMAR TERMITE & PEST CONTROL, PERFORMS THE RECOMMENDED WORK, WE WILL CHARGE A RE-INSPECTION AND/OR CONSULTATION FEE. IF ANY CONTRACTOR, OTHER THAN PALOMAR TERMITE & PEST CONTROL, PERFORMS THE REPAIRS AND THE PROPERTY OWNER REQUESTS A CERTIFICATION FROM OUR COMPANY, WE MUST BE NOTIFIED PRIOR TO THE CONTRACTOR BEGINNING WORK. THIS PROCESS WILL INSURE ALL THE RECOMMENDED WORK IS PERFORMED IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE STRUCTURAL PEST CONTROL BOARD OF CALIFORNIA. THIS BID IS GOOD FOR 30 DAYS FROM THE DATE OF THE REPORT.

PLEASE CONTACT ME IF YOU HAVE ANY QUESTIONS REGARDING THIS REPORT. THANK YOU