



WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 221	STREET, CITY, STATE, ZIP Donax Ave #15, Imperial Beach CA 91932	Date of Inspection 5/4/2026	No. of Pages 7
 1201 Simpson Way, Escondido, CA 92029 Tel: (760)233-2055 Fax: (760)233-2090 Toll: (800)420-7378 Email: inbox@kennedypest.com			
Firm Registration No. PR 1932	Report No. 67533	Escrow No.	
Ordered By: Agent - Kaylee Harrigan 12750 High Bluff Dr #300 San Diego, CA 92130 Attn: admin@fredsedgroup.com 716-239-1590	Property Owner/Party of Interest Agent - Kaylee Harrigan 12750 High Bluff Dr #300 San Diego, CA 92130 Attn: admin@fredsedgroup.com 716-239-1590	Report Sent To: Agent - Kaylee Harrigan 12750 High Bluff Dr #300 San Diego, CA 92130 Attn: admin@fredsedgroup.com 716-239-1590	
COMPLETE REPORT <input type="checkbox"/>	LIMITED REPORT <input checked="" type="checkbox"/>	SUPPLEMENTAL REPORT <input type="checkbox"/>	REINSPECTION REPORT <input type="checkbox"/>
General Description: Vacant, three story, townhome.		Inspection Tag Posted: Kitchen sink cabinet	
		Other Tags Posted: None noted	
An inspection has been made to 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 type="checkbox"/> Fungus/Dryrot <input type="checkbox"/> Other Findings <input type="checkbox"/> Further Inspection <input type="checkbox"/>			
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.			



Paul Skott License #FR41308
Signing for Derrick Jackson


Inspected by Derrick Jackson State License No. FR45092 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.

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, or (800) 737-8188 or www.pestboard.ca.gov.

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A. 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; area where there is no access without defacing or tearing out lumber, masonry or finished work; areas behind stoves, refrigerators or beneath floor coverings, furnishings; areas where encumbrances and storage, conditions or locks makes inspection impractical, portions of the sub area concealed or made inaccessible by ducting or insulation, area beneath wood floors over concrete, and areas concealed by heavy vegetation. All inspections are done from the ground level only unless otherwise indicated. Although we make visual examinations, we do not deface or probe window/door frames or decorative trims. Unless otherwise specified in this report we do not inspect fences, sheds, dog houses, detached patios, detached wood decks, wood retaining walls or wood walkways. We assume no responsibility for work done by anyone else, for damage to the structure or contents during our inspection, or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non-disclosure by the owner/agent/tenant.

B. Slab floor construction has become more prevalent in recent years. Floor covering may conceal cracks in the slab that will allow infestation to enter. Infestation in the walls may be concealed by plaster so that a diligent inspection may not disclose the true condition. 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 further inspection if there is any question about the above noted areas. Ref: Structural Pest Control Act, Article 6, Section 8516(b), paragraph 1990(i). Amended effective March 1, 1974. Inspection is limited to disclosure of wood destroying pests or organisms as set forth in the Structural Pest Control Act, Article 6, Section 8516(b), Paragraph 1990-1991

C. 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 the 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.

D. This company is not responsible for work completed by others, recommend or not, including by Owner. Contractor bills should be submitted to Escrow as certification of work completed by others. Kennedy Pest Control does not comment on workmanship done by others. Interested parties must satisfy themselves as to the quality or appearance of work which is not completed by our company.

E. This report includes findings related to the presence/non-presence of wood destroying organisms and/or visible signs of leaks in the accessible portions of the roof. **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 Contractors' State License Board.**

F. Second story stall showers are inspected but not water tested unless there is evidence of leaks in the ceiling below. Ref: Structural Pest Control Rules and Regulations, Sec 5816G. Sunken or below grade showers or tubs are not water tested due to their construction.

G. During the course of/ or after the opening of walls or any previously concealed areas, should any further damage or infestation be found, a supplementary report will be issued. Any work completed in these areas would be at the Owner's direction and additional expense.

H. During the process of treatment or replacement it may be necessary to drill holes through

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ceramic tiles or other floor coverings; These holes will then be sealed with concrete. We will exercise due care but assume no responsibility for cracks, chipping or other damage to floor coverings. We do not re-lay carpeting.

I. We assume no responsibility for damage to any Plumbing, Gas or Electrical lines, etc., in the process of pressure treatment of concrete slabs or replacement of concrete or structural timbers.

J. When a fumigation is recommended we will exercise all due care but assume no responsibility for damage to Shrubbery, Trees, Plants, TV Antennas or Roofs. A FUMIGATION NOTICE will be left with, or mailed to the Owner of this property, or his designated Agent. Occupant must comply with instructions contained in the Fumigation Notice. During fumigation and aeration, the possibility of burglary exists as it does any time you leave your home. Therefore, we recommend that you take any steps that you feel necessary to prevent any damages to your property. We also recommend that you contact your insurance agent and verify that you have insurance to protect against any loss, damage or vandalism to your property. The company does not provide any on site security except as required by state or local ordinance and does not assume any responsibility for care and custody of the property in case of vandalism, breaking or entering.

Natural gas service to the home must be disconnected before fumigation can commence. Kennedy Pest Control Inc. will arrange for gas disconnection prior to fumigation, however the owner or owner's agent must contact the local gas company for the restoration of gas service.

Kennedy Pest Control Inc. or its sub-contractors cannot be held liable for delays caused by disconnection or restoration of gas service not being completed.

K. If you should have any questions regarding this report, please call or come by the office any weekday between 8:00am and 5:00pm
We also provide information about additional services for the control of household pests such as Ant, Fleas, etc.

L. I agree to pay reasonable attorney's fees if suit is required by Kennedy Pest Control to enforce any terms of this contract, together with the costs of such action, whether or not suit proceeds to judgement.

M. The total amount this contract is due and payable upon completion of work unless otherwise specified. 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.

N. If this report is used for escrow purposes, then it is agreed that this inspection report and completion, if any, is part of the Escrow Transaction. However, if you received written or verbal instructions from any interested parties involved in the escrow (agents, principals, etc.) to not pay our invoice at close of escrow, you are instructed by us not to use these documents to satisfy any conditions or terms of your escrow for purposes of closing the escrow. Further, you are instructed to return all of our documents and the most current mailing address you have on file for the property owner.

O. Owner/agent/tenant acknowledges and agrees that inspection of the premises will not include any type of inspection for the presence or non-presence of asbestos and that this report will not include any findings or opinions

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regarding the presence or non-presence of asbestos in, upon, or about the premises, we recommend that you contact a contractor specifically licensed to engage in asbestos related work. Further, should we discover the presence of asbestos during our inspection of the premises or should our inspection of the premises cause a release of asbestos dust or particles, owner/agent/tenant shall be solely responsible for the cleanup, removal and disposal of the asbestos and the cost thereof. Owner/agent/tenant hereby agrees to waive any and all claims against Kennedy Pest Control which are in any way related to the presence of asbestos on the premises and further agrees to indemnify and hold this company harmless from any and all claims of any nature asserted by any third party, including this company's employees, which is in any way related to the presence of asbestos on the premises.

P. 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.

Q. If any infestation, infection or damage is discovered in a concealed area during the course of performing any recommendation in this report, this company will file a supplemental report. This company is not responsible for controlling such infestations or infections nor repairing such damage.

R. This company makes no gurantee or warranty, express or implied, regarding future infections or adverse conditions or conditions present but not evident at time of inspection.

S. 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.

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 (j) of the Stuctural Pest Control Act and Rules and Regulations, furnished interiors, inaccessible attics, insulated attics, and portions thereof the interior of hollow walls, spaces between a floor or porch deck, the ceiling or soffit below stall showers over finished buttresses and similiar areas to which there is no access without defacing or tearing out lumber, masonry and finished work, bulit-in cabinet work floor beneath coverings, areas where storage condidtions or locks make inspection impractical.

This wood destorying pest and organism report does not include mold or any mold like conditions. Molds, sometimes called mildew, are not wood destroying organisms. Branch III licenses do not have a duty under the Structural Pest Control Act and related regulations to classify molds as harmful to human health or not harmful to human health. No reference will be made to mold or mold like conditions. Mold is outside the scope of the 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.

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It is the owners responsibility to disclose any knowledge of conditions which are not visible during the course of a normal inspection.

This firm will use commonly available material for work performed by this company, but does not guarantee to match materials no longer available or wood requiring custom milling. Bids for wood repair include prime coat to outside wood. This firm will not stain or paint inside or outside repairs. **Prime coat only!**

This firm reserves the right to substitute materials due to availability and/or discontinued materials.

IMPORTANT NOTICE: If persons other than this firm are to complete repairs it is recommended that the lender be consulted for guarantee requirements prior to commencement of work by others. Kennedy Pest Control Inc. will not make any statement as to the quality of workmanship nor will we guarantee work done by others. If all items are not completed by this firm, our price per item may vary from the original bid and warranty will be limited to specific areas.

Kennedy Pest Control Inc. does not guarantee work performed by others. Such guarantees should be obtained from those performing the repairs. Kennedy Pest Control Inc. only certifies the absence of infestation or infection. If it is found that others have concealed or hidden the infestations or infections during the course of their repairs, it will be the responsibility of the interested parties to pursue the responsible parties.

NOTICE: The charge for service that this company subcontracts to another registered company may include the companys charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept this companys 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, this firm will not in any way be responsible for any act or omission in the performance of work that you directly contact with another to perform.

Wood windows are visually inspected, and not opened. To determine the integrity of wood windows, you should contact a licensed window contractor.

The exterior surface of the roof was not inspected. If you want the water tightness of the roof to be determined, you should contact a roofing contractor who is licensed by the contractors state license board.

Built in cabinets are not inspected.

It is unlawful for a handyman to perform work in excess of \$1000

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This is a limited inspection and report, limited to interior living space, excluding garage, and exterior as per the request of Kaylee Harrigan.

THIS IS TO CERTIFY THAT THE ABOVE PROPERTY WAS INSPECTED IN ACCORDANCE WITH THE STRUCTURAL PEST CONTROL ACT AND RULES AND REGULATIONS ADOPTED PURSUANT THERETO, AND THAT NO EVIDENCE OF ACTIVE INFESTATION OR INFECTION WAS FOUND IN THE VISIBLE AND ACCESSIBLE AREAS.

A complete inspection of this property is recommended by this firm.

This report includes the above addressed unit only. No opinion is rendered as to the adjacent units condition. A complete inspection of this property is recommended by this firm.

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OCCUPANTS CHEMICAL NOTICE

Kennedy Pest Control will use pesticide chemical(s) specified below for the control of wood destroying pests or organisms in locations identified in this Structural Pest Control report.

(1) The pesticide(s) proposed to be used and the active ingredients(s)

- ___ A. Chloropicrin: Used as warning agent with Vikane Gas Fumigant.
- ___ B. Vikane Gas Fumigant: Sulfuryl Floride 99.8%, Inert ingredients 0.2%
- ___ C. Fuse Foam: Fipronil 0.005%/Imidacloprid.025% , Inert ingredients 99.97%
- ___ D. Wisdom Flowable: bifenthrin 7.9%, Inert ingredients 92.1%

(2) "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 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 exposure, so exposure should be minimized."

"If within 24 hours following application you experience symptoms similar to common seasonal illness comparable to the flu or any slowed movement, garbled speech or dizziness contact your physician or poison control center and Kennedy Pest Control. "

For further information , contact any of the following:

- Kennedy Pest Control.....(800) 420-7378
- San Diego County Health Department.....(800) 876-4766
- San Diego County Agriculture Commissioner.....(858) 694-2739
- Poison Control Center.....(800) 876-4766
- Structural Pest Control
- 2005 Evergreen St. Ste. 1500 Sacramento, CA 95815 (916) 561-8708

Persons with respiratory or allergic conditions, or other 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.**

NO CHEMICAL APPLICATION WILL BE PERFORMED UNTIL SUCH A TIME THAT THIS NOTICE IS RETURNED to KENNEDY PEST CONTROL. HAVING READ THE INSTRUCTIONS, I, THE UNDERSIGNED, ACCEPT RESPONSIBILITY FOR UNDERSTANDING ALL THE AFOREMENTIONED.

OWNER/OCCUPANT

DATE

OWNER/OCCUPANT

DATE

INVOICE



1201 Simpson Way, Escondido, CA 92029
Tel: (760)233-2055 Fax: (760)233-2090
Toll: (800)420-7378
Email: inbox@kennedypest.com

DATE	REPORT #	ESCROW #	PROPERTY LOCATION
05/06/2026	67533		221 Donax Ave #15, Imperial Beach CA 91932

TO: Agent - Kaylee Harrigan
12750 High Bluff Dr #300
San Diego, CA 92130
ATTN: admin@fredsedgroup.com

Balance Due: \$0.00

RETAIN THIS COPY FOR YOUR RECORDS

DUE AND PAYABLE WITHIN 10 DAYS

1.5% per month charged on all past due accounts. This is an annual percentage rate of 18%
(Interest charged pursuant to the Robinson-Patman Act)

NOTICE: "Under the Mechanics'Lien law, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for his 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 of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if the subcontractor, laborer, or supplier remains unpaid."

THANK YOU FOR YOUR BUSINESS