

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 34568	STREET, CITY, STATE, ZIP Calle Portola, Dana Point CA 92624	Date of Inspection 4/28/2026	No. of Pages 8
Top Gun Pest Control 1861 Skyline Way Fullerton, CA 92831 Tel: (949) 306-2364 Email: Office@TopGunPestControlOC.com www.topgunpestcontroloc.com			
Firm Registration No. PR 7808	Report No. 1420	Escrow No.	
Ordered By: RE/MAX Property Connection 26381 Crown Valley Pkwy Ste 180 Mission Viejo, CA 92691 Attn: Bryn Hutchinson	Property Owner/Party of Interest RE/MAX Property Connection 26381 Crown Valley Pkwy Ste 180 Mission Viejo, CA 92691 Attn: Bryn Hutchinson	Report Sent To: RE/MAX Property Connection 26381 Crown Valley Pkwy Ste 180 Mission Viejo, CA 92691 Attn: Bryn Hutchinson	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: 1-STORY HOUSE, ATTACHED GARAGE, COMPOSITION ROOF, CONCRETE SLAB, STUCCO EXTERIOR		Inspection Tag Posted: ATTIC	
		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 checked="" type="checkbox"/> Fungus/Dryrot <input checked="" 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.			

NOTE: DIAGRAM IS DISPLAYED ON PAGE 2

Inspected by Erik Kennady State License No. OPR14345 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 preceeding 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. 43M-41 (Rev. 04/2015)

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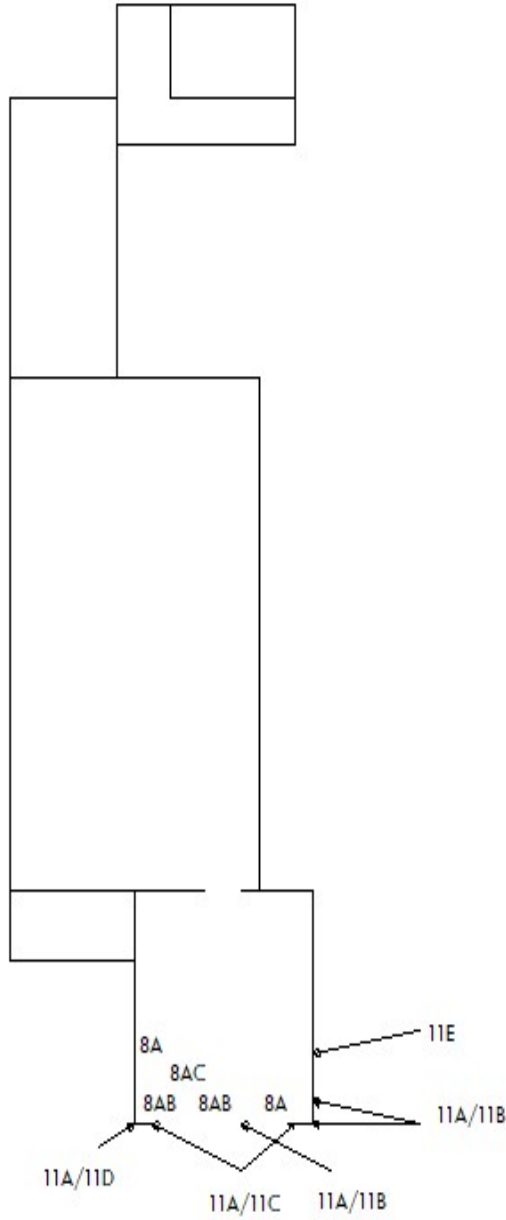
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DIAGRAM NOT TO SCALE



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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 make inspection impractical, portions of the subarea concealed or made inaccessible by ducting or insulation, area beneath wood floors over concrete, and areas concealed by heavy vegetation. Areas or timbers around eaves were visually inspected from ground level only. 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 structure or contents during our inspection, or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non-disclosure by 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. Infestations 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. A re-inspection will be performed, if requested within four (4) months from date of original inspection, on any corrective work that we are regularly in the business of performing. If CERTIFICATION is required, then any work performed by others must be CERTIFIED by them. There is a re-inspection fee.

D. This company is not responsible for work completed by others, recommended or not, including by Owner. Contractor bills should be submitted to Escrow as certification of work completed by others.

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 inspector did not go onto the roof surface due to possible physical damage to the roof, or personal injury. No opinion is rendered nor guarantee implied concerning the water-tight integrity of the roof or the condition of the roof and roofing materials. If interested parties desire further information on the condition of the roof, we recommend that they engage the services of a licensed roofing contractor.

F. Second story stall showers are inspected but not water tested unless there is evidence of leaks in ceiling below. Ref: Structural Pest Control Rules and Regulations, Sec. 8516G. Sunken or below grade showers or tubs are not water tested due to their construction.

G. During the course of/ or after opening 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 Owner's direction and additional expense.

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

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of this property, or his designated Agent. Occupant must comply with instructions contained in 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 damage to your property. We also recommend that you contact your insurance agent and verify that you have insurance coverage 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.

K. Your termite report and clearance will cover EXISTING infestation or infection which is outlined in this report. If Owner of property desires coverage of any new infestation it would be advisable to obtain a Control Service Policy which would cover any new infestation for the coming year. Or, if you prefer periodic/annual inspections, they are available at our current rate of \$150 for homes up to 2,500 sq. ft.

L. If you should have any questions regarding this report, please call or come by our office any weekday between 8:00 a.m. and 5:00 p.m. We also provide information about additional services for the control of Household Pests such as Ants and Fleas, etc.

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

N. The total amount of 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.

O. 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 this 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.

P. 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 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 this Company 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.

Q. 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.

R. Although certain chemicals used in the control of termites are deadly to Ants, Roaches, Spiders, etc., Top Gun Pest Control, accepts responsibility only for the control of drywood and subterranean termites.

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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.

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 TOP GUN 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, TOP GUN PEST CONTROL WILL NOT BE RESPONSIBLE FOR ANY ACT OR OMISSION IN THE PERFORMANCE OF WORK THAT YOU DIRECTLY CONTRACT WITH ANOTHER TO PERFORM.

ALL WORK PERFORMED BY THIS COMPANY (ACTUAL AREAS TREATED AND/OR REPAIRED ONLY) IS GUARANTEED/WARRANTED FOR ONE YEAR FROM THE DATE OF COMPLETION UNLESS OTHERWISE STATED ON THE REPORT. WARRANTIES CAN BE EXTENDED THROUGH OUR ANNUAL CONTROL POLICY.

THIS INSPECTION REPORT DOES NOT ENCOMPASS THE OVERALL MAINTENANCE CONDITION OF THE STRUCTURE NOR DOES IT IMPLY THAT THE STRUCTURES IS IN COMPLIANCE WITH THE CURRENT BUILDING CODES. IF FURTHER INFORMATION/CONFIRMATION IS DESIRED, WE RECOMMEND CONTACTING A LICENSED CONTRACTOR. TOP GUN PEST CONTROL IS NOT RESPONSIBLE FOR ANY HIDDEN DAMAGE THAT MAY BE FOUND AT A LATER DATE DUE TO AREAS BEING SCRAPPED, CHIPPED, PROBED OR TEARING OUT OF LUMBER/MASONRY OR FINISH WORK OF ANY KIND BY ANEW OWNER AND/OR OCCUPANT.

IF A BUILDING PERMIT IS REQUIRED, IT IS THE OWNER'S RESPONSIBILITY TO OBTAIN PERMIT(S) PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOTICE: THE STRUCTURAL PEST CONTROL BOARD ENCOURAGES COMPETITIVE BUSINESS PRACTICES AMONG REGISTERED COMPANIES. 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. THEREFORE, YOU HAVE A RIGHT TO SEEK A SECOND OPINION SINCE THERE MAY BE ALTERNATIVE METHODS OF CORRECTING THE FINDINGS LISTED ON THIS REPORT THAT MAY BE LESS COSTLY.

IN THE COURSE OF ALL WOOD REPAIRS, WE ENDEAVOR TO MATCH EXISTING WOOD. DUE TO CURRENT MILLING SIZES, WE CANNOT GUARANTEE AN EXACT MATCH. IF AN EXACT MATCH IS DESIRED ON SPECIAL DECORATIVE AND/OR SIZES, AN ADDITIONAL QUOTATION WILL BE GIVEN UPON REQUEST.

ALL REPAIRS COMPLETED BY OWNERS/TRADESMAN CONTRACTED BY THE OWNERS OR OTHER PARTIES CAN BE REINSPECTED BY TOP GUN PEST CONTROL, UPON REQUEST, BY PARTIES OF INTEREST. THE REINSPECTION WILL ONLY CERTIFY THE ABSENCE OF INFESTATION/INFECTION IN THE ACCESSIBLE AREAS. WE DO NOT GUARANTEE WORK COMPLETED BY OTHERS NOR DOES THIS COMPANY MAKE ANY STATEMENTS CONCERNING THE WORKMANSHIP OF THOSE REPAIRS. A REINSPECTION OF SPECIFIC ITEMS ON THE REPORT OR ANY OTHER CONDITION PERTAINING TO THIS STRUCTURE CAN BE DONE FOR AN ADDITIONAL COST AT THE REQUEST OF THE PERSON(S) ORDERING THE ORIGINAL REPORT. THIS REINSPECTION MUST BE DONE WITHIN FOUR MONTHS OF THE ORIGINAL DATE OF INSPECTION.

NOTE: SECOND STORY EAVES WERE VISUALLY INSPECTED FROM GROUND LEVEL ONLY DUE TO HEIGHT RESTRICTIONS, AND AS SUCH, ARE INACCESSIBLE TO PROBING. THIS INSPECTION/REPORT AND ACCOMPANYING FINDINGS AND RECOMMENDATIONS DO NOT ADDRESS ANY HIDDEN DAMAGE (IF ANY) THAT MAY BE FOUND AT A LATER DATE UPON SCRAPPING/CHIPPING BY OWNER.

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IF A SEPARATED REPORT HAS BEEN REQUESTED, IT IS DEFINED AS SECTION 1 & SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

SECTION 1: SECTION ONE CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION.

SECTION 2: SECTION TWO ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION, BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

FURTHER INSPECTION: FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREAS WHICH, DURING THE ORIGINAL INSPECTION, DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CANNOT BE DEFINED AS SECTION 1 OR SECTION 2.

1. Substructure Areas:

CONCRETE SLAB

2. Stall Shower:

TESTED/NO LEAK

3. Foundations:

CONCRETE/ABOVE GRADE

4. Porches - Steps:

CONCRETE

5. Ventilation:

NONE/CONCRETE SLAB

6. Abutments:

NONE

7. Attic Spaces:

LIMITED ACCESS DUE TO LOW CLEARANCE, INSULATION, AND HVAC

NOTE: INSPECTOR NOTED THAT SOME PORTIONS OF THE ATTIC WERE INACCESSIBLE FOR INSPECTION DUE TO LOW CLEARANCE, INSULATION AND HVAC. NO RECOMMENDATIONS ARE MADE AT THIS TIME AND FURTHER INSPECTION OF THESE AREAS WOULD BE IMPRACTICAL TO DO SO.

8. Garages:

LIMITED ACCESS DUE TO PARTIALLY ENCLOSED WALLS AND STORAGE

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8. Garages:

ITEM 8A Evidence of drywood termites was noted in garage areas as marked 8A on the diagram.

RECOMMENDATION: Fumigation of structure with a registered fumigant. Mask/cover or remove the termite pellets. While all due care will be taken: we cannot be responsible for any damage to roof, plants, and/or antennas.

If within 2 years of your first treatment, we uncover a new colony of live drywood termites infesting the original structure, we will re-tent for FREE.

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

ITEM 8B Drywood termites have damaged garage double topplate framing area as marked 8B on the diagram.

RECOMMENDATION: Replace/reinforce and/or wood fill damaged wood with new material as needed. Painting is not included.

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

ITEM 8C Drywood termites have damaged garage collar framing area as marked 8C on the diagram.

RECOMMENDATION: Replace/reinforce and/or wood fill damaged wood with new material as needed. Painting is not included.

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

NOTE: INSPECTOR NOTED THAT THE GARAGE WAS ONLY PARTIALLY ACCESSIBLE FOR INSPECTION DUE TO OWNER'S STORED ITEMS. IF FURTHER INSPECTION IS DESIRED, OWNERTO REMOVE STORED ITEMS TO PROVIDE ACCESS AS NEEDED.

9. Decks - Patios:

ATTACHED PATIO COVER/ATTACHED DECK

NOTE: THE UNDERSIDE AREA OF THE DECK IS INACCESSIBLE FOR INSPECTION DUE TO CONSTRUCTION. IF INTERESTED PARTIES WANT TO HAVE THE AREA INSPECTED, THE OWNER MUST MAKE THE AREA ACCESSIBLE AND CALL FOR A RE-INSPECTION. (THERE MAY BE A FEE ASSOCIATED WITH A RETURN INSPECTION)

10. Other - Interiors:

FURNISHED AND OCCUPIED

NOTE: INSPECTOR NOTED THAT INTERIOR AREAS WERE ONLY PARTIALLY ACCESSIBLE FOR INSPECTION DUE TO OWNER'S STORED ITEMS. IF FURTHER INSPECTION IS DESIRED, OWNER TO REMOVE STORED ITEMS TO PROVIDE ACCESS AS NECESSARY.

11. Other - Exteriors:

INSPECTED FROM GROUND LEVEL ONLY

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11. Other - Exteriors:

ITEM 11A Evidence of drywood termites was noted in exterior areas as marked 11A on the diagram.

RECOMMENDATION: Fumigation of the structure with a registered fumigant. Mask/Cover or remove the termite pellets. While all due care will be taken: we cannot be responsible for any damage to roof, plants, and/or antennas.

If within 2 years of your first treatment, we uncover a new colony of live drywood termites infesting the original structure, we will re-tent for FREE.

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

ITEM 11B Drywood termites have damaged roof rafter areas as marked 11B on the diagram.

RECOMMENDATION: Replace/reinforce and/or wood fill damaged wood with new material as needed. Painting is not included.

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

ITEM 11C Drywood termites have damaged door jamb areas as marked 11C on the diagram.

RECOMMENDATION: Replace/reinforce and/or wood fill damaged wood with new material as needed. Painting is not included.

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

ITEM 11D Drywood termites have damaged roof eave sheeting areas as marked 11D on the diagram.

RECOMMENDATION: Replace/reinforce and/or wood fill damaged wood with new material as needed. Painting is not included.

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

ITEM 11E Dryrot/fungus damage noted in roof eave sheeting area as marked 11E on the diagram.

RECOMMENDATION: Cut out damaged wood and replace with new lumber as needed. (Painting not included) NOTE: AREAS THAT WOULD BE FURTHER WEAKENED BY REPLACEMENT WILL BE SCRAPED, TREATED WITH A STATE APPROVED FUNGICIDE AND REPAIRED(WOOD FILLED).

NOTE: UPON REMOVAL OF DAMAGED WOOD, IF INFECTION IS EXTENDING INTO INACCESSIBLE AREAS, A SUPPLEMENTAL REPORT WILL BE ISSUED, OUTLINING FINDINGS, RECOMMENDATIONS, AND ADDITIONAL CHARGES (IF ANY).

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