

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
29771	Running Deer Ln	Laguna Niguel	92677-2026	05/21/2026	1 of 6

**Newport Exterminating**  
**16661 Millikan Ave**  
**Irvine, CA 92606-5028**  
 Tel 949-261-0700 Fax 949-261-0708  
 Registration #: PR371

A LICENSED PEST CONTROL OPERATOR IS AN EXPERT IN HIS/HER FIELD. QUESTIONS RELATIVE TO THIS REPORT SHOULD BE REFERRED TO HIM/HER.

**Report #: 109546**

Ordered by: Pacific Sotheby's International Heidi Ryan 10 Monarch Bay Plaza Dana Point, CA 92629-4244	Property Owner and Party of Interest: c/o Agent 29771 Running Deer Ln Laguna Niguel, CA 92677-2026	Report sent to: Pacific Sotheby's International Heidi Ryan 10 Monarch Bay Plaza Dana Point, CA 92629-4244
---	---	---

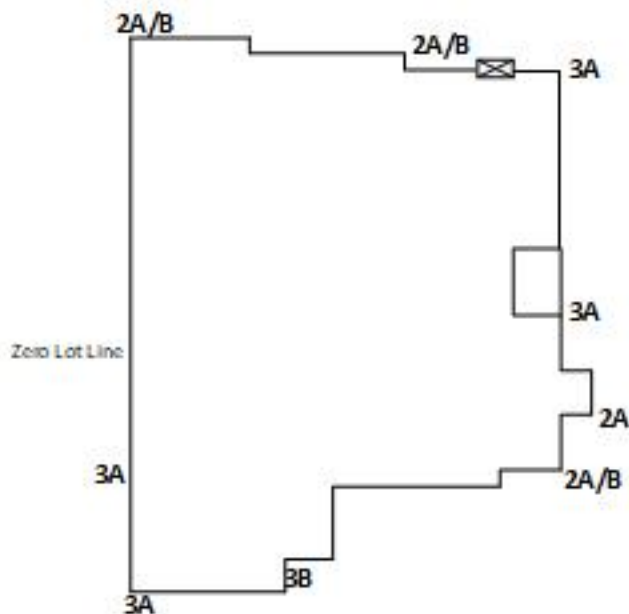
COMPLETE REPORT      
 LIMITED REPORT      
 SUPPLEMENTAL REPORT      
 REINSPECTION REPORT

General Description: 2 Story Single Family Residence, Composition Roof, Occupied	Inspection Tag Posted:  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.



Inspected By: Jose Ortiz State License No.: FR41481 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, CA 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, (800) 737-8188 or [www.pestboard.ca.gov](http://www.pestboard.ca.gov). 43M-41 (REV. 04/2015)

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
29771	Running Deer Ln	Laguna Niguel	92677-2026	05/21/2026	2 of 6

## General Comments

- 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; and areas or timbers around eaves that would require use of an extension ladder.
- B. Slab floor construction has become more prevalent in recent years. Floor coverings 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. Re: Structural Pest Control Act, Title 16, Article 5, 1990-1991, Division 3, Article 1, Section 8516 (b). Amended, effective March 1, 1974. Inspection is limited to disclosure of wood destroying pests or organisms is the Structural Pest Control Act, Title 16, Article 5, 1990-1991, Division 3, Article 1, Section 8516 (b).
- C. This inspection pertains only to the specific address(es) indicated above and does not include any attached or adjacent unit(s).
- D. This company is NOT RESPONSIBLE for work completed by others, recommended or not, including by Owner. Contractors bills should be submitted to Escrow as certification of work completed by others.
- E. Should any party in interest desire further information pertaining to the condition of the Plumbing or the Roof, we recommend the employment of a Licensed Contractor, as this is not within the scope of our license.
- F. This proposal does not include Painting or Decorating in the process of work performed. Items recommended will be replaced as close as possible to original but are NOT GUARANTEED to match.
- G. Second story stall showers are inspected but NOT WATER TESTED unless there is evidence of leaks in ceilings 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.
- H. 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 OWNERS DIRECTION AND ADDITIONAL EXPENSE.
- I. 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.
- J. We assume NO RESPONSIBILITY for damage to any Plumbing, Gas or Electrical lines, etc., in the process of pressure treatment of concrete slab areas or replacement of concrete or structural timbers.
- K. 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 which states, among other things, that certain FOOD AND MEDICINES must be bagged in Nylofume plastic bags or removed from the premises PRIOR to Fumigation.
- L. Your termite report and clearance will cover any EXISTING infestation or infection which is outlined in this report.
- M. If you should have any questions regarding this report, please call or come by our office any weekday between 8:00 am and 4:30 pm.
- N. I agree to pay reasonable attorneys 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 judgment.

## NOTICE TO OWNER

Under the California Mechanics Lien Law any structural pest 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 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 supplier remain unpaid.

To preserve 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 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 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

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
29771	Running Deer Ln	Laguna Niguel	92677-2026	05/21/2026	3 of 6

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) 222-1222, (800) 876-4766 and your pest control company immediately. For further information, contact any of the following: Newport Exterminating (949) 261-0700; for Health Questions County Health Dept.: Orange (714) 433-6000; Los Angeles (310) 338-3200; San Diego (619) 515-6770; Riverside (951) 955-3045; San Bernardino (909) 387-6280; for Application Information County Agricultural Commissioner: Orange (714) 955-0100; Los Angeles (626) 575-5466; San Diego (858) 694-8980; Riverside (951) 955-3000; San Bernardino (909) 387-2105 and for Regulatory Information - the Structural Pest Control Board, 2005 Evergreen St, Ste 1500, Sacramento, CA 95815-3831 (800) 737-8188 or pestboard.ca.gov.

**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. "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 Pests and Organisms Report DOES NOT INCLUDE MOLD or any mold like condition. No reference will be made to mold or mold like condition. 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."**

If the structure(s) inspected and/or subject(s) of this report were constructed prior to 1978, please notify us immediately. It is very important that we have accurate information on the date of the construction to properly evaluate the needed repair procedures.

**Structures built prior to 1978:** 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 areas where more than 6 square feet in the interior or 20 square feet on the exterior are disturbed. Those doing the repairs are required by the EPA to be licensed lead renovators and must follow strict test, containment, repair, clean up and debris disposal practices. The penalties for violation of the EPA regulations are severe.

"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 Newport Exterminating'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, Newport Exterminating 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".

"This company will re-inspect repairs done by others within four (4) months of the original inspection. A charge, if any, 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."

**IMPORTANT NOTE:** Under no circumstances should this "Wood Destroying Pests and Organisms Inspection Report" be construed in any way as a guarantee or warranty of the structure. Inspection reports are intended to represent a list of infestations, infections or adverse conditions which are noted on the date of inspection in visible and accessible areas. Any infestations, infections or adverse conditions found after the date of this inspection report by any party will require an additional inspection report with additional findings, recommendations and estimates, if any.

Fences and gates are not included on inspection report.

Minimum Service Charges: Wood Repair - \$595.00, Drywood Termite Local Treatment - \$550.00, and Subterranean Termite Treatment - \$695.00. If required, there may be additional charges for building permits.

All primary wood repair completed by Newport Exterminating is guaranteed for one year from date of completion.

Upon removal of wood, if further infestation, infection and/or damage is noted, a supplemental report will be issued with findings, recommendations and costs, if any.

Any and/or all finished work: Exterior doors, windows, trim, moulding, etc., should be sealed and painted immediately after installation by a paint contractor. Newport Exterminating cannot guarantee against delamination or warping. Outward swinging doors are not guaranteed against warping (even if properly painted and/or sealed).

Payment is the responsibility of homeowner or agent ordering the work if not paid through escrow.

**ATTENTION:** Be advised that the lender may require all items (Section 1, Sections II and Unknow) be completed before the close of

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
29771	Running Deer Ln	Laguna Niguel	92677-2026	05/21/2026	4 of 6

escrow. Consul lender before ordering work.

In accordance with the laws and regulations of the State of California, we are required to provide you with the following information prior to application of termiticides/fungicides to your property. For treatment process, one of the following chemicals will be used:

Bora-Care - active ingredients: (40.0% disodium octaborate tetrahydrate)

Mold-Care - active ingredients: (80.0% didecyl dimethyl ammonium chloride)

Premise 2 - active ingredients: (21.4% imidacloprid)

Termidor SC - active ingredients: (9.1% fipronil)

Termidor Dry - active ingredients: (0.5% fipronil)

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
29771	Running Deer Ln	Laguna Niguel	92677-2026	05/21/2026	5 of 6

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 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.

## Description of Findings

### SECTION: I DRYWOOD TERMITES

Finding: 2A Evidence of drywood termites noted at fascia as marked on diagram.  
Recommendation: It is recommended the infested areas be locally treated for the control of drywood termites. Pellets to be covered or cleaned up where practical. One year guarantee on wood members treated only.

Finding: 2B Drywood termite damage noted at fascia as marked on diagram.  
Recommendation: Remove damaged wood members and replace with new material and/or fill minor damage (primer/paint bid available upon request).

### FUNGUS/DRYROT

Finding: 3A Fungus damage noted at jamb and fascia as marked on diagram.  
Recommendation: Remove fungus infected and/or damaged wood members and replace with new material (primer/paint bid available upon request). Upon removal of wood, if further fungus infection and/or damage is noted, a supplemental report will be issued with findings, recommendations and costs of repairs, if any.

Finding: 3B Fungus damage noted at utility closet as marked on diagram.  
Recommendation: Remove and replace door(s) with new. NOTE: Original hardware will be used upon replacement. Outward swinging doors are not guaranteed against leakage or moisture damage occurring the future.

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
29771	Running Deer Ln	Laguna Niguel	92677-2026	05/21/2026	6 of 6

## **Disclaimer**

**Escrow Inspection Fee: \$95.00**

**Estimate: \$3,155.00**

2A Local Termite Treatment - \$745.00

2B/3A/3B Repairs - \$2,410.00

Note: One coat of touch-up primer included with the above repairs.

Re-Inspection/Supplemental Reports:

If a re-inspection is required for clearance, work completed by owner and/or others must be re-inspected by Newport Exterminating. The re-inspection fee is \$95.00 and an additional \$95.00 will be charged per trip.

If owner or others request a previously inaccessible area to be inspected by Newport Exterminating, an \$95.00 supplemental inspection fee will be charged and an additional \$95.00 will be charged per trip.

If the inspection report is used for escrow purposes, then it is agreed that the inspection report and completion, if any, is part of the ESCROW TRANSACTION.

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 30 days past due.

PLEASE NOTE: AN ESCROW CANCELLATION, BUYER WITHDRAWAL OR "CHANGING YOUR MIND" DOES NOT ABSOLVE LIABILITY FOR UP-FRONT MATERIAL AND LABOR COSTS INCURRED BY NEWPORT EXTERMINATING. All parties authorizing construction repair services for the property designated in this report are financially liable for the preliminary costs incurred by our company. These costs include but are not limited to: up-front material costs (purchasing of paint, lumber, & other items needed to prepare the material) and/or labor costs paid to our employees to prepare these materials. The authorizing party is responsible for reimbursing Newport Exterminating for all up-front costs incurred.

### **PERMIT FEES**

Building permit fees are based on flat rates and might require structural engineering fees. Average costs for permits are \$500.00 to \$2,000.00. Cost to prepare and submit plans is \$175.00 per hour. If structural engineering plans are required, initial fee is \$400.00 plus \$250.00 per hour to provide drawings and plans.

**I hereby authorize Newport Exterminating to perform the following items and agree to pay for additional building permit fees as outlined above:**

Item #(s): \_\_\_\_\_ Total Cost Estimate of Item(s): \$ \_\_\_\_\_

Authorized by: Owner/Agent/Management \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_

Title \_\_\_\_\_ P.O. / ESC # \_\_\_\_\_

Phone: (Hm) \_\_\_\_\_ (Bus) \_\_\_\_\_ (Cell) \_\_\_\_\_

**Email authorizations to [general@newportexterminating.com](mailto:general@newportexterminating.com) or fax to (949) 261-0708.**