

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 28671	Street Walnut Grv	City Mission Viejo	ZIP 92692	Date of Inspection 02/25/2026	Number of Pages 8
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Saddleback Termite & Pest Control

22661 Lambert St, Suite 209
Lake Forest CA 92630
(949) 713-1420
termite@saddlebacktermite.com

Report # : 12322
Registration # : PR6810
Escrow # :
 CORRECTED REPORT

Ordered by: Eric Kiang FasTurtle Property Management 25950 Acero Ste 100 Mission Viejo CA 92691 United States MOBILE: (949) 836-3064	Property Owner and Party of Interest: Andrea Wilkins 28671 Walnut Grv Mission Viejo CA 92692 United States	Report sent to:
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COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

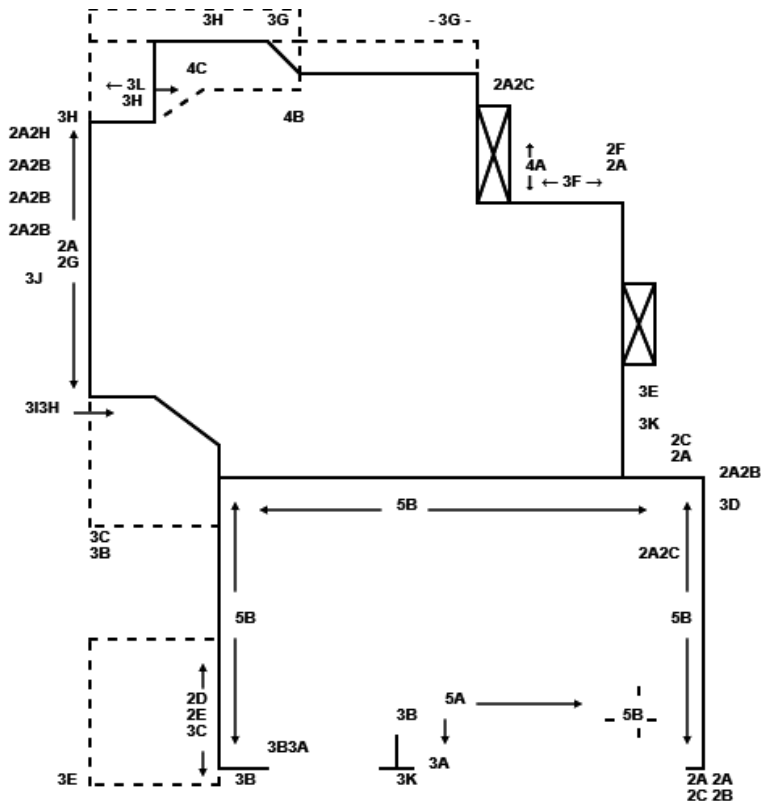
GENERAL DESCRIPTION: 2-Story, Stucco, Single Family, Furnished, Occupied, Tile Roof, Slab Foundation.	Inspection Tag Posted: Garage
	Other Tags Posted: Quality First 5/4/20, Quality Fumigated 25/6/20

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: Kevin Peña
 State License No. OPR11619
 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, 95815-3831.
 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.

SADDLEBACK TERMITE & PEST CONTROL

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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 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 its employees.

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, porch deck over soffit below, stall showers over finished ceilings, appliances, furniture or cabinets; such structural segments as areas enclosed by bay windows, buttresses, built in cabinet work, areas under floor covering; any areas requiring the removal of storage, furnishings or appliances; any areas to which there is no access without defacing or removing lumber, masonry or finished workmanship. 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.

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; areas where there is no access without defacing or tearing out lumber, masonry or finished work; make inspection impractical; and areas or timbers around eaves that would require use of an extension ladder.

Certain areas may be inaccessible for inspection due to construction or storage. We recommend further inspection of areas where inspection was impractical. Re: Structural Pest Control Act, Article 6, section 8516 (b), paragraph 1990 (l), Amended effective March 1, 1974. Stall shower, if any, are water tested in compliance with Section 1991 (12) of the Structural Pest Control Act. The absence or presence of leaks through sub-floor, adjacent floors or walls will be reported. This is a report of the condition of the stall shower at the time of inspection only, and should not be confused as a guarantee. Although we make a visual examination, we do not deface or probe into window or door frames, decorative trim, roof members, etc., in search of wood destroying pests or organisms.

NOTE: 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.

NOTE: We do not inspect or certify plumbing, plumbing fixtures, etc. 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.

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 is 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.

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.

NOTICE: The charge for service that this company subcontracts to another person or entity 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 Saddleback 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 company, Saddleback Termite & Pest Control will not in any way be responsible for any act or omission in the performance of work that you directly contracted with another to perform. We do not warranty or attest to the workmanship of items completed by others.

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.

SADDLEBACK TERMITE & PEST CONTROL

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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 HIS INSPECTION AND CANNOT BE DEFINED AS SECTION I OR SECTION II.

SECTION I:

2A - Drywood

Evidence of Drywood Termite infestation extending into inaccessible areas of **FASCIA, RAFTER TAIL, AND ROOF SHEATHING** at time of inspection.

Vacate the premises and seal the structure for fumigation with Vikane Gas. Fumigation warranted for two years. Fumigation releases must be signed prior to fumigation. See fumigation notice for terms and liabilities.

Quote Price: \$3,060.00

2B - Drywood

Evidence of Drywood Termite damage noted at time of inspection at **FASCIA** as indicated on the diagram.

Scrape or chisel out damaged area. Fill area with a wood filler. Prime area of repair.

Quote Price: \$850.00

2C - Drywood

Evidence of Drywood Termite damage noted at time of inspection at **RAFTER TAIL** as indicated on the diagram.

Scrape or chisel out damaged area. Fill area with a wood filler. Prime area of repair.

Quote Price: \$2B

2D - Drywood

Evidence of Drywood Termite infestation extending into inaccessible areas of **SIDING** at time of inspection.

Vacate the premises and seal the structure for fumigation with Vikane Gas. Fumigation warranted for two years. Fumigation releases must be signed prior to fumigation. See fumigation notice for terms and liabilities.

Quote Price: \$2A

2E - Drywood

Evidence of Drywood Termite damage noted at time of inspection at **SHIPLAP SIDING** as indicated on the diagram.

Remove and replace damage with new as necessary. Prime area of repair.

Quote Price: \$900.00

2F - Drywood

Evidence of Drywood Termite damage noted at time of inspection at **ROOF SHEATHING** as indicated on the diagram.

Scrape or chisel out damaged area. Fill area with a wood filler. Prime area of repair.

Quote Price: \$2B

2G - Drywood

Evidence of Drywood Termite damage noted at time of inspection at **2ND STORY 2X10 FASCIA** as indicated on the diagram.

Remove and replace damage with new as necessary. Prime area of repair.

Quote Price: \$1,200.00

2H - Drywood

Evidence of Drywood Termite damage noted at time of inspection at **2X10 RAFTER TAIL** as indicated on the diagram.

Remove and replace damage with new as necessary. Prime area of repair.

Quote Price: \$200.00

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3A - Fungus / Dryrot

Fungus Damage noted at **2ND STORY SIDING**. Due to normal exposure.

Scrape or chisel out damage. Chemically treat infection. Fill damage with a wood filler. Prime area of repair.

Quote Price: \$2B

3B - Fungus / Dryrot

Fungus Damage noted at **1X4 SIDING TRIM/WINDOW TRIM**. Due to normal exposure.

Remove and replace damage with new as necessary. Prime area of repair.

Quote Price: \$1,950.00

3C - Fungus / Dryrot

Fungus Damage noted at **1X8 SHIPLAP SIDING**. Due to normal exposure.

Remove and replace damage with new as necessary. Prime area of repair.

Quote Price: \$2E

3D - Fungus / Dryrot

Fungus Damage noted at **GARAGE SIDE DOOR AND JAMBS**. Due to normal exposure.

Remove and replace damage with new as necessary. Prime area of repair.

Quote Price: \$1,250.00

3E - Fungus / Dryrot

Fungus Damage noted at **WINDOW TRIM**. Due to normal exposure.

Scrape or chisel out damage. Chemically treat infection. Fill damage with a wood filler. Prime area of repair.

Quote Price: \$2B

3F - Fungus / Dryrot

Fungus Damage noted at **2X4, 2X6, AND 2X8 WINDOW TRIMS**. Due to normal exposure.

Remove and replace damage with new as necessary. Prime area of repair.

Quote Price: \$3B

3G - Fungus / Dryrot

Fungus Damage noted at **2ND STORY 2X4 WINDOW TRIM**. Due to normal exposure.

Remove and replace damage with new as necessary. Prime area of repair.

Quote Price: \$3B

3H - Fungus / Dryrot

Fungus Damage noted at **WINDOW TRIMS**. Due to normal exposure.

Scrape or chisel out damage. Chemically treat infection. Fill damage with a wood filler. Prime area of repair.

Quote Price: \$2B

3I - Fungus / Dryrot

Fungus Damage noted at **2ND STORY 2X10 FASCIA**. Due to normal exposure.

Remove and replace damage with new as necessary. Prime area of repair.

Quote Price: \$2G

3J - Fungus / Dryrot

Fungus Damage noted at **2X4 WINDOW TRIM**. Due to normal exposure.

Remove and replace damage with new as necessary. Prime area of repair.

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Quote Price: \$3B

3K - Fungus / Dryrot

Fungus Damage noted at **DOOR JAMB**. Due to normal exposure.

Scrape or chisel out damage. Chemically treat infection. Fill damage with a wood filler. Prime area of repair.

Quote Price: \$2B

3L - Fungus / Dryrot

Fungus Damage noted at **2ND STORY GABLE ROOF SHEATHING AND 1X8 SHIPLAP**. Due to normal exposure.

Remove and replace damage with new as necessary. Prime area of repair.

**** BROKEN TILES NOTED.**

**** NO GUARANTEE FOR CURRENT OR FUTURE ROOF LEAKS.**

Quote Price: \$360.00

SECTION II:

4A - Other Findings

Water stains noted at **STUCCO due to RUN OFF**. Saddleback Termite & Pest Control does not guarantee the presence or non-presence of any leaks or hidden damage from same. Area appears to have no evidence of infection or infestation at the time of the inspection. No guarantee.

Owner to contact proper, licensed tradesperson to correct. No guarantee. Saddleback Termite & Pest Control does not warranty or certify work performed by others.

Quote Price: \$UNKNOWN

4B - Other Findings

Moisture damage identified at **WOOD**.

Owner to contact proper, licensed tradesperson to correct. No guarantee. Saddleback Termite & Pest Control does not warranty or certify work performed by others.

**** LEAK AT ADJACENT WALL HAS BEEN RECENTLY REPAIRED BY OTHERS. ****

Quote Price: \$UNKNOWN

4C - Other Findings

Moisture damage identified at **DOOR**.

Owner to contact proper, licensed tradesperson to correct. No guarantee. Saddleback Termite & Pest Control does not warranty or certify work performed by others.

Quote Price: \$UNKNOWN

FURTHER INSPECTION:

5A - Further Inspection

Inaccessible areas noted at **EAVES due to HEIGHT AND TYPE OF ROOF**.

Open area for a further inspection. File a supplemental report with additional findings, recommendations, and cost.

Quote Price: \$UNKNOWN

5B - Further Inspection

Inaccessible areas noted at **GARAGE PERIMETER AND RAFTERS due to STORAGE**.

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Others to open area or make accessible for a further inspection. A supplemental report will be filed with additional findings, recommendations, and costs if necessary.

Quote Price: \$UNKNOWN

NOTES

- ** UNLEVEL FLOWS NOTED.**
- ** WEATHERED EXTERIOR WOOD NOTED.**
- ** BUCKLED AND PEELING PAINT NOTED.**
- ** BBQ AREA WILL BE COVERED IN THE FUMIGATION.**

Due to steep increases in lumber, pesticide and fuel costs, ALL QUOTES MAY BE SUBJECT TO PRICE ADJUSTMENTS AS OUR COSTS CAN FLUCTUATE.

A 3.5% FEE WILL BE ADDED TO ALL CREDIT CARD PAYMENTS.

Unless otherwise stated in this report, a two year warranty on fumigation and a one year warranty on local treatments and repairs will be issued upon completion.

Saddleback Termite & Pest Control does not certify for escrow secondary recommendations or repairs performed by others.

No guarantee for possible damage to plants, roof, solar panels, or any other roof component (INCLUDING ROOF TILES/SHINGLES AND CURRENT/FUTURE ROOF LEAKS) during the fumigation, treatment, or repairs. Others to repair/correct if necessary.

PRICE INCLUDES PRIMING ONLY. We will use matching paint ONLY if provided by owner at the time work commences. This is offered as a courtesy only - Saddleback Termite & Pest Control does not employ professional painters and provides no warranty/guarantee for any painting performed. PAINT MUST BE ON PROPERTY WHEN CREW BEGINS WORK. WE WILL NOT RETURN TO A PROPERTY FOR ANY PAINTING UNDER ANY CIRCUMSTANCES.

Repair work has been performed prior to Saddleback Termite & Pest Control's inspection of the property. We are not responsible or liable for any of these repairs or quality of the workmanship. Weathered exterior wood members noted at time of inspection. This appears to be cosmetic damage, not caused by wood destroying organisms. Others to correct if necessary. No guarantee.

Areas of second story were not probed due to height and/or condition of roof. A visual inspection of these areas was performed from ground level.

Fences and gates not inspected.

A reinspection fee of \$100 will be charged to check off work completed by others. This fee will be charged per trip. No guarantee for work completed by others.

Owner to pull any city permits if necessary. Additional costs to the owner may occur. Owner is to assume any additional costs for permits, engineering or additional required repairs.

Saddleback Termite & Pest Control is not a mold specialist and makes no claim as to the absence or presence of mold or mold causing conditions. Saddleback Termite & Pest Control will not under any circumstances issue warranties, certifications or clearances regarding mold or mold causing conditions. It is the responsibility of the property owner or party of interest to contact a "mold specialist" to perform any such inspections or remediations.

During treatments or repairs, it is possible to expose or uncover additional infections or infestations and damage. A supplemental report will be issued with additional findings, recommendations and costs.

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Size and texture of new materials may not match the existing size and texture exactly. Warranty on repairs applies to labor only. No guarantee for building materials.

No guarantee for satellite dishes, TV, cable, internet or phone lines. Owner to contact their provider if necessary.

Stall shower was tested and did not appear to be leaking at the time of inspection. No guarantee for current or future leaks.

NOTES

Due to steep increases in lumber, pesticide and fuel costs, ALL QUOTES MAY BE SUBJECT TO PRICE ADJUSTMENTS AS OUR COSTS CAN FLUCTUATE.

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No guarantee for satellite dishes, TV, cable, internet or phone lines. Owner to contact their provider if necessary.

Poison Control Center	(800) 222-1222
Agricultural Department	(714) 955-0100
Health Department	(714) 834-8560
Structural Pest Control Board	(916) 561-8700
2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815	



Saddleback Termite & Pest Control

22661 Lambert St, Suite 209
Lake Forest CA 92630
(949) 713-1420

termite@saddlebacktermite.com

WORK AUTHORIZATION

Report #: 12322

No work will be performed until a signed copy of this agreement has been received.

Address of Property : 28671 Walnut Grv
City: Mission Viejo
State/ZIP: CA 92692

Saddleback Termite & Pest Control is hereby authorized to complete the Items selected below and it is agreed that payment shall be made as follows:

TOTAL AMOUNT AUTHORIZED: \$ _____

ESCROW TRANSACTIONS

Owner/Owner's Agent authorizes Saddleback Termite & Pest Control to bill escrow for all work completed

Print Name: _____ Signature: _____ Date: _____

Escrow Company: _____ Escrow Officer: _____ Escrow #: _____

*By authorizing this contract, it is agreed that if this report is used for escrow purposes, payment must be made within 10 days from the close of escrow. In the event that work is performed and the escrow is cancelled for any reason, payment must be received within 10 days from completion date. Failure to do so will result in a 5% late fee for every 5 days past due.

THE COMPANY AGREES

Applicable warranties are noted on inspection report. We assume no responsibility for work performed by others. To be bound to perform this work for the price quoted in our cost breakdown for a period not to exceed 30 days, to use reasonable care in the performance of our work but to assume no responsibility for damage to any hidden pipes, wiring, or other facilities or to any shrubs, plants, or roof.

THE OWNER OR OWNER'S AGENT AGREES

I have read and understand the terms of the inspection report referenced and agree to the terms and conditions set forth.

To pay for services rendered and any additional services requested upon completion of work. To pay a service charge of one and one-half percent (1 1/2%) interest per month, or portion of any month, if payment is past due. In case of non-payment by The owner, reasonable attorney fees and costs of collection shall be paid by owner, whether suit be filed or not.

ALL PARTIES AGREE

If any additional work is deemed necessary by the local building inspector, said work will not be performed without additional authorization from owner or owner's agent. This contract price does not include the charge of any Inspection Report fees. Circle the items you wish performed by The Company, below and enter total amount above:

NOTICE TO OWNER

Under the California Mechanics 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 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. If the Home Owner fails to pay billing in full, Saddleback Termite & Pest Control will have the right to be paid back for all its costs and expenses to the extent not prohibited by applicable law. Those expenses include, for example (but not limited to), reasonable attorney's fees. If for any reason this account is to be turned over to our collection agency, you will be responsible for all cost of collecting.

ITEMS

Prefix	Section I	Section II	Further Inspection	Other
2A	3,060.00			
2B	850.00			
2C	2B			
2D	2A			
2E	900.00			
2F	2B			
2G	1,200.00			
2H	200.00			
3A	2B			
3B	1,950.00			
3C	2E			
3D	1,250.00			
3E	2B			
3F	3B			
3G	3B			
3H	2B			
3I	2G			
3J	3B			
3K	2B			
3L	360.00			
4A		UNKNOWN		
4B		UNKNOWN		



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WORK AUTHORIZATION

Report #: 12322

Prefix	Section I	Section II	Further Inspection	Other
4C		UNKNOWN		
5A			UNKNOWN	
5B			UNKNOWN	
Total:	9,770.00	0.00	0.00	0.00
GRAND TOTAL:	9,770.00			

Property Owner: Andrea Wilkins

Date:

Inspected By: Kevin Peña

Date: 02/27/2026

Ordered By: Eric Kiang

Date: