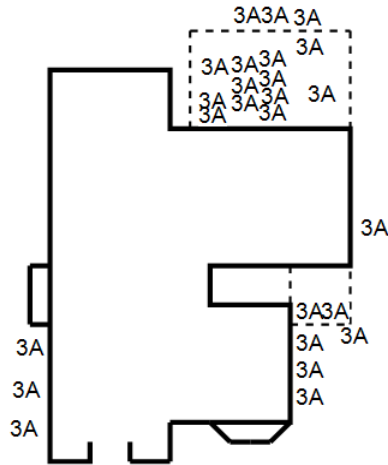


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building Address: 28221 Branch Rd., Castaic, CA 91384		Date of Inspection 07/01/2026	Number of Pages 5
Braveheart Pest & Termite Control 26752 Oak Avenue, Unit L Canyon Country CA 91351 Phone: (661) 373-2617 Fax:		Report # W26024	Lic. Registration # PR 6633
		Escrow #	
Ordered by: Maranda Spies	Property Owner and/or Party of Interest: Maranda Spies	Report Sent to: Maranda Spies	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: Single story with a composition roof and an attached garage		Inspection Tag Posted: Attic	
		Other Tags Posted: None	
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 <input type="checkbox"/> Drywood Termites <input type="checkbox"/> Fungus / Dryrot <input checked="" type="checkbox"/> Other Findings <input type="checkbox"/> Further Inspection <input type="checkbox"/>			
If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for the details on checked items.			



This Diagram is not to scale

Inspected by: Frank Martinez State License No. OP 11920 Signature Frank Martinez

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, Ste. 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 the services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov

SECOND PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 28221 Branch Rd., Castaic, CA 91384

07/01/2026

W26024

Date

Report #

Certain homes have Boxed Eaves and are inaccessible do to construction. No recommendations at this time. No warranty issued.

What is a Wood Destroying Pest and Organism Inspection Report?

The following 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 finding as to the presence or absence of wood destroying insects or organisms in visible and accessible areas on the date of inspection and contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the wood destroying pest & organism inspection report are governed by the structural pest control act and its rules and regulations.

Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to this report. This report does not address any such defects as they are not within the scope of the license of the inspector or the company issuing this report.

The following areas are considered inaccessible for purposes of inspection or are not included in a normal inspection report and therefore are excluded in this report: the interior of hollow walls; spaces between an upstairs floor and the ceiling below or a porch deck and soffit below; stall showers over finished ceilings; 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.

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 that make inspection impractical, and areas or timbers around eaves that would require use of an extension ladder.

This is a visual inspection only. Areas that are not visible are the homeowners responsibility. The findings are good for the date of report only. Braveheart is not responsible for any Termite or Fungus found behind drywall, stucco, walls subfloor, ceilings and inaccessible areas. Braveheart is not responsible for pre-existing, existing and future damage to property from termites and fungus. Termites are flying insects and travel underground and can infest at anytime. Braveheart is not responsible for any new infestation or swarm. Braveheart will reinspect for free to identify and give a bid for any findings not visible on original report. Fungus and woodrot will occur over time to exposed wood and unmaintained roof, patio, deck and gutters. The causes are rain and sprinklers. Its the homeowners responsibility to maintain there home. Braveheart is not responsible if homeowner does repairs and opens areas that were originally not visible during original inspection and find termites or fungus.

Braveheart is not Responsible for Balconies, Patios, and Decks. Braveheart is not Responsible for age, condition, stability, Strength, Materials used to make or maintain these attachments. Homeowner/Seller is Responsible for these attachments. Braveheart is not Responsible for any work done such as patch or removal of infected pieces that are being concealed by homeowner or real estate agent at time of inspection. Braveheart is not responsible for any hidden, covered or inaccessible inspection areas. Most inspections are occupied and furnished and have storage in garage and attic. These areas are not Bravehearts responsibility.

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. NOTE: We don't test 2nd story stall showers. 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.

"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 will be nessary. Any guarantees must be received from parties performing repairs."

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

All Drywood Termite Fumigations - 2 Year Warranty
All Subterranean Termite Treatments - 1 Year Warranty
All Drywood Termite & Subterranean Termite Local treatments - 1 Year Warranty
All Repairs by Braveheart Termite - 1 Year Warranty
All Rat proofing work by Braveheart Termite - 1 Year Warranty

NOTE: "The exterior surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contract a roofing contractor who is licensed by the Contractor's State License Board."

FOURTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 28221 Branch Rd., Castaic, CA 91384

07/01/2026

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Date

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In accordance with the laws and regulation of the State of California, we are required to provide you with the following information prior to application of pesticides to your property.

"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 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 and your pest control company immediately."

For further information, contact any of the following:

Braveheart Pest & Termite Control	(661) 373-2617
Poison Control Center	(800) 222-1222
(Health Questions) County Health Dept.	
Orange County	(714) 834-7700
Los Angeles County	(213) 250-8055
San Bernardino County	(909) 387-6280
Riverside County	(909) 358-5000
San Diego County	(858) 505-6700
(Application Info.) County Agriculture Commission	
Orange County	(714) 955-0100
Los Angeles County	(626) 575-5471
San Bernardino County	(909) 387-2105
Riverside County	(951) 955-3045
San Diego County	(858) 694-2739

Structural Pest Control Board (Regulatory Info.) (916) 561-8704
2005 Evergreen Street, Ste. 1500 Sacramento, CA 95815

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.

NOTE: If the Home Owner fails to pay billing in full, Braveheart Pest & Termite 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 the cost of collecting.

MANDATORY ARBITRATION. In the event of a dispute between Braveheart Pest & Termite Control and/or its employees and customer arising out of or relating to this agreement/inspection, including but not limited to the terms and conditions of this agreement/inspection, the making of this agreement/inspection, or the breach of any provisions of this agreement/inspection, the parties hereby expressly agree to submit their disputes to binding arbitration for resolution accordance with the American Arbitration Association. The parties acknowledge and understand that by agreeing to submit their dispute to binding arbitration they are effectively waiving their right to trial by jury as a means of resolving disputes. Furthermore, the parties acknowledge that they desire to arbitrate any disputes arising from this agreement/inspection in an effort to resolve such dispute(s) quickly and to avoid litigation. Judgment upon arbitration award may be entered in any court having jurisdiction.

Address 28221 Branch Rd., Castaic, CA 91384

07/01/2026

W26024

Date

Report #

Findings and Recommendations estimated by this Company:

Item	Approval	Primary Estimate	Section
3A	<input type="checkbox"/>	\$5,695.00	I

Complete all of the items quoted above with Primary Estimate.

Total Estimate \$5,695.00

Complete only the above Items checked.

Total \$ _____

I have read and understand the terms of the Report referenced above and agree to the terms and conditions set forth. Braveheart Pest & Termite Control is hereby authorized to complete the Items selected above and it is agreed that payment shall be made as follows:

Payment shall be made as follows: With close of Escrow \$ _____ Deposit \$ _____ on Completion

Escrow Number: _____ Escrow Company: _____ Escrow Officer: _____

Phone () _____ - _____ Email: _____ Address: _____

Owner or Authorized Representative: Owner Representative's Title: _____

Print Name: _____ X _____ Date _____

Owner or Authorized Representative: Owner Representative's Title: _____

Print Name: _____ X _____ Date _____

