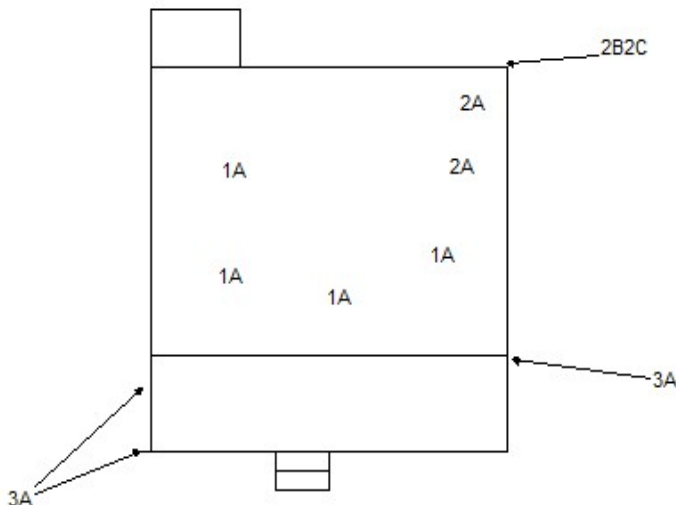


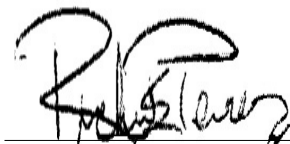
WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 624	STREET, CITY, STATE, ZIP S Victoria Ave , Corona CA 92879	Date of Inspection 3/5/2026	No. of Pages 6
 12847 Temescal Canyon Rd #A Corona CA 92883 Tel: (951) 233-7697 www.richiestermiteandpest.com			
Firm Registration No. PR 7761		Report No. 21265	Escrow No.
Ordered By: ReMax Partners 434 North Main Street #107 Corona, CA 92878 Attn: Shelly Larez		Property Owner/Party of Interest Dennis Lillard 624 S Victoria Ave Corona, CA 92879	Report Sent To:
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐			
General Description: 2 Story wood sided, Single family residence, furnished & occupied, composition shingle roof, raised foundation		Inspection Tag Posted: Garage	
		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 ☒ Drywood Termites ☒ Fungus/Dryrot ☒ Other Findings ☐ Further Inspection ☐			
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.			

DIAGRAM NOT TO SCALE



Inspected by Richard E Perez State License No. OPR 12381 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.

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There are certain areas of a structure which are considered impractical for inspection: the interior of hollow walls, spaces between a floor or porch deck, attics with less than 18" of clear crawl space. Stall showers over finished ceilings, abutments or floors beneath coverings are considered inaccessible and were not inspected at this time. Sunken or below grade showers are not water tested due to their construction. **NOTE: Eaves requiring the use of an extension ladder are considered impractical for inspection.** Appliances and/or plumbing over finished ceilings and decks are not water tested and we do not certify against leakage, unless otherwise noted in this report. No opinion is rendered, nor guarantee is implied concerning the future watertightness of roof. This firm make no guarantee against any infestation, leaks or others adverse conditions which may exist or which may develop in inaccessible areas and become visibly evident after the date of this inspection. This is only on the structures indicated on the diagram. If requested, a re inspection of this property will be performed by this firm at additional cost. The exterior surface of the roof will not be inspected. **If you want water tightness of the roof determined, you should contact a roofing contractor who is licensed by the contractors state license board.** Our job estimate for work is good for 30 days. The original report is valid for a period of four months.

This Wood Destroying Pests and Organism Report **DOES NOT INCLUDE MOLD**, fungi or any mold-like conditions. By California law we are neither qualified, authorized nor licensed to inspect for health related molds and/or fungi. Mold is not a Wood Destroying Organisms and is outside our scope of this report as defined by the Structural Pest Control Act. No reference will be made to mold or mold like conditions. If you wish your property to be inspected for mold-like conditions or you desire information about the presence of health related molds, you should contact an industrial hygienist or the appropriate mold professional.

This company will re-inspect repairs done by others within four months of the original inspection. A re-inspection is \$95.00 in addition to the original inspection fee. For each re-inspection visit there will be a \$25.00 trip fee when the repairs are not completed as stated on this report and/or not completed at all. The re-inspection must be done within ten (10) working days of the 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 guarantee must be received from parties performing repairs.

A. This inspection pertains only to the specific address indicated and does not include any attached or adjacent units.

B. The exterior surface of the roof and condition of plumbing will not be inspected. If you want the water tightness of the roof or condition of plumbing determined, you should contact a roofing or plumbing contractor who is licensed by the Contractor's State Licence Board.

C. 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 for inspection due to 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 areas.

D. This company does not concern itself with prior building permits. If anyone has any questions as to whether this structure or parts of the structure are permitted, we suggest they contact the proper county or city departments.

E. Some structures do not comply with building code requirements or may have structural, electrical, plumbing, heating, air conditioning or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest and Organism Report does not contain information on such a defect, if any, as they are not within the scope of our license.

F. This proposal includes a primer coat of paint only. An effort will be made to match the color but a match is not guaranteed unless noted otherwise on recommendation.

G. During the process of treatment or replacement, it may be necessary to drill holes through ceramic tiles or other floor covering. These holes will be sealed with concrete. We will exercise due care but assume NO

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RESPONSIBILITY for cracks, chipping or other damage to floor coverings.

H. In the event damage or infestation described therein is later found to extend further than anticipated, our bill will not include such repairs. OWNER SHOULD BE AWARE OF THE CLOSED BID WHEN CONTRACTING WITH OTHERS OR UNDERTAKING THE WORK HIMSELF AND/OR HERSELF.

I. All pesticides and fungicides must be applied by a state certified applicator (sec.8555 Business and Professions Code Division 3) and in accordance with the manufacturer label requirements.

J. Richies Termite and Pest Service assumes 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. If building permits are required for any repair work, it is the owner's responsibility to contact the appropriate government agency, schedule and pay all fees prior to work being performed by this company or others.

L. When a fumigation is recommended, a FUMIGATION NOTICE will be left with or mailed to the owner of the property or his designated agent which states, among other things, that ALL FOODS AND MEDICINES MUST BE REMOVED from the property PRIOR to the fumigation being performed. We will assume no responsibility for damage to shrubberies, trees, plants, antennas, satellite dishes, or roofs.

M. NOTICE...The charge for service that the company subcontracts to another company may include the company's charges for arranging and administering such devices that are in addition to the direct costs associated with paying the subcontractor. You may accept Richies Termite and Pest Service bid or you may directly with another registered company licensed to perform the work. If you choose to contract directly with another company, Richies Termite and Pest Service 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.

N. If repairs are completed by others, this company recommends the proper licensed bonded insured contractor, in good standing with the State of California, be hired to perform any repairs on the property.

O. This company DOES NOT GUARANTEE work performed by others, recommended or not, including by the Owner or Contractors. Bills should be submitted to Escrow as certification of work performed by others.

P. NOTICE...Reports on the 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. Arbitration of Disputes...By relying on the wood destroying organisms report, you agree that any controversy or claim arising out of relating to Richies Termite and Pest Service inspection and/or the report shall be settled by arbitration in accordance with the construction industry arbitration rules of the American Arbitration Association, and judgement upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

R. Please call our office if you should have any questions pertaining to the report. Our number is 951-233-7697

S. THE EPA REQUIRES THAT HOMES AND 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 PAINTED AREAS WHERE MOVE THE SQUARE FEET IN AN INTERIOR OF 20 SQUARE FEET ON AN EXTERIOR ARE DISTURBED LOCAL AND STATE REQUIREMENTS MAY BE MORE RESTRICTIVE. THOSE DOING THE REPAIRS ARE REQUIRED BY LAW TO BE LICENSED LEAD RENOVATORS AND AS SUCH FOLLOW STRICT TESTING, CONTAINMENT, REPAIR, CLEAN UP AND DEBRIS DISPOSAL PRACTICES. THE PENALTIES FOR VIOLATIONS OF THE EPA REGULATIONS ARE SEVERE.

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When Work Is Recommended

Richies Termite and Pest Service agrees to use all reasonable care in the performance of our work, but we cannot assume any responsibility should any damage occur to plumbing pipes, electrical pipes imbedded in the ground or overhead, roof or other facilities, plants and shrubs, or for injuries or death of animals.

Pesticides are the products Richies Termite and Pest Service uses to control the target pests listed in your inspection. Pesticides make a better life for all of us. They help control disease carriers thus protecting your health and property. When properly used, pesticides pose no problem to man or the environment. Your Richies Termite and Pest Service technician is a state certified applicator and is constantly being upgraded by our training sessions. If you have any questions please call the following number (951) 233-7697.

State law requires that you be given the following information: Caution Pesticides are toxic chemicals. Structural Pest Control Operators are licensed 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 risk depends on the degree of exposure, so exposure should be minimized.

If within 24 hours following application you experience garbled speech, shortness of breath or symptoms similar to common seasonal illness comparable to the flu, contact your physician or Poison Control Center and your Pest Control Operator immediately.

For further information, contact any of the following:

Richies Termite and Pest Service (951) 233-7697
Poison Control Center (800) 876-4766

	County Health Dept (Health Questions)	County Agriculture
Los Angeles	(213) 250-8055	(626) 575-5466
Orange	(714) 834-3155	(714) 447-7100
Riverside	(951) 358-5000	(951) 955-3000
San Bernardino	(909) 387-6280	(909) 387-2105
San Diego	(619) 515-6770	(858) 694-2741

For Regulatory Information:

Structural Pest Control Board (800) 737-8188
2005 Evergreen Street, Suite 1500
Sacramento, CA 95815-3831

All payments are due upon completion of work. In the event an attorney is employed to enforce payment, the under-signed agrees to pay reasonable attorney fees and other costs of collection. Any balance after thirty (30) days will be subject to a 1 1/2% finance charge on the unpaid balance.

Under California Mechanics lien law, any structural pest control operator who contracts to do work for any contractor, subcontractor, laborer, supplier or their person who helps to improve your property, but has not paid for his work or supplies, has a right to enforce a claim against your property. This means that after a hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the debt. This can happen even if you have paid your contractor in full, if the subcontractors, laborers, or suppliers remain unpaid. We reserve the 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". General contractors and laborers for wages do not have to provide this notice. A preliminary notice is not a lien against the 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.

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THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION 1/SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION. SECTION 1 CONTAINS ITEMS WHERE THERE IS VISIBLE EVIDENCE OF ACTIVE WOOD DESTROYING PESTS OR ORGANISMS OR CONDITIONS THAT HAVE RESULTED IN OR FROM WOOD DESTROYING PEST OR ORGANISMS. SECTION 2 ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO WOOD DESTROYING PESTS OR ORGANISMS, BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND. FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREA(S) WHICH DURING THE COMPLETE INSPECTION, DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CANNOT BE DEFINED AS SECTION 1 OR SECTION 2.

1. Subterranean Termites:

ITEM 1A Cellulose debris with subterranean termites were noted in/at subarea as marked 1A on the diagram.

RECOMMENDATION: Remove cellulose debris as needed, trench and treat the soil (6" deep) at infested area/s with TERMIDOR (active ingredient: Fipronil). Remove/mask/cover all accessible subterranean termite evidence. WE ARE NOT RESPONSIBLE FOR DAMAGE THAT MAY OCCUR TO VEGETATION WITHIN 12"-18" OF AREA/S TO BE TREATED. NOTE: This is a local treatment method and local treatments are not intended to be an entire structure treatment method. If infestation of subterranean termites exists or extend beyond the area of local treatment, they may not be exterminated. LOCALIZED TREATMENTS ARE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF COMPLETION. GUARANTEE APPLIES TO AREA/S OF TREATMENT ONLY AND DOES NOT ENCOMPASS THE ENTIRE STRUCTURE.

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

2. Drywood Termites:

ITEM 2A Evidence of drywood termites noted in/at subarea as marked 2A on the diagram.

RECOMMENDATION: Fumigation of structure using VIKANE (sulfuryl fluoride) gas fumigant (Made in the U.S.A.), in conjunction with CHLOROPICRIN (warning agent). Mask, cover and/or remove all accessible termite pellets/evidence. WHILE ALL DUE CARE WILL BE TAKEN THIS COMPANY CANNOT BE RESPONSIBLE FOR ANY ROOF/PLANT/ANTENNAS/SATELLITE DAMAGE DURING THE COURSE OF FUMIGATION. THIS COMPANY RECOMMENDS HIRING A LICENSED ROOFER PRIOR TO FUMIGATION AND AFTER FOR ANY REPAIRS NEEDED. Please consult with your inspector to see what possible damage may occur. All fumigations are guaranteed for (3) three years from the date of completion unless otherwise stated in this report.

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

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2. Drywood Termites:

ITEM 2B Evidence of drywood termites noted in/at siding & framing as marked 2B on the diagram.

RECOMMENDATION: Fumigation of structure using VIKANE (sulfuryl fluoride) gas fumigant (Made in the U.S.A.), in conjunction with CHLOROPICRIN (warning agent). Mask, cover and/or remove all accessible termite pellets/evidence. WHILE ALL DUE CARE WILL BE TAKEN THIS COMPANY CANNOT BE RESPONSIBLE FOR ANY ROOF/PLANT/ANTENNAS/SATELLITE DAMAGE DURING THE COURSE OF FUMIGATION. THIS COMPANY RECOMMENDS HIRING A LICENSED ROOFER PRIOR TO FUMIGATION AND AFTER FOR ANY REPAIRS NEEDED. Please consult with your inspector to see what possible damage may occur. All fumigations are guaranteed for (3) three years from the date of completion unless otherwise stated in this report.

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

ITEM 2C Evidence of Drywood Termites damage noted siding and framing same as 2B as marked 2C on diagram.

RECOMMENDATION: Remove, replace, and/or repair (wood fill) as needed to correct damages. NOTE: Upon removal of damaged wood/materials, if infection is extending into inaccessible areas, a supplemental report will be issued, outlining findings, recommendations and additional charges, if any.) Paint white primer-see paint note below.

NOTE: WOOD NOT GUARANTEED TO MATCH DUE TO MILLING CHANGES AND/OR AVAILABILITY.

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

3. Fungus/Dryrot:

ITEM 3A Evidence of fungus/dryrot damage noted to ends of gable rafters and 1"x2" trim at/adjacent to gable rafters as marked 3A on diagram.

RECOMMENDATION: Remove, replace, scrape and treat with TIMBOR (active ingredient: Disodium Octaborate Tetrahydrate) and/or repair (wood fill) as needed to correct damages. NOTE: Upon removal of damaged wood/materials, if infection is extending into inaccessible areas, a supplemental report will be issued, outlining findings, recommendations and additional charges, if any.) Paint white primer-see paint note below.

NOTE: WOOD NOT GUARANTEED TO MATCH DUE TO MILLING CHANGES AND/OR AVAILABILITY.

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

NOTE: THE EXTERIOR WOOD MEMBERS WERE NOTED TO BE WEATHERED AND/OR WARPED. NO VISIBLE DAMAGE WAS NOTED AT THIS TIME. NO RECOMMENDATIONS ARE MADE.

PAINT NOTE: ONE COAT OF PAINT WILL BE APPLIED TO ALL WOOD WHERE INDICATED ON THIS REPORT. THIS INITIAL COAT OF PAINT SHOULD BE CONSIDERED A PRIMER COAT ONLY AND ADDITIONAL COATS SHOULD BE ADDED. ALTHOUGH, TO PRESERVE THE AESTHETICS OF YOUR HOME, COLOR MATCHING WILL BE PROVIDED IN THE COST ESTIMATE GIVEN UNLESS OTHERWISE STATED ON RECOMMENDATION. RICHIE'S TERMITE AND PEST SERVICE WILL USE THE BRAND OF PAINT STANDARD TO US. COLOR AND SHEEN ARE NOT GUARANTEED TO MATCH.