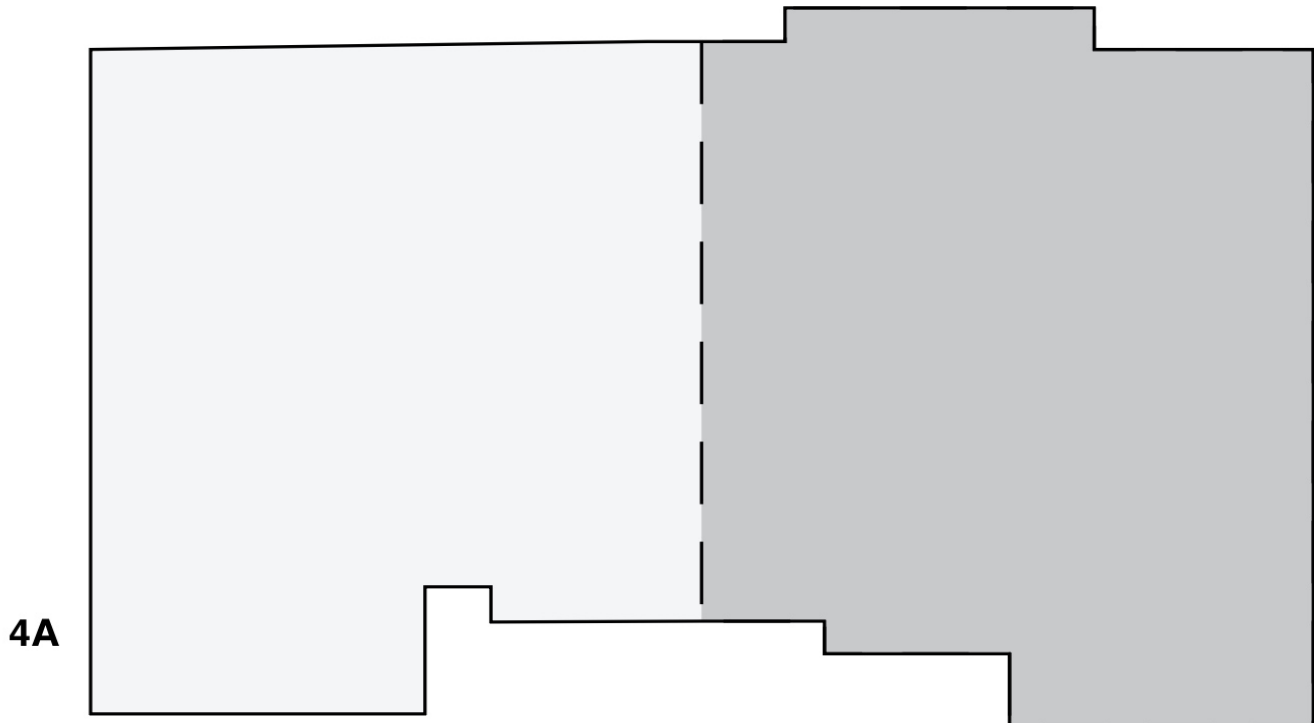


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. / Street / City / ZIP 27, Las Cruces, Rancho Santa Margarita, 92688		Date of Inspection 2026-08-21	Number of Pages 5
		Moxie Pest Control 6985 Arlington Ave unit e, Riverside California 92503 (951) 444-9307 termties@moxiepestcontrol.com	
Report # : 2823058 - 1 Registration # : PR 7786 Escrow # : ☐ CORRECTED REPORT			
Ordered by: Melany Armenta 27 Las Cruces Rancho Santa Margarita, California 92688 United States	Property Owner and Party of Interest: Melany Armenta 27 Las Cruces Rancho Santa Margarita, California 92688 United States	Report sent to: Melany Armenta 27 Las Cruces Rancho Santa Margarita, California 92688 United States	
☒ COMPLETE REPORT ☐ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT			
GENERAL DESCRIPTION: Multi Family 2 story Attached garage on Slab foundation Occupied.		Inspection Tag Posted: Garage 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.			

Diagram Not To Scale



Inspected By: Lance Higgins State License No. FR7786 Signature: 

27 Las Cruces**Rancho Santa Margarita****California****92688**

Address of Property Inspected

City

State

ZIP

2026-08-21**2823058 - 1****Escrow No.**

Date of Inspection

Corresponding Report No.

Escrow No.

WHAT IS A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT? READ THIS DOCUMENT. IT EXPLAINS THE SCOPE & LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND 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 it's 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, appliances, furniture or cabinets. 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.

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 infections, infestations, or any other adverse conditions which may exist in such areas or may become visibly evident in such areas after this date. Upon request, further inspection of these areas would be performed at an additional charge.

This inspection pertains only to the specific address(es) indicated above and does not include any attached or adjacent unit(s).

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.

During the course of/or after opening walls or any PREVIOUSLY CONCEALED AREAS should any further damage or infestations be found, a supplemental report will be issued. Any work completed in these areas would be at OWNER'S DIRECTION AND ADDITIONAL EXPENSE.

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 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.

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 ALL FOOD and MEDICINES must be bagged in Nylofume plastic bags or removed from the premises PRIOR to fumigation.

Your termite report and clearance will cover any EXISTING infestations or infections which are outlined in this report.

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 judgment.

NOTE: THE FOLLOWING AREAS, WHEN THEY EXIST, ARE CONSIDERED INACCESSIBLE FOR INSPECTION: THE INTERIORS OF HOLLOW WALLS AND ALL ENCLOSED SPACES BETWEEN A FLOOR OR PORCH DECK AND THE CEILING OR SOFFIT BELOW; APPEARS BETWEEN ABUTTING/ATTACHED ROW HOUSES, TOWNHOUSES, CONDOMINIUMS AND SIMILAR STRUCTURES; PORTIONS OF THE ATTIC CONCEALED OR MADE INACCESSIBLE BY INSULATION; PORTIONS OF THE ATTIC CONCEALED OR MADE INACCESSIBLE BY DUCTING, PORTIONS OF THE ATTIC OR ROOF CAVITY CONCEALED DUE TO AN INADEQUATE CRAWL SPACE; THE INTERIORS OF BOXED EAVES; EAVES CONCEALED BY PATIO COVERS OR OTHER ABUTMENTS; PORTIONS OF SUBAREA CONCEALED OR MADE INACCESSIBLE BY INSULATION; PORTE COCHERES; INCLOSED BAY WINDOWS; AREAS BENEATH WOOD FLOORS OVER CONCRETE; AREAS CONCEALED BY BUILT-IN CABINET WORK; AREAS CONCEALED BY FLOOR COVERINGS, SUCH AS WALLTO-WALL CARPETING, LINOLEUM, CERAMIC TILE, ETC.; AND AREAS CONCEALED BY "BUILT-IN" APPLIANCES.

NOTE: THE FOLLOWING AREAS, WHEN THEY EXIST, ARE CONSIDERED INACCESSIBLE FOR INSPECTION: AREAS CONCEALED BY INTERIOR

27 Las Cruces**Rancho Santa Margarita****California****92688**

Address of Property Inspected

City

State

ZIP

2026-08-21**2823058 - 1****Escrow No.**

Date of Inspection

Corresponding Report No.

Escrow No.

FURNISHINGS; AREAS CONCEALED BY FLOOR COVERINGS, SUCH AS AREA RUGS, THROW RUGS, BATH AND KITCHEN MATS, ETC.; AREAS CONCEALED BY "FREE STANDING" APPLIANCES; AREAS CONCEALED BY STORAGE; AREAS CONCEALED BY HEAVY VEGETATION; AND AREAS WHERE LOCKS PREVENT ACCESS. THESE AREAS WILL BE INSPECTED FOR A FEE, IF THEY ARE MADE ACCESSIBLE AT THE TIME OF OWNER'S EXPENSE. A SUPPLEMENTAL REPORT WILL BE ISSUED AND ANY FINDINGS AND RECOMMENDATIONS WILL BE LISTED ALONG WITH ESTIMATES FOR REPAIR AND/OR TREATMENT, IF WITHIN THE SCOPE OF THIS COMPANY'S OPERATIONS. NO OPINION IS RENDERED CONCERNING CONDITIONS IN THESE AREAS AT THIS TIME.

NOTE: INSPECTIONS ARE MADE AND REPORTS ARE ISSUED ON THE BASIS OF WHAT WAS VISIBLE AND ACCESSIBLE AT THE TIME OF THE INSPECTION. THE ABSENCE OF VISIBLE EVIDENCE OF WOOD DESTROYING ORGANISMS IN THE VISIBLE AND ACCESSIBLE PORTIONS OF THE STRUCTURE IS NO ASSURANCE THAT WOOD DESTROYING ORGANISMS ARE NOT PRESENT IN INACCESSIBLE AREAS NOR THAT FUTURE INFESTATIONS WILL NOT OCCUR. THEREFORE, WE DO NOT ASSUME ANY RESPONSIBILITY FOR THE PRESENCE OF WOOD DESTROYING ORGANISMS, OR DAMAGE DUE TO SUCH ORGANISMS, IN AREAS THAT WERE NOT VISIBLE AND ACCESSIBLE AT THE TIME OF THE INSPECTION OR THAT MAY OCCUR IN THE FUTURE.

NOTICE: THIS COMPANY WILL REINSPECT TREATMENT/REPAIRS DONE BY OTHERS WITHIN FOUR MONTHS OF THE ORIGINAL INSPECTION. A CHARGE, IF ANY CAN BE NO GREATER THEN THE ORIGINAL INSPECTION FEE FOR EACH INSPECTION. THE RE INSPECTION MUST BE DONE WITHIN TEN WORKING DAYS OF REQUEST. THE REINSPECTION IS A VISUAL INSPECTION OF CONCEALED AREAS OR INSPECTION OF WORK IN PROGRESS AS NECESSARY. ANY GUARANTEES MUST BE RECEIVED FROM PARTIES PERFORMING THE REPAIRS.

NOTE: A VISUAL INSPECTION WAS PERFORMED AND THE INSPECTOR DID NOT DEFACE NOR PROBE INTO FINISHED WINDOWS OR DOOR FRAMES, TRIM WORK, FLOOR COVERINGS, WALLS, CEILINGS OR OTHER FINISHED SURFACES.

NOTE: THE EXTERIOR AREAS OF THIS STRUCTURE WERE VISUALLY INSPECTED FROM THE GROUND LEVEL. AREAS OF THE EXTERIOR THAT EXHIBITED VISIBLE SIGNS OF INFESTATIONS, INFECTIONS, OR DAMAGE FROM SAME WILL BE DESCRIBED IN THE BODY OF THIS REPORT.

NOTE: IF ANY INFESTATIONS, INFECTIONS OR DAMAGE IS DISCOVERED IN A CONCEALED AREA DURING THE COURSE OF PERFORMING ANY RECOMMENDATION IN THIS REPORT, THIS COMPANY WILL ISSUE A SUPPLEMENTAL REPORT. THIS COMPANY IS NOT RESPONSIBLE FOR CONTROLLING SUCH INFESTATIONS OR INFECTIONS NOR FOR REPAIRING SUCH DAMAGE. IF THE ADDITIONAL WORK REQUIRED IS WITHIN THE SCOPE OF THIS COMPANY'S OPERATIONS, A COST ESTIMATE WILL BE PROVIDED WITH THE SUPPLEMENTAL REPORT.

NOTE: IT IS RECOMMENDED THAT BUILDING PERMITS BE OBTAINED FOR ALL WORK REQUIRING PERMITS, PRIOR TO BEGINNING THE RECOMMENDED REPAIRS. FOR INFORMATION CONCERNING THE BUILDING DEPARTMENT AND PERMIT REQUIREMENTS, CONTACT THE LOCAL BUILDING DEPARTMENT. WORK PERFORMED AS REQUIRED UNDER PERMIT FROM THE BUILDING DEPARTMENT SHOULD BE APPROVED, AND ACCEPTED, AND SIGNED OFF BY THE DEPARTMENT PRIOR TO CONSIDERING SUCH WORK TO BE COMPLETED. BUILDING DEPARTMENT MAY REQUIRE INSTALLATION OF SMOKE/HEAT DETECTORS AS A CONDITION OF OBTAINING A BUILDING PERMIT. IT IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN A PERMIT SHOULD ONE BE REQUIRED OR DESIRED.

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 CONTRACTORS STATE LICENSE BOARD.

NOTICE: REPORTS ON THIS STRUCTURE PREPARED BY VARIOUS REGISTERED COMPANIES SHOULD LIST THE SAME FINDINGS (I.E. TERMITE INFESTATION,S 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 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. MOLD DISCLAIMER: There may be health-related implications associated with findings reflected on this report. We are not qualified to render any opinion concerning any such health implications, and so such opinion is expressed. The inspection reflected by this report was limited to visible and accessible surfaces only. We are not qualified to render any opinion as to indoor air quality, and no such opinion is expressed. Any questions concerning any health related implications (including recommendations for structural repairs) that are reflected in this report or concerning indoor air quality, should be directed to qualified professionals.

MECHANIC'S LIEN- NOTICE TO OWNERS: Under the Mechanic's Lien, 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 work or supplies has the right to

27 Las Cruces**Rancho Santa Margarita****California 92688**

Address of Property Inspected

City

State

ZIP

2026-08-21**2823058 - 1****Escrow No.**

Date of Inspection

Corresponding Report No.

Escrow No.

enforce a claim against your property. This means that, after a court hearing your property could be sold by the court officer and proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if the subcontractor, laborer, or supplier remains 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.

SUB-SLAB DRILLING TREATMENTS: Owner should provide plans/specs to indicate location of sub-slab plumbing, electrical and/or heating. This company shall use precaution with use of a ground fault interrupter but cannot assume liability for any damage or contamination resulting from sub-slab drilling or sub-slab treatments.

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 Moxie Pest Control bid or you may contact directly with another registered company licensed to perform the work. If you choose to contract directly with another registered company, Moxie Pest Control 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.

THANK YOU FOR CALLING Moxie Pest Control. SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS REPORT, PLEASE CALL (951) 444-9307.

NOTICE TO OWNER/TENANT

In accordance with laws and regulations of the State of California, we are required to provide you and your occupants with the following information prior to any application of chemicals to such property. Please note that if you have tenants you are required to forward this notice to them. Please take a few moments to read and become familiar with the content.

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 the California Department of Food and Agriculture and the United States Environmental Protection Agency. Registration is granted when the state finds that based on scientific evidence, there are no appreciable risks weighted by the benefits. The degree of risks depends on 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) 876-4766 and Moxie Pest Control {{officePhone}} immediately."

Regulatory Information: Structural Pest Control Board (916) 561-8700 2005 Evergreen St #1500 Sacramento Ca 95815 For further information contact any of the following: County Health Department Phone/County Agricultural Commissioner Phone San Diego County (619) 515-6555 San Diego County (858) 694-2739 Los Angeles County (213) 240-8117 LA County (626) 575-5472 Orange County (714) 834-8180 Orange County (714) 447-7100 Riverside County (951) 782-2974 Riverside County (951) 955-3000 San Bernardino County (909) 387-6280 San Bernardino County (909) 387-2105

CHEMICAL NOTICE: Moxie Pest Control will issue pesticide chemical(s) service ticket after application listing the specific product actually used for the control of wood destroying pests or organisms in locations identified in this report. One or more of the following chemicals may be applied to your property: Vikane - (Sulfuryl Fluoride) Master Fume - (Sulfuryl Fluoride) Choropicrin is used as a "warning agent on all structural fumigations. Timbor - (Disodium Octaborate Tetrahydrate), Termidor SC - (Fipronil), Bora-Care - (Disodium Octaborate Tetrahydrate), Alpine - (Dinotefuran), D Foam - (Deltamethrin), Taurus SC - (Fipronil) Inaccessible area(s) identified at attic due to inadequate clearance/no access.

27 Las Cruces**Rancho Santa Margarita****California 92688**

Address of Property Inspected

City

State

ZIP

2026-08-21

2823058 - 1

Escrow No.

Date of Inspection

Corresponding Report No.

Escrow No.

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 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 II.

SECTION I — Items with evidence of active infestation or infection or conditions resulting therefrom.

SECTION II — Conditions likely to lead to infestation or infection but where no visible evidence was found.

FURTHER INSPECTION — Areas that could not be inspected and cannot be classified as Section I or II.

4. OTHER

4A — Section II

Damage(s) were found at or on : Exterior .

Subterranean termite infestation hazard at leaking sprinkler hub, excessive soil moisture

PRIMARY RECOMMENDATION:

We recommend hiring a licensed contractor to inspect and correct the conditions that are contributing to these issues. Once the recommended repairs have been completed, we will return to reinspect the affected areas within one year at no additional cost to verify that the conditions have been properly addressed.

GUARANTEES: Moxie Pest Control gives a performance only guarantee for the covered pests. This means we will retreat the pests covered as detailed in your agreement with us for a period of one year from the date of treatment unless otherwise noted. Our fumigations have a two year renewable service warranty. Please refer to our written agreement for details of coverage. We do not provide any guarantee against any present and/or future termite damage. Owner agrees to make all areas accessible for inspection and/or treatment at their own expense.

NOTE: During completion of localized full termite treatment Moxie Pest Control may be required to drill through finished areas including but not limited to drywall, stucco and plaster. These areas are inaccessible and can not be inspected unless they are made accessible. During our service we may penetrate and/or compromise the moisture barrier that may be present. We can not patch or repair this as it is inaccessible. We recommend that if you have questions or concerns that you consult a licensed contractor prior to our service.

NOTE: Localized full structure Drywood treatment, does not include treatment of the entire structure. It is limited to areas of known infestation or infection and areas common to infestation or infection. This service does not provide treatment to every wood member within your structure. However, our renewable service warranty does provide coverage for the entire structure. Refer to your agreement for details. **WARNING:** Areas of wood being repaired contain a chemical known to the State of California to cause birth defects and/or reproductive harm. Drilling, sawing, sanding or machining wood products generates wood dust, a substance known to the State of California to cause cancer. Should you have any questions regarding this report, please get in touch with us at (951) 444-9307 or termities@moxiepestcontrol.com.