

TOWER

AGENCY

MLS Supplements Checklist

The undersigned acknowledge that they have received and reviewed the following documents related to the property.

Buyer(s) and Buyer's Agent understand that the information provided is deemed reliable, but not guaranteed, and are strongly advised to carefully review all documents prior to submitting an offer.

Buyer's Agent further acknowledges that a signed copy of this form, along with the "Inspection Advisory" document, must be submitted with the offer package in order for the offer to be considered.

Buyer Initials	Agent Initials	Document / Report Reviewed
_____	_____	1. Inspection Advisory
_____	_____	2. Comps
_____	_____	3. Property Taxes
_____	_____	4. Homeowner Insurance Quote
_____	_____	5. Pre-Listing Home Inspection
_____	_____	6. Termite Inspection

Buyer Signature: _____ Date: _____

Buyer Signature: _____ Date: _____

Buyer's Agent Signature: _____ Date: _____

TOWER

AGENCY

INSPECTION ADVISORY

Inspections are part of a buyer's due diligence and help buyers understand the property's condition prior to closing.

What is a home inspection

A general evaluation of major systems including roof, plumbing, electrical, HVAC, and structure. Inspectors identify visible issues, safety concerns, and deferred maintenance.

Common additional inspections

Buyers may obtain termite, roof, sewer, HVAC, or foundation inspections. All inspections are optional and typically paid for by the buyer.

What inspections are NOT

Inspections are not a list of items for the seller to repair. All homes will have findings, and reports often include extensive notes due to inspector liability standards.

Focus on health and safety

Requests, if any, should be limited to material health and safety concerns such as electrical hazards, active leaks, significant roof issues, or missing required safety devices.

Appraisal and lender required repairs

Lenders or appraisers may require repairs prior to loan approval. These are typically health and safety related. The seller is not obligated to complete repairs unless agreed in writing.

Common findings that are often normal

Minor cracking, aging components, functional but older systems, and small maintenance items are common. Reports often appear extensive due to standardized language and disclaimers.

Important

Inspections are to inform the buyer's decision, not to ensure a perfect property. Offers should reflect the property's current condition.

Acknowledgment

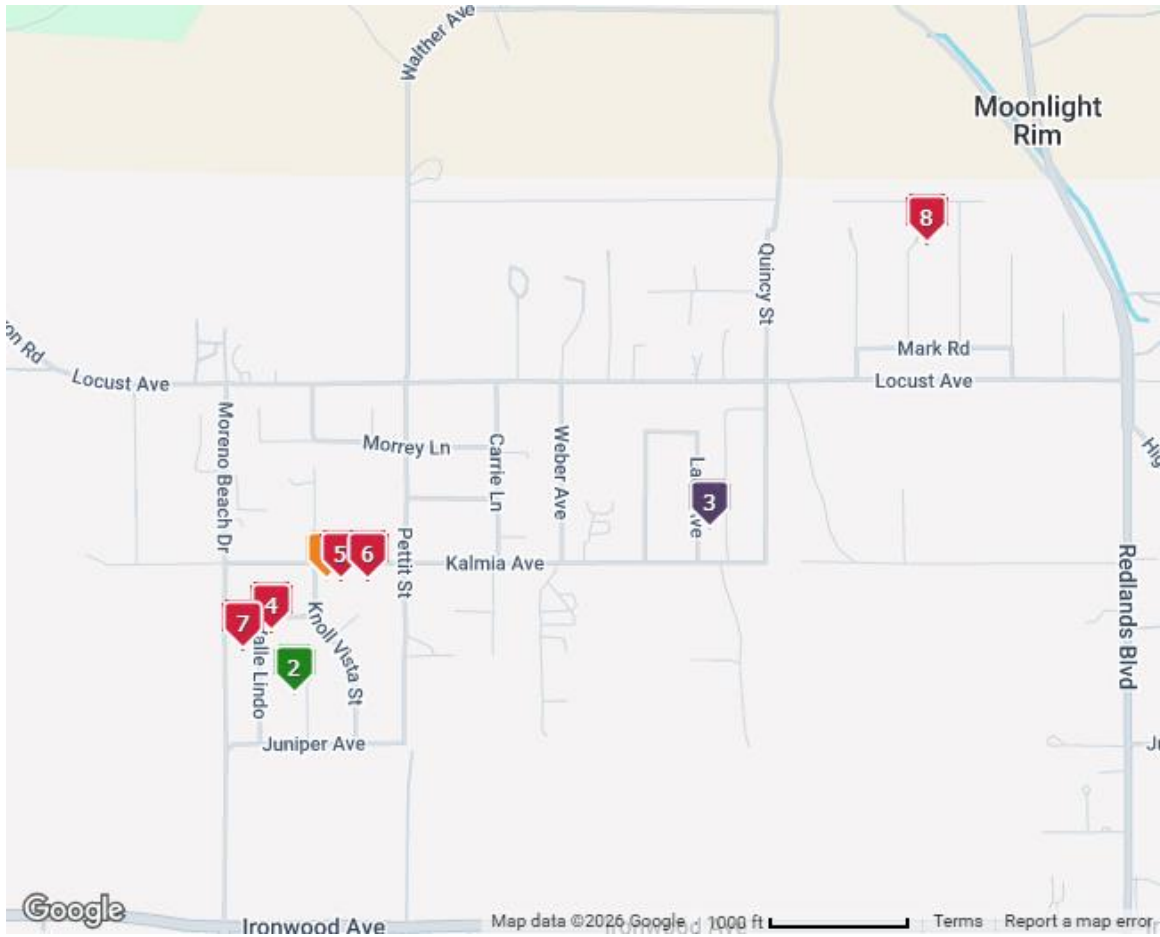
Buyer and buyer's agent acknowledge review and understanding of the above.

Buyer Signature: _____ Date: _____

Buyer Signature: _____ Date: _____

Buyer's Agent Signature: _____ Date: _____

Multi Map



1		27877 Kalmia , Moreno Valley 92555 Listing ID: CV26182284 LIST PRICE: \$730,000 STATUS: Pending	BDS: 4 BTH: 3	LISTING CONTRACT DATE: 08/19/2026 SQFT: 2580 LOT SF: 20,038 SLC: STD
2		11691 Via Colina , Moreno Valley 92555 Listing ID: CV26019277 LIST PRICE: \$770,000 STATUS: Active	BDS: 4 BTH: 3	LISTING CONTRACT DATE: 01/26/2026 SQFT: 2580 LOT SF: 20,038 SLC: STD
3		11466 Ladd , Moreno Valley 92555 Listing ID: TR26150487 LIST PRICE: \$779,000 STATUS: Hold	BDS: 4 BTH: 3	LISTING CONTRACT DATE: 07/10/2026 SQFT: 2703 LOT SF: 20,038 SLC: STD
4		11622 Valle Lindo , Moreno Valley 92555 Listing ID: IV26107365 SOLD PRICE: \$725,000 STATUS: Closed	BDS: 4 BTH: 3	ENDING DATE: 09/01/2026 SQFT: 2350 LOT SF: 20,038 SLC: STD
5		27903 Kalmia AVE , Moreno Valley 92555 Listing ID: IV26038927 SOLD PRICE: \$560,000 STATUS: Closed	BDS: 4 BTH: 3	ENDING DATE: 03/03/2026 SQFT: 2703 LOT SF: 20,038 SLC: STD
6		27951 Kalmia AVE , Moreno Valley 92555 Listing ID: PW25279891 SOLD PRICE: \$680,000 STATUS: Closed	BDS: 5 BTH: 3	ENDING DATE: 03/17/2026 SQFT: 2700 LOT SF: 20,038 SLC: STD

7



11659 Valle Lindo , Moreno Valley 92555
Listing ID: IG26010622 **SOLD PRICE:** \$713,000 **STATUS:** Closed **BDS:** 5 **BTH:** 3 **ENDING DATE:** 07/23/2026 **SQFT:** 2703 **LOT SF:** 20,038 **SLC:** STD,TRUS

8



11056 Aldren CT , Moreno Valley 92555
Listing ID: OC26139125 **SOLD PRICE:** \$875,000 **STATUS:** Closed **BDS:** 4 **BTH:** 3 **ENDING DATE:** 08/20/2026 **SQFT:** 2807 **LOT SF:** 27,007 **SLC:** STD

Quick CMA Report

			Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft	SP/LP%
Total Listings:	8	Maximum:	5/3	2,807	27,007	\$875,000	\$875,000	\$311.72	
Total on Market:	1	Minimum:	4/3	2,350	20,038	\$570,000	\$560,000	\$207.18	
Sold/Exp Ratio:	0.00	Average:	4/3	2,641	20,909	\$734,863	\$710,600	\$276.58	
		Median:	4/3	2,702	20,038	\$740,000	\$713,000	\$285.57	

Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDAM	Sqft	LSqft	\$/Sqft	Price
11691 Via Colina	MORV	1988	STD	01/26/2026	4	3	226/226	2,580	20,038	\$298.45	\$770,000
				Maximum:	4/	3	226	2,580	20,038	\$298.45	\$770,000
				Minimum:	4	3	226	2,580	20,038	\$298.45	\$770,000
				Average:	4	3	226	2,580	20,038	\$298.45	\$770,000
				Median:	4	3	226	2,580	20,038	\$298.45	\$770,000

Hold

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDAM	Sqft	LSqft	\$/Sqft	Price
11466 Ladd	MORV	1989	STD	07/10/2026	4	3	53/53	2,703	20,038	\$288.20	\$779,000
				Maximum:	4/	3	53	2,703	20,038	\$288.20	\$779,000
				Minimum:	4	3	53	2,703	20,038	\$288.20	\$779,000
				Average:	4	3	53	2,703	20,038	\$288.20	\$779,000
				Median:	4	3	53	2,703	20,038	\$288.20	\$779,000

Pending

Address	City	YrBuilt	Sale Type	Contract Date	Br	Bath	CDAM	Sqft	LSqft	\$/Sqft	Price
27877 Kalmia	MORV	1988	STD	08/28/2026	4	3	8/8	2,580	20,038	\$282.95	\$730,000
				Maximum:	4/	3	8	2,580	20,038	\$282.95	\$730,000
				Minimum:	4	3	8	2,580	20,038	\$282.95	\$730,000
				Average:	4	3	8	2,580	20,038	\$282.95	\$730,000
				Median:	4	3	8	2,580	20,038	\$282.95	\$730,000

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDAM	Sqft	LSqft	\$/Sqft	Price
27903 Kalmia AV	MORV	1988	STD	03/03/2026	4	3	0/0	2,703	20,038	\$207.18	\$560,000
27951 Kalmia AV	MORV	1988	STD	03/17/2026	5	3	26/26	2,700	20,038	\$251.85	\$680,000
11659 Valle Lindo	MORV	1988	STD	07/23/2026	5	3	117/117	2,703	20,038	\$263.78	\$713,000
11622 Valle Lindo	MORV	1988	STD	09/01/2026	4	3	38/38	2,350	20,038	\$308.51	\$725,000
11056 Aldren CT	MORV	1988	STD	08/20/2026	4	3	12/12	2,807	27,007	\$311.72	\$875,000
				Maximum:	5	3	117	2,807	27,007	\$311.72	\$875,000
				Minimum:	4	3	0	2,350	20,038	\$207.18	\$560,000
				Average:	4	3	39	2,653	21,432	\$268.61	\$710,600
				Median:	4	3	26	2,703	20,038	\$263.78	\$713,000

Criteria:

Listing Id is one of CV26182284, CV26019277, TR26150487, IV26107365, IV26038927, PW25279891, IG26010622, OC26139125
Property Type is 'Residential'



Property Tax Calculator

Address:

11422 Edmonson Ave, Moreno Valley CA

New Sales Price:

\$750,000

Base Tax Rate:

1.13%

Special Assessment:

\$865.28

New Yearly Taxes:

\$9,361.21

New Monthly Taxes:

\$780.10

Notes:

EPITOME INSURANCE SOLUTIONS, INC.

HOME INSURANCE QUOTE

California FAIR Plan + Difference in Conditions (DIC)

COVERAGE & PREMIUM

Coverage	Premium
California FAIR Plan	\$3,040.00
DIC - Difference in Conditions Policy	\$1,535.00
TOTAL INSURANCE PREMIUM	\$4,575.00

PAYMENT OPTIONS

Option 1 - Pay in Full
\$4,575.00

Option 2 - Carrier Payment Plan

Installment options may be available through the insurance carrier. Down payment and installment amounts are subject to carrier requirements and approval.

IMPORTANT INFORMATION

This quote is based on the information provided and is subject to carrier underwriting, eligibility, rates, forms, deductibles, and policy terms and conditions.

Coverage is not bound until confirmed by the applicable insurance carrier.

Epitome Insurance Solutions, Inc.

Riverside, California

Your Insurance Protection Partner



Inspection Report

First Last

**Property Address:
11422 Edmonson Ave
Moreno Valley CA 92555**



General View

C.L.M HOME INSPECTIONS

Inspected By:

MARCUS CAZARES

Mobile (909) 644.8860

Email: marcaz73@hotmail.com

Follow Us On Instagram:

@CLM_HOME_INSPECTIONS



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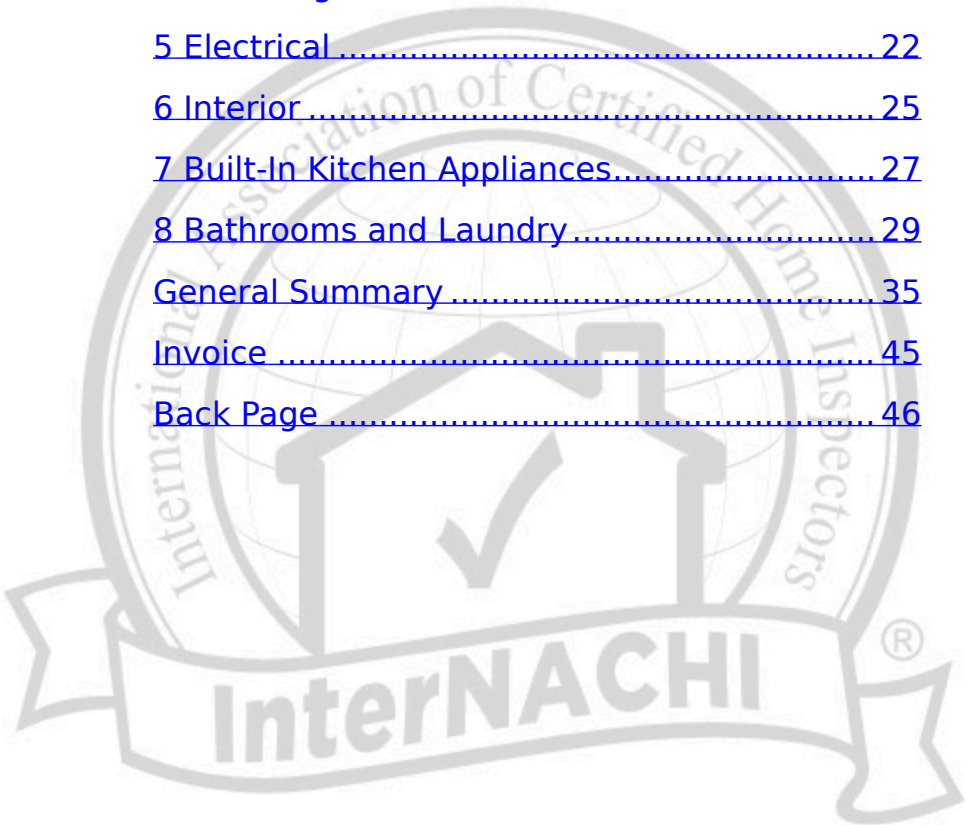
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Date: 9/18/2026	Time: 11:00 AM	Report ID: 091826-02MC
Property: 11422 Edmonson Ave Moreno Valley CA 92555	Customer: First Last	Real Estate Professional: Robert Wetzel TOWER AGENCY

Comment Key or Definitions

The following are definitions of comment descriptions in this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

The Inspector makes no warranties nor guarantees on items, areas and there related condition that are inaccessible, obscured or simply overlooked. Client is advised that not all limitations may be expressed within this report.

The Inspector does not evaluate for nor comment on the presence of asbestos, mold or led paint due to NO laboratory testing performed.

Conditions considered to be general wear may be excluded from this evaluation.

The client agrees to submit to C.L.M. Home Inspection, in written form, any claims or complaints prior or taking any action. Any legal action or proceeding of any kind against the Inspector or C.L.M. Home Inspections or its officers, agents, or employee, must be brought within 30 days from the date of the inspection or will be deemed waived and forever barred.

Report is based on Major Components/ Pre Inspection that are accessible and ready to view. Client/ Agent are aware that this is not a full home inspection report. Your major components inspection is considered viewing and some minor testing on Roof, Heat system, A/C system, Electrical Panel, Gas, Plumbing, Foundation and items the were noticed at time of inspection that can possible be a safety issue. Some items that relate or could not have been seen can be excluded from this report. Note: Moving forward on items that that your inspector called out that might be a concern or have been repaired by a Licensed/ Qualified contractor your Inspector always recommends a full reinspection, quotes on item and encircle repairs, estimate bids to be considered prior to purchasing or taking occupancy.

Residential Style:
Single Family Home Two Level

Year Built:
1989

Home Faces:
West

House Occupied:
No

Buyers Agent Is Present:
No

Client Is Present:
No

Sellers Agent Present:

Recall Check:

Radon Test:

No Recall on Units were not performed. No

Water Test: **Electrical:** **Gas Fuel Source:**
Yes On On

Weather: **Temperature:** **Rain in last 3 days:**
Warm / Clear Between 70 / 80 No

Sewer Or Septic: **Mold/ Asbestos/ Led Paint Air Test:**
Unkown, Camera Inspection was not No Test Performed
performed.



1. Foundation, Crawlspace and Structure

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

Styles & Materials

Method used to observe

Crawlspace:

No crawlspace

		IN	NI	NP	RR
1.0	Floor Structure	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



2. Roof / Attic

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

Styles & Materials

Roof surface viewed from:
Ground
Droned

Roof-Type:
Three Story

Roof Covering type:
Tile

		IN	NI	NP	RR
2.0	Roof Covering	•			•
2.1	Flashing	•			•
2.2	Roof / Ceiling / Wall Structure	•			
2.3	Attic Insulation	•			•
2.4	Attic Ventilation	•			
2.5	Exterior Patio/ Enclosed		•		
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

2.0 Crack tiles were observed at roof top at time of inspection. Client must be aware roof was not walked on due to type of material and height in result viewing was limited. Recommend replacement of crack tiles were needed by a qualified or licensed roofing contractor. Note: Underlayment was not viewed, Any other issues the roofer may discover while evaluation should be repaired.



2.0 Item 1(Picture) General View



2.0 Item 2(Picture) General View



2.0 Item 3(Picture) General View



2.0 Item 4(Picture) General View



2.0 Item 5(Picture) General View



2.0 Item 6(Picture) General View

2.1 An open gap on a tile roof valley is intentional and necessary, typically measuring between 3 to 6 inches (Centered on the metal flashing) to allow high volumes of water leaves, and debris to flow freely. Work can be done by a qualified or licensed contractor.



2.1 Item 1(Picture) General View

2.3 Client must beware rodent droppings were present throughout interior attic. Inspector can not determine infestation. Recommend a more thorough evaluation and discuss treatment with pest control prior to your contingency removal. Note: Rodent within attic can cause severe structural, electrical and thermal damage.

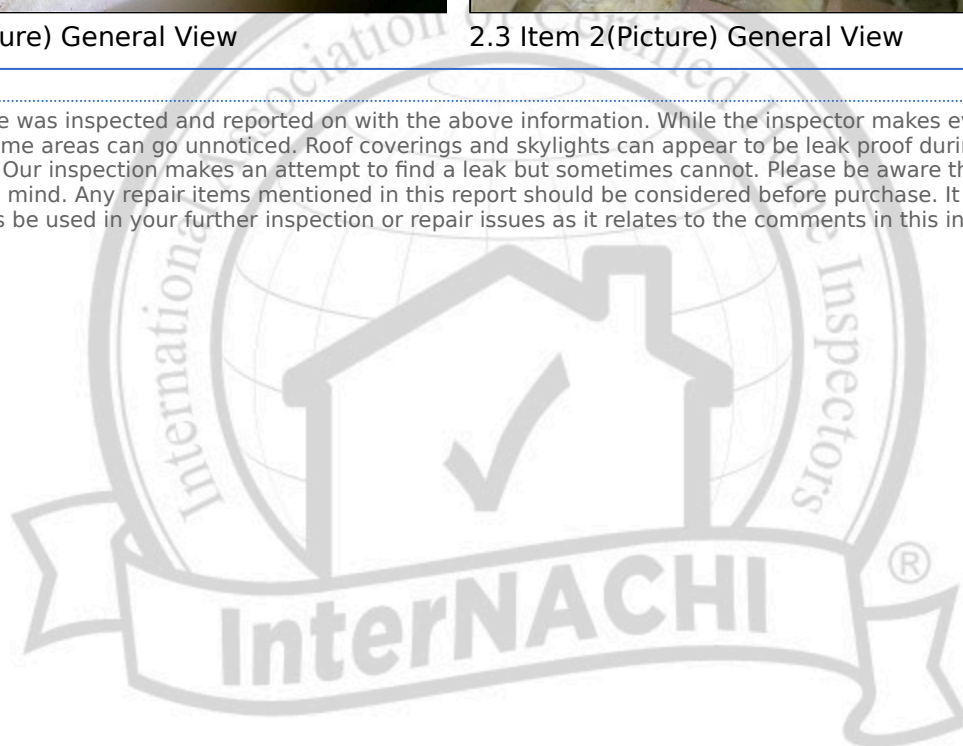


2.3 Item 1(Picture) General View



2.3 Item 2(Picture) General View

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



3. Heating and Cooling

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage.

Styles & Materials

Central Heat System Brand:
RHEEM

Energy Source:
Gas

Ductwork:
Insulated/ Attic

Filter Type:
N/A

Filter Size:
N/A

Central Air System Brand:
TRANE

Cooling Equipment Type:
AIR CONDITION UNIT R22

		IN	NI	NP	RR
3.0	Heat / Air Condition Operating Controls	•			
3.1	Central Heating Unit/ Air Degree Test	•			
3.2	Vent Pipes	•			
3.3	Central A/C Unit / Air Degree Test	•			•
3.4	System Filter	•			
3.5	Air Ducting System/ Cooling/ Heat Lines	•			•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

3.0 Heat/ Cold air wall thermostat control was responsive and in working order at time of inspection. Note: Removal of old batteries and installing new is suggested.



3.0 Item 1(Picture) General View

3.1 Heat Unit system was in working order at time of inspection. Adequate hot air flow was present and recorded from all registers. (Thermal reading shown.) Note: Gas Shutoff Valve was present at Unit. Due to age a safety check should be required by your local Gas Company. Cover was not removed.



3.1 Item 1(Picture) General View



3.1 Item 2(Picture) General View



3.1 Item 3(Picture) General View



3.1 Item 4(Picture) General View

3.3 (1) The A/C unit was operable at time of inspection. Adequate cold air flow was tested and recorded from all registers within home. (Thermal reading shown). Note: Client should be aware Unit was an older Model. Discussing with an HVAC technician if Unit is still serviceable to recharge is suggested.



3.3 Item 1(Picture) General View



3.3 Item 2(Picture) General View



3.3 Item 3(Picture) General View

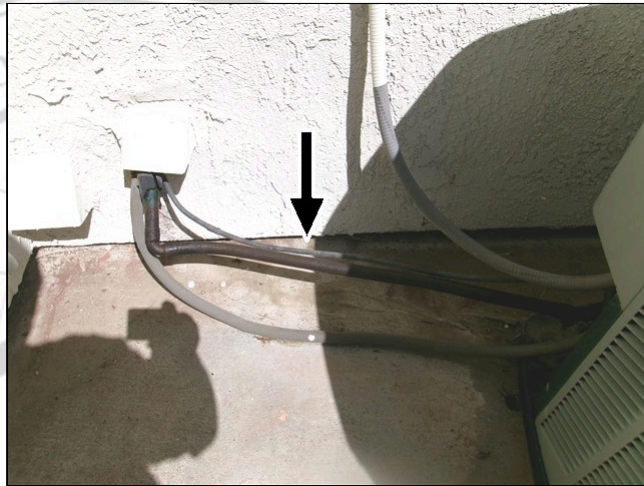


3.3 Item 4(Picture) General View



3.3 Item 5(Picture) General View

3.3 (2) Recommend removing existing foam cover and installing new at A/C unit. Complete foam cover helps out with more energy-efficient on home cooling. Work can be done by a qualified or licensed HVAC technician.

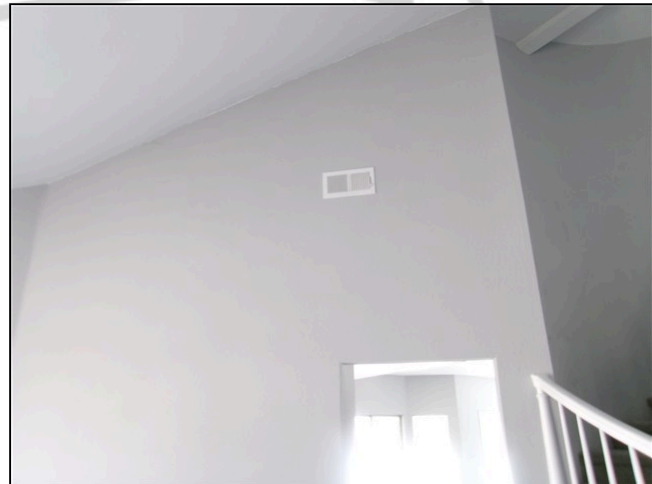


3.3 Item 6(Picture) General View

3.5 Minor or no air degree flow was present when tested at wall vent, Vent can be clogged, disconnected, torn at ductwork system within your attic. Recommend further evaluation and repair by a qualified or licensed HVAC Technician.



3.5 Item 1(Picture) General View



3.5 Item 2(Picture) General View

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



4. Plumbing

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

Styles & Materials

Plumbing Water Material:

Copper
PVC
Some Piping Not visible
Black Plastic
ABS

Plumbing Water Supply:

Copper
PVC
Some Piping Not Visible

Plumbing Return:

PVC
ABS
Some Piping Not Visible
Black Plastic

Water Heater Manufacturer:

RHEEM

Water Heater Power Source:

Gas (quick recovery)

Water Heater Capacity:

50 Gallon

Water Heater Location:

Garage

Fuel Meter Location:

South Walkway

Home Fuel Shut Off Valve:

South Side Walkway

Fuel Type:

Natural Gas

Home Water Shutoff Valve:

West Walkway

Home Street Water Main Shutoff:

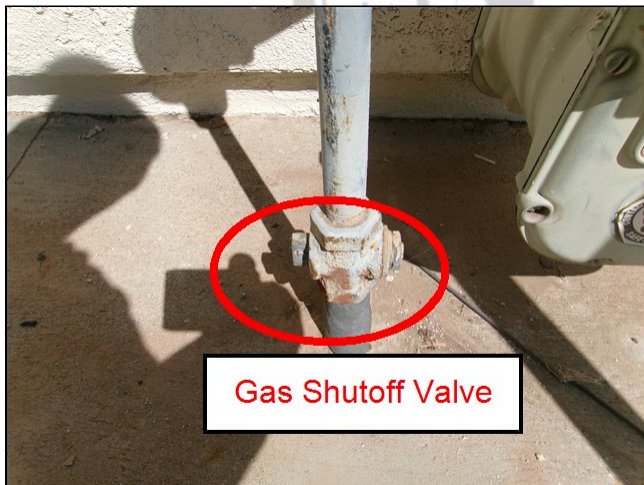
Location Front Home

		IN	NI	NP	RR
4.0	Main Fuel Supply shut-off valve	•			•
4.1	Water Meter		•		
4.2	Main Water supply shut-off valve	•			•
4.3	Water Heater	•			
4.4	Water Heater Vent	•			
4.5	Water Heater TPR Valve	•			
4.6	Water Heater Discharge Line	•			
4.7	Water Heater Seismic Straps	•			
4.8	A/C Cooling Discharge Line, Pump		•		
4.9	Irrigation		•		
4.10	PLumbing Exterior / Interior Lines	•			•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

4.0 The Main fuel shut off is at gas meter outside located at the South walkway. Client should be aware surface rust was present on fuel Meter and lines, condition is typical but knowing Meter has not been serviced. Recommend your local Gas Company to perform a full safety check inspection prior to occupancy. Note: Maintenance with a rust prohibiting paint on Meter should be followed with Gas Company slip of inspection.



4.0 Item 1(Picture) General View

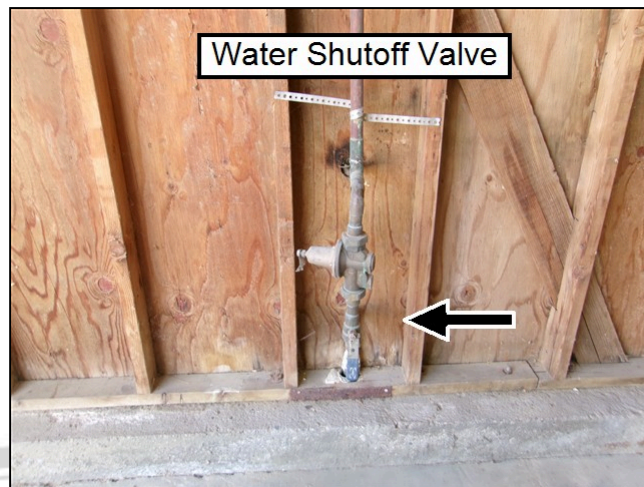


4.0 Item 2(Picture) General View

4.2 (1) Home water shutoff valve design Lever was operational, free flowing with no signs of water leaks at time of inspection. Note: Water cutoff was not tested when water was on within home by your inspector.

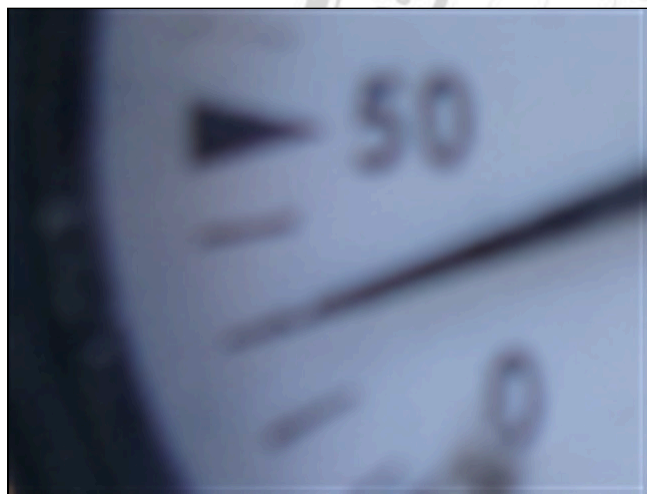


4.2 Item 1(Picture) General View



4.2 Item 2(Picture) General View

4.2 (2) The client should be aware that the water supply pressure was less than 50 pounds per square inch (PSI) at time of inspection. 40-80 PSI is considered the normal range for water pressure in a home and most plumbers recommend 50-60 PSI. Recommend re-evaluation by a qualified or licensed plumber. Note: Pressure regulator was present.



4.2 Item 3(Picture) General View



4.2 Item 4(Picture) General View



4.2 Item 5(Picture) General View

4.2 (3) Water supply has been discontinued, not in working order at exterior walkways. Recommend discussing reevaluation and repair back to it's original design. Work can be done by a qualified or licensed plumber.

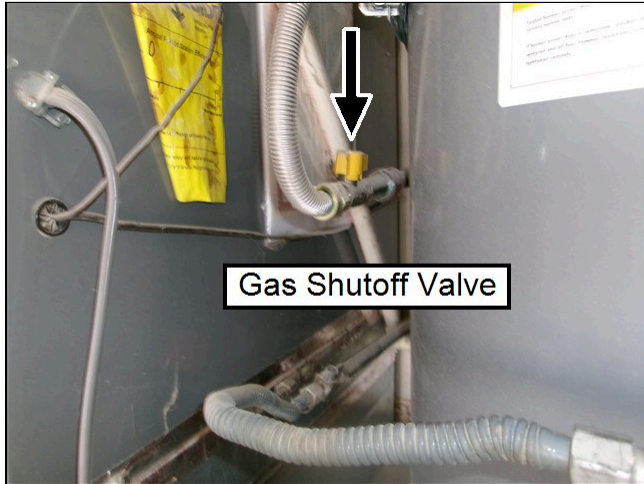


4.2 Item 6(Picture) General View



4.2 Item 7(Picture) General View

4.3 Water heater tank was in working order at time of inspection. Client should be aware emergency Gas shutoff Valve was present.



4.3 Item 1(Picture) General View



4.3 Item 2(Picture) General View

4.10 Client should beware air in plumbing line was present at time of water testing. Temporary loss of water pressure can be caused by recent plumbing repairs, pressure regulator, water leaks. Recommend further evaluation and repair by a qualified or licensed plumber.



4.10 Item 1(Picture) General View



4.10 Item 2(Picture) General View

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Electrical

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

Styles & Materials

Electrical Service Conductors:

Below ground

Main Service Panel Location:

South Facing

Sub Panel Location:

Not Present

Panel capacity:

120/240 Volt

Panel Type:

Circuit breakers

Electrical Disconnect Location:

At main service panel (Not Tested)

Solar Panel:

Not Present

		IN	NI	NP	RR
5.0	Main Distribution Panel	•			•
5.1	Circuit Breakers, Fuses	•			•
5.2	Sub Service Panel/ Circuit Breakers, Fuses		•	•	
5.3	Electrical Grounding	•			
5.4	Smoke Detectors	•			
5.5	Carbon Monoxide Detector	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

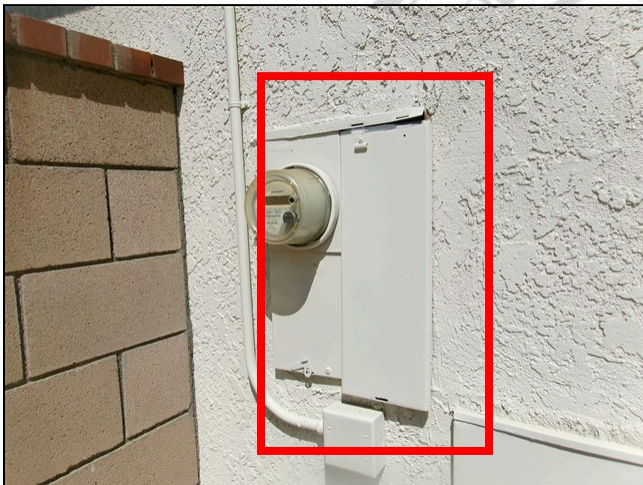
5.0 Main distribution panel was in working order at time of inspection. Recommend installing adequate legends at dead front cover for improved ease of station location. Work should be done by a qualified or licensed electrician.



5.0 Item 1(Picture) General View



5.0 Item 2(Picture) General View



5.0 Item 3(Picture) General View

5.1 (1) Problem discovered with Main panel circuit breakers such as knock-outs missing on panel cover at time of inspection Any other problems that an electrician may discover while performing repairs should be corrected prior to your contingency period. I recommend a licensed or qualified electrician inspect further and correct as needed. Note: Inspector can not determine wiring condition within walls.



5.1 Item 1(Picture) General View

5.1 (2) Circuit breakers were secured within panel and in working order at time of inspection. Inspector observed a 120 / 240 volt test. In result range was satisfactory. Note: Installed circuit breaker panel within panel were full (Overload). Additional circuit breakers can be added by adding a Sub Panel. Options can be discussed with a qualified or licensed electrician.



5.1 Item 2(Picture) General View

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

		IN	NI	NP	RR
6.0	Interior / Exterior Windows	•			•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

6.0 Cracked window pane were observed at kitchen at time of inspection. This poses a safety hazard as crack may worsen, recommend a qualified or licensed contractor evaluate and replace window pane as necessary.

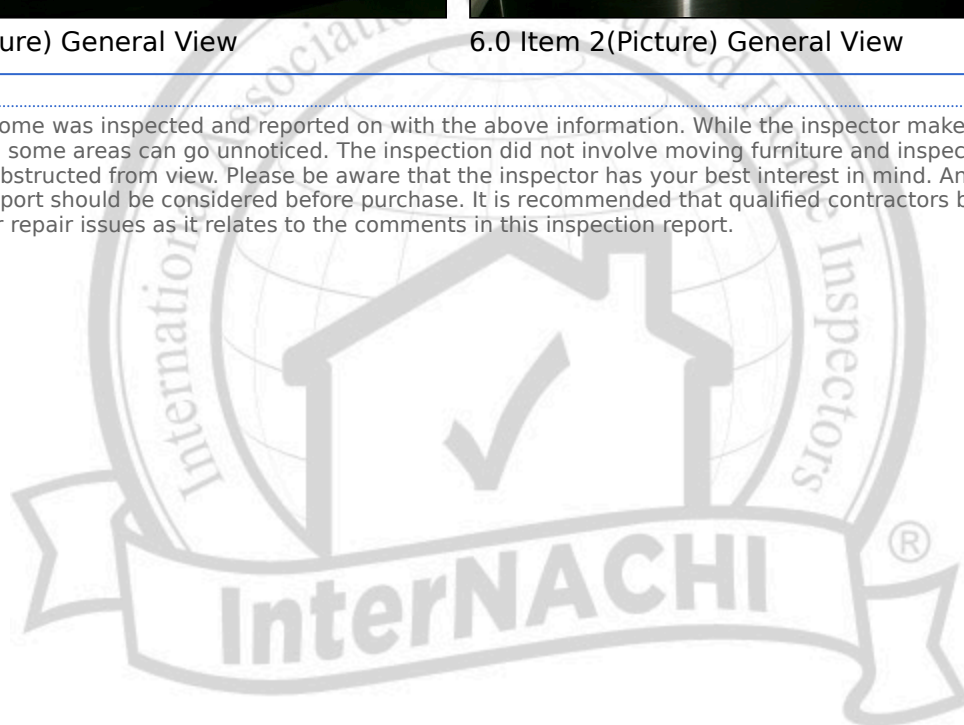


6.0 Item 1(Picture) General View



6.0 Item 2(Picture) General View

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



7. Built-In Kitchen Appliances

Styles & Materials

Disposer Brand: KENMORE	Range/Oven: NONE INSTALLED	Exhaust/Range hood: VENTED
Dishwasher Brand: NONE INSTALLED	Trash Compactors: NONE INSTALLED	Built in Microwave: NONE INSTALLED
Refrigerator: Present / Not Evaluated		

		IN	NI	NP	RR
7.0	Sink / Fixtures	•			
7.1	Kitchen Sink Plumbing	•			
7.2	Ranges/Ovens/Cooktops		•	•	
7.3	Range Hood / Ventilation	•			
7.4	Food Waste Disposer	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

7.0 Sink/ Fixtures water supply were in working order at time of inspection. Note: Hot/ Cold water test was performed.

Note: Client should be aware standard water temperature should be no greater then 120 degrees fahrenheit. Adjustment on lowering degree can be done accordingly at water heater temperature dial.



7.0 Item 1(Picture) General View

**7.1 Under sink plumbing
observed no leaks/ clogging
during water testing at time of
inspection.**



7.1 Item 1(Picture) General View

**7.3 Kitchen Vent was tested
and in working order at time of
inspection.**



7.3 Item 1(Picture) General View

8. Bathrooms and Laundry

Styles & Materials

Ventilation Type:

Window

Spot Fan

Dryer Vent Termination:

Within Laundry Area

Dryer Fuel Type:

Natural Gas

Electric Plug In 240 Volt

Washer Type:

Plug In Electric/ Water Supply

		IN	NI	NP	RR
8.0	Sinks / Fixtures	•			
8.1	Shower / Tub Fixtures	•			
8.2	Bathroom Plumbing	•			
8.3	Toilet	•			
8.4	Spot Vent/ Ventilation Bathroom Window, Laundry	•			
8.5	Dryer Vent	•			
8.6	Dryer Fuel Source	•			
8.7	Washer Water Source		•		
8.8	Utility Outlet Laundry	•			•
8.9	Laundry Sink/ Plumbing	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

8.0 Sink/ Fixtures water supply were in working order at time of inspection. Note Hot/ Cold water test was performed.

Client should be aware standard water temperature should be no greater then 120 degrees fahrenheit. Adjustment on lowering degree can be done accordingly at water heater temperature dial.



8.0 Item 1(Picture) General View



8.0 Item 2(Picture) General View



8.0 Item 3(Picture) General View



8.0 Item 4(Picture) General View



8.0 Item 5(Picture) General View

8.1 Shower/ Tub fixtures water supply were in working order at time of inspection. Note: Hot/ Cold water test was performed.

Client should be aware standard water temperature should be no greater then 120 degrees fahrenheit. Adjustment on lowering degree can be done accordingly at water heater temperature dial.



8.1 Item 1(Picture) General View

8.2 Under sink plumbing observed satisfactory and no leaks/ clogging at time of inspection. Angle stops were movable and in working order.



8.2 Item 1(Picture) General View



8.2 Item 2(Picture) General View



8.2 Item 3(Picture) General View

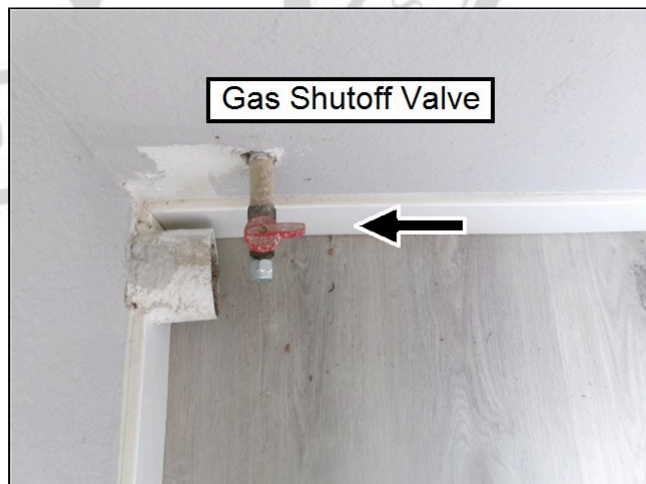


8.2 Item 4(Picture) General View



8.2 Item 5(Picture) General View

8.6 Gas Shutoff Valve and supply line were present. Gas flow was not turned on to test.



8.6 Item 1(Picture) General View

8.7 Washer water source water fixtures were present at time of inspection. Client should beware no hose connecting was performed. Recommend reevaluation on hose connecting prior to taking occupancy. Note: Unable determine washer stand pipe/ return line overall function and supply hot and cold fixtures. Reevaluation should be considered. Mote: Washer Hammer was not installed. Hammers purpose is to stop loud pipe from banging.



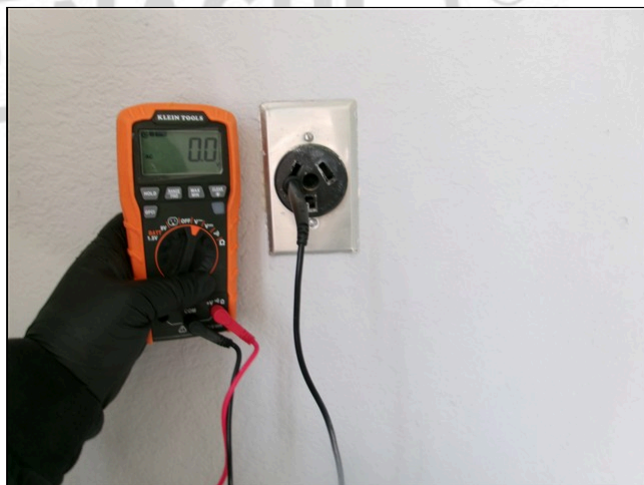
8.7 Item 1(Picture) General View

8.8 (1) Utility laundry 120V Plug In outlet was tested and in working order at time of inspection.



8.8 Item 1(Picture) General View

8.8 (2) 240V/ 250V plug in outlet at laundry room was inoperable. This is for your information. A qualified or licensed electrician should evaluate and repair. Note: Plug in tester prongs may have not made contact.



8.8 Item 2(Picture) General View

8.9 Laundry sink cold/ hot water was in good working order at time of inspection. Plumbing

observed no leaks/ clogging during water testing.



8.9 Item 1(Picture) General View



8.9 Item 2(Picture) General View



General Summary



CLM HOME INSPECTIONS

MARCUS CAZARES

(909) 644.8860

marcaz73@hotmail.com

Customer

First Last

Address

11422 Edmonson Ave
Moreno Valley CA 92555

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Roof / Attic

2.0 Roof Covering

Inspected, Repair or Replace

Crack tiles were observed at roof top at time of inspection. Client must be aware roof was not walked on due to type of material and height in result viewing was limited.

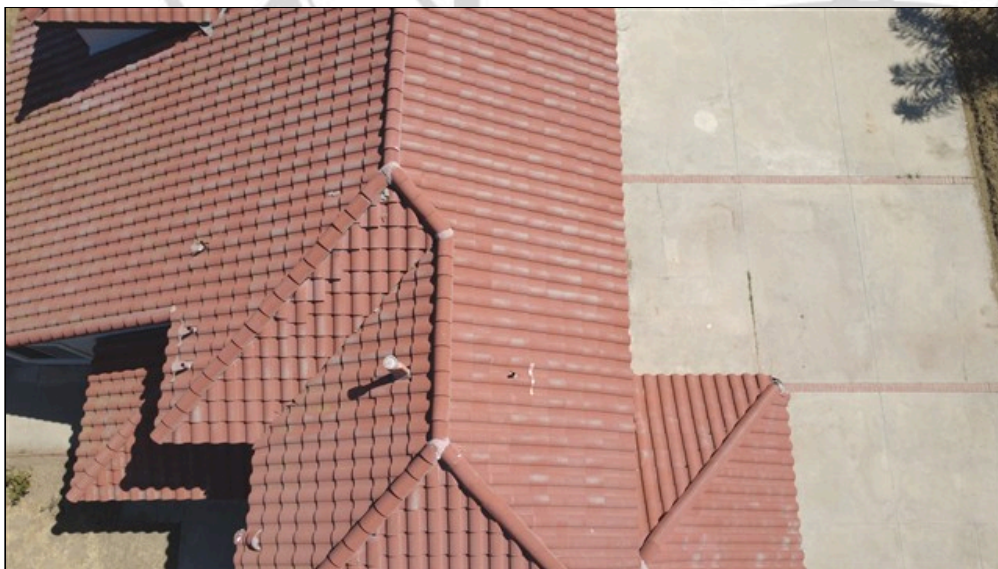
Recommend replacement of crack tiles were needed by a qualified or licensed roofing contractor. Note: Underlayment was not viewed, Any other issues the roofer may discover while evaluation should be repaired.



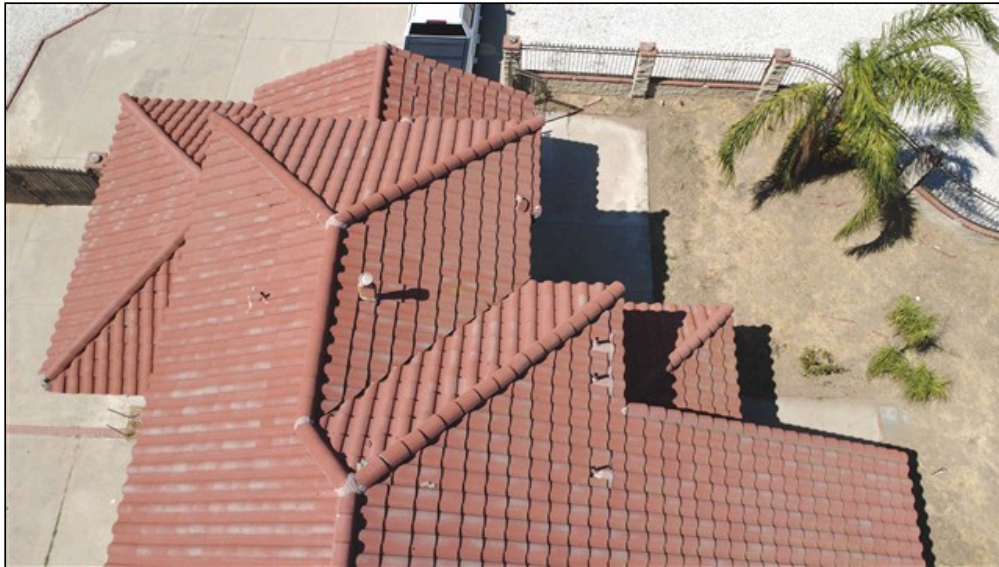
2.0 Item 1(Picture) General View



2.0 Item 2(Picture) General View



2.0 Item 3(Picture) General View



2.0 Item 4(Picture) General View



2.0 Item 5(Picture) General View



2.0 Item 6(Picture) General View

3. Heating and Cooling

3.3 Central A/C Unit / Air Degree Test

Inspected, Repair or Replace

(1) The A/C unit was operable at time of inspection. Adequate cold air flow was tested and recorded from all registers within home. (Thermal reading shown). Note: Client should be aware Unit was an older Model. Discussing with an HVAC technician if Unit is still serviceable to recharge is suggested.



3.3 Item 1(Picture) General View



3.3 Item 2(Picture) General View



3.3 Item 3(Picture) General View



3.3 Item 4(Picture) General View



3.3 Item 5(Picture) General View

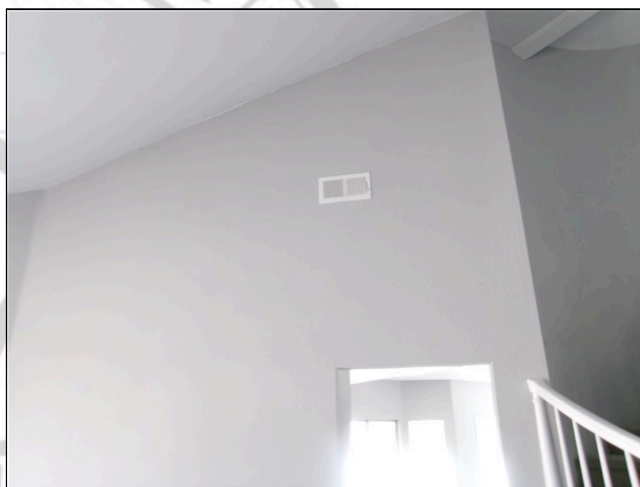
3.5 Air Ducting System/ Cooling/ Heat Lines

Inspected, Repair or Replace

Minor or no air degree flow was present when tested at wall vent, Vent can be clogged, disconnected. torn at ductwork system within your attic. Recommend further evaluation and repair by a qualified or licensed HVAC Technician.



3.5 Item 1(Picture) General View



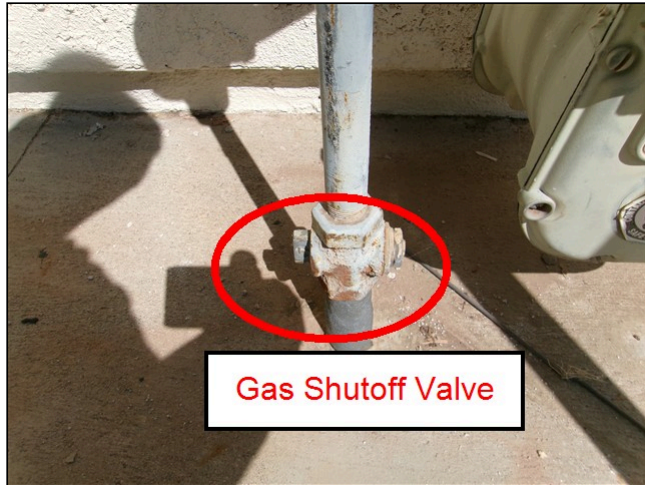
3.5 Item 2(Picture) General View

4. Plumbing

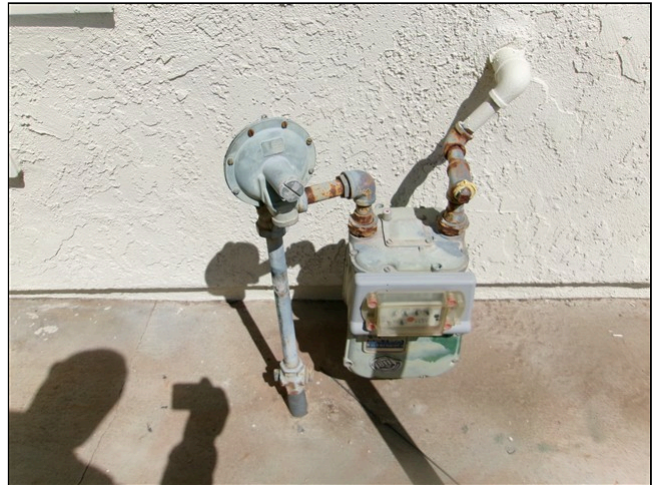
4.0 Main Fuel Supply shut-off valve

Inspected, Repair or Replace

The Main fuel shut off is at gas meter outside located at the South walkway. Client should be aware surface rust was present on fuel Meter and lines, condition is typical but knowing Meter has not been serviced. Recommend your local Gas Company to perform a full safety check inspection prior to occupancy. Note: Maintenance with a rust prohibiting paint on Meter should be followed with Gas Company slip of inspection.



4.0 Item 1(Picture) General View

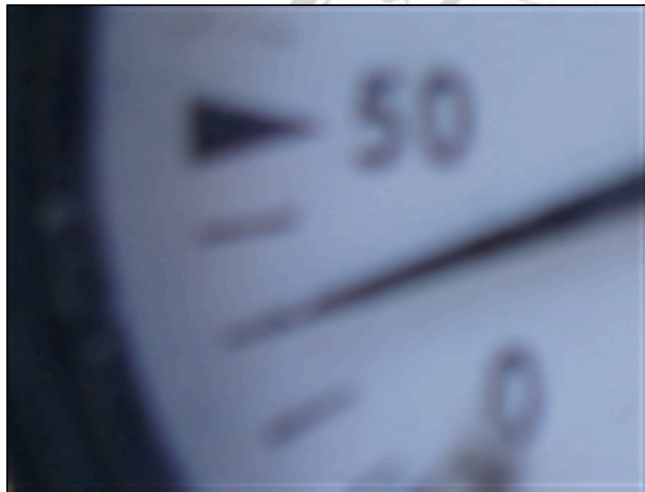


4.0 Item 2(Picture) General View

4.2 Main Water supply shut-off valve

Inspected, Repair or Replace

(2) **The client should be aware that the water supply pressure was less than 50 pounds per square inch (PSI) at time of inspection. 40-80 PSI is considered the normal range for water pressure in a home and most plumbers recommend 50-60 PSI. Recommend re-evaluation by a qualified or licensed plumber. Note: Pressure regulator was present.**



4.2 Item 3(Picture) General View



4.2 Item 4(Picture) General View



4.2 Item 5(Picture) General View

(3) **Water supply has been discontinued, not in working order at exterior walkways. Recommend discussing reevaluation and repair back to it's original design. Work can be done by a qualified or licensed plumber.**



4.2 Item 6(Picture) General View

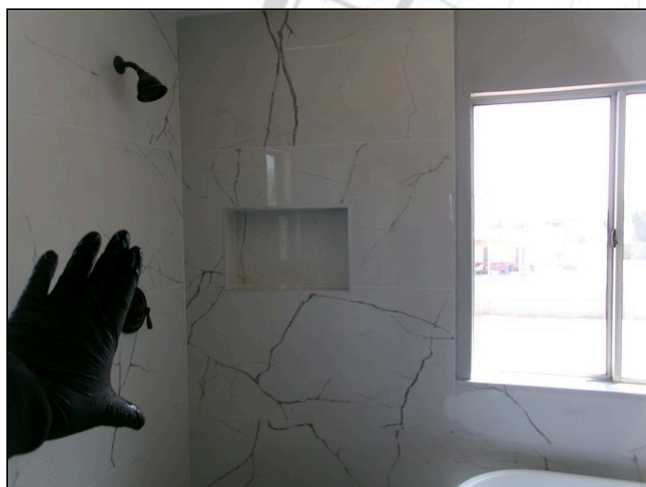


4.2 Item 7(Picture) General View

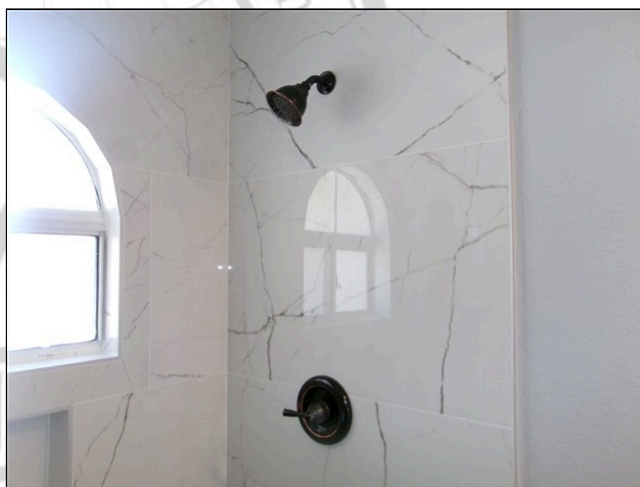
4.10 PLumbing Exterior / Interior Lines

Inspected, Repair or Replace

Client should beware air in plumbing line was present at time of water testing. Temporary loss of water pressure can be caused by recent plumbing repairs, pressure regulator, water leaks. Recommend further evaluation and repair by a qualified or licensed plumber.



4.10 Item 1(Picture) General View



4.10 Item 2(Picture) General View

5. Electrical

5.0 Main Distribution Panel

Inspected, Repair or Replace

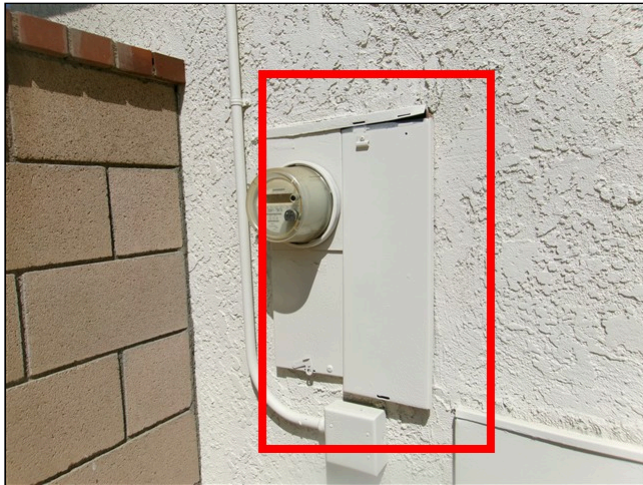
Main distribution panel was in working order at time of inspection. Recommend installing adequate legends at dead front cover for improved ease of station location. Work should be done by a qualified or licensed electrician.



5.0 Item 1(Picture) General View



5.0 Item 2(Picture) General View



5.0 Item 3(Picture) General View

5.1 Circuit Breakers, Fuses

Inspected, Repair or Replace

(1) **Problem discovered with Main panel circuit breakers such as knock-outs missing on panel cover at time of inspection Any other problems that an electrician may discover while performing repairs should be corrected prior to your contingency period. I recommend a licensed or qualified electrician inspect further and correct as needed. Note: Inspector can not determine wiring condition within walls.**



5.1 Item 1(Picture) General View

6. Interior

6.0 Interior / Exterior Windows

Inspected, Repair or Replace

Cracked window pane were observed at kitchen at time of inspection. This poses a safety hazard as crack may worsen, recommend a qualified or licensed contractor evaluate and replace window pane as necessary.



6.0 Item 1(Picture) General View



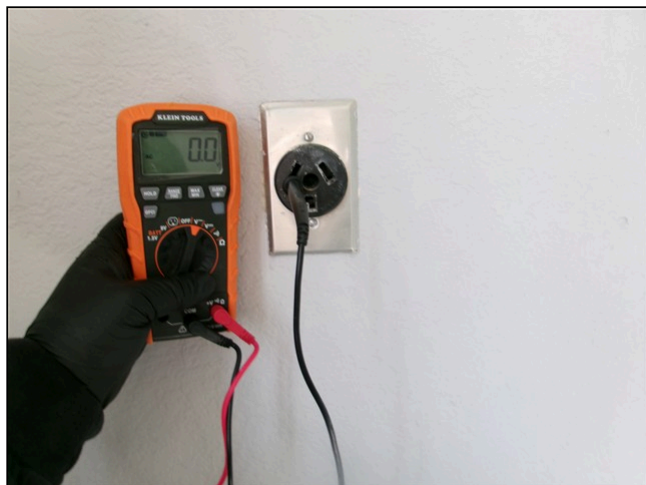
6.0 Item 2(Picture) General View

8. Bathrooms and Laundry

8.8 Utility Outlet Laundry

Inspected, Repair or Replace

(2) 240V/ 250V plug in outlet at laundry room was inoperable. This is for your information. A qualified or licensed electrician should evaluate and repair. Note: Plug in tester prongs may have not made contact.



8.8 Item 2(Picture) General View

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Marcus Cazares



INVOICE

C.L.M Home Inspections
909 644.8860
EMAIL: marcaz73@hotmail.com
Inspected By: Marcus Cazares

Inspection Date: 9/18/2026
Report ID: 091826-02MC

*

Customer Info:	Inspection Property:
First Last	11422 Edmonson Ave Moreno Valley CA 92555
Customer's Real Estate Professional: Robert Wetzel TOWER AGENCY	

Inspection Fee:

Service	Price	Amount	Sub-Total
Pre Inspection (Home Inspection)	150.00	1	150.00
			Tax \$0.00
			Total Price \$150.00

Payment Method: Awaiting Payment
Payment Status: Open Invoice/ Invoice Sent By EMAIL
Note: *****Payment Due Agent Will Contact Marcus At 909 644-8860 For Payment*****



C.L.M Home Inspections

Marcus Cazares

909 644.8860

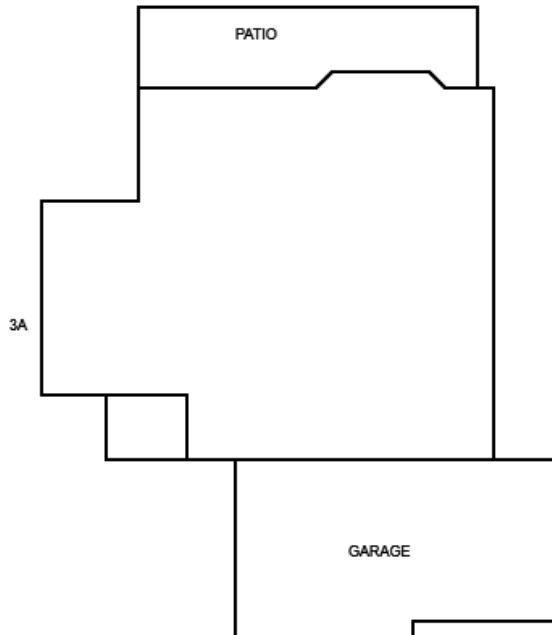
EMAIL: marcaz73@hotmail.com



WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 11422	Street EDMONSON AVE	City Moreno Valley	ZIP 92555	Date of Inspection 09/08/2026	Number of Pages 3
		Ruben's Exterminator Company 1952 Ohio Ave Colton CA 92324 (909) 888-8225 (909) 693-0814 rm5610@msn.com Fax (909) 381-5513		Report # : 11900	
				Registration # : PR8864	
Escrow # :		☐ CORRECTED REPORT			
Ordered by: ROBERT WETZEL TOWER AGENCY		Property Owner and Party of Interest:		Report sent to:	
COMPLETE REPORT ☒		LIMITED REPORT ☐		SUPPLEMENTAL REPORT ☐	
				REINSPECTION REPORT ☐	
GENERAL DESCRIPTION: TWO STORY STUCCO VACANT HOUSE ON A CONCRETE SLAB WITH AN ATTACHED THREE CAR GARAGE AND TILE ROOF.				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: RUBEN MORALES State License No. OPR10757 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.

43M-41 (Rev. 04/2015)

RUBEN'S EXTERMINATOR COMPANY

Page 2 of 3 inspection report

11422	EDMONSON AVE	Moreno Valley	CA	92555
Address of Property Inspected		City	State	ZIP
09/08/2026	11900			
Date of Inspection	Corresponding Report No.	Escrow No.		

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 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.

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.

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.

If requested by the person ordering this report, a re-inspection of the structure will be performed. Such requests must be within four (4) months of the date of this inspection. Every re-inspection fee amount shall not exceed the original inspection fee.

Wall paper, stain, or interior painting are excluded from our contract. New wood exposed to the weather will be prime painted, only upon request at an additional expense.

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 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.

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.

RUBEN'S EXTERMINATOR COMPANY

Page 3 of 3 inspection report

11422	EDMONSON AVE	Moreno Valley	CA	92555
Address of Property Inspected		City	State	ZIP
09/08/2026	11900			
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:

3A - Fungus / Dryrot

FINDING - Dry rot damaged noted at exterior fascia and fascia trim.

RECOMMENDATION - Remove and replace damaged 2x8 and 1x4 fascia and trim.

Thank you for selecting us to perform a structural pest control inspection on your property. Should you have any questions regarding this report, please call us directly by the contact information provided on the first page of the inspection report.

Our inspectors have determined that your property will benefit from a safe application of chemicals commonly used for structural pest control. In accordance with the 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 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 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 scientific evidence, there are no appreciable risks weighted 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 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 agencies in your area:

Poison Control Center	(800) 222-1222
Agricultural Department	(951) 955-3045
Health Department	(951) 358-5058
Structural Pest Control Board	(916) 561-8700
2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815	



Ruben's Exterminator Company

1952 Ohio Ave
Colton CA 92324
(909) 888-8225 (909) 693-0814
rm5610@msn.com Fax (909) 381-5513

Page 1 of 1

WORK AUTHORIZATION

Report #: 11900

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

Address of Property : 11422 EDMONSON AVE

City: Moreno Valley

State/ZIP: CA 92555

The inspection report of the company dated, **09/08/2026** is incorporated herein by reference as though fully set forth.

The company is authorized to proceed with the work outlined in the items circled below from the Termite Inspection Report for the property inspected, for a total sum of \$ _____. This total amount is due and payable within **30 days** from completion repair work and/or chemical application.

THE COMPANY AGREES

To guarantee all repair completed by this company for one year from date of completion except for caulking, grouting, or plumbing, which is guaranteed for a period of **ninety (90) days**. 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

To pay for services rendered in 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, annual interest rate of eighteen percent (18%) on accounts exceeding the ten (10) day full payment schedule. The Owner grants to The Company a security interest in the property to secure payment sum for work and inspection fee completed. 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.

ITEMS

Prefix	Section I	Section II	Further Inspection	Other
3A	575.00	0.00	0.00	0.00
Total:	575.00	0.00	0.00	0.00
GRAND TOTAL:	575.00			

Property Owner:

Date:

Inspected By:

Date:

Owner's Agent:

Date:



INVOICE / STATEMENT

Ruben's Exterminator Company

1952 Ohio Ave
Colton CA 92324
(909) 888-8225 (909) 693-0814
rm5610@msn.com Fax (909) 381-5513

Date: 09/08/2026

Report Number: 11900

Invoice Number: 11900-1

Escrow Number:

Property 11422 EDMONSON AVE
Inspected: Moreno Valley, CA 92555

Bill To: ROBERT WETZEL
TOWER AGENCY

Inspection: \$	75.00
Invoice Total: \$	75.00
Payments: \$	0.00
Total Due: \$	75.00

Description of Service

RETAIN THIS COPY FOR YOUR RECORDS
THANK YOU FOR YOUR BUSINESS

CUT HERE

CUT HERE

CUT HERE



INVOICE / STATEMENT

Ruben's Exterminator Company

1952 Ohio Ave
Colton CA 92324
(909) 888-8225 (909) 693-0814
rm5610@msn.com Fax (909) 381-5513

Date: 09/08/2026

Report Number: 11900

Invoice Number: 11900-1

Escrow Number:

Property 11422 EDMONSON AVE
Inspected: Moreno Valley, CA 92555

Bill To: ROBERT WETZEL
TOWER AGENCY

Inspection: \$	75.00
Invoice Total: \$	75.00
Payments: \$	0.00
Total Due: \$	75.00

Description of Service

RETURN THIS COPY WITH REMITTANCE
THANK YOU FOR YOUR BUSINESS