WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	ZIP	Date of Inspection	Number of Pages
3001	Lakemont Drive	Fallbrook	92028	09/24/2026	5

Habitat Protection, Inc.
751 W. 4th Avenue
Escondido CA 92025
(760) 533-5792 (760) 533-5792
Office@habitatprotection.net

Report # : 11031
Registration # : PR2775
Escrow # :
☐ CORRECTED REPORT

Ordered by:	Property Owner and Party of Interest:	Report sent to:
Carolyn Phillips Lakemont Drive Fallbrook CA 92028 United States	Carolyn Phillips 3001 Lakemont Drive Fallbrook CA 92028 United States	

COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐

GENERAL DESCRIPTION:
Two story, single family with attached ADU, attached garage and carport, comp roof, occupied.

Inspection Tag Posted:
Attic

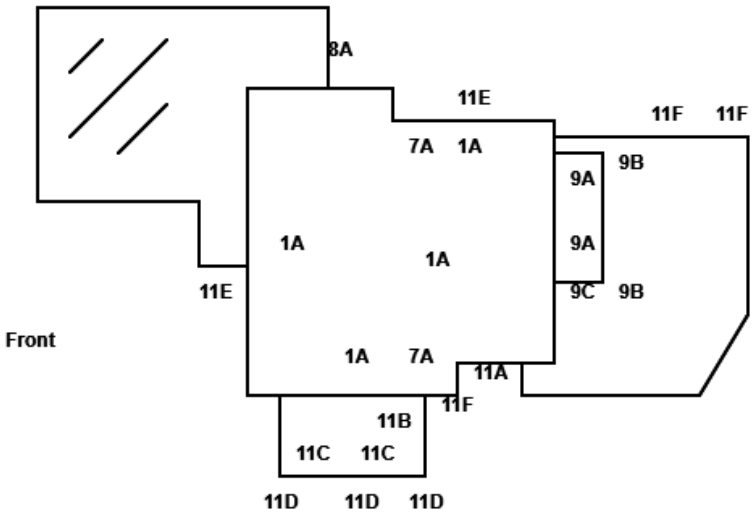
Other Tags Posted:
None

An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites ☐ 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: Bart Van Diepen **State License No.** OPR9268 **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.

HABITAT PROTECTION, INC.

3001	Lakemont Drive	Fallbrook	CA	92028
Address of Property Inspected		City	State	ZIP

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WHAT IS A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT? READ THIS DOCUMENT. IT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT.

A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying pests and organisms in visible and accessible areas and contains recommendations for correcting any infestations or infections found. The contents of Wood Destroying Pest & Organism Inspection Reports are governed by the Structural Pest Control Act and regulations.

Some structures do not comply with building code requirements or may have structural, plumbing, electrical, mechanical, heating, air conditioning or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information on such defects, if any, as they are not within the scope of the licenses of either this company, or 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.

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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.

1. SUBSTRUCTURE AREA:

1A - Section II
The inspector noted water stains in the sub area block foundation as indicated in the approximate area shown on the diagram.

No infection or infestation was noted at the time of this inspection. Anyone wanting additional information should hire a licensed contractor to evaluate and make any necessary repairs.

2. STALL SHOWER

2A - Section II
The inspector noted cracked grout in the showers.

No infection or infestation was noted at the time of this inspection. Anyone wanting additional information should hire a licensed contractor to evaluate and make any necessary repairs.

7. ATTIC SPACES

7A - Section I
The inspector noted evidence of Drywood Termites in the attic spaces as indicated in the approximate areas shown on the diagram.

RECOMMENDATION - Fumigate the structure for the control of drywood termites. Owner/agent to prepare for fumigation as per list of instructions to be furnished by this company. The structure must be vacated until released for re-entry by the licensed fumigator.

8. GARAGES

8A - Section I
The inspector noted water damage to the rear small garage door. as indicated in the approximate areas shown on the diagram.

Replace the door, jams and stucco molding as needed.

9. DECKS - PATIOS

9A - Section II
The inspector noted water stains in the attached covered patio cover as indicated in the approximate areas shown on the diagram.

No infection or infestation was noted at the time of this inspection. Anyone wanting additional information should hire a licensed contractor to evaluate and make any necessary repairs.

9B - Section I

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The inspector noted fungus damage to the patio cover fascia as indicated in the approximate areas shown on the diagram.

Remove the damaged wood and replace in with new lumber.

Note: HPI can apply one (1) coat of paint at no additional cost to the customer, if the owner provides the paint at the time of repairs.

9C - Section I
The inspector noted fungus damage to the patio cover trim boards as indicated in the approximate areas shown on the diagram.

Remove the damaged wood and replace in with new lumber.

Note: HPI can apply one (1) coat of paint at no additional cost to the customer, if the owner provides the paint at the time of repairs.

11. OTHER - EXTERIOR

11A - Section I
The inspector noted evidence of Drywood Termites in the exterior hot water heater closet as indicated in the approximate areas shown on the diagram.

RECOMMENDATION - Fumigate the structure for the control of drywood termites. Owner/agent to prepare for fumigation as per list of instructions to be furnished by this company. The structure must be vacated until released for re-entry by the licensed fumigator.

11B - Section I
The inspector noted evidence of Drywood Termites in the carport storage shed as indicated in the approximate areas shown on the diagram.

RECOMMENDATION - Fumigate the structure for the control of drywood termites. Owner/agent to prepare for fumigation as per list of instructions to be furnished by this company. The structure must be vacated until released for re-entry by the licensed fumigator.

11C - Section I
The inspector noted fungus and Drywood Termite damage in the header, miscellaneous joists and supporting posts of the carport as indicated in the approximate areas shown on the diagram.

Install temporary supports, remove the damaged wood and replace it with new lumber, remove the temporary supports, keep the work site clean and tidy, and hall away all replated construction debris.

Note: HPI can apply one (1) coat of paint at no additional cost to the customer, in the owner provides the paint at the time of repairs.

11D - Section I
The inspector noted fungus damage to the carport starter boards as indicated in the approximate areas shown on the diagram.

Remove the roof as needed to expose the damaged starter boards. Remove the damaged wood and replace it with new lumber.

Note: HPI can apply one (1) coat of paint at no additional cost to the customer, if the owner provides the paint at the time of repairs.

Note: A licensed roofer may need to be contracted with to make any necessary repairs at the owners expense.

11E - Section I
The inspector Drywood Termite damage to miscellaneous eves as indicated in the approximate areas shown on the diagram.

The roof may need to be removed as needed to expose the damaged eves. Remove the damaged wood and replace it with new

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lumber.

Note: HPI can apply one (1) coat of paint at no additional cost to the customer, if the owner provides the paint at the time of repairs.

Note: A licensed roofer may need to be contracted with to make any necessary repairs at the owners expense.

11F - Section I

The inspector noted fungus damage to miscellaneous siding as indicated in the approximate areas shown on the diagram.

Remove the damaged wood and replace it with new lumber.

Note: HPI can apply one (1) coat of paint at no additional cost to the customer, if the owner provides the paint at the time of repairs.

Guarantee: All work performed is guaranteed for a period of one (1) year from date of completion, unless specifically mentioned elsewhere herein; except plumbing, grouting, or caulking which is guaranteed for 90 days.

"Thank you for selecting our company to perform a structural pest control inspection on your property. Our inspectors have determined that your property will benefit from the safe application of a chemical 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 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 risk depends on the degree of exposure, so exposure should be minimized.""

For further information, contact any of the following agencies in your area:

Poison Control Center	(800) 222-1222
Agricultural Department	(858) 694-2739
Health Department	(866) 358-2966
Structural Pest Control Board	(916) 561-8700
	2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815

Habitat Protection, Inc.
751 W. 4th Avenue
Escondido CA 92025
(760) 533-5792 (760) 533-5792
Office@habitatprotection.net

WORK AUTHORIZATION

Report #: 11031

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

Address of Property : 3001 Lakemont Drive
City: Fallbrook
State/ZIP: CA 92028

The inspection report of the company dated, **09/24/2026** 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
1A	0.00	No cost givin at this time	0.00	0.00
2A	0.00	No cost givin at this time	0.00	0.00
7A	5,478.00	0.00	0.00	0.00
8A	598.00	0.00	0.00	0.00
9A	0.00	No cost givin at this time	0.00	0.00
9B	1,194.00	0.00	0.00	0.00
9C	597.00	0.00	0.00	0.00
11A	Cost in 7A	0.00	0.00	0.00
11B	Cost in 7A	0.00	0.00	0.00
11C	3,498.00	0.00	0.00	0.00
11D	1,567.00	0.00	0.00	0.00
11E	2,276.00	0.00	0.00	0.00
11F	1,497.00	0.00	0.00	0.00
Total:	16,705.00	0.00	0.00	0.00

Property Owner: _____ Date: _____ Inspected By: _____ Date: _____

Owner's Agent: _____ Date: _____

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Prefix	Section I	Section II	Further Inspection	Other

GRAND TOTAL: **16,705.00**

Property Owner: _____ Date: _____ Inspected By: _____ Date: _____

Owner's Agent: _____ Date: _____