WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO.	STREET, CITY, STATE, ZIP	Date of Inspection	No. of Pages
914	Whitewater, Fullerton CA 92833	7/2/2026	4

OFFICIAL TERMITE
S O L U T I O N S
email: officialtermite@att.net

8224 Kingsdale
Anaheim, CA 92807
Ph: (714) 833-1136

Firm Registration No.	Report No.	Escrow No.
PR 6851	26369	

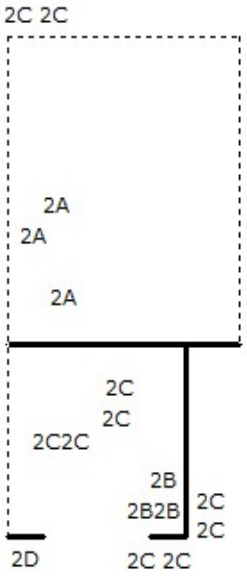
Ordered By:	Property Owner/Party of Interest	Report Sent To:
FIRST TEAM REAL ESTATE 18180 Yorba Linda Blvd. #501 Yorba Linda, CA 92886 Attn: Pat McGinnis 714-814-1490	c/o 914 Whitewater Fullerton, CA 92833	FIRST TEAM REAL ESTATE 18180 Yorba Linda Blvd. #501 Yorba Linda, CA 92886 Attn: Pat McGinnis 714-814-1490

COMPLETE REPORT [X] LIMITED REPORT [ ] SUPPLEMENTAL REPORT [ ] REINSPECTION REPORT [ ]

General Description:	Inspection Tag Posted:
Two story residence furnished with a tile roof and attached garage on a concrete slab	Attic
	Other Tags Posted:

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

SubterraneanTermites [ ] DrywoodTermites [X] Fungus/Dryrot [ ] Other Findings [ ] FurtherInspection [ ]
If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.



Inspected by Daryl Gelinas State License No. OPR 9598 Signature

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceeding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California 95815.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control board at (916) 561-8708, or (800) 737-8188 or www.pestboard.ca.gov.

In accordance with standard practice of the industry, areas of the above designated property were not inspected. Although we make a diligent visual inspection of exposed and accessible areas, we do not probe or deface decorative trim, window or door frames. Hollow wall interiors are inaccessible for inspection and are not part of this report. We do not move appliances, furniture, raise floor coverings or remove storage unless specified within this report. Stall showers over finished ceilings are not water tested. If water stains are evident on the ceiling below, recommendations will be made for testing by a licensed contractor. Detached wood fences, sheds, patios, decks, gazebos and garden trellises are not part of this report and no notation or recommendation will be made unless requested by Owner or Agent. Eave area(s) of second story of this structure were not probed due to inaccessibility; however a visual examination was made. This report includes findings relating the presence/nonpresence of wood destroying organisms and or visible signs of leaks in the accessible portions of the roof. The inspection did not go onto the roof surface due to possible physical damage to the roof or personal injury. The exterior surface of the roof was not inspected. If you want the water tight integrity of the roof determined, you should contact a licensed roofer for inspection. This report does not certify deck coverings or plumbing. This report does NOT include 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 inspection is desired, of any of the aforementioned items, it will be done at the Owners request and expense. This report reflects conditions observed in visible and accessible area(s) ONLY and pertains to structure(s) or portions of structure(s) as indicated on the diagram ONLY. There is NO warranty expressed or implied on any future substandard conditions, infections or infestations which were not present at the time of this inspection.

We recommend all items in our report be completed. We assume no responsibility for infection, infestations or damages resulting from any item(s) not completed by this firm. If during the normal course of the outlined work repair or replacement extends into inaccessible areas we reserve the right to issue a Supplemental Report outlining additional findings, recommendations and costs. We assume no responsibility or liability for unknown plumbing conditions disclosed during the course of our outlined work. We do no guarantee the replacement of roofing material. After timber(s) have been replaced the roof will be returned as close as possible to previous condition. Official Termite Solutions guarantees the immediate area(s) treated by this firm for a period of 1 year from the date on completion. Fumigation warranty is 2 years.

Official Termite Solutions is not responsible for work not completed by this firm, recommended or not, including but not limited to work completed by Owner or contractor. If requested, a reinspection will be performed within 90 days of the original inspection date for an additional charge of $45.00. A reinspection report will state whether or not the work appears to have been completed by other parties, however no guarantee to workmanship will be given. We will not reinspect chemical treatment or fumigation. We recommend obtaining a written guarantee from person(s) that performed the work.

If this report is used for escrow purposes then all paperwork issued by Official Termite Solutions will become part of the ESCROW TRANSACTION. However, if you receive written or verbal instructions for any interested parties involved in this transaction not to pay our invoice a the close of escrow, you are instructed by us not to use these documents to satisfy any conditions or terms of your escrow for purposes of closing the escrow. Further, you are instructed to return all of our documents to the most current mailing address you have on file for the property Owner.

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 the 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 used to satisfy the indebtedness. This can happen even if you have paid your Structural Pest control Company in full if the subcontractor, laborer or supplier 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 entitles “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. 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 Official Termite Solution's bid or you contract directly with another registered company licensed to perform the work. If you choose to contract directly with another registered company, Official Termite Solutions 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.

“State law requires that you be given the following information: CAUTION – PESTICIDES ARE TOXIC CHEMICALS.

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Structural Pest Control Companies are registered and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence there is no applicable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized" If within 24 hours following the application you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center 800-876-4766 and Official Termite Solutions 714-833-1136. For further information contact:

Orange County:
County Health Department 714-834-3155
County Agricultural Commissioner 714-955-0100

Los Angeles:
County Health Department 800-427-8700
County Agricultural Commissioner 626-575-5466

Riverside:
County Health Department 951-358-5000
County Agricultural Commissioner 951-955-3000

San Bernardino:
County Health Department 800-782-4264
County Agricultural Commissioner 909-387-2105

for application information or the Structural Pest Control Board 800-737-8188, 2005 Evergreen Ste. 1500, Sacramento, CA 95815 for regulatory information.

This is a Separated Report which is defined as Section I/Section II conditions evident on the date of inspection. Section I contains items where there is evidence of active infestation, infection or conditions that have resulted in or from infestation or infections. 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 the inspection and cannot be defined as Section I or Section II.

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2. Drywood Termites:

FINDING 2A

Section I. Evidence of drywod termite noted at attic rafters as indicated on the diagram.

RECOMMENDATION 2A

Chemically treat local drywood termite infested timbers in visible and accessible area(s) as indicated on the diagram. Chemical treatment is for visible and accessible areas only and not meant to be a substitute for whole house fumigation.

FINDING 2B

Section I. Evidence of drywood termites noted at the framing in garage as indicated on the diagram.

RECOMMENDATION 2B

Chemically treat local drywood termite infested timbers in visible and accessible area(s) as indicated on the diagram. Chemical treatment is for visible and accessible areas only and not meant to be a substitute for whole house fumigation.

FINDING 2C

Section I. Evidence of drywood termites and drywood termite damage noted at fascia board and eaves as indicated on the diagram.

RECOMMENDATION 2C

Remove and replace damaged timbers as necessary. New lumber will be primed only.

FINDING 2D

Section I. Evidence of drywood termites noted at rafter tails as indicated on the diagram.

RECOMMENDATION 2D-1

Chemically treat local drywood termite infested timbers in visible and accessible area(s) as indicated on the diagram. Chemical treatment is for visible and accessible areas only and not meant to be a substitute for whole house fumigation.

RECOMMENDATION 2D-2

Repair damaged timbers as necessary. New lumber will be primed only.

NOTE: This is a limited inspection at the request of owner and pertains to 914 Whitewater, Fullerton only as indicated on the diagram. This unit is part of a complex which has common attics, walls and/or foundations.

CHEMICAL: Item(s) 2A, 2B, 2D-1 Termidor EPA 432-901 active ingredient fipronil 9.1% and/or Termidor Foam EPA 499-563 active ingredient fipronil 0.005%.

Inspection Fee: $ 0.00

Job Estimate For Items:

2A, 2B Local Treat	$ 595.00
2C, 2D-2 Wood Repair	$2395.00