Quality Pest Services LLC

2545 W Via Palma License # PR 7402
Anaheim, CA 92801
(951) 471-5067
TPC@qualitypestservices.net
http://www.qualitypestservices.net

Work Authorization

Address: 717 Balsam Way Hemet, CA 92545
Report # W0010596-001 Report Date: 06/25/2026

Findings and Recommendations estimated by this Company:

Finding	Primary Recommendation Estimate		Secondary Recommendation Estimate	Section Type
7A	[ ] $1,950.00	Treatment		Section I
7B	[ ] $2,280.00	Repair		Section I
11A	Included in 7B			Section I
11B	Included in 7A			Section I
11C	Included in 7B			Section I

Selected Recommendations Summary

Total $0.00

Work Authorization Details

THIS IS A BINDING CONTRACT between "QUALITY PEST SERVICES, INC." and party of interest, incorporates our termite report # W0010596-001 dated 6/23/26 for real property located at 717 Balsam Way
Hemet, CA 92545. Items on the report may contain provisions for additional costs over and above the original estimate. Please read the report carefully and completely. CONDITIONS: (This offer is limited to 4 months from the date of inspection.)
1. The total amount of this contract is due at the time of service listed above unless otherwise specified. If the bill is sent to Escrow per seller/buyers request, and escrow cancels OR gets extended, then OWNER/TRUSTEE/RESPONSIBLE PARTY is responsible to PAY said BILL IMMEDIATELY.
2. OWNER/TRUSTEE/RESPONSIBLE PARTY-is responsible for payment if Escrow does not close within 30 days of completion of work, and upon notification late fees may apply if payment is not made.
3. 30 DAYS AFTER DATE OF COMPLETION IS CONSIDERED PAST DUE (unless prior arrangements have been made) and a $30 LATE FEE WILL BE APPLIED.
4. Only the work specified in this contract is being done at this time at the request of all responsible parties. *We will exercise caution, but we cannot be liable for possible damage to hidden pipes/conduits or other items in areas of repair/treatment. Cost of repairs, should damage occur, will be the owner's responsibility.
5.In case of NON-PAYMENT BY OWNER/TRUSTEE/RESPONSIBLE PARTY, reasonable attorney's fees and cost of collection shall be paid by owner whether suit is filed or not.
6. If a WARRANTY is applied, it's only valid if invoice(s) are PAID. "I HAVE READ THE TERMS OF WITHIN THE CONTRACT, HAVING ACCEPTED A COPY & HEREBY AGREE TO ALL TERMS THEREOF NOTE: It is assumed that if an agent orders work on the owner's behalf, and they were notified prior by said agent, that if payment is not made by the agent or escrow company it will be the responsibility of the OWNER to produce payment. NOTE: Some of the items on this report may recommend a proper tradesman, licensed contractor, roofer, others, etc. It is the RESPONSIBILITY of the homeowner/responsible party and/or agent to make arrangements for hire.

Items Authorized:_____

Accepted By:_____

Signature:_____

Findings and Recommendations NOT estimated by this Company:

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
717	Balsam Way	Hemet, CA	92545	06/23/2026	6

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Report # W0010596-001

Ordered By:	Property Owner / Party Of Interest:	Report Sent To:
Cheryl Ponto C21 Masters 31730 Railroad Canyon Rd Ste #4 Canyon Lake, CA 92587 pontocheryl@aol.com 7606363766		Cheryl Ponto C21 Masters 31730 Railroad Canyon Rd Ste #4 Canyon Lake, CA 92587 pontocheryl@aol.com 7606363766

COMPLETE REPORT ☑ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐

General Description:
Single Family Residence, One Story, Tile, Slab, Attached, VACANT with Zero Lot Line

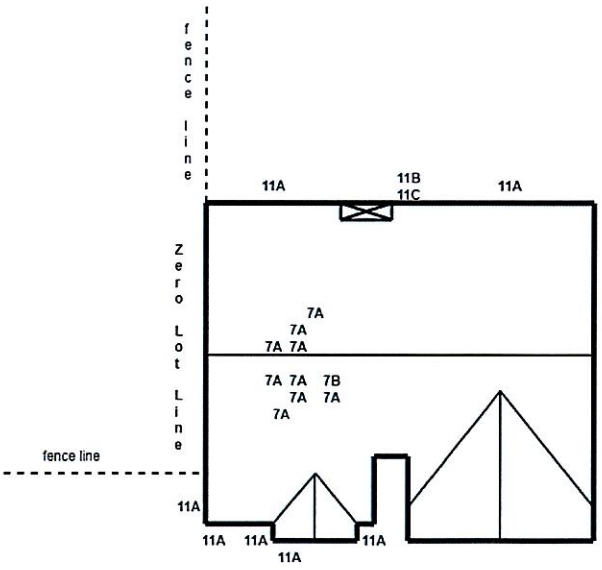
Inspection Tag Posted:

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.

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.



Inspected By: R. Sebastian Lopez **License No.** FR 62800 **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.

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.

Address 717 Balsam Way Hemet, CA 92545 | 06/23/2026 (Date) | W0010596-001 (Report #)

FINDINGS AND RECOMMENDATIONS

NOTE:
THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION 1 & SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION. Section1: CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION, OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION. Section 2: SECTION 2 ITEMS ARE AREA CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION, BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND. Further Inspection: FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREA(S) WHICH DURING THE ORIGINAL INSPECTION, DID NOT ALLOW THE INSPECTOR TO ACCESS TO COMPLETE THE INSPECTION AND CANNOT BE DEFINED AS SECTION 1 OR SECTION 2.
PLEASE NOTE: ANY GUARANTEE OR CERTIFICATION OF CLEARANCE IS ON VISIBLE & ACCESSIBLE INSPECTED AREAS ONLY.
All work performed by Quality Pest Services Inc. will carry a 1 year warranty on work that is PAID IN FULL and only on original area(s) repaired/treated.

Attic

Finding 7A
Finding Description: Evidence of Drywood Termites noted in attic rafter, cross beams, joist as marked on diagram.
Section: I
Primary Recommendation: SEAL & FUMIGATE ENTIRE STRUCTURE FOR THE EILIMINATION OF DRYWOOD TERMITES. Although care will be taken, Quality Pest Services Inc assumed no liability for damage that may occur to plant life or roof coverings. A FUMIGATION PREP SHEET will be sent (only when fumigation is scheduled) to owner/agent, which will include necessary information regarding procedure for fumigation & prep work required by occupant/tenant/owner/agent. FUMIGATION FORMS will be sent out to all parties requiring signature. PLEASE NOTE: Access information will need to be provided in order to schedule a fumigation date. PLEASE NOTE: Fumigation cannot be completed without signed fume forms, access information, and power at property. **Electricity is required to be turned on for the entire duration of the fumigation.
Estimated Cost: $1,950.00

Finding 7B
Finding Description: Termite damaged wood noted at attic marked on diagram.
Section: I
Primary Recommendation: Reinforce termite damage wood at attic.
Estimated Cost: $2,280.00

Exterior

Finding 11A
Finding Description: Fungus damage noted at exterior fascia, rake board, fascia trim.
Section: I
Primary Recommendation: Cut off, or replace as needed, the damaged portion of wood members OR fill minor damage with quality wood filler where needed. ALL WOOD REPAIRS MADE BY QUALITY PEST SERVICES WILL BE PRIMED (WHITE, TAN, OR GREY) AND READY FOR PAINT. DUE TO WEATHERED PAINT, SUNFADE, DISCONTINUED PAINT COLORS, WE DO NOT PROVIDE PAINT. IF MATCHING PAINT IS PROVIDED BY OWNER/AGENT AT THE TIME OF SERVICE, QUALITY PEST SERVICES WILL PAINT AREAS AT NO ADDITIONAL COSTS. IF AT THE TIME OF REPAIRS/TREATMENT TO ANY PART OF THE STRUCTURE, THE DAMAGE IS FOUND TO BE MORE EXTENSIVE, A SUPPLEMENTAL REPORT WILL BE ISSUED ALONG WITH A BID FOR ANY OTHER CORRECTIONS THAT MAY BE NECESSARY.
Estimated Cost: Included in 7B

Finding 11B
Finding Description: Evidence of Drywood Termites noted in rafter tail as marked on diagram.
Section: I
Primary Recommendation: SEAL & FUMIGATE ENTIRE STRUCTURE FOR THE EILIMINATION OF DRYWOOD TERMITES. Although care will be taken, Quality Pest Services Inc assumed no liability for damage that may occur to plant life or roof coverings. A FUMIGATION PREP SHEET will be sent (only when fumigation is scheduled) to owner/agent, which will include necessary information regarding procedure for fumigation & prep work required by occupant/tenant/owner/agent. FUMIGATION FORMS will be sent out to all parties requiring signature. PLEASE NOTE: Access information will need to be provided in order to schedule a fumigation date. PLEASE NOTE: Fumigation cannot be completed without signed fume forms, access information, and power at property. **Electricity is required to be turned on for the entire duration of the fumigation.
Estimated Cost: Included in 7A

Finding 11C
Finding Description: Termite damaged wood noted at rafter as marked on diagram.
Section: I
Primary Recommendation: Repair or replace termite damage wood at rafter tail
Estimated Cost: Included in 7B

NOTE:

Although care will be taken, QUALITY PEST SERVICES INC is not responsible for any kind of damage, including plant life, that may occur during the completion of this work.
This company assumes no liability for leaks which may now be present or for future leaks that may occur. Should interested parties desire a guarantee against future leaks, an outside tradesman should be contacted. Guarantees and/or verification should be obtained by those parties.
THIS COMPANY DOES NOT WARRANTY WORK PERFORMED BY OTHERS.
IF UPON FURTHER INSPECTION OF AN AREA THERE ARE ADVERSE CONDITIONS FOUND, A SUPPLEMENTAL REPORT WILL BE ISSUED FOR ADDITIONAL FINDINGS, RECOMMENDATIONS, AND COSTS IF ANY.
This company cannot assume responsibility for any conditions that may have been done by others. Refer to others for guarantees for work performed.
IF AT THE TIME OF REPAIRS TO ANY PART OF THE STRUCTURE, THE DAMAGE IS FOUND TO BE MORE EXTENSIVE, A SUPPLEMENTAL REPORT WILL BE ISSUED ALONG WITH A BID FOR ANY OTHER CORRECTIONS THAT MAY BE NECESSARY.
IF IT IS FOUND THAT DAMAGE EXTENDS INTO PREVIOUSLY INACCESSIBLE AREAS, OR AREAS CONCALED BY FURNITURE, PERSONAL BELONGINGS, ETC, A SUPPLEMENTAL REPORT WILL BE ISSUED AS TO FINDINGS, RECOMMENDATIONS, AND ADDITIONAL COSTS.
This is NOT A PLUMBING INSPECTION. If you would like the integrity of the plumbing inspected, you are advised to contact a licensed plumbing contractor.
QUALITY PEST SERVICES INC reserves the right to substitute materials due to availability and/or discontinued materials.
ALL WOOD REPAIRS MADE BY QUALITY PEST SERVICES WILL BE PRIMED (WHITE, TAN, OR GREY) AND READY FOR PAINT. DUE TO WEATHERED PAINT, SUNFADE, DISCONTINUED PAINT COLORS, WE DO NOT PROVIDE PAINT. IF MATCHING PAINT IS PROVIDED BY OWNER/AGENT AT THE TIME OF SERVICE, QUALITY PEST SERVICES WILL PAINT AREAS AT NO ADDITIONAL COSTS.
***WE REQUIRE TO BE NOTIFIED OF ANY CANCELLATIONS NO LATER THAN 72 BUSINESS HOURS (M-F 9AM-4PM) PRIOR TO FUMIGATION DATE OTHERWISE A $300.00 CANCELLATION FEE WILL BE CHARGED.
Plants in planters, plant boxes, and/or potted plants within the confine of the fumigation area (structure) are NOT relocated by this company prior to fumigation. Quality Pest Services Inc will not be liable for damage to any plants. It is the responsibility of the owner/agent to make sure the plants are properly removed/prepped.

NOTICE: REPORTS ON THIS STRUCTURE PREPARED BY VARIOUS 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.

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 QUALITY PEST SERVICES BID OR YOU MAY CONTRACT DIRECTLY WITH ANOTHER REGISTERED COMPANY LICENSED TO PERFORM THE WORK. IF YOU CHOOSE TO CONTRACT DIRECTLY WITH ANOTHER REGISTERED COMPANY, QUALITY PEST SERVICES WILL NOT BE RESPONSIBLE FOR ANY ACT OR OMISSION IN THE PERFORMANCE OF WORK THAT YOU DIRECTLY CONTRACT WITH ANOTHER TO PERFORM.

Pesticides are the products Quality Pest Services uses to control the target pests listed in your agreement. Pesticides make a better life for all by helping control disease carriers and wood destroying insects, thus protecting our health and property. When properly used, pesticides pose no problems to humans or the environment. Your Technician is a State certified applicator whose knowledge is constantly being upgraded through regularly scheduled training sessions.

This is a "Wood Destroying Pests and Organisms Report" required by most mortgage lenders for escrow. This is not a "Pest Control Report" which includes such common non-wood destroying pests such as rats, mice, ants, cockroaches, silverfish, fleas, etc.

IMPORTANT - PLEASE READ CAREFULLY

Under no circumstance should this wood destroying pest and organisms inspection report be construed as a guarantee and/or warranty of the structure(s). Inspection reports are intended to disclose infestations, infections and/or conducive conditions which are noted on the date of inspection in the visible and accessible areas only, as required by the Structural Pest Control Act. Any infestation, infection, and/or conducive condition which is found after the date of inspection by any other person(s) will require an additional inspection report with findings, recommendations, and estimates.

A. Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These include but are not limited to: inaccessible and/or insulated attics or portions thereof, attics with less than 18" clear crawl space; the interior of hollow walls; spaces between a floor or porch deck and the ceiling below; areas where there is no access without defacing or tearing out lumber, masonry or finished work; areas behind stoves, refrigerators or beneath floor coverings, furnishings; areas where encumbrances and storage, conditions or locks make inspection impractical; and

areas or timbers around eaves that would require the use of an extension ladder. Unless otherwise specified in this report, Quality Pest Services does not inspect fences, sheds, dog houses, detached patios, detached wood decks, wood retaining walls or wood walkways.

B. Floor coverings may conceal cracks in the slab that will allow infestation to enter. Infestations in the walls may be concealed by plaster so that a diligent inspection may not disclose the true condition. These areas are not practical to inspect because of health hazards, damage to the structure, or inconvenience. They were not inspected unless described in this report. Quality Pest Services recommend further inspection if there is any question about the above noted areas. Ref: Structural Pest Control Act, Article 6, Section 8516(b) paragraph 1990(i). Amended effective March 1, 1974. Inspection is limited to disclosure of wood destroying pests or organisms as set forth in the Structural Pest Control Act, Article 6, Section 8516(b), Paragraph 1990-1991.

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

D. Local treatment is not intended to be an entire structure treatment method. If infestations of wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated.

E. This company is not responsible for work completed by others, recommended or not, including by Owner. Contractor bills should be submitted to Escrow as certification of work completed by others.

F. 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.

G. This proposal does not include Painting or Decorating in the process of work performed. Items recommended will be replaced as close as possible to original but are not guaranteed to match.

H. Second story stall showers are inspected but not water tested unless there is evidence of leaks in ceilings below. Ref: Structural Pest Control Rules and Regulations, Sec. 8516G. Sunken or below grade showers or tubs are not water tested due to their construction.

I. During the course of/or after opening walls or any previously concealed areas, should any further damage or infestation be found, a supplemental report will be issued. Any work completed in these areas would be at Owner's direction and additional expense.

J. During the process of treatment or replacement it may be necessary to drill holes through ceramic tiles or other floor coverings; these holes will then be sealed with concrete. QPS will assume no responsibility for cracks, chipping or other damage to floor coverings. QPS will not re-lay carpeting.

K. QPS assumes no responsibility for damage to any Plumbing, Gas or Electrical lines that may occur during the process of pressure treatment of concrete slab areas, replacement of concrete or structural timbers, or any resulting damage from damage to these lines

L. When a fumigation is recommended QPS will assume no responsibility for damage to SHRUBBERY, TREES, PLANTS, TV ANTENNAS or ROOFS. A FUMIGATION NOTICE will be left with, or mailed to the Owner of this property, or his designated Agent which states, among other things, that ALL FOOD AND MEDICINES must be removed from premises or placed in approved sealed bags PRIOR to fumigation. If items are not bagged prior to our arrival, a fee of $25 per bag will be charged. QPS does not provide on-site security and does not assume any responsibility in case of vandalism, breaking or entering. The possibility of burglary exists as it does any time you leave your home; therefore, QPS recommends that you take any steps that you feel are necessary to prevent any damage to your property.

M. Your termite report and clearance will cover any EXISTING infestation or infection which is outlined in this report. If Owner of property desires coverage of any new infestation it would be advisable to obtain a Control Service Agreement which would cover any new infestation for the coming year.

N. I agree to pay reasonable attorney's fees if suit is required by this company to enforce any terms of this contract, together with the costs of such action, whether or not suit proceeds to judgment.

O. The total amount of this contract is due and payable upon completion of work unless otherwise specified. A finance charge computed at a monthly rate of 1.5% of the unpaid balance (APR of 18%) or a minimum of $30, whichever is greater, will be added to all accounts past due.

P. If this report is used for escrow purposes then it is agreed that this inspection Report and Completion, if any, is part of the ESCROW TRANSACTION. If this work is to be billed to an escrow company, you will be responsible for payment within 30 days if escrow should be unusually prolonged, closes, or is canceled without payment being made for all costs incurred by this company. In the event you cancel or postpone any work within 24 hours of the scheduled start time you will be assessed a minimum of a $75 cancellation fee or 10% of the total job amount whichever is greater.

Q. Should any party in interest desire further information pertaining to the condition of the PLUMBING or ROOF, QPS recommends the employment of a licensed contractor, as this is not within the scope of our license and we do not issue certifications in these areas.

R. This Wood Destroying Pests and Organisms Report DOES NOT INCLUDE MOLD or any mold like condition. 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.

The estimate and prices quoted are given with the assumption that lead paint is not present. If lead paint is discovered, then the estimate and prices quoted will be revised.

This company may charge a minimum fee of $125 for each inspection performed. The inspection fee may be waived upon the discretion of Quality Pest Services or, if any of the recommended work is done by this company.

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 inspection. The re-inspection must be done within ten working days of request. The re-inspection is a visual inspection and if inspection of concealed areas is desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs

State Law Requires That We Provide You With The Following Information: PESTICIDE NOTICE (SECTION 8538)

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 Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the State finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized. If within 24 hours following an application you experience symptoms similar to common seasonal illness, comparable to the flu, QPS, your physician, and/or your Poison Control Center. For the Poison Control Center, contact the following: (1-800-876-4766). FURTHER INFORMATION: Contact any of the following: Your pest control operator is QPS; for Regulatory Information call the Structural Pest Control Board (916-561-8708), or write 2005 Evergreen Street, Suite 1500, Sacramento, CA 95815-3831. For answers to your health questions, call the County Health Department-Los Angeles (323) 881-4046, Orange (714) 834-3155, Riverside (951) 358-5000, San Bernardino (909) 884-4056, San Diego (858) 694-2888, Ventura (805) 654-2813 and for application information, contact the County Agriculture Commissioner-Los Angeles (626) 575-5471, Orange (714) 447-7100, Riverside (951) 955-3000, San Bernardino (909) 387-2105, San Diego (858) 694-2739, Ventura (805) 681-5600. PESTICIDES THAT MAY BE USED: Vikane, Chloropicrin, Termidor,

QPS will not apply any compound not authorized for use in California.

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, 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. It's purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.