WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO.	STREET, CITY, STATE, ZIP	Date of Inspection	No. of Pages
1911	Titus Street, San Diego CA 92110-2145	4/26/2021	9

Thrasher Termite & Pest Control of So Cal, Inc.
8957 Complex Drive
San Diego, CA 92123
Call/Text: 619-955-5121
Info@ThrasherPest.com
www.ThrasherPest.com

Firm Registration No.	Report No.	Escrow No.
PR 7462	**25141**	

Ordered By:	Property Owner/Party of Interest	Report Sent To:
Andrea Steves 1911 Titus Street San Diego, CA 92110-2145 Attn: Atsteves@gmail.com 410-980-1912	Andrea Steves 1911 Titus Street San Diego, CA 92110-2145 Attn: Atsteves@gmail.com 410-980-1912	

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

General Description:
A three story stucco sided residence on a raised foundation with attached garage with a two piece clay tile roof

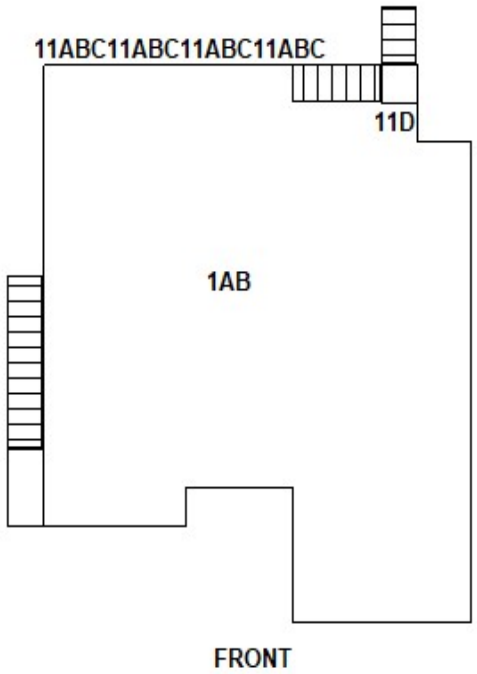
Inspection Tag Posted:
Garage

Other Tags Posted:
None Noted

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 [X] Drywood Termites [X] Fungus/Dryrot [X] Other Findings [ ] Further Inspection [ ]
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.

DIAGRAM NOT TO SCALE



Inspected by Mike Edelen State License No. FR 50822 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.

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

A Wood Destroying Pests and Organisms Inspection Report contains findings as to the presence of absence of evidence of Wood Destroying insects or organisms in visible and accessible areas on the date of the inspection and contains our recommendations for correcting any infestations, infections or conditions found. The contents of the Wood Destroying Pests and Organisms Inspection Report are governed by the Structural Pest Control Act and its rules and regulations.

This is a Wood Destroying Pests and Organisms Inspection Report. THIS IS NOT A PEST CONTROL INSPECTION REPORT and does not include common household pests such as ants, cockroaches, silverfish, beetles, fleas, moths, weevils, vermin, mice, rats, bats, etc. If you would like your property inspected for common household pests, please let us know and we will have one of our licensed general pest representatives inspect your property for an additional charge.

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 Pests and Organisms Inspection Report does not contain information on such defects, if any, as they are not within the scope of the licenses of this company or its employees. THIS IS NOT A HOME INSPECTION REPORT.

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of the inspection. Some areas of the structure are not accessible to inspection, such as *(interior of hollow walls, spaces between floors or porch or decks and ceilings below, areas concealed by carpeting, appliances, furniture or cabinets, insulated attics or sub areas, attics, or sub areas with less than 12 inches of crawl space, areas where there is no access without defacing or tearing our lumber or painted areas, or areas covered by vegetation)*. 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. We do not move carpets, furniture or appliances and windows are not opened during a routine inspection. Unless otherwise specified in this report, we do not inspect fences, sheds, dog houses, detached patios, gazebos, detached wood decks, wood retaining walls or wood walkways. Second story eaves are inspected from the ground level only. If you would like them inspected more closely, they may be inspected further at an additional charge.

PRE-1978 BUILDINGS: Thrasher Termite and Pest Control of So Cal, Inc., has been informed according to available records, that the structure(s) inspected, the subject(s) of this report was constructed in ____. If this is incorrect please notify us immediately. It is very important that we have accurate information on the date of construction to properly evaluate the needed repair procedures. The estimate and prices quoted are given with the assumption that lead paint is not present. If lead paint is discovered, the estimated prices quoted will be revised. Federal Environmental Protection Agency (EPA) regulations require that certain precautions be taken to protect you and your family from any lead-based paint dust, which might be disturbed during our work. Any contractor that disturbs painted surfaces in homes, childcare facilities and schools, which were built before 1978, must be certified by the EPA and follow specific work practices set forth by the EPA, to prevent lead contamination. If you have any questions about the regulations or if you plan to do any work yourself, you can contact the National Lead Information Center at (800) 424-5323. This notice is provided in compliance with California's Proposition 65. (LEAD IS A CHEMICAL KNOWN TO THE STATE OF CALIFORNIA TO CAUSE CANCER, BIRTH DEFECTS AND/OR OTHER REPRODUCTIVE HARM).

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If the structure inspected is a condominium/townhome type unit sharing common walls, foundations and/or attics with adjacent units, a limited inspection will be performed and limited report prepared for the interior and a separate limited report for the exterior. Adjacent units are not inspected and are not included in this report. No opinion is rendered, nor guarantee implied regarding the spreading of infections or infestations from other areas into the inspected unit. If infestations or infections are found in the condominium type unit, it is recommended that all attached and adjacent units be inspected for infestations or infections.

THE EXTERIOR SURFACE OF THE ROOF WAS NOT INSPECTED. If you want the water tightness of the roof determined, you should contact a roofing contractor who is licensed by the Contractors' State Licensed Board.

Slab floor construction has become more prevalent in recent years. Floor coverings may conceal cracks in the slab that will allow infestation or infection to enter. Infestations in walls may be concealed by plaster and/or paint so that a diligent inspection may not disclose the true condition of the property. These areas are not practical to inspection because of health hazards, damage to the structure or inconvenience. They were not inspected unless described in this report. We recommend further inspection if there is any question about the above noted areas.

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 inaccessible areas or which may become visibly evident in such areas after the date of this report. Upon request, further inspection of these areas would be performed at an additional charge.

NOTICE: The charge for service that this company subcontracts to another registered company may include the company's charges for arranging and administrating such services that are in addition to the direct costs associated with paying the subcontractor. You may accept Thrasher Termite and Pest Control of So Cal, Inc.'s bid or you may contract directly with another registered company licensed to perform the work. If you chose to contract directly with another registered company,

Thrasher Termite and Pest Control of So Cal, Inc. 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. Thrasher Termite and Pest Control of So Cal, Inc., is not licensed as a fumigator, but will sub-contract fumigations to registered fumigators licensed by the Structural Pest Control Board to perform fumigations. YOUR FUMIGATION WILL BE SUB-CONTRACTED TO A LICENSED AND BONDED FUMIGATION COMPANY. Per California PUC regulations ONLY UTILITY COMPANY PERSONNEL MAY SHUT OFF AND RESTORE GAS SERVICE. The utility company requires a minimum of seventy-two (72) hours advanced notice to shut off and restore gas service.

When fumigation is recommended, we assume no responsibility for damage to SHRUBBERY, TREES, PLANTS, TV ANTENNAS or ROOFS. An Occupant's Fumigation Notice will be provided to the owner of the subject property or his/her designated Agent which states, among other things what actions that are expected of the occupants including, but not limited to, ALL FOODS AND MEDICINES must be removed from the premises or placed in approved sealed plastic bags prior to fumigation. THRASHER TERMITE AND PEST CONTROL OF SO CAL, INC., and THE FUMIGATOR DO NOT PROVIDE ON-SITE SECURITY and do not assume any responsibility in the case of vandalism, breaking or entering or theft. The possibility of burglary exists as it does any time you leave your home, therefore, we request that you remove your valuables from the property and provide for the security of your property.

In the event damage or infestation described herein is later found to extend further than anticipated, our bid will not include such repairs. A Supplemental Report will be prepared listing any additional repairs, treatment and additional costs. OWNER SHOULD BE AWARE OF THIS CLOSED BID WHEN CONTRACTING WITH OTHERS OR UNDERTAKING THE WORK HIMSELF/HERSELF.

THIS COMPANY WILL REINSPECT REPAIRS DONE BY OTHERS WITHIN FOUR (4) 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.

If inspection of a particular area is found to be inaccessible or limited in any way, such as excessive storage, moisture, insulation or construction, a further inspection will be recommended by this company and further inspection made when requested by the owner and after the area(s) are made accessible.

A LIMITED INSPECTION REPORT WILL NOT SATISFY AN ESCROW TRANSACTION OR PROVIDE A SECTION 1 OR SECTION 2 CERTIFICATION/CLEARANCE. TO CERTIFY/CLEAR A PROPERTY, WE MUST PERFORM A COMPLETE INSPECTION. The only exception is if the property is an attached home sharing common walls with others. If requested to an interior inspection only for a condominium/townhome, we will also do an exterior inspection of the unit and provide a second limited inspection report. By signing the Work Authorization Contract associated with this WDO Report, you acknowledge that you understand this statement. Please call our office if you have any questions or need further clarification, (619) 955-5121.

Newly painted surfaces or repairs in some instances can conceal evidence of damage. This company does not assume any responsibility for hidden defects if a structure has recently been painted or any repair work has been done deliberately or inadvertently that conceals adverse conditions or infections.

Should any party of interest desire further information pertaining to the condition of the plumbing or roof, we recommend the employment of a licensed contractor, as this is not within the scope of our license and we do not issue certifications/clearances in these areas.

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. Secondary Recommendations are below the standard of the Structural Pest Control Act as a primary whole structure treatment and will be performed at the owner's or owner's agents' request.

During the process of treatment or replacement, it may be necessary to drill holes through ceramic tiles or other floor coverings. These holes will be sealed with cement or other sealer. We assume no responsibility for cracks, chipping or other damage to floor coverings. We do not re-lay carpeting. Customer agrees to hold Thrasher Termite and Pest Control of So Cal, Inc., harmless for any damage which may occur to plant life, wiring, trees, pets, sprinkler systems, tile roofs, plumbing leaks or changes which may occur during the performance of the work. We assume no responsibility for damage to any plumbing, water, gas or electrical lines, during the process of pressure treatment of concrete slab areas or replacement of concrete or structural timbers.

Second story stall showers are inspected but not water tested unless there is evidence of leaks in ceiling below. Sunken or below grade showers, tubs or jacuzzis are not water tested due to their construction.

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If during the course of, or after opening walls or previously concealed or inaccessible areas, further damage or infection or infestation is found, a Supplemental Report will be issued. Any work completed in these areas will be at the owner's direction and at an additional charge.

THIS COMPANY WARRANTIES ALL REPAIRS DONE BY THRASHER TERMITE AND PEST CONTROL OF SO CAL, INC., for ONE (1) YEAR, from the date work for effectiveness of treatment and defects in materials and workmanship. This warranty does not cover conditions hidden by finished surfaces or that may develop in/or from inaccessible areas and/or after the date of inspection. LOCAL TREATMENTS ARE WARRANTIED for ONE (1) YEAR, and only to the area(s) treated, unless otherwise specified in the body of the report. ALL COMPLETE SUBTERRANEAN TERMITE TREATMENTS ARE WARRANTIED for TWO (2) YEARS, from the date of work completed and includes the entire structure. ALL FUMIGATIONS ARE WARRANTIED for TWO (2) YEARS, from the date of work completed and include the entire structure unless otherwise specified in the body of the report, excluding any consequential or subsequent damages. In warranting the repairs, treatment and fumigation, company will inspect the property and perform whatever corrective action it determines appropriate. No pests other than those described in this inspection report will be covered under warranty.

THIS COMPANY DOES NOT WARRANTY THE WORK COMPLETED BY OTHERS. If certification/clearance is required, then any work done by others must be certified by them.

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 the right to seek a second opinion from another company.

This Wood Destroying Pest and Organisms Report DOES NOT INCLUDE MOLD, ASBESTOS OR ANY MOLD OR ASBESTOS LIKE CONDITIONS. No reference will be made to mold, mold like conditions or asbestos. Mold is not a Wood Destroying Organism and is outside the scope of this report as is asbestos, defined by the Structural Pest Control Act. If you wish your property to be inspected for mold, mold like conditions or asbestos, please contact the appropriate professional.

There may be health related issues associated with the structural repairs reflected in the inspection report reference by this Work Authorization Contract. These issues may include, but are not limited to, the possible release of mold spores during the course of the repairs. We are not qualified to, and do not, render any opinions concerning such health issues or any special precautions. Any questions concerning health issues or special precautions to be taken prior to or during the course of such repairs, should be directed to the appropriate health care professional before any such repairs are undertaken
The following area(s) were/were not inspected as indicated:

	Yes	No
1. SUBSTRUCTURE AREA:	_____	_____
2. STALL SHOWER:	_____	_____
3. FOUNDATIONS:	_____	_____
4. PORCHES:	_____	_____
5. VENTILATION:	_____	_____
6. ABUTMENTS:	_____	_____
7. ATTIC SPACES:	_____	_____
8. GARAGES:	_____	_____
9. DECKS and PATIOS:	_____	_____
10. INTERIOR:	_____	_____
11. EXTERIOR:	_____	_____

All bids for treatments and repairs are void after 120 days and are subject to re-evaluation and adjustment as necessary.

THE TOTAL AMOUNT OF THE WORK AUTHORIZATION CONTRACT IS DUE AND PAYABLE UPON COMPLETION OF THE WORK DESCRIBED IN THE WORK AUTHORIZATION CONTRACT, unless otherwise agreed in writing. Only the work specified in the Wood Destroying Pests and Organisms Inspection Report will be done as the owner and/or agents request.

ANY WORK PERFORMED AGAINST AN EXISTING TITLE ESCROW WILL BE THE FINANCIAL RESPONSIBILITY OF THE PROPRERTY OWNER AND THE PARTY WHO ORDERED THE WDO INSPECTION REPORT, IN THE EVENT OF A CANCELLED TITLE ESCROW. In case of a late or non-payment by owner, or other responsible person, a service charge of 1.5% per month, 18% per annum, shall accrue on all balances payable over thirty (30) days late from the date due until payment is received.

I AGREE TO A $250.00 CANCELLATION FEE FOR WORK CANCELLED ON THE DAY THAT WORK IS SCHEDULED, excluding rain or other acts of nature or if I am not properly prepared on or ready for treatment on the scheduled day of service.

AT LEAST ONE (1) SIGNED COPY OF THE WORK AUTHORIZATION CONTRACT MUST BE RETURNED TO THRASHER TERMITE AND PEST CONTROL OF SO CAL, INC. BEFORE WORK CAN BE SCHEDULED. In the event of a cancellation or other breach of this Work Authorization Contract, or any of the provisions thereof, Thrasher Termite and Pest Control of So Cal, Inc., shall be entitled to recover from the party who cancels or breaches, in addition to any other relief provided by law, such costs and expenses as may be incurred including reasonable attorney's fees, court costs and other costs and expenses taxable or otherwise, reasonably necessary in preparing and seeking relief whether or not a lawsuit is filed.

This Wood Destroying Pests and Organisms Inspection Report, certification and warranty covers existing infestations or infections that are described in this report. Your property may qualify for an Annual Termite Service Plan from Thrasher Termite and Pest Control of So Cal, Inc., to cover future infestations. Please contact our office to determine your eligibility and for further details.

THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION 1 AND SECTION 2 CONDITIONS, WHICH ARE FOUND EVIDENT ON THE DATE OF INSPECTION.

SECTION 1 ITEMS CONTAIN: Evidence of active infestation, infection or conditions that have resulted in or from infestation or infection.

SECTION 2 ITEMS CONTAIN: 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 all the inspector access to complete the inspection and cannot be defined as SECTION 1 or SECTION 2.

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SUB AREA:

ITEM 1A FINDING: Evidence of SUBTERRANEAN TERMITE ACTIVITY was noted at the SUBAREA POST. These infestations appear to be originating at the soil beneath the SLAB.

RECOMMENDATION: *(Interior)*- DRILL THROUGH THE SLAB. Approximately FOUR holes will be drilled through the slab at the infested areas. Inject the holes with a registered termiticide. After treatment is completed all holes will be plugged and patched with our standard concrete patch. The treatment outlined above requires us to drill 3/8"-1/2" diameter holes through the floor covering. We will attempt to carefully drill through the floor covering, but depending on the age, style and installation techniques, damage is expected. There will be a noticeable area where our company drilled. We will not match grout color or repair tiles.
****** This is a Section 1 Item ******

NOTE: After the treatment is completed all accessible evidence of subterranean termites (mud shelter tubes/swarmers) will be removed.

NOTE: Local treatment is warranted for one (1) year from the date of completion and only to the area(s) treated.

In the performance of the above recommendation, we propose to use the chemical TERMIDOR - (Fipronil)

ITEM 1B FINDING: SUBTERRANEAN TERMITE DAMAGE was noted at the SUBAREA SUPPORT POST.

RECOMMENDATION: REMOVE, REPLACE and/or REINFORCE the damaged wood members as necessary. If any further damage is found a Supplemental Report will be issued with our additional findings and costs.
****** This is a Section 1 Item ******

EXTERIOR:

ITEM 11A FINDING: Evidence of DRYWOOD TERMITE ACTIVITY was noted at the RAFTERS AND STARTER BOARD.

RECOMMENDATION: LOCALLY TREAT these areas by drilling the known infested wood members and the adjacent wood members. Inject the wood using an approved termiticide. Remove/mask all accessible drywood termite pellets. Note: We will fill the treatment holes at the garage, interior, and exterior only. We will paint the treatment holes if paint is provided by owner/agent at the time of treatment.
****** This is a Section 1 Item ******

NOTE: Local treatment is warranted for one (1) year from the date of completion and only to the area(s) treated.

In the performance of the above recommendation, we propose to use the chemical PREMISE - (Imidacloprid).

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EXTERIOR:

ITEM 11B FINDING: Evidence of DRYWOOD TERMITE DAMAGE was noted at the STARTER BOARD.

RECOMMENDATION: REMOVE THE DAMAGED WOOD MEMBERS AND REPLACE WITH NEW MATERIALS. If any further damage is found, a Supplemental Report will be issued with our additional findings and cost. This area will be painted to match the existing paint color. An exact paint match is not guaranteed.
****** This is a Section 1 Item ******

ITEM 11C FINDING: Evidence of DRYWOOD TERMITE DAMAGE was noted at the RAFTERS.

RECOMMENDATION: REPAIR THE DAMAGED WOOD MEMBERS BY TRIMMING OUT THE DAMAGED PORTION(S) AND REPAIR BY FILLING WITH A QUALITY WOOD FILLER. If any further damage is found, a Supplemental Report will be issued with our additional findings and cost. This area will be painted to match the existing paint color. An exact paint match is not guaranteed.
****** This is a Section 1 Item ******

ITEM 11D FINDING: FUNGUS DAMAGE was noted at the BASEMENT DOOR.

RECOMMENDATION: REMOVE THE EXISITING DOOR AND REPLACE IT WITH A NEW ONE OF LIKE QUALITY AND DESIGN. Our bid includes primer painting the new door and re-installing the same hardware.
****** This is a Section 1 Item ******

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.

THANK YOU FOR SELECTING THRASHER TERMITE AND PEST CONTROL OF SO CAL, INC., TO PERFORM A WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT ON YOUR PROPERTY. Our inspections have determined that your property will benefit from the safe application of chemical(s) listed below commonly used for structural pest control. In accordance with the laws and regulations of the State of California, we are required to notify you and your occupants with the following information prior to any

“State law requires 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 (EPA). 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 APPLICATION YOU EXPERIENCE SYMPTOMS SIMILAR TO COMMON SEASONAL ILLNESS OR COMPARABLE TO THE FLU, contact Thrasher Termite and Pest Control of So Cal, Inc., at (619) 955-5121, your physician and/or the Poison Control Center (800) 876-4766.

PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

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FOR HEALTH QUESTIONS CONTACT: The County Health Department - (Orange (714) 834-3155, Riverside (951) 358-5000, San Bernadino (909) 387-2105 and San Diego (858) 694-2888). FOR APPLICATION INFORMATION CONTACT: The County Agricultural Commissioner – (Orange (714) 955-0100, Riverside (951) 955-3045, San Bernadino (909) 387-2105 and San Diego (858) 694-8980). FOR REGULATORY INFORMATION CONTACT: The Structural Pest Control Board - (916) 561-8700 or mail a letter to 2005 Evergreen Street, Suite #1500, Sacramento, California, 95815. Persons with respiratory or allergic conditions, or others who may be concerned about their health relative to this chemical treatment, should contact their physician concerning occupancy during and after chemical treatment prior to signing this notice.

THRASHER TERMITE AND PEST CONTROL OF SO CAL, INC., WILL USE PESTICIDE CHEMICAL(S) SPECIFIED BELOW for the control of Wood

THE PEST(S) TO BE CONTROLLED ARE:

Subterranean Termites: _X_ Drywood Termites: _X_ Fungus/Dryrot: ____ Other: ____

The pesticide(s) to be used and the active ingredients are:

_____ VIKANE - (Sulfuryl-Fluoride) used with CHLOROPICRIN - (Tear gas/warning agent)
_____ BORA-CARE or BORATHOR - (Disodium Octaborate Tetrahydrate)
_X_____ TERMIDOR - (Fipronil)
_X_____ PREMISE - (Imidacloprid)
_____ ALTRISET - (Chlorantraniliprole)
_____ OTHER - _____

I HAVE READ THIS WOOD DESTROYING PESTS & ORGANISMS INSPECTION REPORT AND AGREE TO ALL THE TERMS AND CONDITIONS THEREOF.

Accepted:

Date: _____ _____
Owner / Occupant / Agent

Date: _____ _____
Owner / Occupant / Agent