

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT #: 20203171

BUILDING NO. 23922	STREET JUANENO DRIVE	CITY MISSION VIEJO	ZIP 92691	Date of Inspection 05/11/2021	NUMBER OF PAGES 1 of 6
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APOLLO TERMITE CONTROL INC

18 Sunnydale Lane
Rancho Santa Margarita, CA 92688
PHONE: (949) 766-8330 FAX: (949) 766-8531
PR 7304

apollotermite@aol.com

Ordered by: RITA TAYENAKA COAST TO CANYON PH.# 949-292-1393	Property Owner and/or Party of Interest KEVIN BALLINGER 23922 JUANENO DRIVE MISSION VIEJO, CA 92691 PH.# 949-280-3413	Report sent to:
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COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

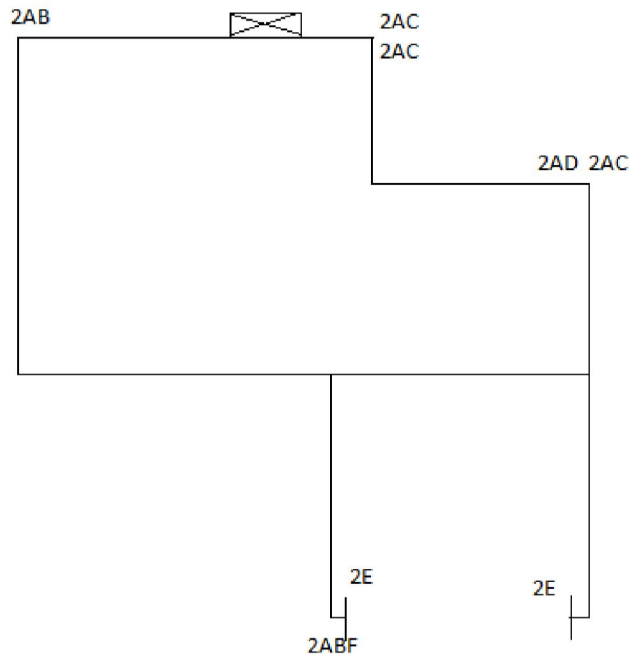
GENERAL DESCRIPTION: This is a one story, stucco, single family residence with an aluminum roof. It has an attached two car garage and no patio. It was occupied and furnished at the time of inspection.	Inspection Tag Posted: Attic. Other Tags Posted:
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An inspection has been made of the structure(s) on the diagram in accordance with the 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

Key: 1 = Subterranean Termites 2 = Drywood Termites 3 = Fungus/Dryrot 4 = Other Findings 5 = Further Inspection



Inspected By MARK THORSON License No. OPR 10357 Signature Mark Thorson

You are entitled to obtain copies of all reports and completion notices on this property report 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. (form t1a - 3/15/08) 43M-41 (Rev. 10/01)

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NOTES, CAUTIONS AND DISCLAIMERS

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.

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.

IMPORTANT - PLEASE READ CAREFULLY!!

Under no circumstances 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 the inspection in the visible and accessible areas only, as required by the Structural Pest Control Board Act. Any infestation, infections and/or conducive condition which are found after the date of inspection by any other person(s) will require an additional inspection report with findings, recommendations, and

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estimates.

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.

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 crawling below; area 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, portions of the sub area concealed or made inaccessible by ducting or insulation, area beneath wood floors over concrete, and areas concealed by heavy vegetation. Areas or timbers around eaves were visually inspected from ground levels only.

B. Slab floor construction has become more prevalent in recent years. Floor covering 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. Those 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. We recommend further inspection if there is any question about the above noted areas. Ref: Structural Pest Control Act, Article 6, Section 8518(b), paragraph 1980(l) . 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. If it is requested by the person ordering the report , a re-inspection of the structure(s) will be performed on any corrective work that we are regularly in the business of performing. If certification is required, then any work performed by others must be certified by them. Such requests must be made within four (4) months of the date of this inspection. The re-inspection fee is \$25.00 per re-inspection.

D. This company is not responsible for work and/or repairs completed by owner or other parties. Contractor bills should be submitted to escrow for certification of work completed by other parties.

E. This report includes findings related to the presence/non-presence of wood destroying organisms and/or visible signs of leaks in the accessible portions of the roof. The Inspector did not go onto the roof surface due to possible physical damage to the roof, or personal injury. No opinion is rendered nor guarantee implied concerning the water-tight integrity of the roof or the condition of the roof and roofing materials. If interested, parties desire further information on the condition of the roof, we recommend that they engage the services of a licensed roofing contractor.

F. Second story stall showers are inspected, but not water tested unless there is no evidence of leaks in ceiling below. Ref: Structural Pest Control Rules and Regulations Section 8516G. Sunken or below grade showers or tubs are not water tested due to their construction.

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

H. When a fumigation is recommended, we will exercise all due care, but assume no responsibility for damage to shrubs, trees, plants, TV antennae or roofs. An Occupants Fumigation Notice and Disclaimer will be provided to the owner of the property or his/her designated agent. Occupant must comply with instructions contained in the Occupants Fumigation Notice and Disclaimer. During fumigation and aeration, the possibility of burglary exists as it does any time you leave your home. Therefore, we recommend that you contact your insurance agent and verify that you have insurance coverage to protect against any loss, damage, or vandalism to your property. The company does not provide any onsite security except as required by state or local ordinance and does not assume any responsibility for care and custody of the property in case of vandalism, breaking or entering.

I. Your termite report and clearance will cover 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 Policy which would cover any new infestation for a period of one (1) year and can be renewed on an annual basis thereafter.

J. 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. However, if you receive written or verbal instructions from any interested parties involved in this

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escrow (agents, principals, etc.) to not pay our invoice at 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 escrow. Furthermore, you are instructed to return all of our documents and the most current mailing address for the property owner.

K. Owner/agent/tenant acknowledges and agrees that inspection of the premise will not include any type of inspection for the presence or nonpresence of toxic molds and that this report will not include any findings or opinions regarding the presence or non-presence of toxic molds airborne or stationary in, upon or about the premises. We recommend that you contact a contractor specifically licensed to engage in toxic molds related work. Furthermore, should our Inspection of the premises cause a release of toxic molds, owner/agent/tenant shall be solely responsible for the clean up removal and disposal of the toxic molds and the cost thereof. Owner/agent/tenant hereby agrees to waive any and all claims against this company which are in any way related to the presence of toxic molds on the premises and further agrees to indemnify and hold this company harmless from any and all claims of any nature asserted by any third party, including this company's employees, which is in any way related to the presence of toxic molds on the premises.

L. A visual inspection was performed on second story eave(s). Area(s) were not probed due to height.

Detached structure(s) or addition(s) to the real property NOT indicated on this diagram were NOT inspected and are excluded from this Inspection report.

"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 is a separated report which is defined as Section I/Section II conditions evident on the date of the inspections. Sections I contains items where there is visible 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 on items are defined as recommendations to inspect area(s) which during original inspection did not allow the inspector access to complete the inspection and cannot be defined as Section I or Section II."

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.

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.

Thank you for selecting APOLLO Termite Control 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 regulation 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.

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2. DRYWOOD TERMITES

- ITEM NO. 2A** (Section 1)
FINDING: Evidence of drywood termites noted at the eaves. This evidence appears to extend into inaccessible areas.
RECOMMENDATION: 2A Fumigate the structure for the control of drywood termites. Remove or cover drywood termite fecal pellets in accessible areas. 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.
- ITEM NO. 2B** (Section 1)
FINDING: Drywood termite damage to the roof sheathing at the eaves.
RECOMMENDATION: 2B Replace the drywood termite damaged starter board.
- ITEM NO. 2C** (Section 1)
FINDING: Drywood termite damage to the fascia board(s) and/or barge board(s) at the eaves.
RECOMMENDATION: 2C Drywood termite damage appears to be minor. Repair damage with wood filler, prime to paint.
- ITEM NO. 2D** (Section 1)
FINDING: Drywood termite damage to the rafter tail(s) at the eaves.
RECOMMENDATION: 2D Drywood termite damage appears to be minor. Repair damage with wood filler, prime to paint.
- ITEM NO. 2E** (Section 1)
FINDING: Evidence of drywood termites noted in the garage. This evidence does not appear to extend into inaccessible areas.
RECOMMENDATION: 2E Fumigate the structure for the control of drywood termites. Remove or cover drywood termite fecal pellets in accessible areas. 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.
- ITEM NO. 2F** (Section 1)
FINDING: Drywood termite damage to the fascia board(s) and/or barge board(s) at the eaves.
RECOMMENDATION: 2F Replace the drywood termite damaged fascia board.

COMMENTS AND OTHER INFORMATION

NOTE: Fences(s) and gate(s) were not inspected.

NOTE: This Wood Destroying Pests & Organisms Report DOES NOT INCLUDE MOLD or an mold like conditions. No reference will be made to mold or mold-like condition. 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 an industrial hygienist.

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

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NOTE: Apollo Termite Control will prime all replaced wood.

State law requires that you be given the following information: CAUTION - PESTICIDES ARE TOXIC CHEMICALS. Structural pest control companies are registered and registered 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 existing scientific evidence there are no appreciable risks and/or the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposures should be minimized. If within 24 hours following application, you experience symptoms similar to common seasonal illness or flu-like symptoms, contact your physician or poison control center and your pest control company immediately. For further information, please contact any of the following:

*Apollo Termite Control.....(949) 766-8330
Orange County Health Department.....(714) 834-3155
Orange County Agricultural Commissioner....(714) 447-7100
Poison Control Center.....(800) 764-7561
Structural Pest Control Board.....(800) 737-8188*

*Ingredients:..... 10.0%
TIMBOR: Active Ingredients:.....Disodium Octaborate Tetrahydrate
INTRUDER HPX-20:
Cyfluthrin.....0.10%
Pyrethrins.....0.05%
Inert Ingredients.....98.85%*

*FUMIGATION:
VIKANE: Active Ingredients.....Sulfuryl
Fluoride.....99.0%
Inert Ingredients.....1.0%
CHLORIPICRIN: WARNING AGENT
Active
Ingredients.....Chloropicrin.....99.0%
Inert Ingredients.....1.0%*

*SUBTERRANEAN TERMITES
PREMISE 75: Active
Ingredients.....Imidacloprid.....75.0%
Inert Ingredients.....25.0%
TERMIDOR: Active
Ingredients.....Fipronil.....0.06%
Inert Ingredients.....99.94%*

FUNGUS INFECTION: TIMBORE: Active Ingredients: Disodium Octaborate Tetrahydrate

Work Authorization

APOLLO TERMITE CONTROL INC

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Section 1

2A	=	1380.00
2B	=	Cost included in 2F
2C	=	Cost included in 2F
2D	=	Cost included in 2F
2E	=	Cost included in 2A
2F	=	760.00

Section 1 Totals

Total cost \$ 2140.00

Rpt# 20203171

Cost of all Recommendations \$

2140.00

NOTE: Damage found in Inaccessible Areas may require a Supplemental report and/or Work Authorization, or may require amendments to this Work Authorization.

The company is authorized to proceed with the work outlined below from the Termite Inspection Report for the property inspected.

If FURTHER INSPECTION is recommended, if additional work is required by any government agency, or if additional damage is discovered while performing the repairs, this company reserves the right to increase prices.

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 addition work is deemed necessary by the local building inspector, said work will not be performed without addition 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.

Authorized to perform items: _____ Cost of work authorized: \$ _____

OWNER or OWNER'S AGENT:

DATE:

APOLLO TERMITE CONTROL INC

X _____

ESCROW: _____