


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 2660	Street SUNSET ST	City SAN DIEGO	Zip 92110	Date of Inspection 10/05/21	Number of Pages
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BITE- AWAY

7370 Mission Gorge Road
San Diego, CA 92120
San Diego (619) 582-7378 Fax (619) 582-7348
North County (760) 233-2120 Fax (760) 233-2121

PR 4826
biteaway@sbcglobal.net
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Ordered by: COMPASS REALTY 7863 GIRARD AVENUE LA JOLLA CA 92037 Rec: 27051Rpt: 27051	Property Owner and/or Party of Interest: C/O LAUREN GABLE 2660 SUNSET ST SAN DIEGO CA 92110	Report sent to: COMPASS REALTY 7863 GIRARD AVENUE LA JOLLA CA 92037
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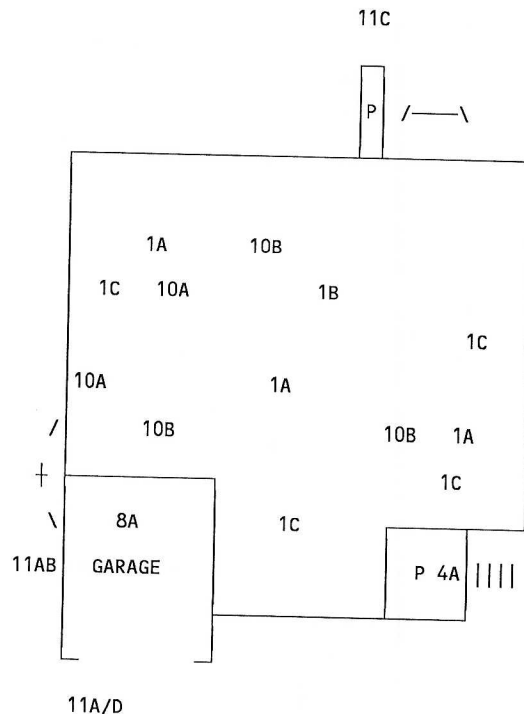
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐

General Description: 1 story Single family residence furnished and occupied	Inspection Tag Posted Garage
	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 ☐
 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



FRONT

Inspected by: CHARLES BROWN State License No. OPR11332 Signature *[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 Suite 1500, Sacramento, California, 95825-3204.
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.

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"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."

"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 BITE A Way'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, Bite-Away 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."

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 guaranty 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 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 around eaves that would require the use of an extension ladder. Unless otherwise specified in this report, we do not inspect fences, sheds, detached houses, detached patios, detached wood decks, wood retaining walls or wood walkways.

B. Slab floor construction has become more prevalent in recent years. 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. We 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. We will assume no responsibility for cracks, chipping or other damage to floor coverings. We do not re-lay carpeting.

K. We assume no responsibility for damage to any Plumbing, Gas or Electrical lines etc., in the process of pressure treatment of concrete slab areas or replacement of concrete or structural timbers.

L. When a fumigation is recommended we 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. BITE A Way 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, we recommend that you take any steps that you feel are necessary to prevent any damage to your property.

Initials _____

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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. If you should have any questions regarding this report, please call or come by our office any weekday between 8:00 am and 5:00 pm.

O. 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.

P. 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 (annual percentage rate of 18%) will be added to all accounts past due.

Q. 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 cancelled without payment being made for all costs incurred by this company.

R. Should any party in 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 in these areas.

S. 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. 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 reinspection must be done within ten 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.

T. "WARNING: Areas of wood being repaired contain a chemical known to the State of California to cause birth defects or other reproductive harm. Drilling, sawing, sanding or machining wood products generates wood dust, a substance known to the State of California to cause cancer."

WORK AUTHORIZATION

Signature hereby acknowledges that this obligation took place in the city of San Diego, State of California.

Items authorized: _____ Total Cost: _____ Date Signed : _____

Accepted by: _____ Property Address _____

NOTICE TO OWNER

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, labore 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 indebtedn 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.

"State law requires that 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 Departme Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the State finds that based on existing scien 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 comparable to the flu, contact your physician or Poison control center (800) 876-4766 and your pest control company immediately."

"For further information contact any of the following: BITE A WAY (619)582-7378; for Health Questions: County Health Department - Orange (714)834-315 Los Angeles (323)881-4046; Riverside (951)358-5000; San Bernardino (909)884-4056; San Diego (858)694-2888; Santa Barbara (805)681-4900; Ventura (805)654-2813; Kern (661)862-8700. For application information: County Agriculture Commission - Orange (714)447-7100; Los Angeles (626)575-5471; Riverside (951)955-3000; San Bernardino (909)387-2105; San Diego (858)694-2739; Santa Barbara (805)681-5600; Ventura (805)933-8415; Kern (661)868- and for Regulatory Information: Structural Pest Control Board: 1418 Howe Avenue, Suite 18, Sacramento, CA 95825-3280, (800)737-8188."

One of the following may be used on your property:

DRAGNET SFR(Permethrin) VIKANE(Sulfuryl Fluoride) TERMIDOR SC(Fipronil) CHLOROPICRIN PREMISE 75(Imidacloprid)
WASP & HORNET JET FREEZE(Pyrethrins) BORA-CARE(disodium octaborate tetrahydrate) TIM-BOR(disodium octabprate tetrahydrate)
D-FOAM(deltamethrin) JASCO(aliphatic petroleum distillates) DRIONE(pyrethrins) PERMETHRIN PRO(permethrin)

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- | | |
|-----------------------|--------------------------------------|
| 1. SUBSTRUCTURE AREA: | Dry-Accessible |
| 2. SHOWER: | None |
| 3. FOUNDATIONS: | Concrete-Even with or above grade |
| 4. PORCHES: | Brick |
| 5. VENTILATION: | Adequate above grade |
| 6. ABUTMENTS: | None |
| 7. ATTIC SPACES: | Insulated 60% accessible |
| 8. GARAGES: | Attached 70% access -storage/constr. |
| 9. PATIO-DECKS: | Not inspected |
| 10. INTERIOR: | No other findings |
| 11. EXTERIOR: | No other findings |

Notes: (A) A SEPARATED REPORT HAS BEEN REQUESTED 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 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 SECTION II.

(B) All fences and/or gates, attached or detached, are excluded from this report.

(C) DETACHED TRELLIS NOT INSPECTED

(D) NEIGHBOR SIGNATURE REQUIRED TO FUMIGATE DUE TO ZERO PROPERTY LINE

(E) RODENT DROPPINGS NOTED IN ATTIC SPACE BITE-AWAY WILL PROVIDE PEST CONTROL BID UPON REQUEST.

IMPORTANT NOTE: Pages 2 and 3 of our inspection report state our terms, conditions and limitations.

PRICES QUOTED ARE VALID ONLY WHEN ALL WORK IS PERFORMED BY THIS COMPANY.

ANY REPAIRS OR TREATMENTS PERFORMED BY THIS COMPANY ARE WARRANTED FOR ONE YEAR, UNLESS OTHERWISE STATED IN THIS CONTRACT.

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SUB-STRUCTURE AREA

01A. FINDING : CELLULOSE DEBRIS NOTED IN AREA(S) MARKED 01A ON DIAGRAM.

RECOMMENDATION : REMOVE CELLULOSE DEBRIS.

SECTION II

01B. FINDING : SURFACE INFESTATION OF FUNGUS NOTED AT AREA(S) MARKED 01B ON DIAGRAM.

RECOMMENDATION : SCRAPE AND TREAT WOOD MEMBERS AT BATHROOM SUB-FLOORING WITH REGISTERED FUNGICIDE.

SECTION I

01C. FINDING : STAINS/POSSIBLE EXCESSIVE MOISTURE NOTED AT AREA(S) MARKED 01C ON DIAGRAM. BITE A WAY RECOMMENDS FURTHER INSPECTION OF THE AREA(S).

RECOMMENDATION : OWNER TO HAVE AREA(S) AT FOUNDATION WALLS

INSPECTED BY QUALIFIED TRADESMAN AND REPAIRED OR REPLACED AS MAY BE DEEMED NECESSARY.

SECTION II

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PORCHES

04A. FINDING : EXCESSIVE MOISTURE NOTED IN AREA(S) MARKED 04A ON DIAGRAM.

RECOMMENDATION : SEAL CRACKS AT SURFACE OF FRONT BRICK PORCH

SECTION II

GARAGES

08A. FINDING : STAINS/POSSIBLE EXCESSIVE MOISTURE NOTED AT AREA(S) MARKED 08A ON DIAGRAM. BITE A WAY RECOMMENDS FURTHER INSPECTION OF THE AREA(S).

RECOMMENDATION : OWNER TO HAVE AREA(S) AT GARAGE FOUNDATION WALLS
INSPECTED BY QUALIFIED TRADESMAN AND REPAIRED OR REPLACED AS MAY BE DEEMED
NECESSARY.

SECTION II

INTERIOR

10A. FINDING : STAINS/POSSIBLE EXCESSIVE MOISTURE NOTED AT AREA(S) MARKED 10A ON DIAGRAM. BITE A WAY RECOMMENDS FURTHER INSPECTION OF THE AREA(S).

RECOMMENDATION : OWNER TO HAVE AREA(S) AT MASTER BEDROOM WINDOWS AND WINDOW FRAMING
INSPECTED BY QUALIFIED TRADESMAN AND REPAIRED OR REPLACED AS MAY BE DEEMED
NECESSARY.

SECTION II

10B. FINDING : STAINS/POSSIBLE EXCESSIVE MOISTURE NOTED AT AREA(S) MARKED 10B ON DIAGRAM. BITE A WAY RECOMMENDS FURTHER INSPECTION OF THE AREA(S).

RECOMMENDATION : OWNER TO HAVE AREA(S) AT INTERIOR WALLS AND CEILINGS
INSPECTED BY QUALIFIED TRADESMAN AND REPAIRED OR REPLACED AS MAY BE DEEMED
NECESSARY.

SECTION II

EXTERIOR

11A. FINDING : EVIDENCE OF DRYWOOD TERMITES NOTED IN AREA(S) MARKED 11A ON DIAGRAM.

RECOMMENDATION : COVER ENTIRE STRUCTURE(S) AND FUMIGATE FOR THE ELIMINATION OF DRYWOOD TERMITES. COVER OR REMOVE ACCESSIBLE TERMITE PELLETS.

SECTION I

11B. FINDING : TERMITE DAMAGED WOOD NOTED AT AREA(S) MARKED 11B ON DIAGRAM.

RECOMMENDATION : REPAIR TERMITE DAMAGED WOOD AT WINDOW SILLS
. BITE A WAY WILL PAINT REPAIRED WOOD. THERE IS NO PAINT MATCH WARRANTY.

SECTION I

11C. FINDING : FUNGUS DAMAGED WOOD NOTED AT AREA(S) MARKED 11C ON DIAGRAM.

RECOMMENDATION : REPLACE FUNGUS DAMAGED WOOD AT REAR DOOR THRESHOLD
BITE A WAY WILL PAINT REPLACED WOOD. THERE IS NO PAINT MATCH WARRANTY.

SECTION I

11D. FINDING : TERMITE DAMAGED WOOD NOTED AT AREA(S) MARKED 11D ON DIAGRAM.

RECOMMENDATION : REPAIR TERMITE DAMAGED WOOD AT WALL SIDING BOARDS
. BITE A WAY WILL PAINT REPAIRED WOOD. THERE IS NO PAINT MATCH WARRANTY.

SECTION I

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ADDITIONAL Services

Prior to fumigation, all trees, bushes, plants and vegetation must be trimmed to a minimim of 12 inches from the pe the structure being fumigated.

Fumigation is warranted for a period of two (2) years.

A discount is reflected in the price on this report.

Section I : Item #01B: \$2,875.00
Item #11A: \$2,600.00
Item #11B: See recommendation 11B for price.
Item #11C: See recommendation 11B for price.
Item #11D: See recommendation 11B for price.

\$5,475.00

Section II : Item #01A: \$400.00
Item #01C: No bid. Work is to be completed by proper tradesperson.
Item #04A: No bid. Work is to be completed by proper tradesperson.
Item #08A: No bid. Work is to be completed by proper tradesperson.
Item #10A: No bid. Work is to be completed by proper tradesperson.
Item #10B: No bid. Work is to be completed by proper tradesperson.

\$400.00

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TOTAL	\$5,875.00
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Inspection:	\$0.00
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GRAND TOTAL:	\$5,875.00
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