

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

|              |                                   |                    |              |
|--------------|-----------------------------------|--------------------|--------------|
| BUILDING NO. | STREET, CITY, STATE, ZIP          | Date of Inspection | No. of Pages |
| 3544         | Princeton Ave, San Diego CA 92117 | 5/18/2022          | 10           |

**NIXTermite**



5080 BONITA ROAD, STE A2, BONITA, CA 91902

TEL: (619) 472-6666 OR (844) BUG-HELP

FAX: (619) 472-6619 EMAIL: [INFO@NIXTERMITE.COM](mailto:INFO@NIXTERMITE.COM)



A+



WE'LL MEET  
OR BEAT  
ANY PRICE!!

|  |   |  |
|--|---|--|
| Firm Registration No. <b>PR 3441</b>   | Report No. <b>47150</b>   | Escrow No.   |
| Ordered By:<br>Barbara leiwes<br>3544 Princeton Ave<br>San Diego, CA 92117<br>leiwes@sbcglobal.net<br>(408) 368-2979 | Property Owner/Party of Interest<br>Barbara leiwes<br>3544 Princeton Ave<br>San Diego, CA 92117<br>(408) 368-2979 | Report Sent To:<br>Barbara leiwes<br>3544 Princeton Ave<br>San Diego, CA 92117<br>leiwes@sbcglobal.net<br>(408) 368-2979 |

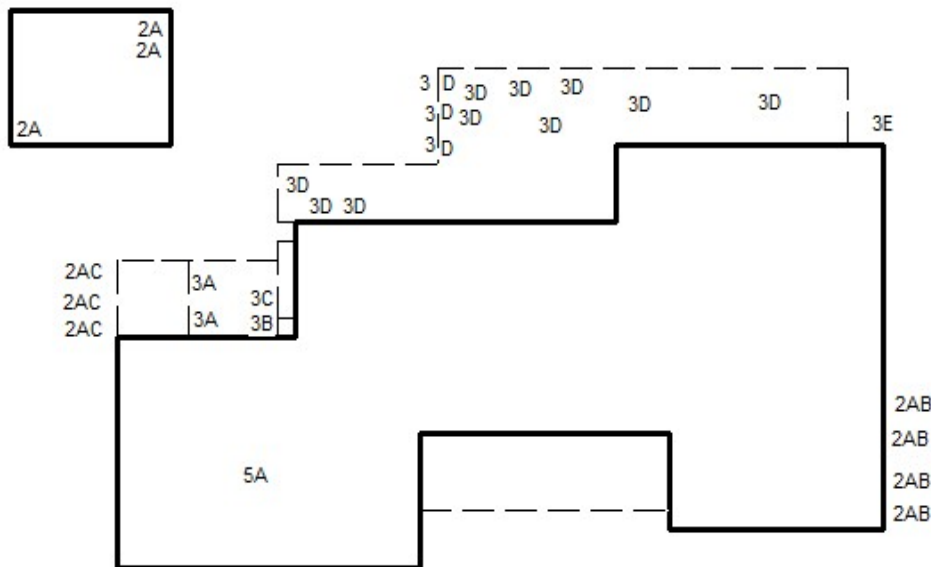
|   |   |  |  |
|---|---|--|--|
| COMPLETE REPORT <input checked="" type="checkbox"/> | LIMITED REPORT <input type="checkbox"/> | SUPPLEMENTAL REPORT <input type="checkbox"/> | REINSPECTION REPORT <input type="checkbox"/> |
|---|---|--|--|

|  |   |
|--|---|
| General Description:<br>One story, single family dwelling, detached garage, occupied & furnished | Inspection Tag Posted:<br>Attic           |
|  | Other Tags Posted:<br>Harbor Fume 5/14/14 |

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 <input type="checkbox"/> | Drywood Termites <input checked="" type="checkbox"/> | Fungus/Dryrot <input checked="" type="checkbox"/> | Other Findings <input type="checkbox"/> | Further Inspection <input checked="" type="checkbox"/> |
|--|--|---|---|--|

If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.



Inspected by Hector R. Gastelum State License No. FR31578 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](http://www.pestboard.ca.gov).

3544

Princeton Ave, San Diego CA 92117

5/18/2022

47150

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

THE FIRST PAGE OF THE STANDARD INSPECTION REPORT CONTAINS A DIAGRAM WITH IDENTIFYING NUMBERS AND LETTERS. THESE NUMBERS AND LETTERS CORRESPOND WITH THE FINDINGS LISTED IN THE BODY OF THE REPORT. IF YOU WOULD LIKE HELP READING THIS REPORT OR HAVE ANY QUESTIONS, PLEASE CONTACT OUR OFFICE FOR FURTHER ASSISTANCE. (619) 472-6666 OR TOLL FREE (844) BUG-HELP.

SECTION 1 & 2- THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION I/SECTION II CONDITIONS EVIDENT ON THE DATE OF THE INSPECTION. SECTION 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 ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREAS WHICH DURING THE ORIGINAL INSPECTION DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CANNOT BE DEFINED AS SECTION I OR SECTION II.

LICENSING- NIXTERMITE, INC. IS A FULLY LICENSED GENERAL CONTRACTING COMPANY (LIC.# 969742) AS SUCH, NIXTERMITE, INC. WILL PROVIDE UPON REQUEST ESTIMATES FOR ALL PHASES OF RENOVATION, REMEDIATION, REMODELING AND GENERAL CONSTRUCTION, IF WITHIN THE SCOPE OF OPERATIONS PERFORMED BY THIS COMPANY.

THANK YOU FOR CHOOSING NIXTERMITE PEST CONTROL. SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS REPORT, PLEASE CALL OUR MAIN OFFICE AT (619) 472-6666.

LEARN MORE ABOUT OUR COMPANY AND SERVICES BY VISITING [WWW.NIXTERMITE.COM](http://WWW.NIXTERMITE.COM). "HELPING TO MAKE SAN DIEGO HOMES HEALTHIER".

PLEASE SEE GENERAL NOTES FOLLOWING THE FINDINGS AND RECOMMENDATIONS FOR CONDITIONS GOVERNING THIS REPORT.

#### 1. Subterranean Termites:

NOTE: OLD EVIDENCE OF SUBTERRANEAN TERMITES NOTED AT SUB-AREA, WE PROBED AND FOUND NO EVIDENCE OF ACTIVE INFESTATION. OWNER STATED THAT STRUCTURE WAS TREATED FOR SUBTERRANEAN TERMITES ABOUT 3 YEARS AGO BY OTHER COMPANY.

3544

Princeton Ave, San Diego CA 92117

5/18/2022

47150

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

**2. Drywood Termites:**

ITEM 2A FINDING Evidence of drywood termites was noted at/in the EXTERIOR ROOF EAVES, SHED SIDING AND DETACHED GARAGE. Infestation(s) appear to extend into inaccessible areas.

RECOMMENDATION Vacate the structure for 2-3 nights (3-4 days). Fumigate the entire structure with an approved fumigant (Vikane\*- Sulfuryl Fluoride) in accordance with the manufacturers label for the eradication of the Drywood termites. Note: Owner/agent is responsible for preparing the structure according to the terms and conditions outlined in the terms, conditions and agreements, to be furnished by Nix Termite, Inc. Nixtermite, Inc. is not responsible for delays due to inclement weather or delays from the gas company. THE FUMIGATION NOTED ABOVE INCLUDES A 2 YEAR TOTAL STRUCTURE WARRANTY AGAINST DRYWOOD TERMITES. THE COST FOR EACH ADDITIONAL YEAR OF WARRANTY IS \$350 THEREAFTER.

SPECIAL: #1 If owner purchases one (1) additional year of warranty at the regular rate NixTermite will include a Pellet Cleanup (\$250 value) at no additional charge.

SPECIAL: #2 If owner purchases three (3) additional years of warranty at the regular rate NixTermite will provide a full attic borate treatment and Pellet Cleanup (\$1400 value) at no additional charge.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

NOTE: NIXTERMITE, INC. THEFT DETERRENT SYSTEM HAS BEEN OFFERED AT NO ADDITIONAL COST AND WILL PROVIDE WINDOW ALARMS ON ALL DOWNSTAIRS WINDOWS. A SEPARATE AGREEMENT WILL BE PROVIDED WITH DETAILED INFORMATION ON SERVICES OFFERED, COSTS, BENEFITS AND COVERAGE.

NOTE: Prior to the fumigation the owner must trim all vegetation away from the structure, detach all fences and rake back all gravel/rocks.

ITEM 2B FINDING Drywood termites have damaged wood members at/in 2X6X20' RAKEBOARD AT EAVES.

RECOMMENDATION Remove and replace and/or repair the damaged wood member(s) as necessary in currently available widths and grades. Minor damage may be filled, or where impractical, reinforcement will be done.

Note: One (1) coat of primer or similar matching paint will be applied to newly replaced/repared wood member(s) at no additional charge. If any damage is found to extend into an inaccessible area(s) during the course of our repairs we will issue a supplemental report with any findings, recommendations and estimate, as necessary.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

3544

Princeton Ave, San Diego CA 92117

5/18/2022

47150

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

**2. Drywood Termites:**

ITEM 2C FINDING Drywood termites have damaged wood members at/in T1-11 (4") PLYWOOD SIDING AT SHED.

RECOMMENDATION Remove and replace and/or repair the damaged wood member(s) as necessary in currently available widths and grades. Minor damage may be filled, or where impractical, reinforcement will be done.

Note: One (1) coat of primer or similar matching paint will be applied to newly replaced/repared wood member(s) at no additional charge. If any damage is found to extend into an inaccessible area(s) during the course of our repairs we will issue a supplemental report with any findings, recommendations and estimate, as necessary.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

**3. Fungus/Dryrot:**

ITEM 3A FINDING Fungus has damaged T1-11 (4") PLYWOOD SIDING AT SHED.

RECOMMENDATION Remove and replace or repair the fungus infected and damaged component(s), as necessary with new material, in commonly available widths and sizes. Minor damage may be filled, or where removal appears impractical, adequate reinforcement will be done.

Note: One (1) coat of primer or similar matching paint will be applied to newly replaced/repared wood member(s) at no additional charge. If any damage is found to extend into an inaccessible area(s) during the course of our repairs we will issue a supplemental report with any findings, recommendations and estimate, as necessary.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

ITEM 3B FINDING Fungus has damaged WATER HEATER CLOSET DOOR.

RECOMMENDATION Remove and replace or repair the fungus infected and damaged component(s), as necessary with new material, in commonly available widths and sizes. Minor damage may be filled, or where removal appears impractical, adequate reinforcement will be done.

Note: One (1) coat of primer or similar matching paint will be applied to newly replaced/repared wood member(s) at no additional charge. If any damage is found to extend into an inaccessible area(s) during the course of our repairs we will issue a supplemental report with any findings, recommendations and estimate, as necessary.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

ITEM 3C FINDING Fungus has damaged 4X4 POST AT STAIRCASE.

RECOMMENDATION Remove and replace or repair the fungus infected and damaged component(s), as necessary with new material, in commonly available widths and sizes. Minor damage may be filled, or where removal appears impractical, adequate reinforcement will be done.

Note: One (1) coat of primer or similar matching paint will be applied to newly replaced/repared wood member(s) at no additional charge. If any damage is found to extend into an inaccessible area(s) during the course of our repairs we will issue a supplemental report with any findings, recommendations and estimate, as necessary.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

3544

Princeton Ave, San Diego CA 92117

5/18/2022

47150

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

**3. Fungus/Dryrot:**

ITEM 3D FINDING Fungus has damaged (2) 2X6X12 DECKBOARDS, (2) 2X6X6' DECKBOARDS, 2X6X8' CAP RAILING, 2X6X10' CAP RAILING, (2) 2X4X4' STEP TREADS AND 2X4X8' SPINDLE RAILING AT BALCONY DECK.

RECOMMENDATION Remove and replace or repair the fungus infected and damaged component(s), as necessary with new material, in commonly available widths and sizes. Minor damage may be filled, or where removal appears impractical, adequate reinforcement will be done.

Note: One (1) coat of primer or similar matching paint will be applied to newly replaced/repared wood member(s) at no additional charge. If any damage is found to extend into an inaccessible area(s) during the course of our repairs we will issue a supplemental report with any findings, recommendations and estimate, as necessary.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

ITEM 3E FINDING Fungus has damaged 2X6 FASCIA AT EAVES.

RECOMMENDATION REPAIR the fungus infected and damaged component(s), as necessary with new material, in commonly available widths and sizes. Minor damage may be filled, or where removal appears impractical, adequate reinforcement will be done.

Note: One (1) coat of primer or similar matching paint will be applied to newly replaced/repared wood member(s) at no additional charge. If any damage is found to extend into an inaccessible area(s) during the course of our repairs we will issue a supplemental report with any findings, recommendations and estimate, as necessary.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

**5. Further Inspection:**

ITEM 5A FINDING The subarea is inaccessible for inspection due to the lack of an access opening. PRE-EXISTING ACCESS COVERED, SEALED WITH MESH WIRE.

RECOMMENDATION REMOVE THE MESH WIRE to provide for further inspection of the subarea. Upon further inspection, a supplemental report will be issued and any findings and recommendations will be listed along with estimates for repair and/or treatment, if within the scope of this companys operations.

\*\*\*\*\* Unknown Further Inspection Recommended \*\*\*\*\*

3544

Princeton Ave, San Diego CA 92117

5/18/2022

47150

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

GENERAL NOTES:

. IMPORTANT - PLEASE READ CAREFULLY

NOTE: THIS DOCUMENT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND WOOD DESTROYING PEST AND ORGANISM INSPECTION REPORT. A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT CONTAINS FINDINGS AS TO THE PRESENCE OR ABSENCE OF EVIDENCE OF WOOD DESTROYING INSECTS OR ORGANISMS (TERMITES OR FUNGUS/DRYROT) AND/OR CONDUCIVE CONDITIONS IN VISIBLE AND ACCESSIBLE AREAS WHICH ARE NOTED ON THE DATE OF THE INSPECTION. THE REPORT MAY ALSO CONTAIN RECOMMENDATIONS FOR CORRECTING NOTED INFESTATIONS, INFECTIONS OR CONDITIONS FOUND. THE CONTENTS OF THE WOOD DESTROYING PEST & ORGANISM REPORT ARE GOVERNED BY THE STRUCTURAL PEST CONTROL ACT AND THE RULES AND REGULATIONS OF THE STRUCTURAL PEST CONTROL BOARD. SOME STRUCTURES MAY NOT COMPLY WITH BUILDING CODE REQUIREMENTS OR MAY HAVE STRUCTURAL, PLUMBING, ELECTRICAL, HEATING AND AIR CONDITIONING, OR OTHER DEFECTS THAT DO NOT PERTAIN TO WOOD DESTROYING ORGANISMS. A WOOD DESTROYING PEST & ORGANISM REPORT DOES NOT CONTAIN INFORMATION ABOUT SUCH DEFECTS AS THEY ARE NOT WITHIN THE SCOPE OF THE LICENSE OF THE INSPECTOR OR THIS COMPANY ISSUING THIS REPORT.

NOTE: INSPECTIONS ARE MADE AND REPORTS ARE ISSUED ON THE BASIS OF WHAT WAS VISIBLE AND ACCESSIBLE AT THE TIME OF THE INSPECTION. THE ABSENCE OF VISIBLE EVIDENCE OF WOOD DESTROYING ORGANISMS IN THE VISIBLE AND ACCESSIBLE PORTIONS OF THE STRUCTURE IS NO ASSURANCE THAT WOOD DESTROYING ORGANISMS ARE NOT PRESENT IN INACCESSIBLE AREAS NOR THAT FUTURE INFESTATIONS WILL NOT OCCUR. THEREFORE, WE DO NOT ASSUME ANY RESPONSIBILITY FOR THE PRESENCE OF WOOD DESTROYING ORGANISMS, OR DAMAGE DUE TO SUCH ORGANISMS, IN AREAS THAT WERE NOT VISIBLE AND ACCESSIBLE AT THE TIME OF THE INSPECTION OR THAT MAY OCCUR IN THE FUTURE. ANY INFESTATION, INFECTION AND/OR CONDUCIVE CONDITION WHICH ARE FOUND AFTER THE DATE OF THE ORIGINAL INSPECTION BY ANY OTHER PERSON(S), WILL REQUIRE AN ADDITIONAL OR SUPPLEMENTAL INSPECTION REPORT WITH FINDINGS, RECOMMENDATIONS AND ESTIMATES (AS NECESSARY) BY THIS COMPANY.

UNINSPECTED AREAS NOT INCLUDED IN THIS REPORT (PER 8516 (B)(8): CERTAIN AREAS ARE RECOGNIZED BY THIS INDUSTRY AS INACCESSIBLE AND/OR FOR OTHER REASONS NOT INSPECTED. THESE INCLUDE BUT ARE NOT LIMITED TO: THE INTERIORS OF HOLLOW WALLS AND ALL ENCLOSED SPACES BETWEEN A FLOOR OR PORCH DECK AND THE CEILING OR SOFFIT BELOW AREAS BETWEEN ABUTTING/ATTACHED ROW HOUSES, TOWNHOUSES, CONDOMINIUMS AND SIMILAR STRUCTURES, PORTIONS OF THE ATTIC CONCEALED OR MADE INACCESSIBLE BY INSULATION PORTIONS OF THE ATTIC CONCEALED OR MADE INACCESSIBLE BY DUCTING, PORTIONS OF THE ATTIC OR ROOF CAVITY CONCEALED DUE TO AN INADEQUATE CRAWL SPACE, THE INTERIORS OF BOXED EAVES, EAVES CONCEALED BY PATIO COVERS OR OTHER ABUTMENTS PORTIONS OF THE SUBAREA CONCEALED OR MADE INACCESSIBLE BY INSULATION, DUCTING OR INSUFFICIENT CLEARANCE, PORTE COCHERES, INCLOSED BAY WINDOWS, AREAS BENEATH WOOD FLOORS OVER CONCRETE, AREAS CONCEALED BY BUILT-IN CABINET WORK OR BUILT-IN APPLIANCES, AREAS CONCEALED BY FLOOR COVERINGS SUCH AS WALL-TO-WALL CARPETING, LINOLEUM, CERAMIC TILE, AREA RUGS, THROW RUGS, BATH AND KITCHEN MATS ETC. AND AREAS CONCEALED BY BUILT-IN APPLIANCES. WE DO NOT OPEN ANY WINDOWS OR REMOVE WINDOW SCREENS DURING THE COURSE OF OUR INSPECTIONS. UNLESS OTHERWISE SPECIFIED IN THIS REPORT. ADDITIONALLY, WE DO NOT INSPECT ATTACHED/DETACHED FENCES, GATES, SHEDS, DOG HOUSES, RETAINING WALLS WOOD PLANTERS OR WALKWAYS OR AREAS CONCEALED BY HEAVY VEGETATION AND AREAS WHERE LOCKS PREVENTED ACCESS. THESE AREAS WILL BE INSPECTED FOR A FEE, IF THEY ARE MADE ACCESSIBLE AT THE OWNERS EXPENSE.

3544

Princeton Ave, San Diego CA 92117

5/18/2022

47150

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

NOTE: DURING THE COURSE OF, OR AFTER OPENING WALLS OR ANY PREVIOUSLY CONCEALED AREA(S), SHOULD ANY FURTHER INFESTATION, INFECTION OR DAMAGE BE DISCOVERED, THIS COMPANY WILL ISSUE A SUPPLEMENTAL REPORT. ADDITIONAL FINDINGS MAY INCREASE THE COST OF COMPLETION AS WELL AS THE TIME INVOLVED IN THE COMPLETION. ANY WORK COMPLETED IN THESE AREAS WOULD BE AT THE OWNER'S DIRECTION AND ADDITIONAL EXPENSE. THIS COMPANY IS NOT RESPONSIBLE FOR CONTROLLING SUCH INFESTATIONS OR INFECTIONS NOR FOR REPAIRING SUCH DAMAGE. IF THE ADDITIONAL WORK REQUIRED IS WITHIN THE SCOPE OF THIS COMPANY'S OPERATIONS, A COST ESTIMATE WILL BE PROVIDED WITH THE SUPPLEMENTAL REPORT.

NOTE: THE EXTERIOR AREAS OF THIS STRUCTURE, IF INSPECTED, WERE VISUALLY INSPECTED FROM THE GROUND LEVEL. AREAS OF THE EXTERIOR THAT EXHIBITED VISIBLE SIGNS OF INFESTATION, INFECTION OR DAMAGE FROM SAME WILL BE DESCRIBED IN THE BODY OF THIS REPORT. WE DO NOT INSPECT SECOND STORY EXTERIOR AREAS THAT WOULD REQUIRE THE USE OF A LADDER. NO OPINION IS EXPRESSED OR IMPLIED REGARDING THESE AREAS.

NOTE: 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 STATE CONTRACTORS LICENSE BOARD.

NOTICE: SECOND STORY STALL SHOWERS ARE INSPECTED BUT NOT TESTED AS PART OF THIS INSPECTION REPORT. (SEC. 8516G) SUNKEN TUBS OR BELOW GRADE SHOWERS ARE NOT TESTED DUE TO DESIGN. UPON WRITTEN REQUEST OF OWNER, THIS COMPANY WILL TEST THE SECOND STORY SHOWER PAN. NO GUARANTEE OR WARRANTY AGAINST ANY DAMAGE CAUSED BY TEST.

NOTICE: IF DURING THE COURSE OF PERFORMING ANY REPAIRS, ANY FIXTURE OR PLUMBING IS FOUND TO BE UNSERVICEABLE, DAMAGED OR DEFECTIVE, THERE WILL BE AN ADDITIONAL CHARGE FOR REPAIR AND/OR REPLACEMENT, AS NECESSARY.

NOTICE: IF DURING THE PROCESS OF TREATMENT OR REPLACEMENT IT BECOMES NECESSARY TO DRILL HOLES THROUGH CONCRETE SLABS, CERAMIC TILES OR OTHER FLOOR COVERINGS (TILE, WOOD, VINYL, ETC.); THE HOLES WILL BE SEALED WITH CONCRETE OR LIKE MATERIAL. WE WILL EXERCISE DUE CARE BUT WE DO NOT ASSUME ANY RESPONSIBILITY FOR CRACKS, CHIPPING OR OTHER DAMAGE TO FLOOR COVERINGS OR OTHER DRILLED ITEMS. WE DO NOT RE-LAY CARPETING. IN ADDITION, WE WILL UTILIZE A GROUND FAULT INTERRUPTER STOP BOX WITH OUR POWER DRILL, HOWEVER, WE CANNOT GUARANTEE A PLUMBING OR ELECTRICAL LINE WILL NOT BE HIT OR BROKEN. IF SUCH AN INCIDENT OCCURS, THERE MAY BE AN ADDITIONAL COST TO CORRECT THE PROBLEM (ie.; PLUMBING LEAK, ELECTRICAL REPAIRS TILE REPAIR etc...) IF YOU HAVE ANY PLANS OR KNOWLEDGE OF LOCATION OF PIPES, UNDERGROUND ELECTRIC LINES, etc... PLEASE INFORM US PRIOR TO OUR COMMENCEMENT OF WORK.

3544

Princeton Ave, San Diego CA 92117

5/18/2022

47150

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

REINSPECTION: THIS COMPANY WILL REINSPECT REPAIRS DONE BY OTHERS WITHIN FOUR MONTHS OF THE ORIGINAL INSPECTION. THE REINSPECTION WILL BE DONE WITHIN TEN (10) WORKING DAYS OF THE REQUEST. PLEASE CONTACT NIXTERMITE, INC AS SOON AS POSSIBLE ONCE IT IS DETERMINED A REINSPECTION IS NEEDED. IF PERSONS OTHER THAN NIXTERMITE, INC. ARE TO COMPLETE REPAIRS IT IS RECOMMENDED THAT THE LENDER BE CONTACTED FOR GUARANTEE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK BY OTHERS. NIXTERMITE, INC. WILL NOT GUARANTEE THE WORK OF OTHERS. ANY PERSON INVOLVED IN THE PURCHASE OR SALE OF REAL ESTATE PROPERTY IS ADVISED TO PROVIDE FULL DISCLOSURE TO THE BUYER OR THEIR DESIGNATED AGENT REGARDING THE IDENTITY OF THE LICENSED CONTRACTOR OR INDIVIDUAL WHO COMPLETED THE WORK AND THE NATURE AND EXTENT OF ANY CORRECTIVE WORK PERFORMED.

THE REINSPECTION IS A VISUAL INSPECTION AND IF THE INSPECTION OF CONCEALED AREAS IS DESIRED, INSPECTION OF WORK IN PROGRESS WILL BE NECESSARY. DO NOT ENCLOSE WALLS, WOOD MEMBERS OR CONCEAL AREAS AFTER REPAIR OR REINSPECTION WILL NOT BE POSSIBLE. DURING THE REINSPECTION YOUR NIXTERMITE, INC. INSPECTOR WILL INFORM YOU IF THE AREA NEEDS FURTHER WORK OR IF THE REPAIRS SATISFY THE REQUIREMENTS FOR CERTIFICATION.

IF REPAIRS ARE PERFORMED BY OTHERS AND WOOD MEMBERS ARE CONCEALED OR NOT MADE AVAILABLE FOR VISUAL INSPECTION, YOUR STRUCTURE MAY NOT QUALIFY FOR CERTIFICATION AND MAY RESULT IN POSSIBLE DELAY IN PROVIDING NECESSARY DOCUMENTATION FOR ESCROW TRANSACTIONS. ALL REPAIRS PERFORMED BY OTHERS MUST MEET OR EXCEED THE REQUIREMENTS OF THE UNIFORM BUILDING CODE (SECTION 2516 OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS) AND STRUCTURAL PEST CONTROL BOARD RULES AND REGULATIONS (SECTION 1991 (A) (5) OF THE DIVISION 19 TITLE OF THE CAL

NOTICE: THERE MAY BE HEALTH RELATED IMPLICATIONS ASSOCIATED WITH THE STRUCTURAL REPAIRS REFLECTED IN THIS REPORT. THESE ISSUES MAY INCLUDE, BUT ARE NOT LIMITED TO THE POSSIBLE RELEASE OF MOLD SPORES OR ASBESTOS FIBERS DURING THE COURSE OF REPAIRS. WE ARE NOT QUALIFIED THROUGH OUR LICENSING TO RENDER AN OPINION CONCERNING ANY SUCH HEALTH IMPLICATIONS, AND DO NOT RENDER ANY OPINIONS CONCERNING SUCH HEALTH ISSUES OR ANY SPECIAL PRECAUTIONS. ANY QUESTIONS CONCERNING HEALTH RELATED IMPLICATIONS OR SPECIAL PRECAUTIONS TO BE TAKEN PRIOR TO OR DURING THE COURSE OF THE REPAIRS SHOULD BE DIRECTED TO A QUALIFIED HEALTH PROFESSIONAL.

FURTHERMORE, SHOULD OUR INSPECTION OR SUBSEQUENT WORK AT THE PREMISES CAUSE A RELEASE OF TOXIC MOLDS, OR ANY OTHER CONTAMINANTS, THE OWNER/AGENT/TENANT SHALL BE SOLELY RESPONSIBLE FOR THE CLEAN UP, REMOVAL AND DISPOSAL OF SAID TOXIC SUBSTANCES 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 ANY TOXIC SUBSTANCE OR MOLD 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 MOLD OR OTHER TOXINS ON THE PREMISES.

NOTICE: "WARNING: AREAS OF WOOD BEING REPAIRED MAY CONTAIN CHEMICAL(S) KNOWN BY 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"



3544

Princeton Ave, San Diego CA 92117

5/18/2022

47150

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

NOTICE: THIS WOOD DESTROYING PEST AND ORGANISM REPORT DOES NOT INCLUDE MOLD, ASBESTOS OR ANY MOLD OR ASBESTOS LIKE CONDITIONS. NO REFERENCE WILL BE MADE TO MOLD OR MOLD LIKE CONDITIONS OR ASBESTOS. MOLD IS NOT A WOOD DESTROYING ORGANISM AND IS OUTSIDE THE SCOPE OF THIS REPORT, AS IS ASBESTOS, AS DEFINED BY THE STRUCTURAL PEST ACT. BY CALIFORNIA LAW, WE ARE NEITHER AUTHORIZED, NOR LICENSED TO INSPECT FOR HEALTH RELATED MOLDS, FUNGI OR ASBESTOS. IF YOU WISH YOUR PROPERTY TO BE INSPECTED FOR MOLD, ASBESTOS OR MOLD LIKE CONDITIONS, PLEASE CONTACT AN APPROPRIATE, CERTIFIED PROFESSIONAL OR LICENSED HYGIENIST.

NOTICE: LEAD SAFE PRACTICES MAY BE REQUIRED ON PROPERTIES BUILT BEFORE 1978 AS PER THE EPA AND THE CITY OF SAN DIEGO. (LEAD HAZARD ORDINANCE, TITLE 17 AND ON TITLE 8 1532.1 OF CAL/OSHA LEAD IN CONSTRUCTION SUMMARY). LOCAL AND STATE REQUIREMENTS MAY BE MORE RESTRICTIVE. THOSE DOING THE REPAIRS ARE REQUIRED BY LAW TO BE LICENSED LEAD RENOVATORS AND AS SUCH FOLLOW STRICT TESTING, CONTAINMENT, REPAIR, CLEAN UP AND DEBRIS DISPOSAL PRACTICES. OWNER/AGENT RECEIVING THIS REPORT AGREES TO NOTIFY NIXTERMITE, INC IF THE PROPERTY INSPECTED WAS CONSTRUCTED BEFORE 1978. 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 IT IS DETERMINED THAT THE STRUCTURE WAS CONSTRUCTED PRIOR TO 1978 YOU WILL BE PROVIDED WITH THE EPA PAMPHLET ENTITLED "RENOVATE RIGHT-IMPORTANT LEAD HAZARD INFORMATION FOR FAMILIES", PRIOR TO THE START OF REPAIRS. IN ADDITION, YOU WILL BE NOTIFIED OF THE ADDIT

NOTICE: REPORTS ON THIS STRUCTURE PREPARED BY VARIOUS REGISTERED COMPANIES SHOULD LIST THE SAME FINDINGS (i.e. termite infestation, 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 included the companys charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept Nixtermite, Inc.s bid or you may contract directly with another registered company, Nixtermite, 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."

#### NOTICE TO OWNER/TENANT

STATE LAW REQUIRES THAT YOU BE GIVEN THE FOLOWING 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 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 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, headache, dizziness, nausea, tearing, coughing, nose and throat irritation, or develop shortness of breath, double vision, unusual drowsiness and weakness, or tremors, contact your physician or poison control center (see below) (800-876-4766) and your pest control operator immediately.

3544

Princeton Ave, San Diego CA 92117

5/18/2022

47150

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

For further information contact any of the following:

NIXTERMITE, INC.

(866) 649-8376, (619) 472-6666

POISON CONTROL CENTER

(800) 876-4766

COUNTY HEALTH DEPARTMENT - Health Questions

San Diego

(858)694-2888

COUNTY AGRICULTURAL COMMISSIONER - Application Information

San Diego

(858)694-2739

STRUCTURAL PEST CONTROL BOARD: 2005 Evergreen Street, ste. 1500, Sacramento, CA 95815-3831

(800) 737-8188, (916)561-8708 or [www.pestboard.ca.gov](http://www.pestboard.ca.gov)One or more of the following products may be applied to your structure:

D-Foam (Deltamethrin 0.06%), Premise Foam (Imidacloprid 0.05%), Termidor (Fipronil), Drione or Tri-Die Dust (Amor Silica Aerogel, Pyrethrins, Piperonyl Butoxide), Bora Care (Disodium Octaborate Tetrahydrate), Timbor (Disodium Octaborate Tetrahydrate), Vikane, Master Fume or Zythor (Sulfuryl Fluoride) Chloropicrin (Tear Gas) Tear Gas is utilized as a warning agent on all structural fumigations.

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.



### WORK AUTHORIZATION CONTRACT

Address of Property: 3544 Princeton Ave, San Diego CA 92117  
Inspection Date: 5/18/2022  
Report #: 47150  
Title Co. & Escrow #:

#### SECTION 1

#### SECTION 2

#### FURTHER INSPECTION

2A \$ 1663.00  
2B \$ 6300.00  
2C SEE 2B  
3A SEE 2B  
3B SEE 2B  
3C SEE 2B  
3D SEE 2B  
3E SEE 2B

5A \$ 0.00

We Authorized the Following  
Section 1 Items to be Performed.

2A, 2B, 2C, 3A, 3B, 3C, 3D, 3E

We Authorized the Following  
Section 2 Items to be Performed.

\_\_\_\_\_

We Authorized the Following  
Items for Further Inspection.

\_\_\_\_\_

Proposed Cost Section 1: \$7,963.00

Proposed Cost Section 2: \_\_\_\_\_

**Total:** \$7,963.00

Proposed Cost Fur.Insp.: \_\_\_\_\_

By authorizing (signing) this document, I agree that I have read and understand the Wood Destroying Organism Inspection Report, including the findings, recommendations and notes associated with this contract. I hereby agree to all the terms and conditions set forth by Nixtermite, Inc.

I do hereby authorize Nixtermite, Inc. to perform all of the selected items noted above and it is agreed that payment shall be made as follows:

Check one of the following: ☐ AT THE CLOSE OF ESCROW -or- ☐ UPON COMPLETION

Escrow number: \_\_\_\_\_ Escrow Company: \_\_\_\_\_ Escrow Officer: \_\_\_\_\_

Phone ( ) \_\_\_\_\_ - \_\_\_\_\_ Fax ( ) \_\_\_\_\_ - \_\_\_\_\_ Email: \_\_\_\_\_

Owner or Authorized Representative: ☐ Owner ☐ Representative's Title \_\_\_\_\_

Print Name: \_\_\_\_\_ Signature \_\_\_\_\_ Date: \_\_\_\_\_

Buyer or Authorized Representative: ☐ Buyer ☐ Representative's Title \_\_\_\_\_

Print Name: \_\_\_\_\_ Signature \_\_\_\_\_ Date: \_\_\_\_\_

## WORK AUTHORIZATION CONTRACT

Address of Property: 3544 Princeton Ave, San Diego CA 92117  
Inspection Date: 5/18/2022  
Report #: 47150  
Title Co. & Escrow #:

The total amount of this contract is due and payable upon completion of the work. Payment through escrow is an option offered by Nixtermite, Inc. only when escrow is closing within thirty (30) days after the work is completed. If this contract is to be paid out of escrow impound the signer of the contract agrees to provide this company with all escrow billing information required to collect the amount due. A monthly compounding service charge charge of eighteen percent (18%) of the unpaid balance will be added to all accounts past due. If paid through escrow there will be a thirty (30) day grace period where the interest fees will be waived. However, should the escrow pay after thirty (30) days this company reserves the right to charge the service charge from the date of completion. Any mechanic's lien filed by this company with the county recorder will carry a charge of \$500.00, agreed to be paid by the the owner or person responsible for signing this agreement.

ANY WORK PERFORMED AGAINST AN EXISTING TITLE ESCROW WILL BE THE FINANCIAL RESPONSIBILITY OF THE PARTY AUTHORIZING THE WORK, IN THE EVENT OF A CANCELLED TITLE ESCROW.

Work completed (LABOR) by operator shall be guaranteed for a period of one (1) year (unless otherwise noted in the report) from completion. Chemical treats are guaranteed for one year. Only the areas treated are guaranteed. Toilet plumbing (parts supplied by this firm), showers, floors or any measures for the control of moisture are guaranteed for (30) days only.

We do not certify or guarantee against any leakage from items such as (but not limited to) plumbing, appliances, walls, doors, showers, windows, any type of seepage, roof coverings, patio or deck coverings. Nixtermite, Inc. provides no guarantee, whatsoever, against any infection, infestation or and adverse condition which may arise or exist in such areas or may become visibly evident in such areas after this date. Upon request, a further inspection of these areas will be performed at no cost greater that the original inspection fee. If the noted items are within the scope of this company's operations, an estimate will be provided.

Customer agrees to notify Nixtermite, Inc. if the property noted above was constructed before 1978. The EPA (Environmental Protection Agency) requires that structures constructed before 1978 are presumed to have lead paint that may cause serious health issues if disturbed during repairs. If notified, this company will employ special procedures as required by the EPA including strict testing, containment, and clean-up and debris disposal procedures. In addition, if contacted, this company will provide to the owner/occupant or their agent the following: "Renovate Right - Important lead hazard information for families". You will be notified of any additional cost(s) associated with compliance.

Customer agrees to hold Nixtermite, Inc. harmless for any damage which may occur to plant life, wiring, TV antennas, trees, vines, pets, tile roofs (roof tile insurance is available at an additional cost) plumbing leaks, or changes beyond control of the company which may occur during the performance of this work. Nixtermite, Inc. does not provide on-site security and does not assume any responsibility in the case of vandalism or breaking and entering. The possibility does exist and time you leave your home: therefore, we recommend that you take any and all steps that you feel are necessary to prevent any damage to your property.

NOTICE TO PROPERTY OWNERS : (Section 7018 of the California Contractors License Law, Business & Professional Code Div. 3, Chap. 9) Provides under the Mechanic's Lien Law any contractor, subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for his 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 the court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if the subcontractor, laborer, or supplier remains unpaid.

By authorizing (signing) this document, I agree that I have read and understand the Wood Destroying Organism report, including the findings, recommendations and notes associated with this contract. I hereby agree to all the terms and conditions set forth by Nixtermite, Inc.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Name printed: \_\_\_\_\_