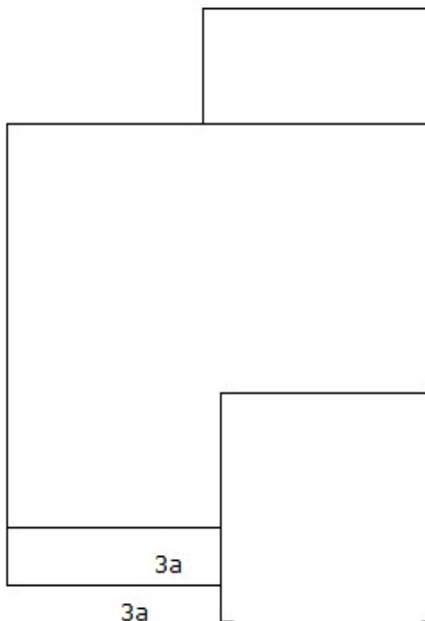


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 19880	STREET, CITY, STATE, ZIP Silverwood Drive, Lake Elsinore CA 92530	Date of Inspection 9/23/2026	No. of Pages 5
 DeANZA TERMITE AND PEST CONTROL 43114 Blackdeer Loop, Suite F Temecula, Ca 92590 (951) 677-8770 mail@deanzatermite.com			
Firm Registration No. PR 9751		Report No. 92025	Escrow No.
Ordered By: Bastman Properties, Inc. 31566 Railroad Canyon Road #2-171 Canyon Lake, CA 92587 Attn: Kelly Bastman kelly@bastmanproperties.com		Property Owner/Party of Interest Melissa Lafayette	Report Sent To: Bastman Properties, Inc. 31566 Railroad Canyon Road #2-171 Canyon Lake, CA 92587 Attn: Kelly Bastman kelly@bastmanproperties.com
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐			
General Description: Two story, stucco framed, residence, concrete slab, tile roof, vacant		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 ☐ Drywood Termites ☐ Fungus/Dryrot ☒ 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.			



Inspected by Vincent Cummings State License No. OPR 11986 Signature _____

Vincent Cummings

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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There are certain areas of a structure which are considered impractical for inspection: the interior of hollow walls, spaces between a floor or porch deck, attics with less than 18" of clear crawl space. Stall showers over finished ceilings, abutments or floors beneath coverings are considered inaccessible and were not inspected at this time. Second story showers are not water tested unless there is evidence of a leak at ceiling below. Sunken or below grade showers are not water tested due to their construction. NOTE: Eaves requiring the use of an extension ladder are considered impractical for inspection. Appliances and/or plumbing over finished ceilings and decks are not water tested and we do not certify against leakage, unless otherwise noted in this report. No opinion is rendered, nor guarantee is implied concerning the future watertightness of the roof. This firm makes no guarantee against any infestation, leaks or other adverse conditions which may exist or which may develop in inaccessible areas and become visibly evident after the date of this inspection. This inspection is only on the structures indicated on the diagram. If requested, a reinspection of this property will be performed by this firm at additional cost. The exterior surface of the roof was not inspected. If you want water tightness of the roof determined, you should contact a roofing contractor who is licensed by the contractors state license board. Our job estimate for work is good for 30 days. The original report is valid for a period of four months.

This Wood Destroying Pests & Organisms Report DOES NOT INCLUDE MOLD, fungi or any mold-like conditions. By California law we are neither qualified, authorized nor licensed to inspect for health related molds or fungi. Mold is not a Wood Destroying Organism and is outside the scope of this report as defined by the Structural Pest Control Act. No reference will be made to mold or mold-like conditions. If you wish your property to be inspected for mold-like conditions or you desire information about the presence of health related molds, you should contact an industrial hygienist or the appropriate mold professional.

This company will re-inspect repairs done by others within four months of the original inspection. A re-inspection fee of no more than the original inspection fee will be charged for each re-inspection in addition to the original inspection fee. The re-inspection must be done within ten (10) working days of request. The re-inspection is a visual inspection and if inspection of concealed areas is desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs.

A. This inspection pertains only to the specific address indicated and does not include any attached or adjacent units.

B. The exterior surface of the roof and condition of plumbing will not be inspected. If you want the water tightness of the roof or condition of plumbing determined, you should contact a roofing or plumbing contractor who is licensed by the Contractor's State License Board.

C. Slab floor construction has become more prevalent in recent years. Floor coverings may conceal cracks in the slab that will allow infestation to enter. Infestation in the walls may be concealed by plaster so that a diligent inspection may not disclose the true condition. These areas are not practical for inspection due to 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 areas.

D. This company does not concern itself with prior building permits. If anyone has any questions as to whether this structure or parts of this structure are permitted, we suggest they contact the proper county or city departments.

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E. Some structures do not comply with building code requirements or may have structural, electrical, plumbing, 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 a defect, if any, as they are not within the scope of our license.

F. This proposal includes a primer coat of paint only. An effort will be made to match the color but a match is not guaranteed.

G. During the process of treatment or replacement, it may be necessary to drill holes through ceramic tiles or other floor covering. These holes will then be sealed with concrete. We will exercise due care but assume NO RESPONSIBILITY for cracks, chipping or other damage to floor coverings.

H. In the event damage or infestation described therein is later found to extend further than anticipated, our bill will not include such repairs. OWNER SHOULD BE AWARE OF THIS CLOSED BID WHEN CONTRACTING WITH OTHERS OR UNDERTAKING THE WORK HIMSELF AND/OR HERSELF.

I. All pesticides and fungicides must be applied by a state certified applicator (sec. 8555 Business and Professions Code Division 3) and in accordance with the manufacturer's label requirements.

J. DeAnza assumes 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.

K. If building permits are required for any repair work, it is the owner's responsibility to contact the appropriate government agency, schedule and pay all fees prior to repair work being performed by this company or others.

L. When a fumigation is recommended, a FUMIGATION NOTICE will be left with or mailed to the owner of the property or his designated agent which states, among other things, that ALL FOODS AND MEDICINES MUST BE REMOVED from the property PRIOR to the fumigation being performed. We will assume no responsibility for damage to shrubbery, trees, plants, antennas, satellite dishes, or roofs.

M. NOTICE...The charge for service that this company subcontracts to another 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 DeAnza's bid or you may contract directly with another registered company licensed to perform the work. If you choose to contract directly with another company, DeAnza 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.

N. If repairs are completed by others, this company recommends the proper licensed bonded insured contractor, in good standing with the State of California, be hired to perform any repairs on the property.

O. This company DOES NOT GUARANTEE work performed by others, recommended or not, including by the Owner or Contractors. Bills should be submitted to Escrow as certification of work performed by others.

P. 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.

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Q. Arbitration of Disputes...By relying on this wood destroying organisms report, you agree that any controversy or claim arising out of or relating to DeAnza's inspection and/or this report shall be settled by arbitration in accordance with the construction industry arbitration rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

R. Please call our office if you should have any questions pertaining to this report. Our office is open Monday through Friday from 8:00 a.m. to 5:00 p.m.

S. THE EPA REQUIRES THAT HOMES AND OTHER BUILDINGS CONSTRUCTED PRIOR TO 1978 ARE PRESUMED TO HAVE LEAD PAINT THAT MAY CAUSE SERIOUS HEALTH ISSUES IF DISTURBED DURING REPAIRS. SPECIAL PROCEDURES ARE REQUIRED BY THE US EPA IN REPAIRING PAINTED AREAS WHERE MORE THAN 6 SQUARE FEET IN AN INTERIOR OR 20 SQUARE FEET ON AN EXTERIOR ARE DISTURBED. 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. THE PENALTIES FOR VIOLATIONS OF THE EPA REGULATIONS ARE SEVERE. IF THIS STRUCTURE WAS BUILT 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 ADDITIONAL COSTS OF COMPLIANCE.

This is a wood destroying organisms inspection only. Rodents and general pest are not included in this report.

IF A SEPARATED REPORT HAS BEEN REQUESTED, IT IS DEFINED AS SECTION 1 & SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

SECTION 1: CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION.

SECTION 2: SECTION 2 ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION, BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

FURTHER INSPECTION/UNKNOWN: FURTHER INSPECTION/UNKNOWN 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 1 OR SECTION 2.

Fungus/Dryrot:

FINDING 3A

Fungus Damage noted at balcony header and handrail. Marked 3a on diagram.

RECOMMENDATION 3A

Others to remove and replace damage.

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

NOTE: Dry water stains and repaired area noted at garage ceiling.

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SECTION 1

SECTION 2

FURTHER INSPECTION

3A *OTHERS*

Proposed Cost Section 1: \$0.00

Proposed Cost Section 2: \$0.00

Proposed Cost Fur. Insp: \$0.00