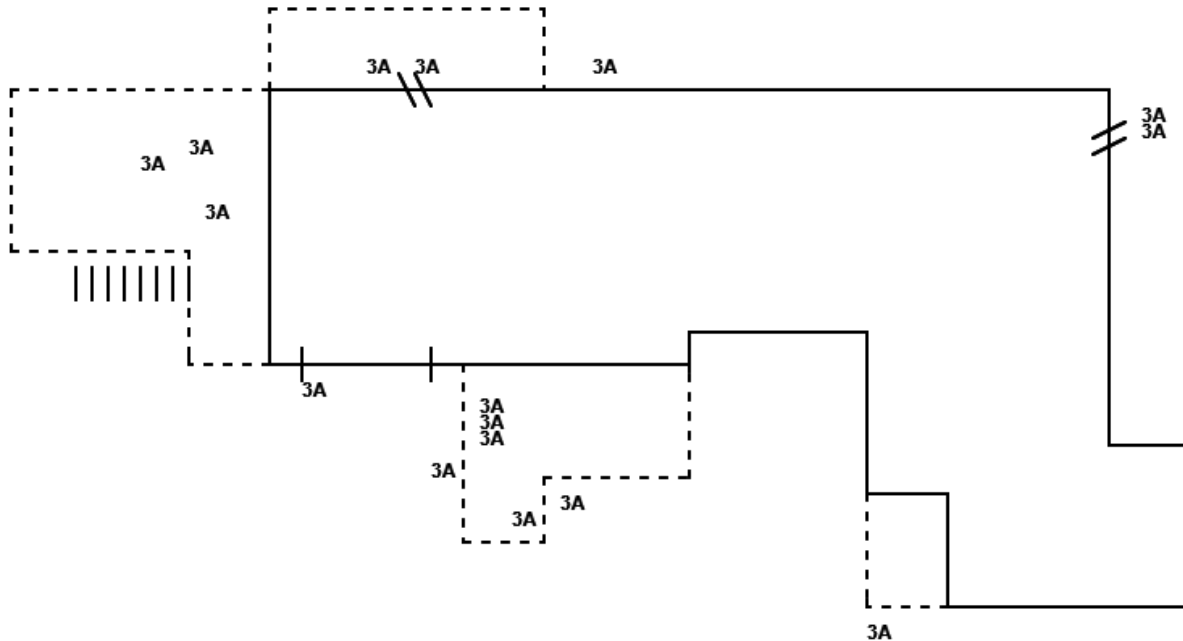
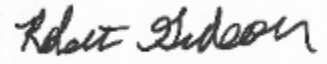


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 20899	Street Black Canyon Road	City Ramona	ZIP 92065	Date of Inspection 08/21/2026	Number of Pages 4
 Spartan Termite Inc 682 Bauer Place Vista CA 92081 (760) 295-9949 moniquefrost@spartantermite.com				Report # : 16445 Registration # : PR8435 Escrow # : ☐ CORRECTED REPORT	
Ordered by: Lezley Jones Big Block Realty 2820 Camino Del Rio #314 San Diego CA 92108 United States		Property Owner and Party of Interest: Pollyanna Meloche 20899 Black Canyon Road Ramona CA 92065 United States		Report sent to: Lezley Jones Big Block Realty 2820 Camino Del Rio #314 San Diego CA 92108 United States	
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐					
GENERAL DESCRIPTION: 2 story, concrete slab, single family residence, wood siding, composition roof, and attached garage.					Inspection Tag Posted: Attic
					Other Tags Posted:
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 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.					

Diagram Not To Scale



Inspected By: Robert Gideon State License No. OPR14342 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 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.

SPARTAN TERMITE INC

Page 2 of 4 inspection report

20899	Black Canyon Road	Ramona	CA	92065
Address of Property Inspected		City	State	ZIP
08/21/2026	16445			
Date of Inspection	Corresponding Report No.		Escrow No.	

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.

Wall paper, stain, or interior painting are excluded from our contract. New wood exposed to the weather will be prime painted, only upon request at an additional expense.

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.

SPARTAN TERMITE INC

Page 3 of 4 inspection report

20899	Black Canyon Road	Ramona	CA	92065
Address of Property Inspected		City	State	ZIP
08/21/2026	16445			
Date of Inspection	Corresponding Report No.	Escrow No.		

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 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 II.

3. FUNGUS / DRYROT:

3A - Section I

FINDING - Dry-rot and fungus damaged wood members found at time of inspection at posts, headers, rim joists, joists, roof sheathing, garage door jamb, and door jambs, as indicated on the diagram.

RECOMMENDATION - Replace balcony post, porch overhang post, header on side balcony, approximately (2) joists, and roof sheathing at balcony. Remove and replace and/or repair the remaining damaged wood member(s) as necessary in currently available widths and grades. Minor damage may be filled, or where impractical, reinforcement will be done.

If the paint is provided for us then painting is included in the price of the bid.

NOTES:

Note A

Areas that were inaccessible were not inspected nor included on this report. When performing the woodwork, if more damage is uncovered, a supplemental report will be issued with additional recommendations and costs.

Note B

Any structures not depicted on the diagram were not inspected nor included on the report.

Note C

Inspection fee will be waived, if contracted to do the work. If Spartan Termite is requested to perform a reinspection a fee of \$95 may be applied.

Thank you for selecting us to perform a structural pest control inspection on your property. Should you have any questions regarding this report, please call us directly by the contact information provided on the first page of the inspection report.

Our inspectors have determined that your property will benefit from a safe application of chemicals commonly used for structural pest control. In accordance with the laws and regulations 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. 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 Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that based on scientific evidence, there are no appreciable risks weighted by the benefits. The degree of risk depends on the degree of exposure, so exposure should be minimized.

SPARTAN TERMITE INC

Page 4 of 4 inspection report

20899	Black Canyon Road	Ramona	CA	92065
Address of Property Inspected		City	State	ZIP
08/21/2026	16445			
Date of Inspection	Corresponding Report No.		Escrow No.	

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 and your pest control operator immediately.

For further information, contact any of the following agencies in your area:

Poison Control Center	(800) 222-1222
Agricultural Department	(858) 694-2739
Health Department	(866) 358-2966
Structural Pest Control Board	(916) 561-8700
2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815	



Spartan Termite Inc

682 Bauer Place
Vista CA 92081
(760) 295-9949

moniquefrost@spartantermite.com

Page 1 of 1

WORK AUTHORIZATION

Report #: 16445

No work will be performed until a signed copy of this agreement has been received.

Address of Property : 20899 Black Canyon Road

City: Ramona

State/ZIP: CA 92065

The inspection report of the company dated, **08/21/2026** is incorporated herein by reference as though fully set forth.

The company is authorized to proceed with the work outlined in the items circled below from the Termite Inspection Report for the property inspected, for a total sum of \$ _____. This total amount is due and payable within **30 days** from completion repair work and/or chemical application.

THE COMPANY AGREES

To guarantee all repair completed by this company for one year from date of completion except for fungus/ dry-rot, caulking, grouting, or plumbing, which is guaranteed for a period of **ninety (90) days**. Localized chemical treatments have a one-year warranty, exclusive to areas treated only. Fumigations have a two-year warranty. 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 additional work is deemed necessary by the local building inspector, said work will not be performed without additional 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.

In order to obtain a section 1 clearance, repair work must be performed to the standard of the structural pest control board. If client opts to complete the repair work by other means than Spartan Termite, Clearance is not guaranteed. Spartan Termite must re-inspect work upon completion, and if found not to be to standard, may deny clearance or require additional work be performed. A clearance fee will be charged of at least \$100. There may be additional fees for re-inspection.

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.

ATTACHED "PAYMENT ARRANGEMENT" FORM MUST BE COMPLETED PRIOR TO THE FIRST DAY OF WORK BY SPARTAN TERMITE INC.

Prior to the start of work, Escrow and/or Credit Card information must be provided to Spartan Termite.

ITEMS

Prefix	Section I	Section II	Further Inspection	Other
3A	9,950.00	0.00	0.00	0.00
Total:	9,950.00	0.00	0.00	0.00
GRAND TOTAL:	9,950.00			

Property Owner:

Date:

Inspected By:

Date:

Owner's Agent:

Date: