WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
416	Colusa Ave	Chowchilla CA	93610	9-4-26	7

Modern Commercial Pest Control Inc.
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www.moderncpc.com bob@moderncpc.com

Company Reg. No.	Report No.	Escrow No.
PR 6451	26035RE2	

Ordered by:	Property Owner and/or Party of Interest:	Report sent to:
Nelson CV Homes		

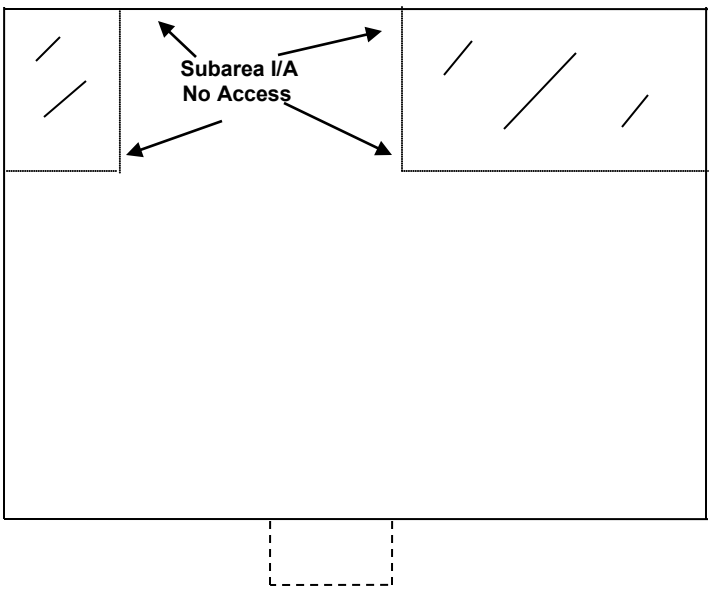
COMPLETE REPORT LIMITED REPORT SUPPLEMENTAL REPORT **RE-INSPECTION REPORT X**

General Description:	Inspection Tag Posted:
A single-family home with both a raised foundation and slab additions, stucco and wood siding and a composition roof.	Subarea Access
	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/Dry rot Other Findings **Further Inspection X**
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.

Drawing Not to Scale



Inspected by: Bob Binger **State License No.** OPR 8947 **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, 1418 Howe Avenue, Suite 18, Sacramento, CA 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.

MODERN COMMERCIAL PEST CONTROL, INC.

RE-INSPECTION W.D.O. REPORT

for

416 Colusa Ave, Chowchilla CA 93610

A re-inspection of the structures at the above address was performed on September 4, 2026, for the purpose of conforming the completion of recommendations made in the original report # 26035, dated July 8, 2026, that identified evidence of wood-destroying organisms and/or conditions conducive to infestation of these organisms. See the original report and attached diagram of structure. The findings and recommendations are as follows.

The Structural Pest Control Act requires inspection of only those areas that are visible and accessible at the time of the inspection. Some areas of the structure are not accessible for inspection, such as the interior of hollow walls, spaces between floors, areas concealed by carpeting, appliances, furniture, and cabinets. Infestations and infections may be active in these areas without visible and accessible evidence. Carpets, furniture, or appliances are not moved, and windows are not opened during this inspection. If you would like additional information about areas that were not inspected, a further inspection may be performed at additional cost.

This Wood-destroying Pest and Organism report contains findings pertaining to the presence or absence of wood-destroying pests and organisms and the evidence thereof in visible accessible areas. Conditions conducive to infestation and corrective recommendations may also be included. The Structural Pest Control Act and regulations govern the contents of the wood-destroying pest and organism report.

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 pests or organisms. This report does not contain information on such defects, if any, as they are not within the scope of licenses of this company or its employees.

This company will re-inspect repairs done by others within four months of the original inspection. The re-inspection must be done within 10 working days of the 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 guarantee must be received from parties performing repairs.

“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 Modern Commercial Pest Control’s bid, or you may contract directly with another registered company licensed to perform the work.

If you choose to contract directly with another registered company, Modern Commercial Pest Control will not in any way be responsible for any act or omission in the performance of the work that you directly contract with another to perform.

416 Colusa Ave, Chowchilla CA 93610

This inspection was performed at the request of the property owner for personal knowledge during remodeling. If any possible additional evidence of wood-destroying organisms is discovered during the performance of the remodeling a supplemental inspection of the areas should be requested.

The home was vacant and unfurnished at the time of the inspection.

The bathroom plumbing and fixtures had been removed at the time of the inspection

This home is being remodeled. This process may have removed, covered, or obscured evidence of wood-destroying organisms or damage.

This structure shows signs of additions and previous repairs. It is not the purpose of this inspection to determine the quality of or to guarantee work performed by others.

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 / Section II.

SECTION I

Exterior

1a. **Finding:** Fungus damage was noted in the roof sheathing as noted on the diagram.

Recommendation: Repair or replace the fungus damaged portions of the sheathing.
Completed by others

1b. **Finding:** Fungus damage was noted in the rafter tails as noted on the diagram.

Recommendation: Cut out the fungus infected or damaged portions of the rafters and repair re-enforce as needed.
Completed by others

1c. **Finding:** Fungus damage was noted in the exterior window frame and sill as noted on the diagram.

Recommendation: Repair or replace the fungus damaged portions of the window frame and sill
Completed by others

1d. **Finding:** Fungus damage was noted in the exterior siding as noted on the diagram.

Recommendation: Repair or replace the fungus damaged portions of the exterior siding Completed by others

1e. **Finding**: Evidence of Drywood Termites was noted in the exterior windowsill and adjacent wall areas as noted on the diagram.

Recommendation: Vacate, tent and fumigate the structure with a Vikane Gas (Sulfural Fluoride) for the control of drywood termites. Remove or mask all accessible termite fecal pellets. Completed by MCPC Inc.

Interior

1f. **Finding:** Surface fungus was noted in the subfloor and floor joists in the subarea of the home as noted on the diagram.

Recommendation: Scrape off the surface fungus where possible and treat the wood in the area with Timor, (Octoborate) for the control of fungus Completed by MCPC Inc.

SECTION II

Exterior

2a. **Finding:** Delaminating wood, weathering, cracking and peeling paint was noted in the exterior wood surfaces of the home and patio cover as noted on the diagram.

Recommendation: Engage a painter or contractor to inspect the home exterior and to repair, replace, sand, seal, and paint the exterior wood surfaces where needed to help protect against the elements. Completed by others

2b. **Finding:** Water staining and damage was noted in the underside of the roof sheathing as noted on the diagram.

Recommendation: Engage a roofer to inspect the roof and to make any necessary repairs. Completed by others

2c. **Finding:** Buckling or damage was noted in the exterior stucco as noted on the diagram.

Recommendation: Engage a contractor to inspect the areas and to make any necessary corrective actions including to repair or seal the stucco as needed to help prevent water entry. Completed by others

Interior

2d. **Finding:** Earth to wood contact was noted at the base of the pier posts in the subarea of the home as noted on the diagram.

Recommendation: Excavate or elevate the pier posts and place them on concrete to break the direct earth to wood contact. Completed by others

2e. **Finding:** Cellulose debris in the form of old vegetation and wood construction scraps were noted in the subarea of the home as noted on the diagram.

Recommendation: Remove all cellulose debris large enough to rake from the subarea of the home. Completed by others

Further Inspection

Portions of the subarea, including the areas under the bathroom, were inaccessible due to lack of access. If these areas are made accessible at a later date a supplemental inspection of the areas should be requested.

Certification

Modern Commercial Pest Control certifies the inspection on July 8, 2026, disclosed active infestation or infection that has been corrected. This is to certify that the property described herein is now free of evidence of active infestation or infection in the visible and accessible areas.

Note: The attic was inaccessible due to lack of clearance, ducting, and insulation. The attic was inspected from the access hatch only. No opinion.

Note: Many portions of the structure are not accessible for inspection, such as: furnished interiors; inaccessible attics, or portions thereof; the interior of hollow walls; spaces between a floor or porch deck and the ceiling or soffit below; stall showers over finished ceilings; such structural segments as Porte cochers, enclosed bay windows, buttresses, and similar areas to which there is no access without defacing or tearing out lumber, masonry finish work; built-in cabinet work; floors beneath coverings; or areas where storage conditions or locks make inspection impractical. The attic was not inspected.

"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."

This Wood destroying Pest and organism 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 inspected for mold, please contact the appropriate mold professional.

The exterior surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contact a properly licensed roofing contractor.

This company does not certify or guarantee against any leakage, such as, but not limited to plumbing, appliances, walls, doors, windows, and any type of seepage, any roof or deck covering. This company renders no guarantee, whatsoever; against any infection, infestation or any other adverse conditions which may exist in such areas or become visibly evident in such areas after this date.

This company will use reasonable care in the performance of our work but will assume no responsibility for damage to any hidden pipes, wiring, or other facilities or to any plants or shrubs.

Modern Commercial Pest Control strives to provide its customers with the most efficient methods of pest control. We always provide our employees with constant, on-going education so they can provide our customers with the best possible service results, and so that we can use pesticides in the safest possible manner for our customers and ourselves. In accordance with our sense of responsibility for the safety of our customers and employees, we ask you to read the following:

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 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 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 of the application you experience symptoms similar to common seasonal illness comparable to the flu (Pesticides with non-flu like symptoms are asterisked below), contact your physician or poison control center (telephone numbers listed below, and your pest control operator immediately. For further information contact any of the following: Modern Commercial Pest Control, 559-352-1312; for health Questions your county health department; for Application information- your County Agriculture Commissioner; and for regulatory Information- The Structural pest Control Board, (800)737-8188, 2005 Evergreen Street, Suite 1500, Sacramento, California 95815-3831

Poison Control Center (800) 846-4766

California County Agricultural Commissioners
Fresno (559) 600-7510, Madera (559) 675-7876, Tulare (559) 684-3350, Merced (209) 385-7431, Mariposa (209) 966-2075, Kings (559) 582-3211

California Health Offices
Fresno (559) 600-3200, (559) 445-3200, Kings (559) 584-1401, Madera (559) 675-7893, Mariposa (209)966-3689, Merced (209)381-1023, Tulare (559) 737-4660

Listed below are Pesticides that may be used on your property during the course of our work, the names of the materials actually used will be listed on the Service Slip and Pesticide Notification document:

Residual insecticides/Termiticides; Over exposure may cause flu like symptoms.
Drione Insecticide Dust (Pyrethrins/ Silica Gel/ Piperonyl Butoxide),
Premise Foam (Imidacloprids),
Suspend S. C. (Deltamethrin),
Termidor S. C. (Fipronil),

Termite Prufe (Disodium Octoborate Tetrahydrate),
Timbor (Disodium Octoborate Tetrahydrate),
Upcyde Pro (Cypermethrin)

Warning Agents; overexposure will cause teary eyes and eye irritation
Chloropicrin

Fumigants; overexposure can include poor coordination, slurring words and confusion
Vikane (Sulfural Flouride)
Master Fume (Sulfural Flouride)