



P.O. Box 1453
Kelseyville, CA 95451
Ph: (707) 279-1710 or (707) 964-1710
Toll: (800) 498-2818 Fax: (707) 279-1490
Email: aardvarktermitecontrol@gmail.com

WORK AUTHORIZATION CONTRACT

Address of Property: 465 Hillcrest Drive, Lakeport CA 95453
Inspection Date: 10/30/2025
Report #: 27617
Title Co. & Escrow #:

SECTION 1
1A \$ 850.00

SECTION 2
2A Other Trades
2B \$ 65.00

FURTHER INSPECTION
3A \$ 125.00
3B \$ 150.00

We Authorized the Following
Section 1 Items to be Performed.

We Authorized the Following
Section 2 Items to be Performed.

We Authorized the Following
Items for Further Inspection.

Proposed Cost Section 1: \$850.00

Proposed Cost Section 2: \$65.00
Total: \$1,190.00

Proposed Cost Fur.Insp.: \$275.00

NOTICE TO OWNERS: Under 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 the 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, laborer, or supplier remains unpaid. To preserve their right to file a claim or lien against your property, certain claimants such as contractors or material suppliers are required to provide you with a document entitled "Preliminary 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.

We accept most credit cards.

I have read this work authorization contract and WDO inspection report it refers to.
SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED.

I have read and understand the terms of this work authorization contract and hereby agree to all terms

APPROVED AND READ BY:

DATE

ACCEPTED FOR:

AARDVARK TERMITE CONTROL

DATE



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CUSTOMER INFORMATION

PLEASE WRITE AUTHORIZED ITEM #'s TO BE COMPLETED BY THIS FIRM ON LINES PROVIDED. SIGNATURE OF RESPONSIBLE PARTY IS REQUIRED. The Inspection fee is billed separately above any work costs.

The total amount of this contract is due and payable upon completion of the work listed above unless otherwise specified. Only the work specified in the contract is being done at this time due to owner's/responsible party's wishes.

ANY WORK PERFORMED AGAINST AN EXISTING ESCROW WILL BE THE FINANCIAL RESPONSIBILITY OF THE PARTY ORDERING THE REPAIRS AND SIGNING THIS CONTRACT IN THE EVENT OF A CANCELLED ESCROW.

ESCROW CAN BE BILLED UP TO A MAXIMUM OF 60 DAYS. AFTER THAT TIME, PAYMENT MUST BE MADE FOR SERVICES RENDERED. In case of non-payment by owner, reasonable attorney's fees and costs of collection shall be paid by the owner, whether suit be filed or not. A SERVICE CHARGE OF 1 1/2 PERCENT, PER MONTH WILL BE CHARGED ON ALL BALANCES OVER (30) DAYS. THE 1 1/2 PERCENT PER MONTH EQUALS 18 PERCENT PER ANNUM ON THE UNPAID BALANCES.

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

Customer agrees to hold company harmless for any damage which may occur to plant life, wiring, trees, vines, pets, tile roofs, plumbing leaks, or changes beyond control of the company which may occur during the performance of this work.

Any additional damage found while work is being performed will be supplemented by a report as to additional findings and costs.

If at the time of repairs to decks, the damage is found to be more extensive, a supplemental report will be given along with a bid for any other corrections that may be necessary.

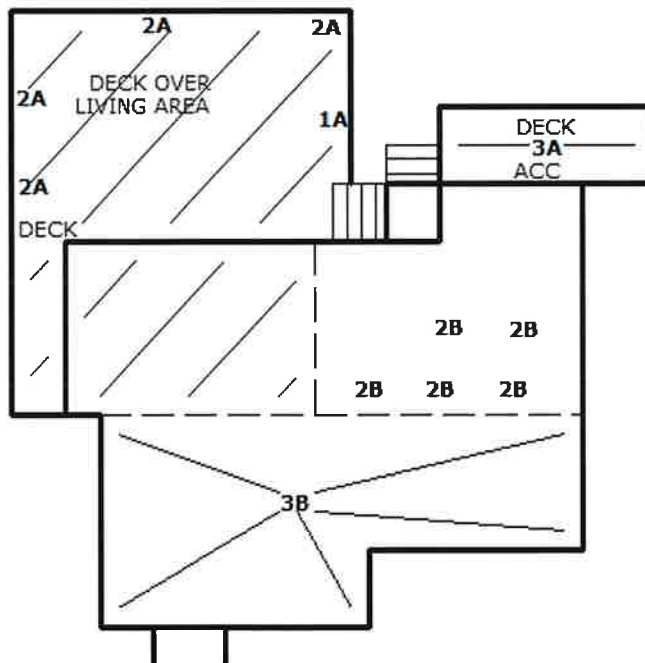
All repairs performed by others must be re-inspected by **THIS FIRM before** a CERTIFICATION will be issued. **We do not guarantee work completed by others.** Any repairs completed by others must be guaranteed in writing and submitted to THIS FIRM before a CERTIFICATION will be issued. This firm does not make statements concerning workmanship. Workmanship is only determinable by those paying for or receiving those services.

This company will reinspect repairs done by others **WITHIN FOUR (4) MONTHS FROM DATE OF ORIGINAL INSPECTION.** A charge, if any, can be no greater than the original inspection fee for each re inspection. 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.

We accept most credit cards.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

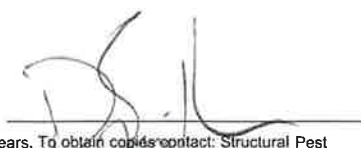
BUILDING NO. 465	STREET, CITY, STATE, ZIP Hillcrest Drive, Lakeport CA 95453	Date of Inspection 10/30/2025	No. of Pages 5
 P.O. Box 1453 Kelseyville, CA 95451 Ph: (707) 279-1710 or (707) 964-1710 Toll: (800) 498-2818 Fax: (707) 279-1490 Email: aardvarktermitecontrol@gmail.com			
Firm Registration No. PR 2300	Report No. 27617	Escrow No.	
Ordered By: Mary Ellen Hill c/o RE/MAX Gold-LKP 1675 S. Main Street Lakeport, CA 95453 Attn: Mary Ellen Hill	Property Owner/Party of Interest Owner 465 Hillcrest Drive Lakeport, CA 95453	Report Sent To: Mary Ellen Hill c/o RE/MAX Gold-LKP 1675 S. Main Street Lakeport, CA 95453 Attn: Mary Ellen Hill	
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐			
General Description: Two Story, Single Family Dwelling, Wood & Brick Exterior, Attached Decks. Furnished/Occupied		Inspection Tag Posted: Subarea	
		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.			



FRONT

THIS DIAGRAM IS NOT TO SCALE.

FRONT

Inspected by Dusty P. Smith State License No. FR 51390 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.peslboard.ca.gov.

43M-41 (Rev. 04/2015)

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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 or porch deck and the ceiling below; area 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, portions of the sub area concealed or made inaccessible by ducting or insulation, area beneath wood floors over concrete, and areas concealed by heavy vegetation. Areas or timbers around eaves were visually inspected from ground level only. Although we make visual examinations, we do not deface or probe window/door frames or decorative trims. Unless otherwise specified in this report, we do not inspect fences, sheds, dog houses, detached patios, detached wood decks, wood retaining walls or wood walkways. We assume no responsibility for work done by anyone else, for damage to structure or contents during our inspection, or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non-disclosure by owner/agent/tenant. Our inspectors are not equipped with 40 ft. ladders, therefore, all two story buildings will not be inspected at the eaves unless requested.

B. Slab floor construction has become more prevalent in recent years. Floor covering 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 company will reinspect repairs done by others WITHIN FOUR (4) MONTHS FROM DATE OF 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.

D. THIS COMPANY IS NOT RESPONSIBLE FOR WORK COMPLETED BY OTHERS, RECOMMENDED OR NOT, INCLUDING OWNER. Contractor bills should be submitted to Escrow as certification of work completed by others.

E. 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.

F. Second story stall showers are inspected but not water tested unless there is evidence of leaks in ceiling 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.

G. During the course of/ or after opening walls or any previously concealed areas, any further damage or infestation is found, a supplementary report will be issued. Any work completed in these areas would be at Owner's direction and additional expense.

H. 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 exercise due care but assume no responsibility for cracks, chipping or other damage to floor coverings. We do not re-lay carpeting.

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

J. When a fumigation is recommended we will exercise all due care but 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. Occupant must comply with instructions contained in Fumigation Notice. During fumigation and aeration, 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 necessary to prevent any damage to your property. We also recommend that you contact your insurance agent and verify that you have insurance coverage to protect against any loss, damage or vandalism to your property. The company does not provide any on site security except as required by state or local ordinance and does not assume any responsibility for care and custody of the property in case of vandalism, breaking or entering.

K. Your termite report and clearance will cover EXISTING infestation or infection outlined in this

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report FOR FOUR (4) MONTHS.

L. If you should have any questions regarding this report, please call or come by our office during business hours between 8 a.m. to 5 p.m. Monday - Thursday and 8 a.m. to 3 p.m. Fridays.

M. 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 judgement.

N. 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. **Escrow can be billed up to 60 DAYS. AFTER THAT TIME, WE MUST HAVE PAYMENT FOR OUR SERVICES.**

O. Inspections can be paid out of escrow **if currently in escrow and escrow information is given on day of inspection. IF ESCROW SHOULD CANCEL, INSPECTION FEE IS DUE WITHIN 10 DAYS.**

P. 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. However, if you received written or verbal instructions from any interested parties involved in this escrow (agents, principals, etc.) to not pay our invoice at close of escrow, you are instructed by us not to use these documents to satisfy any conditions or terms of your escrow for purposes of closing the escrow. Further, you are instructed to return all of our documents and the most current mailing address you have on file for the property owner.

Q. This Wood destroying Pests & Organisms Report **DOES NOT INCLUDE MOLD** or any mold like condition. 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.

R. Further inspection of concealed areas must be viewed by this firm. If these areas are closed up at the time of re inspection, it will be necessary to re-open and be viewed by this firm with an additional trip charge.

S. We do not water test exterior doors, sliding glass doors, windows or inspect or water test rain gutters unless otherwise noted in this report.

T. Painting of repaired areas is not included unless specified on the original report.

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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: CONTAINS ITEMS WHICH HAVE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION, BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

FURTHER INSPECTION: ARE ITEMS 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.

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, THEREFORE, YOU MAY WISH TO SEEK A SECOND OPINION SINCE THERE MAY BE ALTERNATIVE METHODS OF CORRECTING THE FINDINGS LISTED ON THIS REPORT THAT MAY BE LESS COSTLY.

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.

1. SECTION ONE:

ITEM 1A **FINDING:** Fungus damage was found at the downstairs exterior door.

RECOMMENDATION: Install a new pre hung white steel or fiberglass door of similar design.

NOTE: BID SUBJECT TO CHANGE CONTINGENT ON AVAILABILITY OF A MATCHING DOOR. SOME DOORS REQUIRE A SPECIAL ORDER.

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

2. SECTION 2:

ITEM 2A **FINDINGS:** The upper deck cover was found to be peeling up creating voids. Creating a moisture condition.

RECOMMENDATION: Other trades to make repairs as needed.

***** This is a Section 2 Item *****

ITEM 2B **FINDING:** Earth to wood contact was noted at the subarea support posts. Untreated wood members in contact with soil may lead to and/or conceal infestations or fungus infections and damage.

RECOMMENDATION: Grade the soil away from the support posts to correct the earth to wood contact.

NOTE: UPON REMOVAL OF THE EARTH TO WOOD CONTACT, IF DAMAGE IS FOUND, A SUPPLEMENTAL REPORT SHALL BE ISSUED.

***** This is a Section 2 Item *****

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3. UNKNOWN FURTHER:

ITEM 3A **FINDING:** The area under the deck is inaccessible due to a lack of clearance between the decking and soil.

RECOMMENDATION: Remove several deck boards to allow for further inspection. A supplemental report shall be filed on all further findings.

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

ITEM 3B **FINDING:** A portion of the sub area is inaccessible for physical inspection due to no access opening being provided.

RECOMMENDATION: Install an access opening in the closet floor to provide for inspection of the sub area. Any findings will be listed on a supplemental report.

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

4. NOTES:

NOTE: EARTH TO WOOD CONTACT WAS NOTED AT THE DECK STEPS . CHEMICALLY PRESSURE TREATED MATERIAL HAS BEEN USED IN THIS AREA. NO FURTHER RECOMMENDATION.

NOTE: THE SUBFLOORING WAS FOUND TO BE INACCESSIBLE FOR PHYSICAL INSPECTION DUE TO INSULATION. IT IS IMPRACTICAL TO REMOVE THE INSULATION AT THIS TIME SINCE NO VISIBLE SIGNS OF INFESTATION OR INFECTION ARE VISIBLE. IF INTERESTED PARTIES ARE CONCERNED, AN INSPECTION WOULD BE MADE UPON REMOVAL OF THE INSULATION.

NOTE: THE STORAGE BUILDING WAS NOT INSPECTED.

INVOICE



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DATE	REPORT #	ESCROW #	PROPERTY LOCATION
10/31/2025	27617		465 Hillcrest Drive, Lakeport CA 95453

TO: Mary Ellen Hill c/o RE/MAX Gold-LKP
1675 S. Main Street
Lakeport, CA 95453
ATTN: Mary Ellen Hill

10/30/2025	Inspection	\$300.00
10/31/2025	Payment	-\$300.00
Balance Due:		\$0.00

RETAIN THIS COPY FOR YOUR RECORDS

ALL ACCOUNTS NOT CURRENTLY IN ESCROW ARE DUE AND PAYABLE UPON RECEIPT. ESCROW CAN BE BILLED UP TO A MAXIMUM OF 60 DAYS FOR ACCOUNTS CURRENTLY IN ESCROW. IF ESCROW CANCELS, BILL IS DUE AND PAYABLE WITHIN 10 DAYS. 1.5% per month charged on all past due accounts. This is an annual percentage rate of 18% (Interest charged pursuant to the Robinson-Patman Act) NOTICE: "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 the 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 own contractor in full, if the subcontractor, laborer, or supplier remains unpaid."

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