



**TERMITE CONTROL INC.**  
Registration Number PR3358

P.O. Box 21106  
Concord, CA 94521  
PH (925) 688-0510 FX (925) 680-7330  
pam@gngtermite.com

**INVOICE**

**FOR SERVICES PERFORMED AT:** 3160 BIXLER RD  
BRENTWOOD , CA. 94513

**OWNER:**

**TITLE COMPANY:**

TITLE CO. AND ESCROW NUMBER IS UNKNOWN

**ORIGINAL ORDER PLACED BY:**

ROSE BORO

PH 925-354-0037 Email mrtboro@hotmail.com

<u>SERVICES RENDERED</u>	<u>ORDERED BY</u>	<u>DATE ORDERED</u>	<u>DATE PAID</u>	<u>AMOUNT</u>				
INSPECTION FEE: \$325.00	ROSE BORO	7/29/2025	7/31/2025	\$325.00				
REINSPECTION FEES:								
SUPP. REPORT FEES:								
REPAIR COST:								
TOTAL ADJUSTMENTS:								
SUB-TOTAL: \$325.00								
AMOUNT PAID: \$325.00								
	<u>ADJUSTMENTS</u>		<u>REASON:</u>					
	INSPECTION FEES		<table border="1"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>					
	REPAIRS							
	TREATMENT							
	TOTALS							

**BALANCE: \$0.00** ← *Paid In Full, Thank You.*

We Accept: VISA, MASTERCARD And DISCOVER CARD

**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 contractor in full, if the subcontractor, laborer, or supplier remains unpaid.”

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 3160	Street BIXLER RD	City BRENTWOOD	Zip 94513	Date Of Inspection 7/31/25	Number Of Pages 10
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Ordered by: ROSE BORO  PH. 925-354-0037    FX.	Property Owner and/or Party of Interest:  Interested Party:  C/O GAIL KNIGHT MORNING STAR PROPERTIES 4605 ROSE AVE. OAKLEY CA 94561 PH 925-759-4800    FX EMAIL	Report sent to: 1. THE PERSON ORDERING THE REPORT 2. THE OWNER C/O THE PERSON ORDERING THE REPORT OR DIRECTLY TO THE OWNER <i>IF INSTRUCTED</i> AND THE CORRECT MAILING ADDRESS IS PROVIDED 3. THE INTERESTED PARTY C/O THE AGENT 4. ANY DESIGNATED TITLE COMPANY
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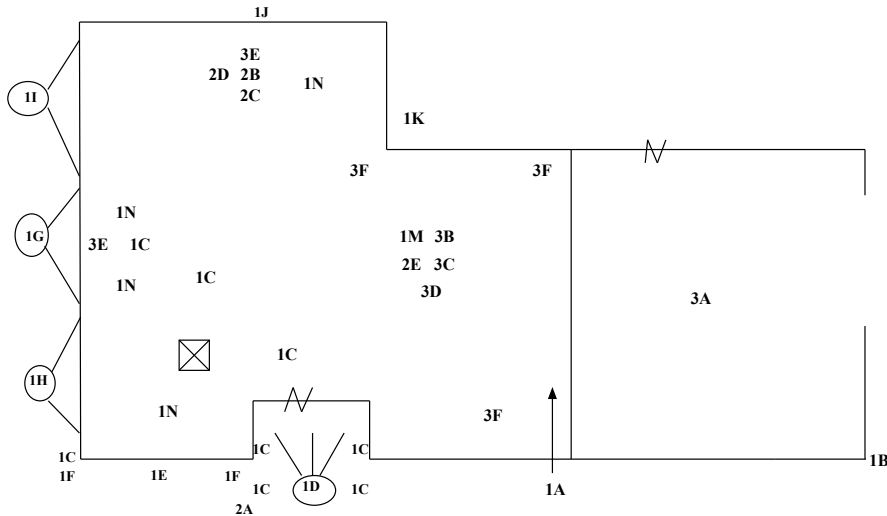
COMPLETE REPORT     LIMITED REPORT     SUPPLEMENTAL REPORT     REINSPECTION REPORT

General Description:    ONE STORY FRAME, ATTACHED GARAGE, SINGLE FAMILY RESIDENCE	Inspection Tag Posted: IN THE GARAGE  Other Tags Posted: NONE NOTED
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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.



The diagram is not to scale

Inspected by: BRIAN GRIFFIN    State License No. FR27792    Signature B. Griffin

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

43M-44



Termite Control Inc.

PAGE 2 OF 10 OF WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT DATED: 7/31/25  
FOR PROPERTY LOCATED AT: 3160 BIXLER RD, BRENTWOOD

The following information is a guide to the terms, phrases, scope and limitations of this inspection.  
Please read it carefully.

### **What is a “Termite Report”?**

A “Termite Report” is really a *Wood Destroying Pests and Organisms Inspection Report*. It is designed to provide you with information (findings and recommendations) about the absence or presence of wood destroying insects or wood destroying fungi (dry rot) in the visible and accessible areas of the building. The contents and basic design of the report are governed by the Structural Pest Control Board.

### **What is “Visible and Accessible”? Why can’t everything be inspected?**

Most wood frame buildings are covered with some type of surface (sheet rock, plaster, stucco, siding, etc.) making the hidden framework impossible to see without removing these surfaces or providing access holes for inspection. Even some of the wall, ceiling or floor surfaces may be inaccessible for various reasons (described below). The Structural Pest Control Act requires inspection of only those areas that are **visible and accessible** at the time of the inspection. However, areas which are inaccessible for inspection or areas not inspected for other reasons must be described in the report [-1990(c)(d)-]. Most areas of a building that are inaccessible or otherwise not inspected fall into the general categories listed below.

**X** The interior of hollow walls; the space between the ceiling and floor of multi story buildings; Sealed porch framing or bay windows; Areas concealed by carpeting, throw rugs, floor tiles or other floor coverings; Areas concealed by cabinet work; Areas that cannot be inspected without opening or defacing plaster, sheet rock, or other finished surfaces (such as freshly painted areas) are all considered inaccessible areas.

**X** Furniture, appliances (both built in and movable), locked areas, stored articles and personal effects also create inaccessible areas.

**X** Many attics and subfloors are heavily insulated making them inaccessible for inspection. Other areas may not be inspected because of:

- unhealthy conditions (stagnating water in the crawl space, leaking drains, etc.);
- safety precautions (OSHA requirements, liability policy requirements, animal traps, guard dogs, etc.);
- avoiding possible damage to the building, (damage to the ceilings or marring freshly painted surfaces);

**Please note, these “Inaccessible Areas” may have infestations and even damage without showing any outward evidence at the time of the inspection.**

A trained inspector will look carefully for all outward indications of wood destroying organisms.

However, since infestations and even damage may exist in any *inaccessible* or *not inspected* areas as described above, you may want these areas opened or otherwise made accessible for inspection. The cost to perform **Further Inspection** and issue the required **Supplemental Report** will vary depending on the scope of the request.

### **What is “Further Inspection”?**

“*Further Inspection*”, is used when the inspector cannot determine if a finding on the report is Section I (active infestation or damage) or Section II (condition likely to lead to infestation or damage). The customer may request Further Inspection of the specific finding or any *inaccessible area* as described above. Unless the customer gives authorization, (provides a key to a locked room, moves stored articles, allows defacing of surfaces such as linoleum or tile, etc.) the area remains inaccessible and unrepresented.

### **What will this report say about the building?**

A *Wood Destroying Pests and Organisms* inspection is limited in its scope. Some buildings may not comply with building codes or may have problems with the siding, framing, roofing, plumbing, electrical, heating, health related mold or other conditions that are unrelated to *wood destroying pests or organisms*. This kind of information is beyond the scope of our license and is not evaluated on this report. Information concerning these areas should come from the appropriate professionals. **Note:** The nature of any type of inspection is negative. In the case of a *Wood Destroying Pests and Organisms* inspection, reading about various infestations or other conditions may give an inaccurate or negative image of the building. This is not the intent of GNG Termite Control Inc. The absence or presence of wood destroying organisms is not necessarily related to the quality of the building.

### **What about recommendations for repair or treatment?**

Though not required, many licensed companies provide bids for repairs or treatment. If bids are offered, the report will be separated into categories of **Section I** (active infestation or related damage) and **Section II** (conditions deemed likely to lead to infestations). Bids may be offered for other related repairs as well. **It is important to note that repair or treatment recommendations may vary between companies. Please see page three for more information.**



**Termite Control Inc.**

PAGE 3 OF 10 OF WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT DATED: 7/31/25  
FOR PROPERTY LOCATED AT: 3160 BIXLER RD, BRENTWOOD

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**The following notifications are required by the Structural Pest Control Board.**

### **REPAIR OPTIONS**

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. Therefore, you have a right to seek a second opinion since there may be alternative methods of correcting the findings listed on this report that may be less costly.

-8516 (b)(13)-

### **REINSPECTIONS**

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 the request. The reinspection is a visual inspection and if inspection of the concealed areas is desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs.

-8516 (12)- also -1993.1-

### **ROOF COVERING**

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.

-8516(8)(a)-

### **REPORT LIMITATIONS**

This report covers the visible and accessible parts of the building or buildings shown on the diagram. Stored articles and other personal effects are not moved on a routine inspection. Floors under washing machines, refrigerators, dishwashers, carpeting, and area rugs are considered inaccessible. Dishwashers, washing machines, or other water related appliances are not water tested on a routine inspection.

-1990 (5)(d) -

### **REPAIR GUARANTEES AND LIMITATIONS**

Guarantees for repairs performed by this company are described on our repair contract. Repairs performed by others are not guaranteed by this company. Any issues concerning quality, permanency or code compliance for repairs performed by others must come from the owner or the persons who performed the repairs. Secondary substandard actions, or any work done by others is not guaranteed.

### **NOTICE (Subcontractors)**

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 GNG Termite 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, GNG Termite Control 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.

### **SEPARATED REPORT REQUEST**

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 area(s) 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.



Termite Control Inc.

## Findings and Recommendations

Please read pages two and three as a guide to understanding the findings below

Note: Digital Photographs May Be Provided As A Visual Aid For Some Of The Items On This Report.

### SECTION ONE ITEMS

1A



FUNGUS OR DRY ROT

FINDING: THERE IS FUNGUS DAMAGE TO THE SIDING AND TRIM AROUND THE CHIMNEY CHASE.  
RECOMMENDATION: REPLACE DAMAGED SECTIONS OF SIDING AND TRIM AT THE CHASE. IF DAMAGE IS FOUND TO EXTEND BEYOND THIS AREA, A SUPPLEMENTAL REPORT AND ADDITIONAL BID WILL BE ISSUED.



1B



FUNGUS OR DRY ROT

FINDING: FUNGUS DAMAGE IS NOTED TO THE EDGE OF THE ROOF SHEATHING AND TO THE GABLE END RAFTER TAIL IN THE AREAS DESIGNATED.  
RECOMMENDATION: OPEN THE AFFECTED AREAS TO EXPOSE THE EXTENT OF THE DAMAGE REPLACE THE DAMAGED WOOD MEMBERS AS NECESSARY AND PRIME PAINT THE AFFECTED AREAS. SINCE THESE REPAIRS WILL INVOLVE THE ROOF COVERING, WE RECOMMEND THAT INTERESTED PARTIES CONTACT THE PROPER TRADES PERSON TO MAKE APPROPRIATE REPAIRS TO THE ROOFING AFTER WOOD REPAIR IS PERFORMED.



1C



FUNGUS OR DRY ROT

FINDING: THERE IS FUNGUS DAMAGE TO THE GABLE END RAFTER ASSEMBLIES EXTENDING UP SEVERAL FEET AND EXTENDING INTO THE FASCIA BOARDS  
RECOMMENDATION: REPAIR/REPLACE DAMAGED WOOD MEMBERS OF THE ROOF OVERHANG AND THESE MULTIPLE AREAS AS NEEDED TO ELIMINATE THE DAMAGE.  
NOTE: THE PHOTO SHOWS ONE OF MULTIPLE AREAS. PLEASE REFER TO THE DIAGRAM.

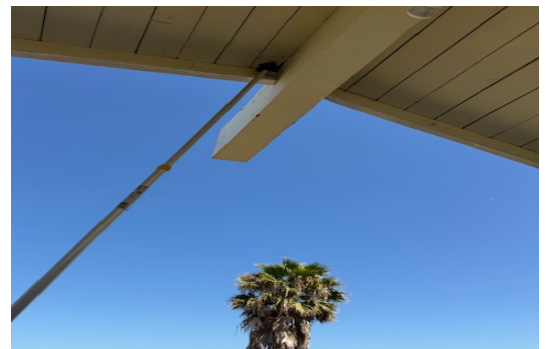


1D



FUNGUS OR DRY ROT

FINDING: THERE IS FUNGUS DAMAGE TO THE LARGE EXTENDED ROOF BEAM, ADJACENT SHEATHING AND TO THE RAFTERS THAT REST ON TOP OF THIS BEAM.  
RECOMMENDATION: RECONSTRUCT THE WOOD MEMBERS OF THE ROOF OVERHANG AS NEEDED TO ELIMINATE THE DAMAGE AND TO MAKE THE AREAS STRUCTURALLY SOUND.  
A ROOFER SHOULD BE CONTACTED TO REPAIR ROOF COVERING AFTER WOOD REPAIRS ARE PERFORMED.





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1E



FUNGUS OR DRY ROT

FINDING: THERE ARE EARTH TO WOOD CONTACTS, FUNGUS DAMAGE AND SUBTERRANEAN TERMITE TRACKING ON THE LOWER EXTERIOR WALL PER 1E ON THE DIAGRAM.  
RECOMMENDATION: GRADE SOIL AND REMOVE DAMAGED HORIZONTAL BOARDS ALONG THE BASE OF THE WALL. PERFORM A FURTHER INSPECTION TO DETERMINE IF DAMAGE TRAVELS. IF NO DAMAGE EXTENDS, REPLACE DAMAGED TRIM ALONG THE BASE OF THIS WALL. IF DAMAGE IS FOUND TO EXTEND BEYOND THIS AREA, A SUPPLEMENTAL REPORT AND ADDITIONAL BID WILL BE ISSUED.



1E-1



TREAT FOR TERMITE CONTROL

FINDING: SUBTERRANEAN TERMITE INFESTATION IS NOTED IN THE EXTERIOR SOIL (REFER TO THE DIAGRAM).  
RECOMMENDATION: CHEMICALLY TREAT THE EXTERIOR GRADE IN THE AFFECTED AREAS USING PREMISE 75® PER LABEL INSTRUCTIONS FOR TERMITE CONTROL.  
NOTE: THE TWO YEAR GUARANTEE AGAINST REINFESTATION APPLIES ONLY TO THE AREAS ACTUALLY TREATED.

1F



FUNGUS OR DRY ROT

FINDING: THERE IS FUNGUS DAMAGE TO THE CORNER TRIM PER 1F ON THE DIAGRAM AT THE FRONT.  
RECOMMENDATION: REPAIR OR REPLACE DAMAGED SECTIONS. THEN PRIME PAINT AFFECTED AREAS.



1G



FUNGUS OR DRY ROT

FINDING: THERE IS FUNGUS DAMAGE TO THE GABLE END RAFTER AT THE UPPER SEAM AT THE LEFT SIDE.  
RECOMMENDATION: REPAIR DAMAGED SECTION OF RAFTER.



1H



FUNGUS OR DRY ROT

FINDING: THERE IS FUNGUS DAMAGE TO SEVERAL OF THE 9FT X 4FT EXTERIOR SIDING PANELS AT THE LEFT SIDE. SOME EXTENDS TO AREAS SURROUNDING THE WINDOWS AND INTO THE TRIM.  
RECOMMENDATION: REMOVE THE MULTIPLE DAMAGED SIDING PANELS FROM TOP TO BOTTOM AND REMOVE THE TRIM AS NEEDED. FURTHER INSPECT THE FRAMING. IF NO FURTHER DAMAGE IS UNCOVERED, REPLACE DAMAGED SIDING PANELS AND TRIM AND PRIME PAINT AFFECTED AREAS.





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1I



FUNGUS OR DRY ROT

FINDING: THERE IS FUNGUS DAMAGE TO THE BOTTOM TWO FEET (APPROXIMATE) ALONG THE EXTERIOR SIDING DOWN AREAS MARKED 1I ON THE DIAGRAM.  
RECOMMENDATION: TRIM UP THE SIDING ABOUT TWO FEET ALONG THE ENTIRE AREA. INSTALL NEW SIDING BELOW PROPERLY SEALED AT THE SEAM. PRIME PAINT AFFECTED AREAS.



1J



FUNGUS OR DRY ROT

FINDING: THERE IS FUNGUS DAMAGE TO THE END OF THE UPPER EXTENDED ROOF BEAM AT THE BACK.  
RECOMMENDATION: CUT BACK THE BEAM TO ELIMINATE THE DAMAGE AND PRIME PAINT THE END.



1K



FUNGUS OR DRY ROT

FINDING: THERE IS FUNGUS DAMAGE TO THE UPPER SMALL PORTION OF THE ROOF EDGE AT THE BACK INSIDE CORNER.  
RECOMMENDATION: REPAIR/REPLACE DAMAGED WOOD AND PRIME PAINT AFFECTED AREAS.  
IF DAMAGE IS FOUND TO EXTEND BEYOND THIS AREA, A SUPPLEMENTAL REPORT AND ADDITIONAL BID WILL BE ISSUED.



1L



TERMITE INFECTED SCRAP WOOD

FINDING: (SUBTERRANEAN TERMITE) INFECTED SCRAP WOOD DEBRIS IS NOTED ON THE SUBAREA SOIL.  
RECOMMENDATION: REMOVE THE SCRAP WOOD DEBRIS AND ANY OTHER CELLULOSE MATERIAL OF A SIZE THAT COULD BE RAKED.



1M



TREAT FOR TERMITE CONTROL

FINDING: SUBTERRANEAN TERMITE INFESTATION IS NOTED IN THE SCRAP WOOD DEBRIS AND THE ADJACENT SUBAREA SOIL.  
RECOMMENDATION: CHEMICALLY TREAT THE SUBAREA SOIL IN THE AFFECTED AREAS USING PREMISE 75® PER LABEL INSTRUCTIONS FOR TERMITE CONTROL.  
NOTE: THE TWO YEAR GUARANTEE AGAINST REINFESTATION APPLIES ONLY TO THE AREAS ACTUALLY TREATED.



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1N



TREAT FOR FUNGUS CONTROL

FINDING: THERE IS SURFACE FUNGUS GROWTH TO THE UNDERPINNING AND TO THE SUBFLOOR UNDER THE BATHROOMS. NO STRUCTURAL DAMAGE IS NOTED.  
RECOMMENDATION: CHEMICALLY TREAT WITH TIMBOR PER LABEL INSTRUCTIONS.



SECTION TWO ITEMS

2A



OWNER MAINTENANCE RECOMMENDED

FINDING: A SPRINKLER VALVE IS LEAKING AT THE FRONT AND SHOULD BE REPAIRED.

2B



MOISTURE CONDITION

FINDING: THE MASTER BATH TUB SHOWER VALVE ASSEMBLY LEAKS INDICATING WORN RUBBER WASHERS OR DEFECTIVE CARTRIDGES.  
RECOMMENDATION: CONSULT A PLUMBER TO REPAIR.



2C



FURTHER INSPECTION UPON REQUEST

FINDING: THE GROUT AND CAULKING ON THE TUB SHOWER AND/OR STALL SHOWER WALLS SHOWS NORMAL WEAR AND DETERIORATION. NO VISIBLE LEAKS ARE NOTED AT THIS DATE.  
RECOMMENDATION: OWNER IS ADVISED TO MAINTAIN THESE AREAS WELL GROUTED AND SEALED TO CONTROL MOISTURE INTRUSION AND TO ALSO HAVE PERIODIC INSPECTIONS. NO APPARENT INFESTATION OF WOOD DESTROYING ORGANISMS WERE NOTED TO THE EXPOSED SURFACES ON THIS DATE. NO REPRESENTATION IS MADE CONCERNING ANY SEALED AREAS UNLESS OPENINGS ARE AUTHORIZED FOR FURTHER INSPECTION.



2D



MOISTURE CONDITION

FINDING: THERE IS A STAIN AND DETERIORATION TO THE CEILING IN THE MASTER BATHROOM. CONDITIONS BEHIND ARE UNKNOWN UNLESS OPENED FOR FURTHER EVALUATION. AREAS ABOVE SHOULD BE EVALUATED BY A ROOFER.





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2E



MOISTURE  
CONDITION

FINDING: THE SUBAREA SOIL IS DAMP AND APPEARS TO HAVE BEEN WET IN THE PAST. NO OUTWARD INFESTATION OF WOOD DESTROYING ORGANISMS IS NOTED TO THE EXPOSED SURFACES ON THIS DATE DUE TO THIS CONDITION. RECOMMENDATION: INTERESTED PARTIES ARE ADVISED TO MONITOR THIS CONDITION. IF MOISTURE PERSISTS OR CAUSES INFESTATION TO OCCUR, THEN PROPER CORRECTIVE ACTION SHOULD BE PERFORMED. FURTHER INFORMATION CONCERNING WATER CONTROL OR SOIL CONDITIONS SHOULD COME FROM THE PROPER PROFESSIONAL.

OTHER ITEMS

3A



FURTHER  
INSPECTION UPON  
REQUEST

FINDING: SEALED WALLS AND STORED ARTICLES PREVENTS INSPECTION OF THE GARAGE FRAMING. NO OUTWARD INFESTATION IS NOTED ON THE ACCESSIBLE SURFACES AT THE TIME OF THIS INSPECTION. NO FURTHER REPRESENTATION IS MADE CONCERNING THE SEALED OR INACCESSIBLE AREAS UNLESS THE STORED ARTICLES ARE REMOVED FROM THE BASE OF ALL THREE WALLS TO PROVIDE ACCESS FOR INSPECTION.

3B



INACCESSIBLE  
AREA

FINDING: SOME OF THE ROOF EAVES, TRIM BOARDS OR OTHER EXTERIOR WOOD MEMBERS MAY NOT BE PHYSICALLY PROBED DUE TO HEIGHT (APPROX. 10/12 FT. FROM GROUND LEVEL). HOWEVER, NO APPARENT INFESTATION WAS NOTED TO THESE INACCESSIBLE SURFACES BY VISUAL INSPECTION FROM GROUND LEVEL. PHYSICAL INSPECTION OF THESE AREAS WILL BE PERFORMED UPON WRITTEN REQUEST RELIEVING THIS COMPANY OF POSSIBLE DAMAGE TO THE ROOFING OR OTHER FRAMING MEMBERS. THIS WOULD BE PERFORMED FOR A FEE AND MAY ALSO REQUIRE THE USE OF LADDERS.

NOTE: THIS COMPANY IS NOT LICENSED TO REPRESENT THE ROOF. ANY INFORMATION CONCERNING THE ROOF OR GUTTER SYSTEMS SHOULD COME FROM THE APPROPRIATE PROFESSIONALS.

3C



OWNER  
MAINTENANCE  
RECOMMENDED

FINDING: THE EXTERIOR TRIM AND EAVES ARE WEATHERED IN VARIOUS AREAS. THE CAULKING HAS DETERIORATED AT VARIOUS LOCATIONS. HOWEVER, NO OUTWARD INFESTATION OF WOOD DESTROYING ORGANISMS IS NOTED AT THIS TIME DUE TO THIS CONDITION (EXCEPT AS DESCRIBED IN THIS REPORT). RECOMMENDATION: INTERESTED PARTIES ARE ADVISED TO SEAL, CAULK AND PAINT THE EXTERIOR WOOD MEMBERS TO PROTECT FROM MOISTURE PENETRATION. THIS SHOULD BE DONE AS PART OF A GOOD HOME MAINTENANCE PLAN.

3D



FURTHER  
INSPECTION UPON  
REQUEST

FINDING: THE RESIDENCE WAS OCCUPIED AT THE TIME OF THIS INSPECTION. AREAS BEHIND STORAGE AND IN CLOSETS WERE INSPECTED AS PRACTICAL. HOWEVER, NO FURTHER STATEMENTS ARE MADE CONCERNING AREAS BEHIND PERSONAL STORAGE AND FURNITURE.



Termite Control Inc.

3E



OWNER  
MAINTENANCE  
RECOMMENDED

FINDING: THE GROUT AND CAULKING ON THE TUB SHOWER AND/OR STALL SHOWER WALLS SHOWS NORMAL WEAR AND DETERIORATION. NO VISIBLE LEAKS ARE NOTED AT THIS DATE.  
RECOMMENDATION: OWNER IS ADVISED TO MAINTAIN THESE AREAS WELL GROUTED AND SEALED TO CONTROL MOISTURE INTRUSION AND TO ALSO HAVE PERIODIC INSPECTIONS.

NOTE: THIS COMPANY IS NOT RESPONSIBLE FOR FUTURE LEAKS DUE TO LACK OF PROPER MAINTENANCE.  
NOTE: THIS IS NOT A PLUMBING INSPECTION. ANY PLUMBING LEAKS NOTED ON THIS INSPECTION ARE REPORTED ONLY AS THEY RELATE TO WOOD DESTROYING ORGANISMS AND ONLY AS THEY WERE EVIDENT ON THE DATE OF THE INSPECTION. IF INTERESTED PARTIES REQUIRE FURTHER INFORMATION CONCERNING THE PLUMBING SYSTEM, THE PROPER TRADES PERSON SHOULD BE CONTACTED.

3F



FURTHER  
INSPECTION UPON  
REQUEST

FINDING: CRACKS ARE NOTED IN VARIOUS AREAS OF THE INTERIOR/EXTERIOR FINISHED SURFACES. HOWEVER, NO APPARENT INFESTATION OF WOOD DESTROYING PESTS IS NOTED TO THE EXPOSED SURFACES ON THIS DATE DUE TO THIS CONDITION. ANY FURTHER INFORMATION CONCERNING THIS CONDITION SHOULD COME FROM THE APPROPRIATE PROFESSIONAL.  
RECOMMENDATION: OWNERS ARE ADVISED TO MAINTAIN EXTERIOR CRACKS WELL SEALED AND PAINTED TO CONTROL POSSIBLE MOISTURE ENTRY. OWNER SHOULD ALSO MONITOR THE INTERIOR CRACKING AND MAKE REPAIRS AS PRACTICAL.

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NOTICE: ANY REFERENCE TO FUNGUS IN THIS REPORT REFERS TO *WOOD DESTROYING FUNGUS* OR DRY ROT AS DESCRIBED BY THE STRUCTURAL PEST CONTROL BOARD.  
THIS PROPERTY WAS NOT INSPECTED FOR THE PRESENCE OR ABSENCE OF HEALTH RELATED MOLDS OR FUNGI. BY CALIFORNIA LAW, WE ARE NEITHER QUALIFIED, AUTHORIZED, NOR LICENSED TO INSPECT FOR HEALTH RELATED MOLDS OR FUNGI. IF INTERESTED PARTIES DESIRE INFORMATION CONCERNING THE ABSENCE OR PRESENCE OF HEALTH RELATED MOLDS, AN INDUSTRIAL HYGIENIST OR OTHER QUALIFIED PROFESSIONAL SHOULD BE CONTACTED.



Termite Control Inc.

PAGE 10 OF 10 OF WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT DATED: 7/31/25  
FOR PROPERTY LOCATED AT: 3160 BIXLER RD, BRENTWOOD

**CHEMICAL USAGE NOTICE**

(THE PEST TO BE CONTROLLED AND THE PESTICIDE TO BE USED ARE INDICATED BELOW)

**OCCUPANTS CHEMICAL NOTICE**

This company will use chemical(s) specified below for the control of wood destroying pests or organisms in locations identified in the Wood Destroying Pests And Organisms report as indicated herein.

<p><b><u>THE PEST TO BE CONTROLLED:</u></b> SUBTERRANEAN TERMITES</p>	<p><b><u>THE PESTICIDE TO BE USED AND THE ACTIVE INGREDIENT(S):</u></b> PREMISE 75® Active ingredient: Imidacloprid, 1-[(6-Chloro-3-pyridinyl)methyl]-N-nitro-2-imidazolidinimine...75.0% Inert ingredients...25.0%</p>
<p><b><u>THE PEST TO BE CONTROLLED:</u></b> FUNGUS OR DRY ROT</p>	<p><b><u>THE PESTICIDE TO BE USED AND THE ACTIVE INGREDIENT(S):</u></b> TIMBOR® Active ingredient: #1624-39, Active ingredient, Disodrum Octaborate Tetrahydrate...98% Inert ingredients...02%</p>

“State law requires that you be given the following information: CAUTION--PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Operators are licensed 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, contact your physician or poison control center (1-800-523-2222) and your pest operator immediately. (This statement shall be modified to include any other symptoms of over exposure which are not typical of influenza.)”

For further information, contact any of the following:

GNG Termite Control (925-688-0510);

For health questions, the Contra Costa County Health Department (925-313-6710);

For chemical application information, contact the Agriculture Dept. in your county.

(Contra Costa...925-608-6600), (Solano...707-784-1310) or (Alameda...510-670-5232);

For regulatory information, contact the Structural Pest Control Board (1-800-PEST-188) or (916-561-8700)

Address: 2005 Evergreen St., Sacramento, California, 95815.

**PERSONS WITH RESPIRATORY OR ALLERGIC CONDITIONS, OR OTHERS WHO MAY BE CONCERNED ABOUT THEIR HEALTH RELATIVE TO THIS CHEMICAL TREATMENT, SHOULD CONTACT THEIR PHYSICIAN CONCERNING OCCUPANCY OR ANY OTHER QUESTIONS PRIOR TO CHEMICAL TREATMENT.**



Termite Control Inc.

COST BREAKDOWN FOR WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT DATED: 7/31/25  
FOR PROPERTY LOCATED AT: 3160 BIXLER RD, BRENTWOOD

**COST BREAKDOWN**

The following list is an itemized cost breakdown (and total) for Section One, Section Two, and Other Costs indicated on our report. These are costs that this company will charge to perform the repairs described. The customer may wish to contact other licensed contractors for comparative bids. (Chemical treatment should be performed by a properly licensed pest control company after issuing a report). If the customer wishes to seek other bids, this document may be used as a guideline for anticipated costs. The list of repairs given below may contain recommendations to contact other trades persons or to perform home maintenance. The cost for these recommendations is not included in the totals provided. Other potential costs not included in this breakdown are: The cost to perform some types of Further Inspections; possible additional costs to repair concealed damage or infestations which may be discovered during repairs or subsequent inspections; any conditions concealed from the inspector.

SECT. I TOTAL \$9020.00	SECT. II TOTAL	OTHER ITEMS
1A \$395.00	2C UPON REQUEST,	3D UPON REQUEST,
1E-1 \$350.00	2D OTHER TRADES,	3E MAINTENANCE,
1K \$195.00	2E OTHER TRADES,	3F UPON REQUEST,
1B \$250.00	2A MAINTENANCE,	3A UPON REQUEST,
1F \$250.00	2B OTHER TRADES,	3B INACCESSIBLE,
1L \$125.00		3C MAINTENANCE,
1C \$695.00		
1G \$250.00		
1M \$895.00		
1D \$650.00		
1H \$2100.00		
1N \$695.00		
1E \$795.00		
1I \$1200.00		
1J \$175.00		

If interested parties wish to order repairs from this company, fill out the accompanying contract and Fax, Email, or Mail a copy to us. Repairs will be scheduled after receipt of the contract. If there are any questions, please contact us at (925)688-0510.



Termite Control Inc.

REPAIR CONTRACT FOR WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT DATED: 7/31/25
FOR PROPERTY LOCATED AT: 3160 BIXLER RD, BRENTWOOD

CONTRACT/AGREEMENT

- 1. We propose to provide labor and material as necessary to complete the items as described in the related report and as authorized below. The owner and all interested parties understand that this contract is for the REPAIR (or chemical treatment) of the conditions described in this report. This is not a remodeling contract. It is the responsibility of the owner (or authorized agent) to inform any other interested parties of these specifications.
2. Our bids are based on the installation of standard grade materials in neutral colors. Linoleum floor coverings will be installed flat with neutral vinyl base boards or existing wood base boards. If interested parties wish to upgrade materials or modify color selections, a separate agreement will be necessary. This request must also be received in a timely manner.
3. To order repair work, specify below (in the spaces provided) the following information: the items to be repaired; the total cost of the items ordered; how to gain access to the residence; the requested date for the completion of repairs; and the method of payment. Note: We will attempt to perform repairs by the date requested. However, no guarantees are given or implied that all repairs will be performed by the date requested.

GUARANTEES AND LIMITATIONS

We will repair any defects in material or workmanship of our repairs for a period of one year from the date of the Completion Notice. Plumbing repairs, caulking, sealing, and grouting are guaranteed for thirty days from the date of the completion. No guarantees are given or implied for any secondary repairs or repairs done by others. The one year guarantee against reinfestation in the areas treated applies only to the areas actually treated and does not apply to any other areas. Any infestations or damage which might exist in sealed areas are not covered in this contract. The customer agrees to hold this company harmless for the damage to plant life, roofing, pets, plumbing, or conditions beyond our control which may occur during the course of repairs.

SECTION 1937.16 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 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 satisfied the indebtedness. This can happen even if you have paid your structural pest control 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 you.

AUTHORIZATION

I/We have read and understand this contract and the Report to which it refers. I/We hereby authorize the above listed repairs for the amount specified. I/We understand that the total amount for these repairs is due and payable upon completion. If payment is to be made through an escrow company I/We hereby authorize release of funds upon the close of escrow and the receipt of the Notice of Completion. I/We understand that in any case, full payment shall be made within fifteen days of completion.

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_ [ ] (Owner) [ ] (Authorized Agent)

PLEASE PROVIDE THE FOLLOWING INFORMATION

- 1. Clearly indicate the item numbers you wish to order \_\_\_\_\_
2. What is the total amount for the repairs ordered \$ \_\_\_\_\_
3. Tell us how to gain access to the residence \_\_\_\_\_
4. What date is requested for the completion of the repairs \_\_\_\_\_
5. How is payment to be made \_\_\_\_\_