

BUILDING NO. 153-155 S	STREET LAUREL ST	CITY VENTURA	ZIP 93001	Date of Inspection 01/14/2026	NUMBER OF PAGES 1 of 7
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 <p><b>WESTERN EXTERMINATOR COMPANY</b> 5757 Olivas Park Dr Ste A Ventura, CA 93003</p>		<p>(805) 485-4449 (805) 485-9436 www.WesternExterminator.com PR 6639 Report # 91092878</p>
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Ordered by: <b>MARK ROACHEN</b> 153-155 S LAUREL ST VENTURA, CA 93001	Property Owner and/or Party of Interest <b>MARK ROACHEN</b> 153-155 S LAUREL ST VENTURA, CA 93001	Report sent to: <b>MARK ROACHEN</b> 153-155 S LAUREL ST VENTURA, CA 93001
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COMPLETE REPORT 
 LIMITED REPORT 
 SUPPLEMENTAL REPORT 
 REINSPECTION REPORT

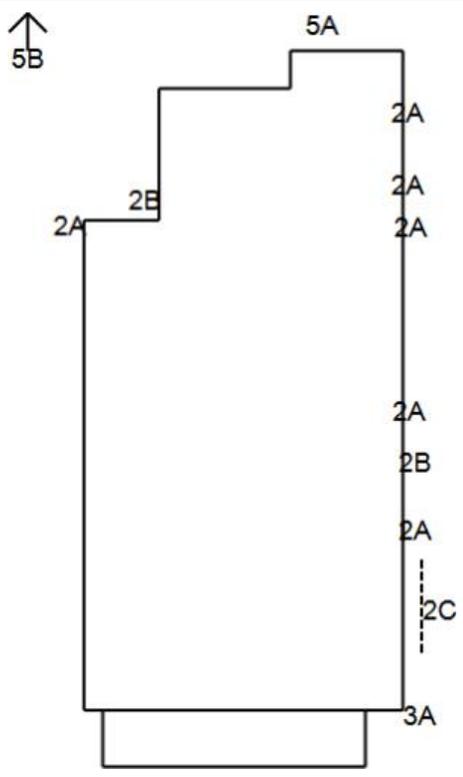
GENERAL DESCRIPTION: Limited Inspection at the request of Mark Roachen.	Inspection Tag Posted: Electric panel Other Tags Posted:
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An inspection has been made of the structure(s) on the diagram in accordance with the the Structural Pest Control Act. 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

Key: 1 = Subterranean Termites 2 = Drywood Termites 3 = Fungus/Dryrot 4 = Other Findings 5 = Further Inspection



Inspected By Kody Barnes License No. FR65630 Signature 

You are entitled to obtain copies of all reports and completion notices on this property report to the Structural Pest Control Board during the proceeding 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](http://www.pestboard.ca.gov). (form t1w - 3.15.08) 43M-41 (Rev. 10/01)

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### What Is A Wood Destroying Pests and Organisms Inspection Report?

Please pay special attention to the following two paragraphs which explain the scope and limitations of a Structural Pest Control Inspection and a Wood Destroying Pests and Organisms Inspection Report.

A "Wood Destroying Pests And Organisms Inspection Report" contains findings as to the presence or absence of evidence of wood destroying insects or organisms in visible and accessible areas on the date of inspection and contains our recommendations for correcting any infestations, infections, or conducive conditions found. The contents of the Wood Destroying Pests and Organisms Inspection Report are governed by the California Structural Pest Control Act and its Rules and Regulations.

Some structures may not comply with building code requirements or may have structural plumbing, electrical, heating and air conditioning, or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pests and Organisms Report does not contain information about any such defects as they are not within the scope of the license of the inspector or the company issuing this report.

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.

**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 is a Limited Inspection and Report at the request of Mark Roachen and pertains to visual exterior only. We recommend a complete inspection of this entire structure.**

According to available records, this structure was built in 1920.

## 2. DRYWOOD TERMITES

### ITEM NO. 2A

FINDING:	Evidence of drywood termite infestation and damage noted exterior wood members rafter tails and siding.
RECOMMENDATION: 2A-1	Vacate and seal the entire structure. Fumigate with the registered fumigant Zythor (Sulfuryl Fluoride or Vikane (Sulfuryl Fluoride). Chloropicrin to be used as the warning agent. Remove the seals and aerate the structure ready for occupancy. Remove and or cover pellets and or evidence if part of this agreement.
	Western Exterminator Company does not provide on-site security and does not assume any responsibility for the care and custody of the property in the event of vandalism or breaking and entering. Western Exterminator Company requests that all valuables such as jewelry, coins, collections, cash, art objects and other items of value be removed prior to fumigation.
RECOMMENDATION: 2A-2	Owner to consult a licensed contractor to make necessary repairs.

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**ITEM NO. 2B**

FINDING: Evidence of drywood termite infestation and damage noted stairs.

RECOMMENDATION: 2B-1 Vacate and seal the entire structure. Fumigate with the registered fumigant Zythor (Sulfuryl Fluoride or Vikane (Sulfuryl Fluoride). Chloropicrin to be used as the warning agent. Remove the seals and aerate the structure ready for occupancy. Remove and or cover pellets and or evidence if part of this agreement.

Western Exterminator Company does not provide on-site security and does not assume any responsibility for the care and custody of the property in the event of vandalism or breaking and entering. Western Exterminator Company requests that all valuables such as jewelry, coins, collections, cash, art objects and other items of value be removed prior to fumigation.

RECOMMENDATION: 2B-2 Owner to consult a licensed contractor to make necessary repairs.

**ITEM NO. 2C**

FINDING: Evidence of drywood termite infestation and damage noted throughout fence wood members.

RECOMMENDATION: 2C-1 Owner to consult a licensed contractor to make necessary repairs.

**ITEM NO. 2D**

RECOMMENDATION: 2D-2 Remove or cover accessible evidence of infestations.

**3. FUNGUS OR DRYROT**

**ITEM NO. 3A**

FINDING: Fungus infection and damage noted fascia. Moisture appears to be caused by weather and lack of maintenance.

RECOMMENDATION: 3A Remove and replace, reinforce or repair all areas noted with new material. Some damaged areas will be filled and primed.

**4. OTHER FINDINGS**

**ITEM NO. 4A**

FINDING: Exterior siding, fence, trim, rafter tails, eave, stairs of structure is badly weathered which makes it susceptible to excessive moisture and fungus infection.

RECOMMENDATION: 4A Owner to consult a licensed contractor to make necessary repairs.

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## 5. FURTHER INSPECTION

### ITEM NO. 5A

**FINDING:** yard is inaccessible for inspection due to access.

**RECOMMENDATION: 5A** Owner to make area accessible for inspection. A Supplemental Inspection will be made and Report issued outlining our findings, recommendations and any additional cost.

### ITEM NO. 5B

**FINDING:** Unit 157 is inaccessible for inspection due to locked doors.

**RECOMMENDATION: 5B** Owner to make area accessible for inspection. A Supplemental Inspection will be made and Report issued outlining our findings, recommendations and any additional cost.

**Western Exterminator Company guarantees work performed for a period of one year from the date of completion, unless otherwise stated in this report, and where the work completed relates to plumbing, grouting, caulking, resetting of toilets, resetting of enclosures, and floor covering, which are guaranteed for 30 days from the date of completion.**

**Western Exterminator Company guarantees we have eliminated drywood termites within the space fumigated for a period of one year(s) from the date of completion.**

### **THANK YOU FOR CHOOSING WESTERN EXTERMINATOR COMPANY.**

**If you have any questions concerning this Report or if we can be of any additional service, please call us at 1-800-WEST-EXT (1-800-937-8398).**

**Subcontracted Services:** In some cases, report items listed may be subcontracted to other registered companies. In these cases, please observe the following:

**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 Western Exterminator'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, Western Exterminator 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.

**Building Permits:** In some cases, report items listed will require a building permit from the local building department. Any additional work required by the local building department, or required to remedy additional damage not noted in the report, but discovered in the performance of the work agreement, or change in the manner of scope, type, or the nature of the work item to be performed, due to the request of the building department or any other party, will not be done until a separate written agreement is authorized by the Customer or Customer's Agent, and accepted by Western Exterminator Company.

**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.**

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Recommendations not being performed by Western Exterminator Company must be inspected during progress by a licensed Wood-destroying Pests and Organisms Inspector. Western Exterminator Company is not responsible for, nor implies any knowledge as to the quality of, work performed by others.

This property was inspected for visible and accessible evidence of wood destroying organisms such as wood rot by fungi. The inspection and this report do not address fungi other than wood destroying fungi, nor do they assess the health impacts of any fungus, including wood destroying fungi. We are neither qualified, authorized nor licensed to inspect for health-related fungi, including molds, or to make an opinion as to the health impacts of any fungus, including wood rot fungi. If you desire information about the presence or absence of health-related fungi, including molds, you should contact a qualified industrial hygienist or other relevant health professional.

**LEAD-BASED PAINT NOTIFICATION:** Federal Environmental Protection Agency (EPA) regulations require that certain precautions be taken to protect you and your family from any lead-based paint dust which might be disturbed during the course of our work. Any contractor that disturbs painted surfaces in homes, childcare facilities, and schools, built before 1978, must be certified by the EPA to prevent lead contamination. As an EPA lead-safe certified firm, Western Exterminator Company will take all necessary precautions and exercise lead-safe work practices to minimize and contain any lead dust and debris in compliance with EPA regulations, or if you plan to do any work yourself, you can contact the National Lead Information Center at 1-800-424-LEAD (1-800-424-5323).

(This notice is provided in compliance with California's Proposition 65.) Lead is a chemical known to the State of California to cause cancer and birth defects or other reproductive harm.

If additional infestations or infections are found, a Supplemental Inspection will be made and Report issued outlining our findings, recommendations and any additional cost.

If requested, 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 area is desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs.

#### **ARBITRATION OF DISPUTES**

**BY RELYING ON THIS WOOD DESTROYING ORGANISMS REPORT, YOU AGREE THAT ANY CONTROVERSY OR CLAIM ARISING OUT OF OR RELATING TO WESTERN'S INSPECTION AND/OR THIS REPORT SHALL BE SETTLED BY BINDING 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.**

**WESTERN'S PERFORMANCE OF THE RECOMMENDATIONS DESCRIBED ABOVE IS GOVERNED BY THE TERMS OF A WORK AUTHORIZATION, WHICH PROVIDES THAT ANY CONTROVERSY OR CLAIM ARISING OUT OF OR RELATING TO WESTERN'S WORK SHALL BE SETTLED BY BINDING 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.**

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**DISCLAIMER**

Items relate to locations, accessibility, conditions, infestations and infections noted at the time of this inspection. Although we make a visual inspection there are areas, which are inaccessible for inspection. These include areas to which there is no access without defacing or tearing out lumber, masonry, or finished work. We do not move furniture, appliances, or raise floor coverings, nor do we routinely inspect the following areas: behind or under built-in cabinet work, behind or under appliances, beneath floor coverings, under concrete slabs; the interiors of hollow walls, bay windows, porte cocheres, columns or abutments. Unless there are specific areas noted in the body of this Report, any further inspection other than set forth in this Report would be impractical. This inspection only pertains to the structure(s) indicated on the diagram. This Report is a statement of conditions at the time of this inspection only. Western Exterminator Company does not certify the water integrity of roofs. Please read all of the information contained with this Report. We recommend all items in our Report be completed. If others perform work we cannot be responsible or certify absence or presence of infestations or infections if this Company is not contacted to reinspect prior to closing any areas. Western Exterminator Company will not guarantee work performed by others. This Report is not to be used to satisfy escrow requirements unless our inspection fee is paid. See the attached Work Order for the cost of recommended items. An authorized signature is necessary before any work can be performed.

**REINSPECTION**

A reinspection will be performed if requested by the person who ordered the complete inspection. The request for reinspection must be made within four months of the complete inspection. The reinspection will be performed within ten working days of the request. The fee for a reinspection shall not be more than the complete inspection fee.

**GUARANTEES**

Western Exterminator Company guarantees the work completed by this Company for a period of one year from the date of completion unless otherwise stated in the body of this Report, with the exception of plumbing, grouting, caulking, resetting of toilets, resetting of enclosures, or floor coverings, which are guaranteed for 30 days, as these are Owner maintenance areas.

**HOMEOWNER PROTECTION POLICY**

A Homeowner Protection Policy may be available at the end of the Guarantee Period. Western Exterminator Company always strives to provide its customers with the most efficient methods of pest control. We continually provide our employees with constant, on-going education so they can provide our customers with the best possible service results, and so 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 that you read the following:

**CALIFORNIA 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 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 (Pesticides with non-flu like symptoms are asterisked below), contact your physician or poison control center (telephone number listed below) and your pest control operator immediately. For further information contact any of the following: Your local office of Western Exterminator Company; for Health Questions - Your County Health Department (telephone number listed below); for Application Information - Your County Agricultural Commissioner (telephone number listed below); and for Regulatory Information - The Structural Pest Control Board, (800) 737-8188, 2005 Evergreen Street, Suite 1500, Sacramento, California 95815-3831.

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POISON CONTROL CENTER  
(800) 876-4766

**CALIFORNIA COUNTY AGRICULTURAL COMMISSIONERS**

Imperial (760)482-4314, Los Angeles (626)575-5466, Marin (415)499-6700, San Luis Obispo (805)781-5910, Santa Barbara (805) 681-5600, Ventura (805)933-2926

**CALIFORNIA HEALTH OFFICES**

Imperial (760)482-4438 Los Angeles (626)430-5450, Marin (415)499-3696, San Luis Obispo (805)781-5500, Santa Barbara (805) 681-5102 , Ventura (805)652-5754

**LISTED BELOW ARE PESTICIDES THAT MAY BE USED ON YOUR PROPERTY DURING THE COURSE OF OUR WORK:**

The names of materials actually used during each visit will be on the Completion Notice or the Invoice/Service Slip.

\*Altriset (Chlorantranilnitrole), \*Bora-care (Disodium Octaborate Tetrahydrate), \*Cimexa (Silica gel), \*Cy-Kick Crack and Crevice Pressurized (Cyfluthrin), \*Phantom Pressurized (Chlorfenapyr), \*Premise 75 Insecticide (Imidacloprid), \*Recruit AG (Noviflumuron), \*Recruit HD (Noviflumuron), \*Recruit IV (Noviflumuron), \*Termidor Dry (Fipronil), \*Termidor SC (Fipronil), \*Termidor Foam (Fipronil), \*Termidor HE (Fipronil), \*Tim-bor (Disodium Octaborate Tetrahydrate), \*XT-2000 (D-Limonene). Warning Agent: Chloropicrin\*\*, Fumigants: Vikane (Sulfuryl Fluoride)\*\*\* or Zythor (Sulfuryl Fluoride)\*\*\*.

\* Except as noted, effects of overexposure to these materials can include nasal and respiratory irritation, dizziness, headache, and fatigue.

\*\* Effects of overexposure to this material will cause teary eyes.

\*\*\* Effects of overexposure to this material can include poor coordination, slurring words and confusion.