

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT #: 20260217

BUILDING NO. 13180	STREET JACKSON ST	CITY LE GRAND	ZIP 95333	Date of Inspection 02/19/2026	NUMBER OF PAGES 1 of 7
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Great Pacific Exterminator Company, Inc.
PO BOX 4775
Fresno, CA 93744
PH# (559) 445-1780 FAX# (559) 445-1791
PR 7198

Ordered by: KRISTIN PRICE LONDON PROPERTIES PH.# 559-474-1600	Property Owner and/or Party of Interest ROBERT & ALYCE HERNANDEZ	Report sent to: NICOLE DEJAGER LONDON PROPERTIES
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COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

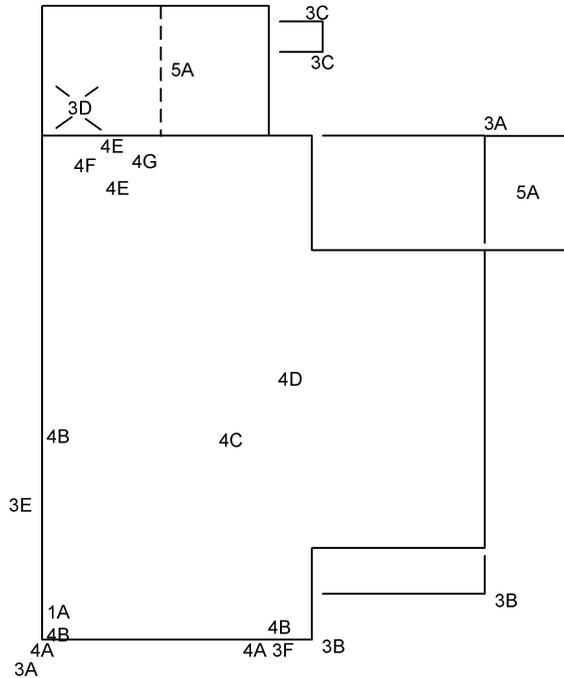
GENERAL DESCRIPTION: This is a one story, stucco, single family residence. It has no garage or carport. It was vacant at the time of inspection.	Inspection Tag Posted: Water heater closet Other Tags Posted:
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An inspection has been made of the structure(s) 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 TYLER FORGA License No. FR61721 Signature *Tyler Forga*

You are entitled to obtain copies of all reports and completion notices on this property report 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. (form t1a - 4/27/17) 43M-41 (Rev. 10/01)

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NOTES, CAUTIONS AND DISCLAIMERS

IF THE PROPERTY IS IN ESCROW, GREAT PACIFIC EXTERMINATOR COMPANY INC. WILL BILL YOUR ESCROW COMPANY FOR UP TO 45 DAYS. IF THE PROPERTY FALLS OUT OF ESCROW OR IS TAKEN OFF THE MARKET, THE BILL WILL BE DUE IN FULL.

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 pests 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 buildings code requirements or may have structural plumbing, electrical, heating and air conditioning, or other defects that do not pertain to a wood destroying pests organisms inspection report. A Wood Destroying Pests and Organisms Inspection 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.

FINDING:

This Wood Destroying Pests & Organisms Inspection Report DOES NOT INCLUDE MOLD or any mold like conditions. No reference will be made to mold or 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.

THIS IS A STRUCTURAL TERMITE CONTROL INSPECTION REPORT NOT A BUILDING INSPECTION REPORT. THEREFORE, NO OPINION IS BEING RENDERED REGARDING THE STRUCTURAL INTEGRITY OF THE BUILDING. THE FOLLOWING AREAS WERE NOT INSPECTED, AS INDICATED IN SECTION #1990, PARAGRAPH (D) OF THE STRUCTURAL PEST CONTROL ACT AND RULES AND REGULATIONS: FURNISHED INTERIORS, INACCESSIBLE ATTICS, INSULATED ATTICS, AND PORTIONS; THEREFORE, THE INTERIOR OF HOLLOW WALL SPACES, BETWEEN A FLOOR OR PORCH DECK, THE CEILING OR SOFFIT, BELOW STALL SHOWERS OVER, FINISHED BUTTRESSES AND SIMILAR AREAS TO WHICH THERE IS NO ACCESS WITHOUT DEFACING OR TEARING OUT LUMBER, MASONRY AND FINISHED WORK, BUILT-IN CABINET WORK, FLOOR BENEATH COVERINGS, AREAS WHERE STORAGE CONDITIONS OR LOCKS MAKE INSPECTION IMPRACTICAL OR AREAS IN SUBSTRUCTURE AREA COVERED BY INSULATION.

A separate report has been requested which is defined as Section 1/Section 2 conditions evident on the date of inspection. (BELOW IS JUST A DEFINITION)

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 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 1 or Section 2.

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

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.

Typical cracks at the stucco were noted at several areas of the structure. No visible signs of water intrusion were noted at this time.

NOTE: The detached structures were not inspected.

1. SUBTERRANEAN TERMITES

ITEM NO. 1A (Section 1)

FINDING: Old evidence of subterranean termite noted at the shelf framing in the interior of the structure. No active infestation noted and appears the shelf had an active termite infestation prior to being installed into the interior of the structure.

RECOMMENDATION: 1A Remove the shelf from the structure.

3. FUNGUS OR DRYROT

ITEM NO. 3A (Section 1)

FINDING: Fungus infection and damage noted at the roof line sheathing, fascia and barge rafters.

RECOMMENDATION: 3A Remove and replace then reinforce the damaged portion of sheathing, fascia and barge rafters.

NOTE: If damage extends into inaccessible areas, a Supplemental Inspection will be made and Report issued outlining our findings, recommendations and any additional cost.

ITEM NO. 3B (Section 1)

FINDING: Fungus infection and damage noted at the roof line fascia and barge rafter.

RECOMMENDATION: 3B Remove and replace then reinforce the damaged portion of fascia and barge rafter.

NOTE: If damage extends into inaccessible areas, a Supplemental Inspection will be made and Report issued outlining our findings, recommendations and any additional cost.

ITEM NO. 3C (Section 1)

FINDING: Earth-wood contact, fungus infection and damage noted at the back deck 4x4 handrail support posts.

RECOMMENDATION: 3C Remove and replace posts using pressure treated lumber.

NOTE: If damage extends into inaccessible areas, a Supplemental Inspection will be made and Report issued outlining our findings, recommendations and any additional cost.

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ITEM NO. 3D

(Section 1)

FINDING:

Fungus infection noted at the back deck patio 1x2 slats.

RECOMMENDATION: 3D

Remove surface fungus using a wire brush then treat area with the fungicide Copper Naphthenate.

ITEM NO. 3E

(Section 1)

FINDING:

Fungus infection and damage noted to the roof line sheathing.

RECOMMENDATION: 3E

Remove and replace then reinforce the damaged portion of sheathing.

NOTE: If damage extends into inaccessible areas, a Supplemental Inspection will be made and Report issued outlining our findings, recommendations and any additional cost.

ITEM NO. 3F

(Section 1)

FINDING:

Fungus infection and damage noted at the base of the exterior door on the hinge side and adjacent jamb.

RECOMMENDATION: 3F

Remove and replace then reinforce the damaged portion of door and jamb.

NOTE: If damage extends into inaccessible areas, a Supplemental Inspection will be made and Report issued outlining our findings, recommendations and any additional cost.

4. OTHER FINDINGS

ITEM NO. 4A

(Section 2)

FINDING:

Damage noted at the exterior stucco moulding.

RECOMMENDATION: 4A

Restucco the areas to seal.

ITEM NO. 4B

(Section 2)

FINDING:

Excessive moisture noted at the interior of the structure adjacent to the doors and corner of the room which appears to be caused by moisture intrusion.

RECOMMENDATION: 4B

Seal the exterior areas adjacent to the doors and corner to prevent moisture damage.

ITEM NO. 4C

(Section 2)

FINDING:

Water stains noted at the finished ceiling above the water heater. It could not be determined if stains are caused by previous or current leakage.

RECOMMENDATION: 4C

Owner/agent to consult a licensed contractor to further inspect the stained areas to determine if the stains are the result of a current or past leak. The contractor is to provide documentation outlining recommendations, corrections and necessary repairs for active leaks or documentation stating the stains are the result of a past leak.

ITEM NO. 4D

(Section 2)

FINDING:

Delamination noted to the hall bathroom sink false bottom which appears to be due to past moisture.

RECOMMENDATION: 4D

Remove and replace then reinforce the damaged portion of false bottom.

NOTE: If damage extends into inaccessible areas, a Supplemental Inspection will be made and Report issued outlining our findings, recommendations and any additional cost.

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ITEM NO. 4E

(Section 2)

FINDING:

Water stains and damage noted at the master bathroom finished wall and baseboard adjacent to the shower stall. Damage appears to be caused by oversplash.

RECOMMENDATION: 4E

Remove and replace damaged portion of sheetrock and baseboard. Retexture to seal.

NOTE: If damage extends into inaccessible areas, a Supplemental Inspection will be made and Report issued outlining our findings, recommendations and any additional cost.

ITEM NO. 4F

(Section 2)

FINDING:

Cracked or missing grout noted at the master bathroom shower pan.

RECOMMENDATION: 4F

Caulk and grout areas as necessary. As part of routine maintenance, keep areas caulked and grouted to prevent possible damage.

ITEM NO. 4G

(Section 2)

FINDING:

Water stains and damage noted at the master bathroom sink cabinet wall and toe kick framing adjacent to the shower stall. Damage appears to be caused by oversplash.

RECOMMENDATION: 4G

Remove and replace sink cabinet, reusing existing hardware.

5. FURTHER INSPECTION

ITEM NO. 5A

(Further Inspection)

FINDING:

The framing below the back decks are inaccessible for inspection due to no access.

RECOMMENDATION: 5A

Open the deck slats at various areas to make area accessible for inspection. A Supplemental Inspection will be made and Report issued outlining our findings, recommendations and any additional cost.

COMMENTS AND OTHER INFORMATION

Great Pacific 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.

We enclose our bill for \$ 0.00 to cover our Inspection and Report. Inspection Fee has been paid with a credit card.

Painting is not included in our estimate, however as a courtesy of Great Pacific Exterminator, Inc. painting will be provided to a close color match. If it is unreasonable to color match, then Great Pacific Exterminator, Inc. will primer paint ready for other trades to paint.

This Report is not to be used to satisfy escrow requirements unless our inspection fee is paid.

If local building codes require additional work which is not in this Report, a Supplemental Inspection will be made and Report issued outlining our findings, recommendations and any additional cost.

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Great Pacific Exterminator will not be responsible for damage to hidden pipes, conduits or ducts, or their repair.

NOTES, CAUTIONS AND DISCLAIMERS AREA

Disclaimer

Items 1 through 5 relate to locations, accessibility, conditions, infestations and infections noted at the time of this inspection. Although we make a visual inspection, these 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 covering, nor do we routinely inspect the following areas: behind or under built-in appliances, beneath floor covering, under concrete slabs; the interiors of hollow walls, bay window, porte cocheres, columns or abutments. Unless there area 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. Great Pacific Exterminator 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 work is performed by others we cannot be responsible or certify absence or presence of infestations or infections of this Company is not contacted to reinspect work prior to closing areas. Great Pacific Exterminator 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 original inspection. The request for reinspection must be made within four months of the original inspection. The reinspection will be performed within ten working days of the request. The fee for a reinspection shall not be more than the original inspection fee.

Guarantee

Great Pacific Exterminator guarantees the work completed by this Company for a period of one year from the date of completion unless other wise 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.

CALIFORNIA STATE LAW REQUIRES THAT YOU BE GIVEN THE FOLLOWING INFORMATION:

CAUTION - PESTICIDES ARE TOXIC CHEMICALS * Structure Pest Control Operator are licensed and regulated by the Structure Pest Control Board, and apply pesticides which are requested and approved form use by the California Environmental Protection Agency - Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the data find that based on existing scientific evidence there are no appreciate risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risks depends on the degree of exposer, so exposer should be minimized. *

If within 24-hours following application you experience symptoms similar to common seasonal illness comparable to the flu (Pesticides that would create overexposure symptoms that could be different then flu like symptoms area 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: Great Pacific Exterminator; for Health Questions - Your County Health Department (telephone number listed below); for Application Information - Your County Agricultural Commissioner (the telephone (800) 737-8188, 2005 Evergreen Street, Ste. 1500, Sacramento, CA 95815.

Poison Control Center

(800) 876-4766

California County Agricultural Commissioners

Fresno (559) 456-7510; Kings (209) 582-3211; Madera (559) 675-7876; Mariposa (209) 966-2075; Merced (209) 385-7431; Stanislaus (209) 525-7301
California Health Offices

Fresno (559) 445-3387; Kings (209) 584-1401; Madera (559) 675-7893; Mariposa (800) 459-4466; Merced (209) 385-7710

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.

*Dragnet SFR (Permethrin); Drione Insecticide (Pyrethrins/Silica Gel/Piperonyl Butoxide); Jecta (Disodium Octaborate Tetrahydrate); Premise 75 Insecticide (Imidacloprid); Termidor SC (Fipronil); Tim-bor (Disodium Octaborate Tetrahydrate); XT-2000)D-Limonene). Fumigants: Chloropicrin** and Vikane (Sulfuryl Flouride) ***.

* 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 coordination, slurring words, headache, nausea, slow movement, difficulty breathing and confusion.

ARBITRATION OF DISPUTES

BY RELYING ON THIS WOOD DESTROYING ORGANISMS REPORT, YOU AGREE THAT ANY CONTROVERSY OR CLAIM ARISING OUT OF OR RELATED TO GREAT PACIFIC EXTERMINATOR COMPANY'S INSPECTION AND/OR THIS REPORT SHALL BE SETTLED BY ARBITRATION IN ACCORDANCE WITH THE CONSTRUCTION INDUSTRY ARBITRATION RULES OF THE AMERICAN ARBITRATION ASSOCIATION, AND JUDGEMENT UPON THE AWARD RENDERED BY THE ARBITRATOR(S) MAY BE ENTERED IN ANY COURT HAVING JURISDICTION

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GREAT PACIFIC EXTERMINATOR COMPANY'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 GREAT PACIFIC EXTERMINATOR COMPANY'S WORK SHALL BE SETTLED BY ARBITRATION IN ACCORDANCE WITH THE CONSTRUCTION INDUSTRY ARBITRATION RULES OF THE AMERICAN ARBITRATION ASSOCIATION, AND JUDGEMENT UPON THE AWARD RENDERED BY THE ARBITRATOR(S) MAY BE ENTERED IN ANY COURT HAVING JURISDICTION THEREOF.

If you have any questions concerning this Report or if we can be of any additional service, please call us at (559) 445-1780. Thank you for using Great Pacific Exterminator.

Great Pacific Exterminator Company, Inc.

PO BOX 4775

Fresno, CA 93744

PH# (559) 445-1780 FAX# (559) 445-1791

INVOICE

Invoice Number:

20260217

Invoice Date:

02/19/2026

Bill To:

ROBERT & ALYCE HERNANDEZ

Address of Property Inspected:

13180 JACKSON ST
LE GRAND, CA 95333

Invoice Description:

Date of Inspection: 02/19/2026

Termite Inspection Report Fee: \$ 130.00 *(Termite work not included.)*

(Credit card) Payments: \$ 130.00 Date: 02/20/2026

TOTAL DUE: \$ 0.00

PAID

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.

Work Authorization

Great Pacific Exterminator Company, Inc.

BUILDING NO. 13180	STREET JACKSON ST	CITY LE GRAND	ZIP 95333	COUNTY CODE 24	DATE OF INSPECTION 02/19/2026
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Comments: MINIMUM JOB CHARGE \$350
PLEASE SEND SIGNED WORK ORDER TO MTAYLOR@GPESHARK.COM TO ORDER WORK. THANK YOU

Section 1

Section 2

Further Inspection

1A = Other Trades	4A = 65.00 P	5A = 225.00 P
3A = 575.00 P	4B = Other Trades	
3B = 480.00 P	4C = Contractor	
3C = 360.00 P	4D = 175.00 P	
3D = 110.00 P	4E = 260.00 P	
3E = 315.00 P	4F = 95.00 P	
3F = 210.00 P	4G = 550.00 P	

Further Inspection Totals	
Primary recs only \$	225.00

Section 1 Totals	
Primary recs only \$	2050.00

Section 2 Totals	
Primary recs only \$	1145.00

Rpt# 20260217	Cost of all Primary Recommendations \$	3420.00	NOTE: Damage found in Inaccessible Areas may require a Supplemental report and/or Work Authorization, or may require amendments to this Work Authorization.
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Authorized to perform items: _____ Cost of work authorized: \$ _____

OWNER or OWNER's AGENT:

DATE:

Great Pacific Exterminator Company, Inc.

ESCROW:

X _____