

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 1530	Street Plumeria Circle	City Thousand Oaks	ZIP 91360	Date of Inspection 02/06/2026	Number of Pages 5
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Zwaag Termite Control, Inc.

960 Enchanted Way #105
 Simi Valley CA 93065
 (805) 526-7040 (805) 383-9900
 info@zwaagtermite.com
 www.zwaagtermitecontrol.com

Report # : 48313
 Registration # : PR 4940
 Escrow # :
 CORRECTED REPORT

Ordered by: Matt Lazansky 1530 Plumeria Circle Thousand Oaks CA 91360 United States	Property Owner and Party of Interest: Matt Lazansky 1530 Plumeria Circle Thousand Oaks CA 91360 United States	Report sent to: Matt Lazansky 1530 Plumeria Circle Thousand Oaks CA 91360 United States
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COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

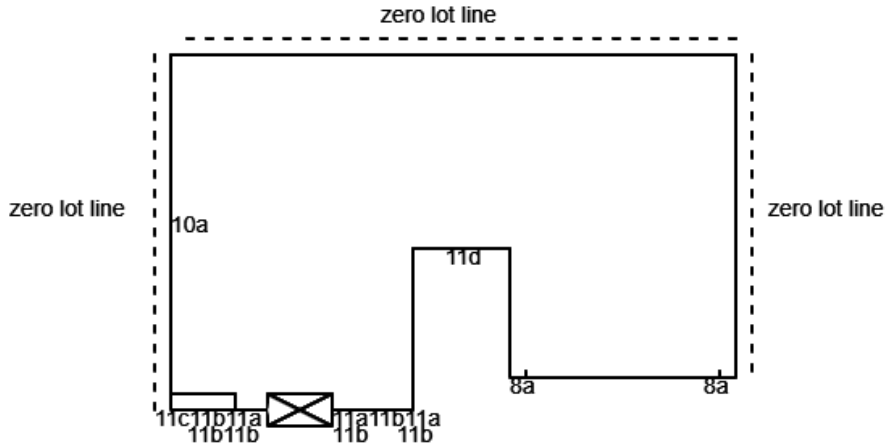
GENERAL DESCRIPTION: 2 story attached condo	Inspection Tag Posted: Front Door Other Tags Posted:
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An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, 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.

Diagram Not To Scale



Inspected By: Bill Peterson
 State License No. FR28595
 Signature: *Bill Peterson*

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-41 (Rev. 04/2015)

ZWAAG TERMITE CONTROL, INC.

Page 2 of 5 inspection report

1530	Plumeria Circle	Thousand Oaks	CA	91360
Address of Property Inspected		City	State	ZIP
02/06/2026	48313			
Date of Inspection	Corresponding Report No.		Escrow No.	

WHAT IS A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT? READ THIS DOCUMENT. IT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT.

A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying pests and organisms in visible and accessible areas and contains recommendations for correcting any infestations or infections found. The contents of Wood Destroying Pest & Organism Inspection Reports are governed by the Structural Pest Control Act and regulations.

Some structures do not comply with building code requirements or may have structural, plumbing, electrical, mechanical, heating, air conditioning or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information on such defects, if any, as they are not within the scope of the licenses of either this company, or it's employees.

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

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.

This company does not certify or guarantee against any leakage in inaccessible areas, such as (but not limited to) plumbing, appliances, walls, doors, windows, any type of seepage, roof or deck coverings. This company renders no guarantee, whatsoever, against any infection, infestation or any other adverse condition in inaccessible areas which may exist in such areas or may become visibly evident in such area after this date. Upon request, further inspection of these areas would be performed at an additional charge.

In the event damage or infestation described herein is later found to extend further than anticipated, our bid will not include such repairs. **OWNER SHOULD BE AWARE OF THIS CLOSED BID WHEN CONTRACTING WITH OTHERS OR UNDERTAKING THE WORK HIMSELF/HERSELF.**

If requested by the person ordering this report, a re-inspection of the structure will be performed. Such requests must be within four (4) months of the date of this inspection. Every re-inspection fee amount shall not exceed the original inspection fee.

Wall paper, stain, or interior painting are excluded from our contract. New wood exposed to the weather will be prime painted, only upon request at an additional expense.

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

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.

This Wood Destroying Pest & Organisms Report DOES NOT INCLUDE MOLD or any mold like conditions. No reference will be made to mold or mold-like conditions. Mold is not a Wood Destroying Organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold like conditions, please contact the appropriate mold professional.

“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 Zwaag Termite Control 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, Zwaag 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.”

ZWAAG TERMITE CONTROL, INC.

Page 3 of 5 inspection report

1530	Plumeria Circle	Thousand Oaks	CA	91360
Address of Property Inspected		City	State	ZIP
02/06/2026	48313			
Date of Inspection	Corresponding Report No.	Escrow No.		

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of the inspection. Some areas of the structure are not accessible to inspection, such as the interior of hollow walls, spaces between floors or porch or decks and ceilings below, areas concealed by carpeting, appliances, furniture of cabinets, insulated attics or sub areas, attics, areas where there is no access without defacing or tearing out lumber or painted areas, or areas covered by vegetation. Infestations or infections may be active in these areas without visible and accessible evidence. If you desire information about areas that are not inspected, a further inspection may be performed at an additional cost. Carpets, furniture, or appliances are not moved and windows are not opened during a routine inspection. 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, Second story eaves are inspected from ground level only. If you would like them inspected more closely, they may be inspected further at an additional charge.

ZWAAG TERMITE CONTROL DOES NOT WARRANTY LUMBER FROM CHECKING, CRACKING, TWISTING OR WARPING. THIS IS A NATURAL OCCURANCE AND CANNOT BE STOPPED.

"ZWAAG TERMITE CONTROL IS NOT RESPONSIBLE FOR, NOR WILL WARRANTY ANY WORK DONE BY OTHERS"

"This is a separated report which is defined as Section I/Section II conditions evident on the date of the inspection. Section I contains items where there is visible evidence of active infestation, infection or conditions that have resulted in or from infestation of 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."

SECTION I CONTAINS ITEMS WHERE THERE IS 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.

SECTION III / 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 I OR II.

IF BUILDING PERMITS ARE REQUIRED, IT IS THE HOMEOWNER'S OBLIGATION TO OBTAIN PERMITS AND COST THEREFORE.

THIS COMPANY'S FINDINGS AND RECOMMENDATION ARE NUMBERED AND LISTED AS FOLLOWS:

- | | | |
|----------------------|-----------------------|----------------------|
| 1. SUBSTRUCTURE AREA | 6. ABUTMENTS | 11. OTHER - EXTERIOR |
| 2. STALL SHOWERS | 7. ATTIC SPACES | |
| 3. FOUNDATIONS | 8. GARAGES | |
| 4. PORCHES - STEPS | 9. DECKS - PATIOS | |
| 5. VENTILATION | 10. OTHER - INTERIORS | |

"ZTC offers finished painting as an additional service. Please note that due to weathering of the original paint, there may be slight variations in color matching. ZTC will only paint areas that have been replaced, applying **ONE COAT** of finish paint. Any additional painting required beyond the standard scope will be subject to hourly charges."

NOTES:

Note A

REPORT LIMITED TO INTERIOR WALL AND EXTERIOR FRONT OF STRUCTURE PER REQUEST OF MATT LAZANSKY

8. GARAGES

ZWAAG TERMITE CONTROL, INC.

Page 4 of 5 inspection report

1530	Plumeria Circle	Thousand Oaks	CA	91360
Address of Property Inspected		City	State	ZIP
02/06/2026	48313			
Date of Inspection	Corresponding Report No.		Escrow No.	

8A - Section I

FINDING - Drywood termite damage and fungus damage noted to base of door jamb, door jamb and header trim.

RECOMMENDATION - Remove and replace or repair the damage wood at technician's discretion. Should damage extend into inaccessible areas, work will stop and a supplemental report will be issued with any new findings. All new wood will be primer coated on weather exposed sides only. No finish paint is included in our bid unless noted otherwise.

THE REPAIRS MAY EXPOSE HIDDEN DAMAGE AND INFESTATION. THERE ARE NOT ANY SIGNS OF ACTIVE INFESTATION AT THE AREA. ZTC HAS PREVIOUSLY TREATED THE AREA.

10. OTHER - INTERIOR

10A - Section I

FINDING - Evidence drywood termites noted to interior wall.

RECOMMENDATION - Fumigate the entire structure with Sulfuryl Fluoride (VIKANE) for the control of drywood termites. Owner/agent to prepare for fumigation as per list of instructions to be furnished by ZWAAG TERMITE CONTROL. The structure must be vacated until released for re-entry by licensed fumigator. **This treatment is guaranteed for 5 years** from the date of treatment (3 year fumigation warranty + additional 2 year local warranty). Remove or mask all accessible pellets and frass from wood destroying pests for additional fee.

THE FUMIGATION REQUIRES ALL ATTACHED UNITS TO BE FUMIGATED

10A - Secondary Recommendation

RECOMMENDATION - Drill and treat the infested areas with registered termiticide TERMIDOR. This treatment is guaranteed for a period of two year from the treatment date in areas treated only. The entire structure is not treated during this process. This treatment is targeted to areas of the structure where infestation is found. Remove all accessible pellets and frass of wood destroying pests.

11. OTHER - EXTERIOR

11A - Section I

FINDING - Evidence drywood termites noted to trim and siding.

RECOMMENDATION - See 10a recommendation.

11B - Section I

FINDING - Drywood termite damage and fungus damage noted to trim at windows.

RECOMMENDATION - Remove and replace damaged wood members. Use same style and dimension materials. Should damage extend into inaccessible areas, work will stop and a supplemental report will be issued with any new findings. All new wood will be primer coated on weather exposed sides only. No finish paint is included in our bid unless noted otherwise.

11C - Section I

FINDING - Fungus damage noted to base of door jambs (2) and trim.

RECOMMENDATION - Remove and replace damaged wood members. Use same style and dimension materials. Should damage extend into inaccessible areas, work will stop and a supplemental report will be issued with any new findings. All new wood will be primer coated on weather exposed sides only. No finish paint is included in our bid unless noted otherwise.

THE DOOR APPEARS TO BE HEAVILY PATCHED

11D - Section I

FINDING - Fungus damage noted to base of siding and trim.

RECOMMENDATION - Remove and replace or repair the damage wood at technician's discretion. Should damage extend into inaccessible areas, work will stop and a supplemental report will be issued with any new findings. All new wood will be primer coated on weather exposed sides only. No finish paint is included in our bid unless noted otherwise.

ZWAAG TERMITE CONTROL, INC.

Page 5 of 5 inspection report

1530	Plumeria Circle	Thousand Oaks	CA	91360
Address of Property Inspected		City	State	ZIP
02/06/2026	48313			
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CUT OUT THE BOTTOM OF THE SIDING AND TRIM. TREAT WITH A FUNGICIDE. INSTALL A NEW BASE TRIM. THIS REPAIR WILL CHANGE THE APPEARANCE OF THE AREA.

Thank you for selecting ZWAAG TERMITE CONTROL to perform a structural pest control inspection on your property. Our inspectors may have determined that your property will benefit from a safe application of chemicals commonly used for structural pest control. In accordance with the laws and regulations of the State of California, we are required to provide you and your occupants with the following information prior to any application of chemicals to such property.

Please take a few moments to read and become familiar with the content.

TERMIDOR: Active Ingredient - Fipronil

TIMBOR: Active Ingredient - Disodium Octaborate Tetrahydrate

PREMISE: Active Ingredient - Imidachloprid

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 Food and Agriculture and the United States Environmental Protection Agency. Registration is granted when the state finds that based on scientific evidence, there are no appreciable risks weighted by the benefits. The degree of risk depends on 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 (Ventura County 1-800-876-4766 and Los Angeles County 1-800-825-2722) and your pest control operator immediately.

For further information, contact any of the following agencies in your area:

Your Pest control Company:

- Zwaag Termite Control - (805) 526-7040

For Health Questions:

- Ventura County Health Department - (805) 652 - 5914

- Los Angeles County Health Department - (213) 240 - 8117

For Application Information:

- California Department of Pesticide Regulation (916) 445 - 4300

- Ventura County Department of Pesticide Regulation - (805) 933-3165 or (805) 647 - 5931

Poison Control Center

(800) 222-1222

Agricultural Department

(805) 388-4343

Health Department

(805) 981-5101

Structural Pest Control Board

(916) 561-8700

2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815



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WORK AUTHORIZATION

Report #: 48313

No work will be performed until a signed copy of this agreement has been received.

Address of Property : 1530 Plumeria Circle
City: Thousand Oaks
State/ZIP: CA 91360

The inspection report of the company dated, **02/06/2026** is incorporated herein by reference as though fully set forth.
The company is authorized to proceed with the work outlined in the items circled below from the Termite Inspection Report for the property inspected, for a total sum of \$ _____.
This total amount is due and payable within **3 days** from completion repair work and/or chemical application.

THE COMPANY AGREES

To guarantee all repair completed by this company for one year from date of completion except for caulking, grouting, or plumbing, which is guaranteed for a period of **ninety (90) days**. We assume no responsibility for work performed by others, to be bound to perform this work for the price quoted in our cost breakdown for a period not to exceed 30 days, to use reasonable care in the performance of our work but to assume no responsibility for damage to any hidden pipes, wiring, or other facilities or to any shrubs, plants, or roof.
CUSTOMERS PAYING WITH A CREDIT CARD/DEBIT CARD HAVE AGREED TO 3.0% CONVENIENCE FEE

THE OWNER OR OWNER'S AGENT AGREES

To pay for services rendered in any additional services requested upon completion of work to pay a service charge of one and one-half percent (1 1/2%) interest per month, or portion of any month, annual interest rate of eighteen percent (18%) on accounts exceeding the ten (10) day full payment schedule. The Owner grants to The Company a security interest in the property to secure payment sum for work and inspection fee completed. In case of non-payment by The owner, reasonable attorney fees and costs of collection shall be paid by owner, whether suit be filed or not.

ALL PARTIES AGREE

If any additional work is deemed necessary by the local building inspector, said work will not be performed without additional authorization from owner or owner's agent. This contract price does not include the charge of any Inspection Report fees. Circle the items you wish performed by The Company, below and enter total amount above:

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.

Prefix	ITEMS			
	Section I	Section II	Further Inspection	Other
8A	879.00	0.00	0.00	0.00
10A (Primary)	bid upon request	0.00	0.00	0.00
10A (Secondary)	695.00	0.00	0.00	0.00
11A	included in 10a	0.00	0.00	0.00
11B	655.00	0.00	0.00	0.00
11C	553.00	0.00	0.00	0.00
11D	464.00	0.00	0.00	0.00

TOTAL: \$3,246.00

Property Owner: _____ Date: _____

Owner's Agent: _____ Date: _____