

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 250	Street Castaic Ave	City Pismo Beach	Zip 93449-1911	Date of Inspection 06/24/2026	Number of Pages 1 of 5
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KEY
TERMITE and PEST CONTROL
PO Box 969, Atascadero, CA 93423-0969
805-466-2451 / 805-466-8026 fax / 800-548-5599

A LICENSED PEST CONTROL OPERATOR IS AN EXPERT IN HIS/HER FIELD. QUESTIONS RELATIVE TO THIS REPORT SHOULD BE REFERRED TO HIM/HER.

Report #: 113825

Ordered by: BHGRE Haven Properties Mike Oliver 1161 Price Street, Suite 100 Pismo Beach, CA 93449	Property Owner and Party of Interest: Dana Reed & Jeremy Reed 250 Castaic Ave Pismo Beach, CA 93449-1911	Report sent to:
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COMPLETE REPORT ☒
LIMITED REPORT ☐
SUPPLEMENTAL REPORT ☐
REINSPECTION REPORT ☐

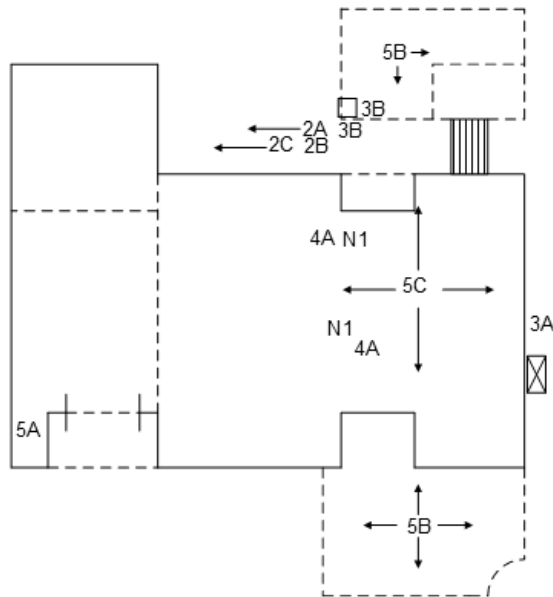
General Description: Single story; Single family residence; Wood siding; Composition shingle roof; Vacant.	Inspection Tag Posted: Garage
Other Tags Posted:	

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.

Complete Inspection Report
 Diagram not to scale-Finding locations approximate



B.L.

Inspected By: Bard Kreider State License No.: FR46840 Signature: _____

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, CA 95815

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov.

43M-41 (REV. 04/2015)

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General Comments

THIS IS A COMPLETE INSPECTION and includes structure(s) of the property as described on page one of this report. The inspection is limited to visible and accessible areas of the structure(s) drawn in diagram space. Other structures of the property were not included in this report. See the statements on the final page of this report for further information as to the scope of this inspection.

NOTE: Prices quoted on this report reflect all work being completed at the same time. If individual items are requested the price for those items are subject to change to our minimum job price in order to account for the appropriate labor and materials cost. This applies to repair items only.

NOTE: All prices quoted on this report reflect cash/check pricing, any credit or debit card payments made will incur a 3% processing fee.

NOTE: There was normal storage at the interior of the garage at the time of inspection. Areas covered by normal storage or furnishings were not accessible for visual inspection. Further inspection will be completed upon request after storage has been removed by others. There may be a fee charged for this reinspection.

NOTE: This structure was furnished at the time of this inspection. Areas covered by normal storage or furnishings were not accessible for visual inspection. Further inspection will be completed upon request after storage has been removed by others. There may be a fee charged for this reinspection.

NOTE: The subfloor of the structure was insulated. The subfloor, portions of the floor joists, and some areas of plumbing were not visible for inspection. If further inspection is desired, we will reinspect the substructure area after the insulation has been removed in areas of concern. Further findings will be issued on a supplemental report and there will be an inspection fee charged.

NOTE: The attic was partially inaccessible due to insulation and low construction in some areas.

NOTE: The attached/abutted wood fences were not included in this inspection.

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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.

Description of Findings

SECTION: I DRYWOOD TERMITES

Finding: 2A

Evidence of Drywood Termite infestation was found at the exterior and appears to extend into inaccessible areas of the structure.

Recommendation:

Seal the structure and fumigate with a gas lethal to Drywood Termites (Sulfuryl Fluoride). All occupants and pets must vacate the structure until the fumigation is complete. This company will exercise reasonable caution, but cannot be held responsible for damage to plants, TV antennas or roofing due to the fumigation. Further terms and instructions will be supplied upon request or upon scheduling of the fumigation. Information may also be obtained from the fumigation page on our website at www.keytermite.com

*****Fumigations are guaranteed for 5 years from the date completed*****

Note:

NOTE: All plant growth at the perimeter of the structure must be cut back to allow 12"-18" of clearance for tarp fumigation. Tree branches must be cut back 4 - 5 feet up from the roof surface if overhanging onto the roof. Plant growth growing on or against the structure which cannot be adequately pulled away from the structure may be covered by the tarp and die as a result of the fumigation process. Additional charges may apply if these preparations are not completed prior to the fumigation date. Labor will be billed at \$135 per hour for preparations.

NOTE: To minimize escape of the fumigant through the soil, remove all ground cover (bark, gravel, decorative rock, etc.), remove storage away from building perimeter and wet the soil adjacent to the structure prior to the fumigation. Labor will be billed at \$135 per hour for preparations. will be billed to the homeowner for ground preparations completed by Key Termite and Pest Control.

Price: \$2,665.00

Finding: 2B

Minor Drywood Termite damage was found at the rafter end.

Recommendation:

Repair the minor damage of the wood member with a wood filler.

Price: \$98.00

Finding: 2C

Drywood Termite damage was found at the eave blocking.

Recommendation:

Remove and replace the damaged portion of the eave blocking as needed.

Note:

If damage is found to be extending into inaccessible areas, a supplemental report may be issued with further findings, recommendations, and costs.

Price: \$204.00

FUNGUS/DRYROT

Finding: 3A

Fungus damage was found at the rafter end of the 2nd level eave area.

Recommendation:

Replace the fungus damaged portions of the rafter end as needed.

Price: \$306.00

Finding: 3B

Fungus damage was found at the wood shingle siding.

Recommendation:

Remove and replace the damaged portions of the siding as needed to eliminate the fungus infection and damage.

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Note: If damage is found to be extending into inaccessible areas, a supplemental report may be issued with further findings, recommendations, and costs.

Price: \$476.00

SECTION: II OTHER FINDINGS

Finding: 4A The toilet was found to be loosely bolted to the floor. This creates a potential source of leakage.

Recommendation: Reset the toilet using a new wax seal and bolts. Additional costs may apply if the toilet flange is found to be damaged or if existing supply line/valve cannot be reused.

Price: No Bid offered at this time. Owner should contact appropriate tradesman to complete recommended corrections.

UNKNOWN FURTHER INSPECTION FURTHER INSPECTIONS

Finding: 5A Storage closet at the interior was inaccessible for inspection due to locked door.

Recommendation: Reinspect the interior of the room when access has been made available. Further findings will be issued on a supplemental report. Price for Reinspection and Report will be \$50.00.

Price: No Bid offered at this time. Owner should contact appropriate tradesman to complete recommended corrections.

Finding: 5B The area beneath the wood deck was inaccessible for inspection due to low clearances.

Recommendation: Remove two boards every six feet of the top decking to allow for further inspection. Reinspect and submit further findings on a supplemental report. Note: Damage may occur to the decking as a result of the decking removal. Additional costs will apply, if necessary, when decking is reinstalled by this company. Cost for reinspection and report will be \$50.00 if decking is removed and reinstalled by others.

Price: \$689.00

Finding: 5C A portion of the substructure area was inaccessible for inspection due to low clearances.

Recommendation: Excavate the substructure soil to allow a minimum of 12" of clearance between the bottom of the floor joists and the soil grade level. Reinspect the substructure area and submit further findings on a supplemental report. Price for Reinspection and Report will be \$50.00 if excavation is completed by others.

Price: No Bid offered at this time. Owner should contact appropriate tradesman to complete recommended corrections.

Section I Total:	\$3,749.00
Section II Total:	\$0.00
Unknown Further Inspection:	\$689.00

Grand Total: \$4,438.00 (totals include items priced above only)

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- 1.This inspection is limited to the visible and accessible portions of the structure as noted on the diagram only. Although a full diagram may be drawn for reference purposes, all areas may not have been inspected. Please read the entire report to determine the limitations of the inspection. All findings will pertain to infestation and/or infection by wood destroying pests and/or organisms and does not include reference to other structural pests such as, but not limited to; Rats, Mice, Bats, Fleas, Cockroaches, Ants, Etc.. This inspection does not include opinions as to the condition of plumbing, roofing, electrical, gas, heating, air conditioning, or other such structural elements. If such information is desired, we suggest that a qualified Home Inspector and Contractors be contacted. Inspection of fences is not included in this report unless otherwise stated. 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 Contractors' State License Board.
- 2.The following areas were not inspected, as indicated in Section #1990, paragraph (j) of the Structural Pest Control Act and Rules and Regulations: Portions of furnished interiors concealed by personal property, inaccessible attics, insulated attics, and portions thereof; the interior of hollow walls; spaces between a floor or porch deck and the ceiling or soffit below; stall showers over finished ceilings: such structural segments as porte-cocheres, enclosed bay windows, 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 makes inspection impractical; portions of the structure covered by plant growth. The inspector did not move storage or furnishings during inspection. NEITHER KEY TERMITE AND PEST CONTROL, INC. NOR IT'S EMPLOYEES OR SUBCONTRACTORS MAKES ANY GUARANTEE AGAINST FUTURE OR HIDDEN INFESTATION(S), INFECTION(S), OR ADVERSE CONDITION(S) PRESENT BUT NOT EVIDENT AT THE TIME OF INSPECTION(S). Routine inspection does not include opening windows, opening all exterior doors or inspecting interior of cabinets. Further inspection of these areas may be completed upon request and at additional expense.
- 3.CERTIFICATION applies to visible and accessible areas of the structure observed at the time of original inspection. This certification does not constitute a guarantee that parties in interest will not inherit hidden infestations, infections or adverse conditions. Key Termite and Pest Control, Inc. assumes no liability for such hidden conditions. If a problem is discovered that was not disclosed during our inspections, do not disturb the area. Contact our office immediately to inspect the problem area and allow proper determination.
- 4.REINSPECTIONS: "This Company will reinspect repairs done by others within 4 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." Consultation appointments will be made upon request. On site appointments will be billed at a minimum of \$45.00 per appointment. Telephone calls to discuss the report findings are no charge.
- 5.The structure was inspected from the ground level only. Portions of the structure that extend more than 10 feet from the ground level were visually inspected only. Accuracy above this point cannot be guaranteed. Wood members showing visible signs of infestation or infection were pick-tested to determine the nature and extent of the finding. The inspector did not get up on the roof to inspect wood members accessible from the roof.
- 6.NOTICE: The structural Pest Control Board encourages competitive business practices among registered companies. Reports on this structure prepared by various companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary company to company. You have a right to seek a second opinion from another company.
- 7.NOTICE: The charge for service that this company subcontracts to another person or entity 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 KEY TERMITE & PEST 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, KEY TERMITE & PEST CONTROL WILL NOT BE RESPONSIBLE FOR ANY ACT OR OMISSION IN THE PERFORMANCE OF WORK THAT YOU DIRECTLY CONTRACT WITH ANOTHER TO PERFORM.
- 8.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. If you desire information about the presence or absence of health related molds, contact the California Department of Health Related Services. A link may be found in our web site at the following web address <http://www.keytermite.com/Realtors/mold.html>
- 9.Pesticides are the products Key Termite & Pest Control uses to control the target pests listed in your Inspection Report. Pesticides are indispensable tools our industry uses to control disease carrying pests and wood destroying insects, thus protecting your health and property. When properly used, pesticides pose minimal risk to humans or the environment. Your Technician is a State certified applicator whose knowledge is constantly being upgraded through regularly scheduled training sessions. If you have any questions, please call us at: 805-466-2451 or write to: Key Termite & Pest Control, PO BOX 969, Atascadero, CA 93423. Key Termite & Pest Control will not apply any compound not authorized for use in California. Please refer to the Inspection Report above for proposed materials to be used.
- 10.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 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 an application you experience symptoms similar to common seasonal illness, comparable to the flu, contact Key Termite & Pest Control (805-466-2451), your physician, and/or your Poison Control Center. For the Poison Control Center, contact the following: (1-800-876-4766). FURTHER INFORMATION: Contact any of the following: Your pest control operator is Key Termite & Pest Control, (805-466-2451); for Regulatory Information call the Structural Pest Control Board (916-561-8708), or write 2005 Evergreen Street, Suite 1500, Sacramento, CA 95815. For answers to your health questions, call the County Health Department; Santa Barbara County Health Dept (805-681-5102); San Luis Obispo County Health Dept (805-781-5544); and for application information, contact the County Agriculture Commissioner; Santa Barbara County Agricultural Commissioner (805-681-5600); San Luis Obispo County Agricultural Commissioner (805-781-5910).
- 11.Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, 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.
- 12.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. It's purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.
- 13.NOTICE: Invoices are due and payable within 30 days. 1.5% per month will be added to account balances beyond 30 days from the date of work completed. This is an annual percentage rate of 18%. (Interest charged pursuant to the Robinson-Patman Act). Interest amounts for balances billed to an Escrow Company as a course of a Real Estate sale will be waived up to 4 months from the date of work completed so long as the property remains in escrow. Should an Escrow transaction cancel, the full account balance is due and payable upon the Escrow cancellation date.

WORK ORDER AGREEMENT (PAGE 1 OF 2)

Building No.	Street	City	Zip	Date
250	Castaic Ave	Pismo Beach	93449-1911	06/26/26
 KEY TERMITE and PEST CONTROL PO Box 969, Atascadero, CA 93423-0969 805-466-2451 / 805-466-8026 fax / 800-548-5599				A LICENSED PEST CONTROL OPERATOR IS AN EXPERT IN HIS/HER FIELD. ANY QUESTIONS RELATIVE TO THIS REPORT SHOULD BE REFERRED TO HIM/HER. Report #: 113825
Ordered by: BHGRE Haven Properties Mike Oliver 1161 Price Street, Suite 100 Pismo Beach, CA 93449		Property Owner and/or Party of Interest: Dana Reed & Jeremy Reed 250 Castaic Ave Pismo Beach, CA 93449-1911	Completion sent to:	

COST FOR WORK RECOMMENDED FOR TERMITE REPORT #: 113825 (please circle desired item numbers)

SECTION I		SECTION II	SECTION NOT DETERMINED OR FURTHER INSPECTION RECOMMENDED	
2A	\$2,665.00	4A NO BID	5A	NO BID
2B	\$98.00		5B	\$689.00
2C	\$204.00		5C	NO BID
3A	\$306.00			
3B	\$476.00			
Total Section I: \$3,749.00			Total Unknown:	\$689.00

I HEREBY AUTHORIZE KEY TERMITE & PEST CONTROL TO PERFORM THE FOLLOWING ITEMS: (please list item numbers below)

PLEASE INITIAL HERE _____ USE SPACE BELOW TO DESCRIBE FURTHER INSTRUCTIONS:

Thank you for choosing Key Termite and Pest Control for your pest control needs. Feel free to call our office to answer any questions you may have concerning the Inspection Report, the Work to be completed or the Terms of this Contract. PLEASE INITIAL THIS PAGE AND RETURN BOTH PAGES OF THIS AGREEMENT TO OUR OFFICE.

WORK ORDER AGREEMENT (PAGE 2 OF 2)

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*****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 Agency 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 and Key Termite and Pest Control, Inc. (805) 466-2451 immediately. For further information contact any of the following;

For health questions: The County Health Department (805) 781-5500

For application information: The County Agricultural Commissioner (805) 781-5910

For regulatory information: The Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, CA 95815-3831, (916) 561-8700

Prices for structural repair include replacement of damaged wood members visible at the time of inspection only. Structural improvements necessary to upgrade the existing construction to current building code or corrections of hidden conditions exposed during repairs will be completed at additional expense. This company assumes no liability for improper or non compliant structure(s) on which we complete repairs. Parties in interest should contact the county building department and/or qualified home inspector concerning the structures' compliance with building code. The property owner is responsible to pay for all costs associated with building permits and engineering fees needed and is not included in the repair bid. There will also be additional costs if upgrades are required by the local building department prior to or during the course of repairs. These costs should be determined and appropriated by parties in interest prior to the close of escrow. Reasonable effort will be taken to match existing material being replaced with the same or similar type. However, Key Termite and Pest Control Inc. does not guarantee new material will match the existing material. Special order materials may delay the completion of recommended work and certification date. Painted wood members that are replaced by this company (except stained or varnished wood, and redwood decking) will be painted unless otherwise requested and will be billed as quoted in report recommendation. This company makes no guarantee of color match. The buyer or seller is responsible to choose paint color prior to commencement of repairs. Structural repair recommendations not priced above may be completed upon request and will be billed at \$85.00 per hour which will include basic construction materials (doors, windows and redwood deck materials would be additional). Key Termite and Pest Control, Inc. nor its employees or subcontractors assumes no liability for distribution of molds, dusts or other allergens as a result of repairs performed to the property. Parties in interest should contact a Certified Industrial Hygienist for further information and advice prior to commencement of repairs. We will exercise reasonable caution with adjacent plant growth during the completion of repairs, however, neither Key Termite and Pest Control, Inc. nor its employees or subcontractors assumes any liability for damages to adjacent plant growth as a result of the completion of repairs. Prices authorized after 30 days from the date of issuance of the inspection report are void and must be re-bid. Our minimum job fee is \$145.00 (to cover trip costs and completion notice paperwork). If repairs completed total less than \$145.00, we will bill the \$145.00 minimum fee.

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 person(s) who may have a right to file a lien against your property if they are not paid.

NOTICE: Invoices are due and payable within 30 days. 1.5% per month will be added to account balances beyond 30 days from the date of work completed. This is an annual percentage rate of 18%. (Interest charged pursuant to the Robinson-Patman Act). Interest amounts for balances billed to an Escrow Company as a course of a Real Estate sale will be waived up to 4 months from the date of work completed so long as the property remains in escrow. Should an Escrow transaction cancel, the full account balance is due and payable upon the Escrow cancellation date.

By executing this work authorization contract, customer acknowledges that he or she has been advised of the forgoing and has had the opportunity to consult with a qualified professional.

UNLESS OTHERWISE STATED IN THE INSPECTION REPORT OR THIS CONTRACT, ALL WORK COMPLETED BY KEY TERMITE AND PEST CONTROL IS GUARANTEED FOR TWO YEARS FROM THE DATE OF COMPLETION AGAINST DEFECTS IN MATERIALS AND/OR WORKMANSHIP. ELIMINATION OF REPORTED WOOD DESTROYING PESTS BY STRUCTURAL FUMIGATION AND "PERIMETER PLUS" SUBTERRANEAN TERMITE TREATMENT IS GUARANTEED FOR FIVE YEARS FROM THE DATE OF COMPLETION.

BY SIGNING BELOW, I ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE TO THE TERMS OF THIS CONTRACT AND THE REPORT IT REFERS TO.

BY OWNER/AGENT/BUYER	Key Termite & Pest Control
PHONE: _____	By: _____ Bard Kreider
SIGNATURE: _____	Signature: _____ 
PRINT NAME: _____	Lic. #: _____ FR46840
NOTE: WORK WILL NOT COMMENCE UNTIL DELIVERY OF YOUR WOOD DESTROYING PESTS AND ORGANISMS REPORT. FOR DETAILS REGARDING THE ABOVE RECOMMENDATIONS PLEASE REFER TO YOUR INSPECTION REPORT.	