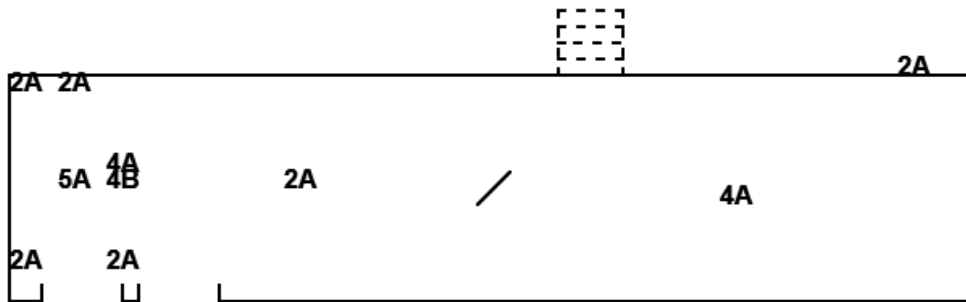


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 2999	Street Valley Meadow Drive	City Oak View	ZIP 93022	Date of Inspection 06/11/2026	Number of Pages 4
OJAI TERMITE & PEST CONTROL, INC. 11584 N. VENTURA AVENUE OJAI CA 93023 (805) 646-6504 (800) 400-6504 bugs@ojaitermite.com Fax (805) 646-3539				Report # : 26326 Registration # : PR6289 Escrow # : ☐ CORRECTED REPORT	
Ordered by: Kelly Thomas LIV Sotheby's International Realty 727 W. Ojai Avenue Ojai CA 93023		Property Owner and Party of Interest:		Report sent to:	
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐					
GENERAL DESCRIPTION: One story residence with basement, furnished and occupied, comp roof, with attached garage.				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.					

Diagram Not To Scale



Inspected By: IAN MCLENNAN State License No. FR67981 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, 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)

OJAI TERMITE & PEST CONTROL, INC.

Page 2 of 4 inspection report

2999	Valley Meadow Drive	Oak View	CA	93022
Address of Property Inspected		City	State	ZIP
06/11/2026	26326			
Date of Inspection	Corresponding Report No.	Escrow No.		

WHAT IS A WOOD DESTROYING PEST & ORGANISMS 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 insects or organisms in visible and accessible areas on the date of inspection and contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the Wood Destroying Pest & Organisms Inspection Report are governed by the Structural Pest Control Act and its Rules & Regulations. Some structures do 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 pest & organism 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. This Wood Destroying Pest & Organism 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 (certified industrial hygienist) 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. We do not certify roofs or plumbing. It is not our expertise. We can and do disclose obvious problems (i.e. holes in roofs, leaking water pipes). Any questions concerning roofing should be directed to a licensed roofing contractor. If this company does work on or near the roof we recommend that a roofer be called in at owners expense to make any necessary repairs.

If requested by the owner or agent, Section 1/Section 2 conditions will be noted as defined in Section 1/Section 2 conditions evident on the date of inspection. Section 1 contains items where there is evidence of active infestation, infection or conditions that have resulted in or from infestation or infections. Section 2 items are conditions deemed likely to lead to infestation or infection but where no visible evidence of such could be found. Further inspection items are defined as recommendation to inspect area which during the original inspection did not allow the inspector access to complete his inspection and cannot be defined as Section 1/Section 2.

We guarantee only that work performed by our subcontractors or us or work under or supervision (i.e., inspect work done on a previously inaccessible wall areas before area is re-closed). While we will render judgment on the workmanlike manner of work performed by others, concerned parties should get warranty assurance from those workman performing the repairs, If others perform work, our company cannot be responsible or certify absence or presence of infestation or infections if this company is not contacted to reinspect before closing areas. We do not guarantee work performed by others. A reinspection fee will be charged for each trip made to check work performed by others and can cost up to the fee for the original report. This company does not certify or guarantee against any leakage, 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 which may exist in such areas or may become visible evident in such area after this date. Upon request, further inspection of these areas would be performed at an additional charge. Wallpaper, stain, or interior painting is excluded from our contract. New wood exposed to the weather will be prime painted only upon request at an additional expense. We do not paint unless we previously have agreed to do so. If during the process of our work anymore damage is found in inaccessible areas that cannot be detected at time of our inspection then all work will stop until new quotations and recommendations are approved. **NOTICE:** The Structural Pest Control Board encourages competitive business practices among registered companies. Reports on this structure prepared by various registered companies should list the same finding (i.e. termite infestations, termite damage, fungus damage, etc.) However, recommendations to correct these findings may vary from company to company. Therefore, you may wish to seek a second opinion since there may be alternative methods of correcting the findings listed on this report that may be less costly. 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 additional cost. Carpets, furniture or appliances are not moved and windows are not opened during a routine inspection. 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. Thank you for selecting our company to perform a structural pest control inspection on your property. If our inspectors have determined that your property will benefit from the safe application of a chemical 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 before any application of chemicals to such property. Please take a few moments to read and become familiar with the content. Please contact our office with any questions regarding this report or quotes for general household pest control.

STATE LAW REQUIRES THAT YOU BE GIVEN THE FOLLOWING INFORMATION: CAUTION: PESTICIDES ARE TOXIC CHEMICALS . Structural Pest Control Operators are licensed and regulated by the Structural Pest Control board, and apply pesticides which are registered and approved for use by the California Department of Food and Agriculture and the United States Environmental Protection Agency. Registration is granted when the state finds that based on 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 season illness comparable to the flu, contact your physician or poison control center and your pest control operator immediately.

OJAI TERMITE & PEST CONTROL, INC.

Page 3 of 4 inspection report

2999	Valley Meadow Drive	Oak View	CA	93022
Address of Property Inspected		City	State	ZIP
06/11/2026	26326			
Date of Inspection	Corresponding Report No.	Escrow No.		

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 EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION.

SECTION II ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREA(S) WHICH DURING THE ORIGINAL INSPECTION DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE HIS INSPECTION AND CANNOT BE DEFINED AS SECTION I OR II.

SECTION I:

2A - Drywood

Evidence of Drywood Termites noted in framing. Infestation appears to extend into enclosed wall. Section 1.

RECOMMENDATION

Seal and fumigate with a lethal gas for the control of Drywood Termites. OJAI TERMITE AND PEST CONTROL will not be liable for damage to plants, paint, roofs, satellite dishes or TV antennas. The fumigation cannot be done in strong winds or rain and will be rescheduled if there is inclement weather. Although fumigation is our primary recommendation we offer alternative methods. Please call our office for prices.

There is a (3) year guarantee against Drywood Termites.

Quote Price: 3,992.00

2B - Drywood

Evidence of Drywood Termite pellets noted at various areas. Section 1.

RECOMMENDATION

Remove and/or cover accessible evidence of infestation (pellets).

Quote Price: 55.00

SECTION II:

4A - Other Findings

Water stains noted in framing. May be from past or present leaks. OJAI TERMITE AND PEST CONTROL assumes no responsibility for roofing as this is beyond the scope of our license. Section 2.

RECOMMENDATION

Refer to other trade.

Quote Price:

4B - Other Findings

Crack noted at garage slab. Section 2.

RECOMMENDATION

Seal cracks to help prevent infestation of Subterranean Termites in this area only.

Quote Price: 225.00

FURTHER INSPECTION:

5A - Further Inspection

Due to storage in the garage it was not possible to make a complete and thorough inspection. If you desire an inspection of this area the storage will have to be removed. Section unknown.

Quote Price:

Thank you for selecting us to perform a structural pest control inspection on your property. Should you have any questions regarding this report, please call us directly by the contact information provided on the first page of the inspection report.

Our inspectors have determined that your property will benefit from a safe application of chemicals commonly used for structural pest

OJAI TERMITE & PEST CONTROL, INC.

Page 4 of 4 inspection report

2999	Valley Meadow Drive	Oak View	CA	93022
Address of Property Inspected		City	State	ZIP
06/11/2026	26326			
Date of Inspection	Corresponding Report No.	Escrow No.		

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. 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 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 and your pest control operator immediately.

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

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
COUNTY POISON CONTROL CENTER	(805) 484-5151
COUNTY AGRICULTURAL COMMISSIONER	(805) 933-3165
STRUCTURAL PEST CONTROL BOARD	(916) 561-8708
HEALTH DEPARTMENT	(805) 981-5101

OJAI TERMITE & PEST CONTROL, INC.

11584 N. VENTURA AVENUE
OJAI CA 93023
(805) 646-6504 (800) 400-6504
bugs@ojaitermite.com Fax (805) 646-3539

Page 1 of 1

WORK AUTHORIZATION**Report #: 26326****No work will be performed until a signed copy of this agreement has been received.**

Address of Property : 2999 Valley Meadow Drive

City: Oak View

State/ZIP: CA 93022

The inspection report of the company dated, **06/11/2026** 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 **15 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.

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

Any permits required by the county or city will be obtained and paid for by the owner. If Ojai Termite & Pest Control is required to obtain permits a charge (service fee plus cost of permits) will be added to final bill.

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.

ITEMS				
Prefix	Section I	Section II	Further Inspection	Other
2A	3,992.00			
2B	55.00			
4A				
4B		225.00		
5A				
Total:	4,047.00	225.00	0.00	0.00
GRAND TOTAL:	4,272.00			

Property Owner:

Date:

Owner's Agent:

Date: