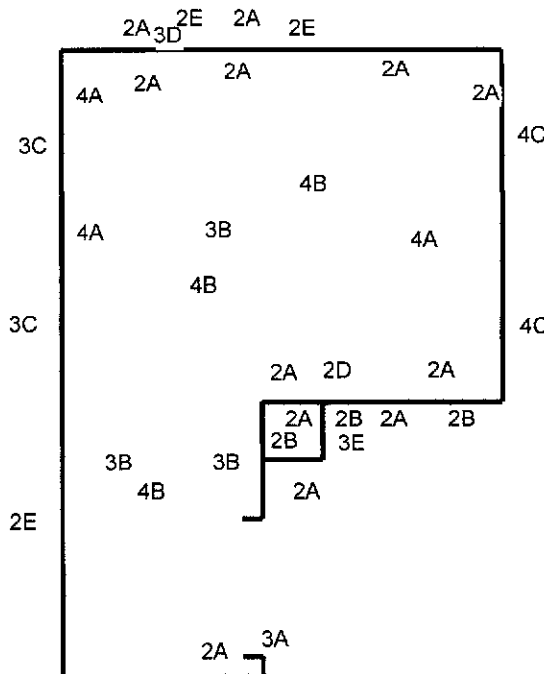


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building Address: 1109 Douglas Av., Oxnard, CA 93030		Date of Inspection 07/17/2026	Number of Pages 7
Hubble Termite Management 880 Calle Plano Unit F Camarillo CA 93012 Phone: (805) 389-0459 Fax:			Report # W13394
			Lic. Registration # BR 5668
			Escrow #
Ordered by: eXp Realty Betty Fernandez 350 N. Lantana 1 Camarillo , CA 93010	Property Owner and/or Party of Interest: Lindsay Neilson 1109 Douglas Av. Oxnard, CA 93030	Report Sent to: eXp Realty Betty Fernandez 350 N. Lantana 1 Camarillo , CA 93010	
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐			
General Description: raised,slab,single story,composition roof, attached garage, unfurnished and vacant		Inspection Tag Posted: Garage Other Tags Posted: None	
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 the details on checked items.			



This Diagram is not to scale

Inspected by: Jose L Guzman State License No. FR33644 Signature [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 preceeding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Ste. 1500, Sacramento, California 95815.

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

SECOND PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address **1109 Douglas Av., Oxnard, CA 93030**

07/17/2026

W13394

Date

Report #

What Is a Wood Destroying Pest and Organism Inspection Report?

The following 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 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 & organism inspection report are governed by the 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 this report. This report does not address any such defects as they are not within the scope of the license of the inspector or the company issuing this report.

The following areas are considered inaccessible for purposes of inspection or are not included in a normal inspection report and therefore are excluded in this report: the interior of hollow walls; spaces between an upstairs floor and the ceiling below or a porch deck and soffit below; stall showers over finished ceilings; such structural segments as areas enclosed by bay windows, buttresses, built-in cabinet work, areas under floor covering; any areas requiring the removal of storage, furnishings or appliances; and any areas to which there is no access without defacing or removing lumber, masonry or finished workmanship.

Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These areas include, but are not limited to: inaccessible and/or insulated attics or portions thereof, attics with less than an 18" clear crawl space, the interior of hollow walls, spaces between a floor or porch deck and the ceiling below, areas where there is no access without defacing or tearing out lumber, masonry or finished work that make inspection impractical, and areas or timbers around eaves that would require use of an extension ladder.

Certain areas may be inaccessible for inspection due to construction or storage. We recommend further inspection of areas where inspection was impractical. Re: Structural Pest Control Act, Business and Professions Code Article 1, 8516(b)(9). Stall shower, if any, is water tested in compliance with Title 16 Professional and Vocational Regulations Article 5, §1991.1(12) of the Structural Pest Control Act. The absence or presence of leaks through sub-floor, adjacent floors or walls will be reported. This is a report of the condition of the stall shower at the time of inspection only, and should not be confused as a guarantee. Although we make a visual examination, we do not deface or probe into window or door frames, decorative trim, roof members, etc., in search of wood destroying pests or organisms.

"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."

NOTE: We do not inspect or certify plumbing, plumbing fixtures, etc.

NOTE: "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."

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 Hubble Termite Management'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, Hubble Termite Management 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."

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.

"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."

Address 1109 Douglas Av., Oxnard, CA 93030

W13394

Report #

FINDINGS AND RECOMMENDATIONS

FOURTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 1109 Douglas Av., Oxnard, CA 93030

07/17/2026

W13394

Date

Report #

- Findings and Recommendations continued from previous page -

- 3A PRICE: \$250.00 (Section I)
FINDINGS: A fungus infection and structural damage was noted to the door jamb of the exterior. Moisture source appears to be caused by weather
RECOMMENDATION: With customer's agreement Hubble Termite will remove and replace 8' of 2x6 door jamb the damaged area. Areas of repair are guaranteed for 1 year and are non-renewable.
- 3B PRICE: \$405.00 (Section I)
FINDINGS: A fungus infection and structural damage was noted to the siding above roof line of the exterior. Moisture source appears to be caused by weather
RECOMMENDATION: With customer's agreement Hubble Termite will remove and replace 10' of 1x8 shiplap, 10' of 1x4 trim the damaged area. Areas of repair are guaranteed for 1 year and are non-renewable.
- 3C PRICE: Not Estimated (Section I)
FINDINGS: A fungus infection and structural damage was noted to the window trims of the exterior. Moisture source appears to be caused by weather
RECOMMENDATION: Owner/agent should engage the service of a licensed contractor to remove and replace the damage as needed. Contractor must supply all warrantys if any.
- 3D PRICE: \$195.00 (Section I)
FINDINGS: A fungus infection and structural damage was noted to the door jamb of the exterior. Moisture source appears to be caused by weather
RECOMMENDATION: With customer's agreement Hubble Termite will repair with epoxy filler the damaged area. Areas of repair are guaranteed for 1 year and are non-renewable.
- 3E PRICE: \$195.00 (Section I)
FINDINGS: A fungus infection and structural damage was noted to the railing framing of the exterior. Moisture source appears to be caused by weather
RECOMMENDATION: With customer's agreement Hubble Termite will remove and replace 4' of 2x4 railing framing the damaged area. Areas of repair are guaranteed for 1 year and are non-renewable.

Other Findings:

- 4A PRICE: Not Estimated (Section II)
FINDINGS: Water stains were noted to the subarea framing. Moisture source appears to be caused by a unknown.

RECOMMENDATION: Owner to call for periodic inspections.

- Findings and Recommendations continued on next page -

FIFTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 1109 Douglas Av., Oxnard, CA 93030

07/17/2026

W13394

Date

Report #

- Findings and Recommendations continued from previous page -

- 4B PRICE: Not Estimated (Section II)
FINDINGS: FINDING: Water stains were noted to the framing in the attic. They appear to be from a previous problem. Moisture source appears to be caused by a unknown.

NOTE: Hubble Termite Management recommends that the owner/agent should employ the services of a licensed contractor to address the issues that contribute to the reason that the stains are caused. Hubble Termite Management is not licensed to make opinions that refer to these issues

RECOMMENDATION: RECOMMENDATION: Owner to call for periodic inspection.

- 4C PRICE: Not Estimated (Section II)
FINDINGS: FINDING: weather damage and paint peeling was noted to the eaves of the exterior.
RECOMMENDATION: Owner/agent should engage the service of a licensed contractor to remove and replace the damage as needed. Contractor must supply all warrantys if any.

In accordance with the laws and regulations of the State of California, we are required to provide you with the following information prior to application of pesticides to your property.

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, contact your physician or poison control center (800) 222-1222 and your pest control company immediately."

For further information, contact any of the following:

Hubble Termite Management (805) 389-0459

Poison Control Center (800) 222-1222

(Health Questions) County Health Dept.

Orange County (714) 834-3155

Los Angeles County (213) 240-8117

San Bernardino County (800) 782-4264

Riverside County (951) 358-5000

San Diego County (619) 229-5400

(Application Info.) County Agriculture Commission

Orange County (714) 955-0100

Los Angeles County (626) 575-5471

San Bernardino County (909) 387-2105

Riverside County (951) 955-3045

San Diego County (858) 694-2739

Structural Pest Control Board (Regulatory Info.) (916) 561-8704
2005 Evergreen Street, Ste. 1500 Sacramento, CA 95815

SIXTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 1109 Douglas Av., Oxnard, CA 93030

07/17/2026

W13394

Date

Report #

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.

"LEISURE VILLAGE ASSOCIATION IS NAMED AS ADDITIONAL INSURED UNDER THE COMPANY GENERAL LIABILITY POLICY FOR THE DURATION OF THIS CONTRACT AS STATED ABOVE."

NOTE: If the Home Owner fails to pay billing in full, Hubble Termite Management will have the right to be paid back for all of its costs and expenses to the extent not prohibited by applicable law. Those expenses include, for example (but not limited to), reasonable attorney's fees. If for any reason this account is to be turned over to our collection agency, you will be responsible for all costs of collecting.

SEVENTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 1109 Douglas Av., Oxnard, CA 9303007/17/2026W13394

Date

Report #

Findings and Recommendations estimated by this Company:

Item	Approval	Primary Estimate	Section
2A	☐	\$2,405.00	I
2B	☐	\$405.00	I
2C	☐	\$1,495.00	I
2D	☐	\$305.00	I
2E	☐	\$395.00	I
3A	☐	\$250.00	I
3B	☐	\$405.00	I
3C		Not Estimated	I
3D	☐	\$195.00	I
3E	☐	\$195.00	I
4A		Not Estimated	II
4B		Not Estimated	II
4C		Not Estimated	II

☐ Complete all of the items quoted above with Primary Estimate.
Total Estimate \$6,050.00
☐ Complete only the above items checked.

Total \$ _____

I have read and understand the terms of the Report referenced above and agree to the terms and conditions set forth.
 Hubble Termite Management is hereby authorized to complete the items selected above and it is agreed that payment shall be made as follows:

 Payment shall be made as follows: ☐ With close of Escrow ☐ \$ _____ Deposit ☐ \$ _____ on Completion

Escrow Number: _____ Escrow Company: _____ Escrow Officer: _____

Phone () _____ - _____ Email: _____ Address: _____

Owner or Authorized Representative: ☐ Owner ☐ Representative's Title: _____

Print Name: _____ X _____ Date _____

Owner or Authorized Representative: ☐ Owner ☐ Representative's Title: _____

Print Name: _____ X _____ Date _____