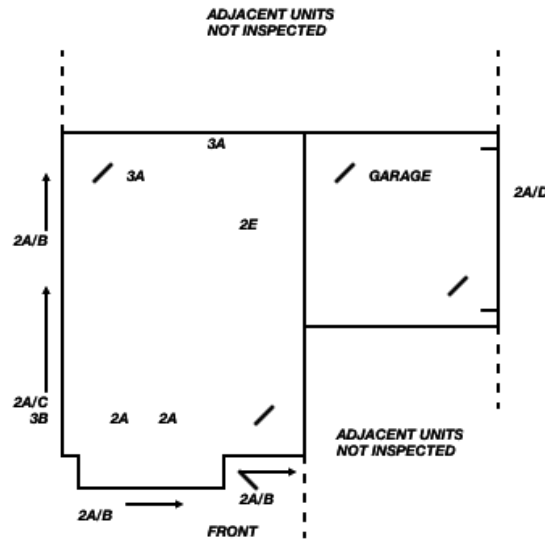


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 1609	Street Manhattan Ave	City Grover Beach	ZIP 93433	Date of Inspection 06/11/2026	Number of Pages 6
STORY TERMITE & PEST P.O. BOX 2796 Atascadero CA 93423 (805) 347-4707 (805) 460-0650 Storytermite@gmail.com				Report # : 17709 Registration # : PR 9988 Escrow # : ☐ CORRECTED REPORT	
Ordered by: Attn: Jorge Toral Longoak HOA 1400 Madonna Rd Paso Robles CA 93446 (805) 602-9109 Ext. 3153		Property Owner and Party of Interest:		Report sent to: Bruce Carson Auer Real Estate	
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐					
GENERAL DESCRIPTION: FURNISHED AND OCCUPIED ONE STORY WOOD SIDED FRAMED SHARED WALL CONDO WITH ATTACHED TWO CAR GARAGE ON A CONCRETE SLAB FOUNDATION AND COMP ROOF				Inspection Tag Posted: Attic 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: Ted Seeley State License No. OPR14942 Signature: *Ted Seeley*

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)

STORY TERMITE & PEST

Page 2 of 6 inspection report

1609	Manhattan Ave	Grover Beach	CA	93433
Address of Property Inspected		City	State	ZIP
06/11/2026	17709			
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, 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 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.

STORY TERMITE & PEST

Page 3 of 6 inspection report

1609	Manhattan Ave	Grover Beach	CA	93433
Address of Property Inspected		City	State	ZIP
06/11/2026	17709			
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.

Areas above the first story eaves are inaccessible for physical inspection due to height, and are not included in our Report, unless our visual inspection from the ground revealed conditions that need further inspection.

This is a Limited Inspection and Report at the request of the home owner and pertains to 1609 Manhattan Ave Grover Beach only. This unit is Part of a complex, which has common foundations, common walls, and common attics. We recommend a complete inspection of this structure.



Finding 3B



Finding 2C



Finding 2B

SECTION I:

2A - Drywood

Finding- Evidence of Drywood termite infestation noted at the fascia, siding, trim, window sills, and rafter tails. Infestation appears to extend into inaccessible framing.

RECOMMENDATION- Vacate and seal the entire structure. Fumigate with the registered fumigant Vikane (Sulfuryl Fluoride). Chloropicrin to be used as the warning agent. Remove the seals and aerate the structure ready for occupancy.

The fumigation cannot be done in strong winds or rain and will be rescheduled if there is inclement weather.

More fumigation information can be found at www.fumigationfacts.com

Remove or cover evidence of dry wood termites.

2A - Secondary Recommendation

RECOMMENDATION- Drill and treat drywood termite infested wood members with the registered termiticide Premise Foam active ingredient (imidacloprid).

Guarantee is limited to areas treated only

2B - Drywood

FINDING- Evidence of Drywood termite and Fungus damage note at the exterior siding and trim boards.

RECOMMENDATION- Remove and replace damaged wood members as necessary. Paint areas to a reasonable match. (Estimate is for the visible damage) (Substitute materials may be used)

IF DAMAGE EXTENDS INTO INACCESSIBLE AREAS, A SUPPLEMENTAL INSPECTION WILL BE MADE AND REPORT ISSUED OUTLINING OUR FINDINGS,

STORY TERMITE & PEST

Page 4 of 6 inspection report

1609	Manhattan Ave	Grover Beach	CA	93433
Address of Property Inspected		City	State	ZIP
06/11/2026	17709			
Date of Inspection	Corresponding Report No.		Escrow No.	

RECOMMENDATIONS, AND ANY ADDITIONAL COST.

Note- Wood fillers used to address fungus/dry rot are not considered an acceptable repair method.

2C - Drywood

FINDING- Evidence of Drywood termite damage noted at the window sills and trim boards.

RECOMMENDATION- Remove and replace damaged wood members as necessary. Paint areas to a reasonable match. (Estimate is for the visible damage) (Substitute materials may be used)

IF DAMAGE EXTENDS INTO INACCESSIBLE AREAS, A SUPPLEMENTAL INSPECTION WILL BE MADE AND REPORT ISSUED OUTLINING OUR FINDINGS, RECOMMENDATIONS, AND ANY ADDITIONAL COST.

Note- Wood fillers used to address fungus/dry rot are not considered an acceptable repair method.

2D - Drywood

FINDING- Evidence of Drywood termite damage noted at the rafter tails.

RECOMMENDATION- Remove and replace damaged wood members as necessary. Paint areas to a reasonable match. (Estimate is for the visible damage) (Substitute materials may be used)

IF DAMAGE EXTENDS INTO INACCESSIBLE AREAS, A SUPPLEMENTAL INSPECTION WILL BE MADE AND REPORT ISSUED OUTLINING OUR FINDINGS, RECOMMENDATIONS, AND ANY ADDITIONAL COST.

Note- Wood fillers used to address fungus/dry rot are not considered an acceptable repair method.

2E - Drywood

Finding- Evidence of Drywood termite infestation noted at the attic framing. Infestation appears to extend into inaccessible framing.

RECOMMENDATION- Refer to Recommendation Item 2A for corrections.

3A - Fungus / Dryrot

Finding- Fungus infection and damage (dry-rot) noted at the sink cabinet bases of the kitchen and primary bathroom.

RECOMMENDATION- Remove and replace damaged wood members as necessary. Paint areas to a reasonable match. (Estimate is for the visible damage) (Substitute materials may be used)

IF DAMAGE EXTENDS INTO INACCESSIBLE AREAS, A SUPPLEMENTAL INSPECTION WILL BE MADE AND REPORT ISSUED OUTLINING OUR FINDINGS, RECOMMENDATIONS, AND ANY ADDITIONAL COST.

Note- Wood fillers used to address fungus/dry rot are not considered an acceptable repair method.

3B - Fungus / Dryrot

STORY TERMITE & PEST

Page 5 of 6 inspection report

1609	Manhattan Ave	Grover Beach	CA	93433
Address of Property Inspected		City	State	ZIP
06/11/2026	17709			
Date of Inspection	Corresponding Report No.		Escrow No.	

Finding- Fungus infection and damage (dry-rot) noted at the eave framing.

RECOMMENDATION- Remove and replace damaged wood members as necessary. Paint areas to a reasonable match.(Estimate is for the visible damage)

Note: The roof covering will be disturbed during the repair process. Owner to contact a license Roofing Contractor to replace/re-install roof covering as necessary

IF DAMAGE EXTENDS INTO INACCESSIBLE AREAS, A SUPPLEMENTAL INSPECTION WILL BE MADE AND REPORT ISSUED OUTLINING OUR FINDINGS, RECOMMENDATIONS, AND ANY ADDITIONAL COST.

Note- Wood fillers used to address fungus/dry rot are not considered an acceptable repair method.

Recommendations not being performed by Story Termite & Pest must be inspected during the progress by a licensed Wood-destroying Pest and Organism Inspector. Story Termite & Pest is not responsible for, nor implies any knowledge as to the quality of work performed by others.

BY RELYING ON THIS WOOD DESTROYING ORGANISM REPORT YOU AGREE THAT ANY CONTROVERSY OR CLAIM ARISING OUT OF OR RELATING TO STORY TERMITE & PEST INSPECTION AND/OR THIS REPORT SHALL BE SETTLED BY ARBITRATION IN ACCORDANCE WITH THE CONSTRUCTION INDUSTRY ARBITRATION RULES OF THE AMERICAN ARBITRATION ASSOCIATION, AND JUDGMENT UPON THE AWARD RENDERED BY THE ARBITRATOR(S) MAY BE ENTERED IN ANY COURT HAVING JURISDICTION THEREOF.

THANK YOU FOR CHOOSING STORY TERMITE & PEST. IF YOU HAVE ANY QUESTIONS OR CONCERNS PLEASE CONTACT US AT [805-347-4707](tel:805-347-4707)

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 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) 781-5910
Health Department	(805) 781-5500

STORY TERMITE & PEST

Page 6 of 6 inspection report			
1609	Manhattan Ave	Grover Beach	CA 93433
Address of Property Inspected		City	State ZIP
06/11/2026	17709		
Date of Inspection	Corresponding Report No.		Escrow No.
Structural Pest Control Board	(916) 561-8700		
	2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815		



STORY TERMITE & PEST

P.O. BOX 2796
Atascadero CA 93423
(805) 347-4707 (805) 460-0650
Storytermite@gmail.com

Page 1 of 1

WORK AUTHORIZATION

Report #: 17709

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

Address of Property : 1609 Manhattan Ave

City: Grover Beach

State/ZIP: CA 93433

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 **30 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

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.

ITEMS

Prefix	Section I	Section II	Further Inspection	Other
2A (Primary)	Upon Request	0.00	0.00	0.00
2A (Secondary)	970.00	0.00	0.00	0.00
2B	2,960.00	0.00	0.00	0.00
2C	480.00	0.00	0.00	0.00
2D	Included in 3B	0.00	0.00	0.00
2E	Included in 2A	0.00	0.00	0.00
3A	680.00	0.00	0.00	0.00
3B	840.00	0.00	0.00	0.00

Section Subtotals

Using Primary Rec	4,960.00	0.00	0.00	0.00
Using Secondary Rec	5,930.00	0.00	0.00	0.00

PLEASE INITIAL YOUR SELECTION BELOW

Primary Total: \$4,960.00 _____

OR

Secondary Total: \$5,930.00 _____

Property Owner:

Date:

Inspected By:

Date:

Owner's Agent:

Date:



Finding 3B



Finding 2C



Finding 2B



INVOICE / STATEMENT

STORY TERMITE & PEST

P.O. BOX 2796
Atascadero CA 93423
(805) 347-4707 (805) 460-0650
Storytermite@gmail.com

Date: 06/11/2026

Report Number: 17709

Invoice Number: 17709-1

Escrow Number:

Property 1609 Manhattan Ave
Inspected: Grover Beach, CA 93433

Bill To: Attn: Jorge Toral
Longoak HOA
1400 Madonna Rd
Paso Robles, CA 93446

(805) 602-9109 Ext. 3153
jorge.toral@managementtrust.com
accountspayablecc@managementtrust.com

Inspection fee: \$	150.00
Invoice Total: \$	150.00
Payments: \$	0.00
Total Due: \$	150.00

We appreciate your business!

RETAIN THIS COPY FOR YOUR RECORDS

Payments made by credit card may be subject to a 3.5% processing fee.

CUT HERE

CUT HERE

CUT HERE



INVOICE / STATEMENT

STORY TERMITE & PEST

P.O. BOX 2796
Atascadero CA 93423
(805) 347-4707 (805) 460-0650
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(805) 602-9109 Ext. 3153
jorge.toral@managementtrust.com
accountspayablecc@managementtrust.com

Inspection fee: \$	150.00
Invoice Total: \$	150.00
Payments: \$	0.00
Total Due: \$	150.00

We appreciate your business!

RETURN THIS COPY WITH REMITTANCE

Payments made by credit card may be subject to a 3.5% processing fee.