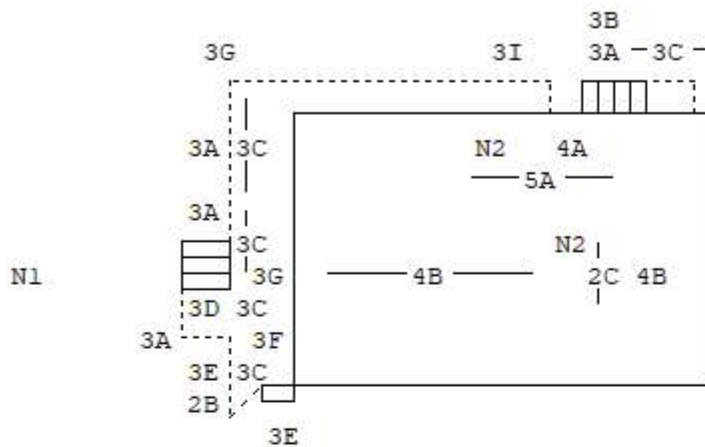


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 1097	Street Saint Mary Ave	City Cayucos	Zip 93430	Date of Inspection 08/10/26	Page 1 of 6
 Mojo Termite INC 1445 Grand Ave., Suite H Grover Beach, CA 93433 Phone: 805-574-1990 Fax: 805-574-1991 Mojoetermite.com Registration # PR10103 Report # 19416					
Ordered by: Home & Ranch Sotheby's International Real Estate Bob Bennet 80-459-3969 H: 805-202-6390		Property Owner and/or Party of Interest: Diana Losey		Report sent to: Home & Ranch Sotheby's International Real Estate Bob Bennet	
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐					
General Description: Two story residence; Vinyl siding; Composition roof; Partly furnished				Inspection Tag Posted: 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. Diagram is not to scale. Locations are only approximate.					
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.					
KEY: 1 - Subterranean Termites 2 - Drywood Termites 3 - Fungus/Dryrot 4 - Other Findings 5 - Unknown Further Inspection					



Inspected by: **Juan Miranda**

State License No. **FR 57639**

Signature

Juan Miranda

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. 10/01)

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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This inspection is limited to the visible and accessible portions of the structure as noted on the diagram only. A "Complete" inspection includes all accessible areas of the structure noted on the diagram. A "Limited" inspection includes inspection of areas as noted on the diagram and as described in the report only, although a full diagram may be drawn. A "Supplemental" inspection will disclose further information about the original inspection report and will reference the original report # and date. Supplemental reports are issued when additional damage is discovered during course of repair or when further inspection is recommended on the original report. A "Reinspection" report will describe work completed by others and will reference the original report # and date. All findings will pertain to infestation and/or infection by wood destroying organisms and does not include reference to other structural pests such as, but not limited to, rats, mice, bees, ants, bats, cockroaches etc. This inspection does not render opinions as to the condition of roofing, heating, air conditioning or electrical. If such information is desired, we suggest that a qualified home inspector be contacted for inspection of these items. Inspection of wood fences is not included in this report. This company does not render any opinion as to the water tightness of the roof, if such information is desired parties of interest should contact a licensed roofing contractor.

This is a wood destroying pest and organism report: Not a building inspection report, therefore no opinion is being rendered regarding the structural integrity of the building.

The following areas were not inspected, as indicated in section #1990, paragraph (j) of the Structural Pest Control Act and Rules and Regulation: Furnished interiors, inaccessible attics, insulated attics, and portions thereof; The interior of hollow wall; Spaces between a floor or porch deck and the ceiling or soffit below; Stall showers over finished 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, and areas which require walking on the roof in order to access.

Certification applies to the visible and accessible areas of the structure observed at the time of original inspection. This certification does not constitute a guarantee that parties of interest will not inherit hidden infestations, infections, or adverse conditions. Mojoe Termite 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.

All repairs completed by others must be reinspected by this company before a certification will be issued. The reinspection will only certify the absence of infestation or infection in the accessible and visible areas. We do not guarantee work completed by others, nor does this firm make any statements concerning workmanship of those repairs. Workmanship is only determinable by those paying for or receiving those services. A reinspection of specific items on the report or of any other condition pertaining to this structure can be done at an additional cost per request. This reinspection must be done within 4 months of the original trip. All repairs performed by Mojoe Termite are guaranteed for ONE YEAR from the date of completion.

There may be health related issues associated with the findings reflected in this report. We are not qualified to and do not render an opinion concerning any such health issues. The inspection reflected by this report was limited to the visible accessible areas only. Questions concerning health related issues, which may be associated with the findings and recommendations reflected in this report, the presence of mold, the release of mold spores or concerning indoor air quality should be directed to a certified industrial hygienist.

In addition to the breakdown listed below, "informational items" may also be listed in the report and on the diagram, these items are only listed for informational purposes only and are not required to be reported on as per the rules and regulations of the structural pest control act.

This is a separated report which is defined as section 1 and section 2 conditions evident on the date of inspection.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Report #	Page
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SECTION 1: Contains items where there is evidence of active infestation, infection or conditions that have resulted in or from infestation or infection.

SECTION 2: Section 2 items are conditions deemed likely to lead to infestation or infection, but where no visible evidence of such was found.

FURTHER INSPECTION: Further inspection items are defined as recommendations to inspect areas(s) which during the original inspection, did not allow the inspector access to complete the inspection and cannot be defined as section 1 or section 2.

"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 (1-800-222-1222) and your pest control company immediately."

"For further information, contact any of the following: Your Pest Control Company (805-548-8990); for health questions- the County Health Department (805-781-5500); for Application Information- the County Agricultural Commissioner(805-781-5910) and for Regulatory Information-the Structural Pest Control Board (916-561-8700; 2005 Evergreen Street, Suite 1500, Sacramento, CA 95815-3831."

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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NOTE 1: The detached garage was not inspected.

NOTE 2: Water stains were noted at the lower ceiling which appear to have been caused by a previous plumbing leak, current leakage could not be determined. Parties of interest should satisfy themselves as to this condition prior to the close of escrow.

NOTE: The attached wood fences were not inspected.

SECTION I:

(2) DRYWOOD TERMITES

2A. Section: 1

FINDING: Evidence of drywood termites was noted at the substructure framing.

RECOMMENDATION: Seal and fumigate the entire structure with a registered fumigant sulfuryl fluoride in accordance with the manufacturer's label. This company will exercise all due caution, but cannot be held responsible for damage to plants, TV antennas, or roofing due to the fumigation.

NOTE: In order to achieve an adequate ground seal for fumigation, the owner will need to clear any gravel, decorative bark and mulch one foot from the foundation around the entire perimeter of the structure. Heavy plant growth will need to be cut back away from exterior walls. In some cases where the base of the plant is up against the foundation the plant will need to be covered with the tarps which will jeopardize the plant. If these preparations are not performed by the owner, additional charges may be incurred.

ALL FUMIGATION ESTIMATES ARE BASED ON CURRENT FUMIGANT COST AND SUBJECT TO CHANGE IF FUMIGANT PRICING INCREASES PRIOR TO SERVICE.

Additional charges may be incurred if the occupant does not bag their food items in the special bags provided.

Additional charges may be incurred if there has been no ground prep, ie, mulch, rock, or bark.

Fumigations are guaranteed for 3 years from the date of completion.

NOTE: This bid includes the detached garage.

2B. Section: 1

FINDING: Drywood termite damage and fungus were noted at the wooden steps.

RECOMMENDATION: Replace the damaged portions of the wooden steps.

(3) FUNGUS/DRYROT

3A. Section: 1

FINDING: Fungus damage was found at the stringers.

RECOMMENDATION: Replace the damaged stringers.

Wood fillers such as bondo are not an acceptable means of repair.

3B. Section: 1

FINDING: Fungus damage was found at the stairway platform.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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RECOMMENDATION: Replace the damaged portions of the stairway platform.

Wood fillers such as bondo are not an acceptable means of repair.

3C. Section: 1

FINDING: Fungus damage was found at the joists.

RECOMMENDATION: Contact a licensed deck contractor to replace the damaged portions of the joists.

Wood fillers such as bondo are not an acceptable means of repair.

3D. Section: 1

FINDING: Fungus damage and earth to wood contact were found at the deck boards.

RECOMMENDATION: Replace the damaged portions of the deck boards.

Wood fillers such as bondo are not an acceptable means of repair.

3E. Section: 1

FINDING: Fungus damage was found at the blocking.

RECOMMENDATION: Replace the damaged blocking.

Wood fillers such as bondo are not an acceptable means of repair.

3F. Section: 1

FINDING: The area below the wood deck was inaccessible for inspection due to low clearance. Infestation or infection was found to extend into inaccessible areas of the deck.

RECOMMENDATION: Remove two rows of decking every six feet to allow for inspection of the framing below the deck boards and submit findings on a supplemental report.

NOTE: DAMAGE MAY OCCURE TO THE DECKING THAT IS TO BE REMOVED. ADDITIONAL COSTS WILL APPLY, IF NECESSARY, WHEN THE DECKING IS REINSTALLED BY THIS COMPANY. COST FOR REINSPECTION AND THE REPORT WILL BE \$50.00 IF DECKING IS REMOVED AND REINSTALLED BY OTHERS.

3G. Section: 1

FINDING: Fungus damage was found at the support post.

RECOMMENDATION: Replace the damaged support post.

Wood fillers such as bondo are not an acceptable means of repair.

3H. Section: 1

FINDING: Fungus damage was found at the handrail support post.

RECOMMENDATION: Cut off the end of the support post to remove the damaged portions.

Wood fillers such as bondo are not an acceptable means of repair.

3I. Section: 1

FINDING: Fungus damage was noted at the base of the exterior door frame.

RECOMMENDATION: Replace the damaged portion of the door frame.

SECTION II:

(4) OTHER FINDINGS

4A. Section: 2

FINDING: The toilet was found to be loosely bolted to the floor.

RECOMMENDATION: Contact a licensed plumber to reset the toilet with a new wax ring.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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4B. Section: 2

FINDING: Cellulose debris (wood, paper products) was noted in the subarea. Cellulose debris can lead to subterranean termite infestation.

RECOMMENDATION: Remove the cellulose debris of a rakable size from the subarea and dispose of.

(5) FURTHER INSPECTION

5A. Section: 3

FINDING: The subarea is inaccessible for physical inspection due to lack of an access opening.

RECOMMENDATION: Install an access opening to provide for inspection of the subarea. Any findings will be listed on a supplemental report.

WORK AUTHORIZATION CONTRACT

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 Mojoe Termite INC 1445 Grand Ave., Suite H Grover Beach, CA 93433 Phone: 805-574-1990 Fax: 805-574-1991 Mojoetermite.com Registration # PR10103		For Report # 19416	

ITEMIZED COST BREAKDOWN (Refer to items on the report)

	Primary Work Bid	Secondary Work Bid
SECTION 1:	2A: \$3845.00	
	2B: \$1295.00	
	3A: \$2795.00	
	3B: Included in 3A	*** TOTAL: \$0.00
	3C: Other	
	3D: \$495.00	
	3E: \$395.00	
	3F: Included in 3D	
	3G: \$325.00	
	3H: \$95.00	
	3I: \$125.00	
	*** TOTAL: \$9370.00	
SECTION 2:	4A: Other Trade	
	4B: Other	
	*** TOTAL: \$0.00	*** TOTAL: \$0.00
FURTHER INSPECTION:	5A: Bid On Request	
	*** TOTAL: \$0.00	*** TOTAL: \$0.00

THIS IS A BINDING CONTRACT between our company and incorporates our termite report # 19416 dated 08/10/26 for real property located at 1097 Saint Mary Ave Cayucos CA 93430. Items on the report may contain provisions for additional costs over and above the original estimate. Please read the report carefully and completely.

CONDITIONS:

1. This contract is limited to 4 months from the date of the report.
2. If further inspection is recommended, or if additional work is required, we will provide prices or recommendations for correction. Interested parties will be notified prior to any work being done.
3. Notice to owner of Mechanic's Lien as required by the Structural Pest Control Board: Under the California Mechanics Lien Law, any structural pest control operator who 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 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 contractor 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". General 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.
4. We will use due caution and diligence in their operations and care will always be taken to minimize any damage, but assumes no responsibility for matching existing colors and styles, or for incidental damage to roof coverings, TV antennas, solar panels, rain gutters, plant life, paint or wall coverings. There may be health related issues associated with the structural repairs reflected in the

WORK AUTHORIZATION CONTRACT

Building No. 1097	Street Saint Mary Ave	City Cayucos	Zip 93430	Date of Inspection 08/10/26	Page No. 2
 Mojoe Termite INC 1445 Grand Ave., Suite H Grover Beach, CA 93433 Phone: 805-574-1990 Fax: 805-574-1991 Mojoetermite.com Registration # PR10103				For Report # 19416	

inspection report referenced by this work authorization contract. These health issues include but are not limited to the possible release of mold spores during the course of repairs. We are not qualified to and do not render any opinion concerning such health issues or any special precautions. Any questions concerning health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a Certified Industrial Hygienist before any such repairs are undertaken. By executing this work authorization contract, customer acknowledges that he or she has been advised of the foregoing and has had the opportunity to consult with a qualified professional.

5. This report is limited to the accessible areas of the structure shown on the diagram. Please refer to the report for areas not inspected and further information.

6. **TERMS OF PAYMENT.** We agree to pay the sum of _____ upon ISUEANCE OF THE Notice OF WORK COMPLETED for homeowners. If in escrow payment is due at the close of escrow.

7. We authorize this company to perform items _____ for a contract price of _____.
*There is a 3% sur charge for credit cards*No sur charge on debit cards.

8. ANY INVOICES THAT PAST 30 DAYS WILL BE CHARGED 1.5% UNLESS ARRANGEMENTS HAVE BEEN MADE. THERE IS A POSSIBILITY THAT ANY INVOICES 60 DAYS PAST DUE WILL HAVE A LEIN PUT ON THE PROPERTY.

NAME OF PERSON TO CONTACT FOR ACCESS: _____ **PHONE #** _____

SIGNED _____ **DATE** _____

OWNER OR OWNER'S AGENT

It is assumed that if an agent orders work on the owner's behalf, and that they were notified prior by said agent, that if payment is not made by the agent or escrow company it will be the responsibility of the owner to produce payment.