WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
3405	LOMA VISTA	VENTURA	93003	9/23/2026	

Marquez Termite & Pest Control
P.O. Box 6927
Oxnard, CA 93031
Email: marqueztermite@aol.com
(805) 659-2847
(805) 984-0304 fax

Ordered by:	Property Owner and/or Party of Interest:	Report sent to:
SHER HEARD COMFORT REAL ESTATE	OWNER	OWNER

COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐

General Description:

SINGLE STORY, SINGLE FAMILY RESIDENCE, STUCCO, WOOD FRAME WITH ATTACHED GARAGE AND PATIO.

Inspection Tag Posted: ATTIC

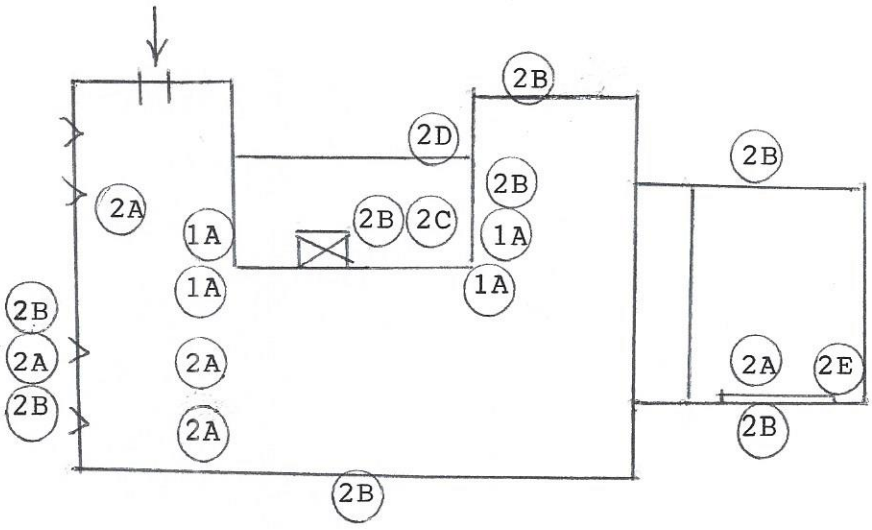
Other Tags Posted: NONE

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 details on checked items.

KEY: 1=SUBTERREANEAN TERMITES 2=DRYWOOD TERMITES 3=FUNGUS/DRYROT 4=OTHER FINDINGS 5=UKNOWN FURTHER INSPECTION



Inspected by: Rodney Marquez **State License No.** FR24529 **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.

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.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

WHAT IS A WOOD DESTROYING PEST AND ORGANISM INSPECTION REPORT? READ THIS DOCUMENT. IT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST AND ORGANISM INSPECTION REPORT.

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.

A. Certain areas are recongnized by the industry as inaccessible and/or for the other reasons not inspected. These include but are not limited to: inaccessible and/or insulated attics or portions thereof, attics with less than 18" crawl space; the interior of hollow walls; spaces between a floor or porch deck and the ceiling below; area where there is no access without defacing or tearing out lumber, masonary or finished work; areas behind stoves, refrigerators or beneath floor coverings, furnishings; areas where encumbrances and storage, conditions or locks make inspection impractical; portions of the sub area concealed or made inaccessible by ducting or insulation; are beneath wood floors, over contrator; and areas concealed by heavy vegetation. Areas or timbors around eaves were visually inspected from ground level only. Although we make visual examinations, we do not deface or probe window, door frames or decorative trims. Unless otherwise specified in this report, we do not inspect fences, sheds, dog houses, detached patios, or wood walkways. We assume no responsibility for work undetected due to inaccessibility or non-disclosure be owner/agent/tenant.

B. Slab floor construction has become more prevalent in recent years. Floor coverings may conceal cracks in the slab that will allow infestation to enter. Infestations in the walls may be concealed by plaster so that a diligent inspection may not disclose the true condition.These areas are not practical to inspect becouse of health hazards, damage to the structure, or inconvenience. They were not inspected unless described in this report. We recommend futher inspection. If there is any question about the above noted area . Ref: Structural Pest Control Act, Article 6 Section 8516 (b) Paragraph 1190(i). Amended, effective March 1, 1974. Inspection is limited to disclosure of wood destroying pests or organisms as set forth in the Structural Pest Control Act, Article 6, Section 8516(b) Paragraph 1990-1991.

C. If the structure inspection is a condominium type unit sharing common walls and/or foundations with adjacent units,the adjacent condominium type units were not inspected and no opinion is rendered, nor quarantee implied, concerning the presencee or absence of infestations or infections in these common areas, or spreading from these common areas into the inspected unit.

D. A re-inspection will be performed if requested within four(4) months from date of original inspection on any corrective work that we are regularly in the business of preforming. If CERTIFICATION is required, then any work performed by others must be CERTIFIED by them. There is a re-inspection fee.

E. This company is not responsible for work completed by others, recommended or not, including by Owner. Contractor bills should be submitted to Escrow as certification of work completed by others.

F. This report includes findings relating to the presence/non-presence of wood destroying organisms and/or visible signs of leaks in the acessible portions of the roof. The inspector did not go onto the roof surface due to possible physical damage to the roof, or personal injury, No opinion is rendered nor guarantee implied concerning the water-tight intergrity or condition of the roof and roofing materals. If interested parties desire further information on the condition of the roof, we recommend that they engage the services of a licensed roofing contractor.

G. This proposal does not include Painting or Decorating in the process of work performed. Items recommended will be replaced as close as possible to original but are not guaranteed to match.

H. Second story stall showers are inspected but not water tested unless there is evidence of leaks in ceilings below. Ref: Structural Pest Control Rules and Regulations, Section 8216G. Sunken or below grade showers or tubs are not water tested due to their construction.

I. During the course of/or after opening walls or any previously concealed areas, should any further damage or infestation be found a supplementary report will be issued. Any work completed in these areas would be at Owner's direction and additional expense.

J. During the process of treatment or replacement it may be necessary to drill holes through ceramic tiles or other floor coverings; these holes will then be sealed with concrete. We will exercise due care but assume no responsibility for cracks, chipping or other damage to floor coverings. We do not re-lay carpeting.

K. We assume no responsibility for damage to any Plumbing, Gas or Electrical lines etc.,in the process of pressure treatment of concrete slab areas or replacement of concrete or structural timbers.

L. When a fumigation is recommended we will exercise all due care but assume no responsibility for damage to Shrubbery, Trees, Plants, TV Antennas or roofs. A FUMIGATION NOTICE will be left with, or mailed to the Owner of this property, or his designated Agent. Occupant must comply with instructions contained in Fumigation Notice. During the fumigation and aeration the possiibility of burglary exists as it does anytime you leave your home. Therefore, we recommend that you take any steps that you feel necessary to prevent any damage to your property. We also recommend that you contact your insurance agent and verify that you have insurance coverage to protect against any loss, damage or vandalism to your property. The company does not provide any onsite security except as required by state or local ordinance and does not assume any responsibility for care and custody of the property in case of vandalism, breaking or entering.

M. Your termite report and clearance will cover any EXISTING infestation or infection which is outlined in this report. If Owner of property desires coverage of any new infestation it would be advisable to obtain a Control Service Policy which would cover any new infestation for the coming year.

You are entitled to obtain all copies of all records and completion notices on this property filed with the Board during the preceeding two years. To obtain copies contact: Structural Pest Control Board, , Sacramento, California 95825-3280.
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.

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N. If you should have any questions reguarding this report, please call or come by our office any weekday between 8:00 am and 5:00 pm.

O. I agree to pay reasonable attorney's fees if suit is required by this COMPANY to enforce any terms of this contract, together with the costs of such action, whether or not suit proceeds to judgement.

P. The total amount of this contract is due and payable upon completion of work unless otherwisr specified. A finance charge computed at a Monthly rate of 1.5% of the unpaid balance (annual percentage rate of 18%) will be added to all accounts past due.

Q. If this report is used for escrow purposes then it is agreed that this inspection report and completion, if any, is part of the ESCROW TRANSACTION. However, if you received written or verbal instruction from any interested parties involved in this escrow (agent, principals, etc.) to not pay our invoice at close of escrow, you are instructed by us not to use these documrentrs to satisfy any conditions or terms of your escrow for purposes of closing the escrow. Futher, you are instructed to return all our documents and the most current mailing address you have on file for the property owner.

R. Owner/agent/tenant acknowledges and agrees that inspection of the premises will not include any type of inspection for the presence or non-presence of asbestos and that this will not include any findings or opinions reguarding the presence or non-presence of asbestos in, upon, or about the premises. We recommend that you contact a contractor specifically licensed to engage in asbestos related work. Further, should we discover the presence of asbestos to waive any and all claims against this Company which are in any way related to presence of a third party, including this Company's employees, which is in any way related to the presence of asbestos on the premises.

S. This Property was not inspected for the presence or absence of health realated molds or fungi. By California law we are neither qualified, authorized nor licensed to inspect for health related molds or fungi. If you desire information about the presence or absence of health-related molds, you should contact an industrial hygienist.

NOTICE TO OWNER

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 sales 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 rights to file a claim or lein 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 lein against your property if they are not paid.

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) 876-4766 and your pest control company immediately. For further information, contact any of the following: Your Pest Control Company (805) 659-2847; for Health Questions--the County Health Department: Ventura County (800) 781-4449; Los Angeles County (818) 575-5471; for Application Information--the County Agricultural Commissioner (805) 933-3165--and for Regulatory Information--the Structural Pest Control Board, 1418 Howe Avenue, Suite 18, Sacramento, CA 95825 (800)737-8188

Acceptor by: _____ **Date:** _____

Address: _____

NOTICE: The Structural Pest Control Board encourages business practices among registered companies. 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 the right to seek a second opinion from another company.

You are entitled to obtain all copies of all records and completion notices on this property filed with the Board during the preceeding two years. To obtain copies contact: Structural Pest Control Board, Sacramento, California 95825-3280.

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.

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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) days of the date requested. 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.

SECTION I

FINDING 1A: Cellulose debris and subterranean termites was noted in the aubarea.
RECOMMENDATION: Remove cellulose debris and treat infested areas with a registered termiticide (TERMIDOR) for the control of subterranean termites. Remove all accessible termite tubes.

FINDING 2A: Evidence of drywood termites was noted in the attic, garage, subarea, and on the eaves. Infestation appears to extend into inaccessible areas.
RECOMMENDATION: Fumigate entire structure with a lethal gas (VIKANE) for the control of drywood termites. Cover or remove drywood termite pellets.

FINDING 2B: Evidence of drywood termites and subterranean termites and damage was noted to the rafter tails.
RECOMMENDATION: Remove, replace and/or repair damaged rafter tails.

FINDING 2C: Evidence of drywood termites and damage was noted to the doorjamb of the rear patio door.
RECOMMENDATION: Repair damaged doorjamb.

FINDING 2D: Evidence of drywood termites and damage was noted to a joist on the patio.
RECOMMENDATION: Repair damaged joist.

FINDING 2E: Evidence of drywood termites and damage was noted to the doorjamb of the garage.
RECOMMENDATION: Provide additional support to the doorjamb.

Inspection fee: $65.00
Section I Item #'s (1A) $450.00
(2A) $2623.00
(2B) $450.00
(2C) $225.00
(2D) $225.00
(2E) $225.00

MARQUEZ TERMITE & PEST CONTROL

P.O BOX 6927
OXNARD, CA 93031
805-984-2877

Invoice

DATE	INVOICE #
9/23/2026	14573

BILL TO
COMFORT REAL ESTATE ATTN: SHER HEARD

ESCROW NO.	TERMS	REP	DATE COMP...
	NET DUE	RUS	9/23/2026

REPORT NO.
26

ITEM	DESCRIPTION	PRICE EACH	AMOUNT
INSPECTION	FEE FOR TERMITE INSPECTION AND REPORT OF PROPERTY LOCATED AT: 3405 LOMA VISTA VENTURA	65.00	65.00

A FINANCE CHARGE COMPUTED MONTHLY OF 1.5% OF THE UNPAID BALANCE WILL BE ADDED TO PAST DUE ACCOUNTS.

Total $65.00