WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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1327	17th St	Oceano	93445	09/03/26	1 of 4

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

Report # 19495

Ordered by:	Property Owner and/or Party of Interest:	Report sent to:
Century 21 Hometown Realty-Village **Byron Grant** **102 Bridge St.** **Arroyo Grande, CA 93420**		**Century 21 Hometown Realty-Village** **Byron Grant** **102 Bridge St., Arroyo Grande, CA 93420**

COMPLETE REPORT [X] LIMITED REPORT [ ] SUPPLEMENTAL REPORT [ ] REINSPECTION REPORT [ ]

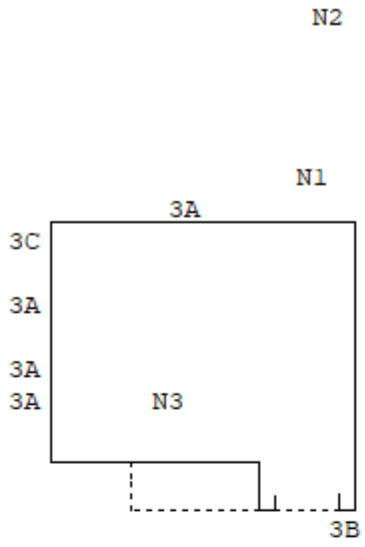
General Description:	Inspection Tag Posted:
One story residence; Stucco siding; Composition roof; Vacant	**Attic**
	Other Tags Posted:

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. Diagram is not to scale. Locations are only approximate.

Subterranean Termites [ ] Drywood Termites [ ] Fungus / Dryrot [X] 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** Jmiranda

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.

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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.

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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."

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NOTE 1: The detached patio cover was not inspected was not inspected.

NOTE 2: The detached shed was not inspected.

NOTE 3: Water stains were noted in the attic indicating previous roof leakage, current leakage could not be determined. Parties of interest should satisfy themselves as to the condition of the roof prior to the close of escrow.

SECTION I:

(3) FUNGUS/DRYROT

3A. Section: 1

FINDING: Fungus damage was noted at a rafter tail of the eaves.

RECOMMENDATION: Replace the damaged portion of the rafter tail as necessary.

3B. Section: 1

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

RECOMMENDATION: Replace the damaged portion of the door frame.

3C. Section: 1

FINDING: Fungus damage was found at the roof sheathing of the eave.

RECOMMENDATION: Replace the damaged portions of the roof sheathing.

NOTE: In some cases the roofing shingles are too old and brittle to be removed without breakage. If breakage occures, additional charges will be added for replacement shingles.

WORK AUTHORIZATION CONTRACT

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ITEMIZED COST BREAKDOWN (Refer to items on the report)

	Primary Work Bid	Secondary Work Bid
SECTION 1:	3A: $895.00 3B: $125.00 3C: $365.00 *** TOTAL: $1385.00	NONE
SECTION 2:	NONE	NONE
FURTHER INSPECTION:	NONE	NONE

INSPECTION FEE: $ 100.00

THIS IS A BINDING CONTRACT between our company and incorporates our termite report # 19495 dated 09/03/26 for real property located at 1327 17th St Oceano CA 93445. 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 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

WORK AUTHORIZATION CONTRACT

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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.