WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
542	Rockaway Ave	Grover Beach	93433-2071	09/23/2026	1 of 8

Valley Shield Termite
and Pest Solutions
P.O. Box 1865, Santa Maria, CA 93456
Tel 805-695-4565 Fax
Registration #: 8730

A LICENSED PEST CONTROL OPERATOR IS AN EXPERT IN HIS/HER FIELD. QUESTIONS RELATIVE TO THIS REPORT SHOULD BE REFERRED TO HIM/HER.

Report #: 4766

Ordered by:	Property Owner and Party of Interest:	Report sent to:
Rosemarie Dumadara 542 Rockaway Ave Grover Beach, CA 93433-2071 805-738-5462	Rosemarie Dumadara 542 Rockaway Ave Grover Beach, CA 93433-2071 805-738-5462	

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

General Description:	Inspection Tag Posted:
Two story, single family residence, slab foundation, stucco/MDF siding, composition roof Occupied and furnished at time of inspection.	Attic
	Other Tags Posted: None Noted

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.

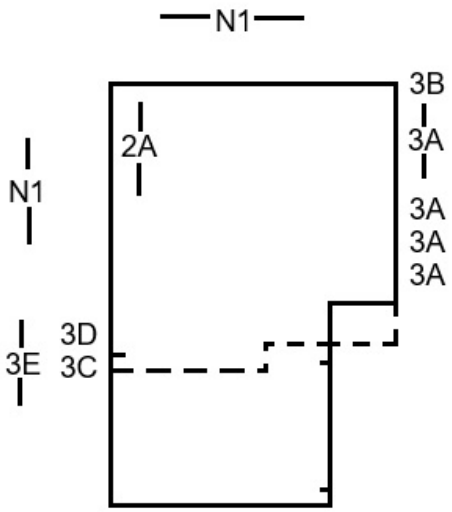


DIAGRAM NOT TO SCALE

Inspected By: Jared Ingling State License No.: OPR13938 Signature: Jared Ingling

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, CA 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. 43M-41 (REV. 04/2015)

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General Comments

A. Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These include but are not limited to: inaccessible and/or insulated attics or portions thereof, attics with less than 18" clear 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, masonry or finished work; areas behind stoves, refrigerators or beneath floor coverings, furnishings; areas where encumberances and storage, conditions or locks make inspection impractical, portions of the subarea concealed or made inaccessible by ducting or insulation, area beneath wood floors over concrete, and areas concealed by heavy vegetation. Areas or timber 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, detached wood decks, wood retaining walls or wood walkways. We assume no responsibility for work done by anyone else, for damage to structure or contents during our inspection, or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non-disclosure by owner/agent/tenant.

B. Slab floor construction has become more prevalent in recent years. Floor covering 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 because of health hazards, damage to the structure; or inconvenience. They were not inspected unless described in this report. We recommend further inspection if there is any question about the above noted areas. Ref: Structural Pest Control Act, Article 6, Section 8516(b), paragraph 1990(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. 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: Authority cited: Section 8525 Business and Professions Code. Reference: Section 8516, Business and Professions Code.

D. 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.

E. This report includes findings related to the presence/non-presence of wood destroying organisms and/or visible signs of leaks in the accessible 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 integrity of the roof or the condition of the roof and roof materials. If interested parties desire further information on the condition of the roof, we recommend that they engage the services of a licensed roofing contractor.

F. Second story stall showers are inspected but not water tested unless there is evidence of leaks in ceiling below. Ref: Structural Pest Control Rules and Regulations, Sec. 8516G. Sunken or below grade showers or tubs are not water tested due to their construction.

G. 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.

H. 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.

I. We assume no responsibility for damage to any Plumbing, Gas or Electrical Lines, etc., in the process of pressure treatment of concrete slabs or replacement of concrete or structural timbers.

J. 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 fumigation and aeration, the possibility of burglary exists as it does any time 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 loss, damage or vandalism to your property. The company does not provide any on-site security except as required by state and local ordinance and does not assume any responsibility for care and custody of the property in case of vandalism, breaking or entering.

K. Your termite report and clearance will cover 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.

L. If you should have any questions regarding this report, please call or come by our office any weekday between 8:00 a.m. and 5:00 p.m. We can also provide information about additional services for the control of Household Pests such as Ants and Fleas, etc.

M. 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.

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

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

P. 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 report will not include any findings or opinions regarding 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 during our inspection of the premises or should our inspection of the premises cause a release of asbestos dust or particles, owner/agent/tenant shall be solely responsible for the cleanup, removal and disposal of
the asbestos and the cost thereof. Owner/agent/tenant hereby agrees to waive any and all claims against this Company which are in any way related to the presence of asbestos on the premises and further agrees to indemnify and hold this company harmless from any and all claims of any nature asserted by any third party, including this Company's employees, which is in any related to the presence of asbestos on the premises.

Q. Valley Shield Termite and Pest Solutions inc. I does not replace roof covering as we are not a licensed roofer. We recommend that owner/agent contract a licensed roofer after all wood replacement is completed.

R. If Permits are required, it is the Homeowners responsibility to pull permits, advise of any additional work required to bring work into compliance with current building codes, costs may increase due to the permit process. Our bid does not include permits, plans or the additional work or materials needed. If permits are not pulled and work in progess is haulted, we cannot guarantee work to be done in the time as scheduled.

S. Should additional damage, infestation, infection and/or adverse conditions be found during the course of repair and/or removal, work will be ceased and a supplemental report will be issued with new findings, recommendations, and costs.

NOTICE" REPORTS ON THIS STRUCTURE PREPARED BY OTHER REGISTERED TERMITE COMPANIES SHOULD LIST THE SAME FINDINGS (I.E. TERMITE AND OTHER WOOD DESTROYING INFESTATIONS TO INCLUDE DAMAGE ETC.). HOWEVER RECOMMENDATIONS TO CORRECT THE INFESTATIONS AND/OR DAMAGE MAY VARY FROM COMPANY TO COMPANY. YOU HAVE THE RIGHT TO SEEK A SECOND OPINION.

NOTICE TO OWNER

UNDER THE CALIFORNIA MECHANICS LIEN LAW ANY STRUCTURAL PEST CONTROL OPERATOR, CONTRACTOR, SUBCONTRACTOR, LABORER, SUPPLIER OR ANY PERSON WHO CONTRACTS TO DO WORK FOR YOU AND WHO HELPS TO IMPROVE YOUR PROPERTY BUT IS NOT PAID FOR THEIR WORK OR SUPPLIES HAS THE RIGHT TO ENFORCE A CLAIM AGAINST YOUR PROPERTY. THIS MEANS YOUR PROPERTY COULD BE SOLD BY A COURT OFFICER AND THE PROCEEDS OF THE SALE USED TO SATISFY THE INDEBTNESS. THIS COULD HAPPPEN EVEN IF YOU PAID YOUR PRIMARY 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

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SUBCONTRACTORS AND SUPPLIERS ARE REQUIRED TO PROVIDE YOU WITH A DOCUMENT ENTITLED "PRELIMINARY NOTICE" PRIME CONTRACTORS AND LABORERS FOR WAGES DO NOT HAVE TO PROVIDE THIIS NOTICE. A PRELIMINARY NOTICE IS NOT A LIEN AGAINST YOUR PROPERTY. ITS PURPOSE IS TO NOTIFY YOU OF THEIR RIGHT TO FILE IN THE CASE THAT THEY ARE NOT PAID.

"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 VISIBLE EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OF 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 THE INSPECTION AND CANNOT BE DEFINED AS SECTION I OR SECTION II."

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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 visible evidence of active infestation, infection or conditions that have resulted in or from infestation of 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 the inspection and cannot be defined as Section I or Section II.

Description of Findings

SECTION: I

DRYWOOD TERMITES

Finding: 2A
Evidence of drywood termites was noted in the framing of the attic

Recommendation:
Tarp and fumigate the structure with an approved fumigant in accordance with the manufacturer's label. See the "OCCUPANT'S CHEMICAL NOTICE" section of this report for more information on the material being used. The fumigation is guaranteed for 3 years and can be extended with an annual premium noted on the original agreement.
FUMIGATION COST IS $1904.00
Fumigation notes:

Price: $1,904.00

FUNGUS/DRYROT

Finding: 3A
Fungus/Dryrot damage was noted to the siding on the exterior

Recommendation:
With the customer's agreement Valley Shield Termite and Pest Solutions inc will repair, reinforce or remove and replace the damaged area in accordance with state and local building codes. Areas of repair are guaranteed for 1 year and is non-renewable. NOTE: ALL NEW WOOD REPAIRS DONE BY VALLEY SHIELD TERMITE AND PEST SOLUTIONS INC WILL BE PRIME PAINTED OR PRE PRIMED MATERIAL. VALLEY SHIELD TERMITE AND PEST SOLUTIONS INC WILL FINISH PAINT FOR AN ADDITIONAL FEE ALONG WITH MATCHING PAINT PROVIDED BY CUSTOMER PRIOR TO START OF REPAIRS.

Price: $996.00

Finding: 3B
Fungus/Dryrot damage was noted to the trim on the exterior

Recommendation:
With the customer's agreement Valley Shield Termite and Pest Solutions inc will repair, reinforce or remove and replace the damaged area in accordance with state and local building codes. Areas of repair are guaranteed for 1 year and is non-renewable. NOTE: ALL NEW WOOD REPAIRS DONE BY VALLEY SHIELD TERMITE AND PEST SOLUTIONS INC WILL BE PRIME PAINTED OR PRE PRIMED MATERIAL. VALLEY SHIELD TERMITE AND PEST SOLUTIONS INC WILL FINISH PAINT FOR AN ADDITIONAL FEE ALONG WITH MATCHING PAINT PROVIDED BY CUSTOMER PRIOR TO START OF REPAIRS.

Price: $139.00

Finding: 3C
Fungus/Dryrot damage was noted to the garage door on the exterior

Recommendation:
With the customer's agreement Valley Shield Termite and Pest Solutions inc will repair, reinforce or remove and replace the damaged area in accordance with state and local building codes. Areas of repair are guaranteed for 1 year and is non-renewable. NOTE: ALL NEW WOOD REPAIRS DONE BY VALLEY SHIELD TERMITE AND PEST SOLUTIONS INC WILL BE PRIME PAINTED OR PRE PRIMED MATERIAL. VALLEY SHIELD TERMITE AND PEST SOLUTIONS INC WILL FINISH PAINT FOR AN ADDITIONAL FEE ALONG WITH MATCHING PAINT PROVIDED BY CUSTOMER PRIOR TO START OF REPAIRS.

Price: $950.00

Finding: 3D
Fungus/Dryrot damage was noted to the water heater closet door on the exterior

Recommendation: With the customer's agreement Valley Shield Termite and Pest Solutions inc will repair, reinforce or remove and replace the damaged area in accordance with state and local building codes. Areas of repair are guaranteed for 1 year and is non-renewable. NOTE: ALL NEW WOOD REPAIRS DONE BY VALLEY SHIELD TERMITE AND PEST SOLUTIONS INC WILL BE PRIME PAINTED OR PRE PRIMED MATERIAL. VALLEY SHIELD TERMITE AND PEST SOLUTIONS INC WILL FINISH PAINT FOR AN ADDITIONAL FEE ALONG WITH MATCHING PAINT PROVIDED BY CUSTOMER PRIOR TO START OF REPAIRS.

Price: $650.00

Finding: 3E Fungus/Dryrot damage was noted to the eave sheathing on the exterior

Recommendation: With the customer's agreement Valley Shield Termite and Pest Solutions inc will repair, reinforce or remove and replace the damaged area in accordance with state and local building codes. Areas of repair are guaranteed for 1 year and is non-renewable. NOTE: ALL NEW WOOD REPAIRS DONE BY VALLEY SHIELD TERMITE AND PEST SOLUTIONS INC WILL BE PRIME PAINTED OR PRE PRIMED MATERIAL. VALLEY SHIELD TERMITE AND PEST SOLUTIONS INC WILL FINISH PAINT FOR AN ADDITIONAL FEE ALONG WITH MATCHING PAINT PROVIDED BY CUSTOMER PRIOR TO START OF REPAIRS.

Price: $249.00

Section I Total: $4,888.00

Grand Total: $4,888.00

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Disclaimer

FUMIGATION WARRANTY: VALLEY SHIELD TERMITE AND PEST SOLUTIONS INC. WARRANTS THE STRUCTURE(S) LISTED ON THE ORIGINAL AGREEMENT FOR THE INFESTATION THAT WAS SPECIFICALLY DESIGNATED AS THE TARGET PEST. OUR GUARANTEE IS LIMITED TO THE CONTROL AND TREATMENT OF THE INFESTATION AND DOES NOT INCLUDE DAMAGE CAUSED BY THE INFESTATION OR PREPARATION AND RELOCATION OF OCCUPANTS SHOULD A RE-FUMIGATION BE NECESSARY.

REPAIR WARRANTY: VALLEY SHIELD TERMITE AND PEST SOLUTIONS INC WARRANTS THE AREA(S) OF THE STRUCTURE(S) LISTED ON THE ORIGINAL AGREEMENT FOR THE SPECIFIC REPAIRS DESIGNATED ON THE WOOD DESTROYING ORGANISMS (WDO) REPORT AND TERMITE AGREEMENT. IF DURING THE CONSTRUCTION OR AFTER OPENING PREVIOUSLY INACCESSIBLE AREAS, DAMAGE IS FOUND TO EXTEND FURTHER, THEN ANOTHER WDO REPORT WILL BE FILED AND ANY WORK COMPLETED IN THESE AREAS SHALL BE DONE AT THE OWNER OR AGENTS DIRECTION AND ADDITIONAL EXPENSE. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH LOCAL BUILDING CODES AND WILL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF COMPLETION.

OCCUPANT'S CHEMICAL NOTICE

VALLEY SHIELD TERMITE AND PEST SOLUTIONS INC. WILL USE THE FOLLOWING PESTICIDE CHEMICAL(S) SPECIFIED BELOW FOR THE CONTROL OF WOOD DESTROYING ORGANISMS IN THE LOCATIONSDETAILED ON THE GRAPH AND IN THIS REPORT.

1. THE PEST OR ORGANISM TO BE CONTROLLED IS:

____ Subterranean Termites __x__ Drywood Termites ____ Beetles

_x___ Fungus and/or Dryrot ____ Other ____ (Specify)

2. THE PESTICIDE TO BE USED IS:

__x__ Vikane (Sulfuryl Floride) ____ Cytoc (Cylfuthrin) 1%

_x___ Chloropicrin _____ Invader (Baygon) 1%

____ Termidor (Fipronil) .06% ____ Taurus SC .06%

____ Cy-Kick (Cyfluthrin) 0.1% ____ Premise (Imidaclorprid) .05%

____ Other *_____ ____%

____ Timbor (Disodium Octaborate Tetrahydrate) 10

__x__Zythor (Sulfuryl Floride)

IF, DURING THE COURSE OF CONSTRUCTION DAMAGE IS FOUND TO EXTEND INTO PREVIOUSLY INACCESSIBLE AREAS OR AREAS CONCEALED BY FURNITURE, PERSONAL ITEMS ETC., THE TECHNICIAN WILL CALL FOR AN INSPECTION AND A SUPPLEMENTAL REPORT WILL BE ISSUED WITH NEW FINDINGS AND ADDITIONAL COSTS.

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 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.

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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 AT 800-662-9886 AND YOUR PEST CONTROL OPERATOR IMMEDIATELY.

FOR FURTHER INFORMATION CONTACT ANY OF THE FOLLOWING:

VALLEY SHIELD TERMITE AND PEST SOLUTIONS INC..... 805-695-4565

COUNTY HEALTH DEPARTMENT (HEALTH QUESTIONS)
SANTA BARBARA..... 805-681-4900
SAN LUIS OBISPO 805-781-5500

COUNTY AGRICULTURAL COMMISSION (APPLICATION)
SANTA BARBARA 805-681-5600
SAN LUIS OBISPO 805-781-5910

STRUCTURAL PEST CONTROL BOARD (REGULATORY INFORMATION)
2005 EVERGREEN STREET, SUITE 1500
SACRAMENTO, CA 95815..... 916-561-8708 or 800-737-8188

"THIS PROPERTY WAS NOT INSPECTED FOR THE PRESENCE OR ABSENCE OF HEALTH RELATED MOLDS OR FUNGI. WE ARE NEITHER QUALIFIED, AUTHORIZED NOR LICENSED TO INSPECT FOR THESE TYPES OF MOLDS AND FUNGI. IF YOU DESIRE TO HAVE MORE INFORMATION ON THIS SUBJECT THEN WE AT 'VALLEY SHIELD TERMITE AND PEST SOLUTIONS INC.' RECOMMENDTHAT YOU CONTACT:
'ENVIRONMENTAL SAMPLING PROFESSIONALS' "ESP" AT:
888-4ESP-TEST (888-437-7837)
ALONG WITH A CERTIFIED AND LICENSED INDUSTRIAL HYGENIST THEY HAVE THE KNOWLEDGE AND EXPERIENCE TO ANSWER ALL OF YOUR QUESTIONS."

VALLEY SHIELD TERMITE AND PEST SOLUTIONS INC. DOES NOT INSPECT THE EXTERIOR SURFACE OF THE ROOF. IF YOU WANT THE INTEGRITY OF THE ROOF COVERING DETERMINED IT IS RECOMMENDED THAT YOU CONTACT A LICENSED ROOFING CONTRACTOR TO DO THE INSPECTION.

"This company will reinspect repairs done by others within four (4) 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 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.

N1=DETACHED DECK NOT INSPECTED OR BID

TERMITE INSPECTION FEE:$50.00