WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
2712	Studio Drive	Cayucos	93430-1436	11/17/2025	1 of 3

KEY TERMITE and PEST CONTROL
PO Box 969, Atascadero, CA 93423-0969
805-466-2451 / 805-466-8026 fax / 800-548-5599

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

Report #: 112151

Ordered by:	Property Owner and Party of Interest:	Report sent to:
Pat Graham [redacted]	Pat Graham [redacted]	Pat Graham [redacted]

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

General Description:
See original report.

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.

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

** Reinspection Report**

Inspected By: David Wills State License No.: FR57710 Signature: David Wills

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.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
2712	Studio Drive	Cayucos	93430-1436	11/17/2025	2 of 3

General Comments

THIS IS A REINSPECTION REPORT to report #11981, dated 10/31/25, for the purpose of reporting work completed by others. OUR COMPANY does not guarantee work completed by others. A work guarantee should be obtained from parties who have completed the work. This reinspection report will certify only visible and accessible areas inspected as described in the report referenced above.

Section I items 2B, 3A, and 3B completed by others.

Section II item 4A completed by others.

Section III item 5A was not inspected.

THIS IS TO CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS NOW FREE OF EVIDENCE OF ACTIVE INFESTATION OR INFECTION IN THE VISIBLE AND ACCESSIBLE AREAS INSPECTED.

*** See Standard Notice of Work Completed & Not Completed for items completed by Key Termite & Pest Control. ***

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
2712	Studio Drive	Cayucos	93430-1436	11/17/2025	3 of 3

1.This inspection is limited to the visible and accessible portions of the structure as noted on the diagram only. Although a full diagram may be drawn for reference purposes, all areas may not have been inspected. Please read the entire report to determine the limitations of the inspection. All findings will pertain to infestation and/or infection by wood destroying pests and/or organisms and does not include reference to other structural pests such as, but not limited to; Rats, Mice, Bats, Fleas, Cockroaches, Ants, Etc.. This inspection does not include opinions as to the condition of plumbing, roofing, electrical, gas, heating, air conditioning, or other such structural elements. If such information is desired, we suggest that a qualified Home Inspector and Contractors be contacted. Inspection of fences is not included in this report unless otherwise stated. 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 Contractors' State License Board.

2.The following areas were not inspected, as indicated in Section #1990, paragraph (j) of the Structural Pest Control Act and Rules and Regulations: Portions of furnished interiors concealed by personal property, inaccessible attics, insulated attics, and portions thereof; the interior of hollow walls; spaces between a floor or porch deck and the ceiling or soffit below; stall showers over finished ceilings: such structural segments as porte-cocheres, enclosed bay windows, 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; portions of the structure covered by plant growth. The inspector did not move storage or furnishings during inspection. NEITHER KEY TERMITE AND PEST CONTROL, INC. NOR IT'S EMPLOYEES OR SUBCONTRACTORS MAKES ANY GUARANTEE AGAINST FUTURE OR HIDDEN INFESTATION(S), INFECTION(S), OR ADVERSE CONDITION(S) PRESENT BUT NOT EVIDENT AT THE TIME OF INSPECTION(S). Routine inspection does not include opening windows, opening all exterior doors or inspecting interior of cabinets. Further inspection of these areas may be completed upon request and at additional expense.

3.CERTIFICATION applies to visible and accessible areas of the structure observed at the time of original inspection. This certification does not constitute a guarantee that parties in interest will not inherit hidden infestations, infections or adverse conditions. Key Termite and Pest Control, Inc. 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.

4.REINSPECTIONS; "This Company will reinspect repairs done by others within 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) 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." Consultation appointments will be made upon request. On site appointments will be billed at a minimum of $45.00 per appointment. Telephone calls to discuss the report findings are no charge.

5.The structure was inspected from the ground level only. Portions of the structure that extend more than 10 feet from the ground level were visually inspected only. Accuracy above this point cannot be guaranteed. Wood members showing visible signs of infestation or infection were pick-tested to determine the nature and extent of the finding. The inspector did not get up on the roof to inspect wood members accessible from the roof.

6.NOTICE: The structural Pest Control Board encourages competitive business practices among registered companies. Reports on this structure prepared by various companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary company to company. You have a right to seek a second opinion from another company.

7.NOTICE: The charge for service that this company subcontracts to another person or entity may include the company's charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. YOU MAY ACCEPT KEY TERMITE & PEST CONTROL'S BID OR YOU MAY CONTRACT DIRECTLY WITH ANOTHER REGISTERED COMPANY LICENSED TO PERFORM THE WORK. IF YOU CHOOSE TO CONTRACT DIRECTLY WITH ANOTHER REGISTERED COMPANY, KEY TERMITE & PEST CONTROL WILL NOT BE RESPONSIBLE FOR ANY ACT OR OMISSION IN THE PERFORMANCE OF WORK THAT YOU DIRECTLY CONTRACT WITH ANOTHER TO PERFORM.

8.This property WAS NOT inspected for the presence or absence of health related molds or fungi. By California Law, we are neither qualified, authorized nor licensed to inspect for health related molds. If you desire information about the presence or absence of health related molds, contact the California Department of Health Related Services. A link may be found in our web site at the following web address http://www.keytermite.com/Realtors/mold.html

9.Peticides are the products Key Termite & Pest Control uses to control the target pests listed in your Inspection Report. Pesticides are indespensable tools our industry uses to control disease carrying pests and wood destroying insects, thus protecting your health and property. When properly used, pesticides pose minimal risk to humans or the environment. Your Technician is a State certified applicator whose knowledge is constantly being upgraded through regularly scheduled training sessions. If you have any questions, please call us at: 805-466-2451 or write to: Key Termite & Pest Control, PO BOX 969, Atascadero, CA 93423. Key Termite & Pest Control will not apply any compound not authorized for use in California. Please refer to the Inspection Report above for proposed materials to be used.

10.CAUTION: PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Operators are licensed 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 an application you experience symptoms similar to common seasonal illness, comparable to the flu, contact Key Termite & Pest Control (805-466-2451), your physician, and/or your Poison Control Center. For the Poison Control Center, contact the following: (1-800-876-4766). FURTHER INFORMATION: Contact any of the following: Your pest control operator is Key Termite & Pest Control, (805-466-2451); for Regulatory Information call the Structural Pest Control Board (916-561-8708), or write 2005 Evergreen Street, Suite 1500, Sacramento, CA 95815. For answers to your health questions, call the County Health Department; Santa Barbara County Health Dept (805-681-5102); San Luis Obispo County Health Dept (805-781-5544); and for application information, contact the County Agriculture Commissioner; Santa Barbara County Agricultural Commissioner (805-681-5600); San Luis Obispo County Agricultural Commissioner (805-781-5910).

11.Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, 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.

12.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. It's purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

13.NOTICE: Invoices are due and payable within 30 days. 1.5% per month will be added to account balances beyond 30 days from the date of work completed. This is an annual percentage rate of 18%. (Interest charged persuant to the Robinson-Patman Act). Interest amounts for balances billed to an Escrow Company as a course of a Real Estate sale will be waived up to 4 months from the date of work completed so long as the property remains in escrow. Should an Escrow transaction cancel, the full account balance is due and payable upon the Escrow cancellation date.

Key Termite & Pest Control, License Number PR2103

FUMIGATION CERTIFICATION

This is to certify that the property located at:
2712 Studio Drive Cayucos, CA 93430
was fumigated on ***11/10/2025*** for the extermination of Drywood Termites. Elimination of the existing Drywood Termite infestation(s) is guaranteed for five years from the date of fumigation.

KEY
TERMITE and PEST CONTROL
PO Box 969, Atascadero, CA 93423-0969
805-466-2451 / 805-466-8026 fax / 800-548-5599

STANDARD NOTICE OF WORK COMPLETED AND NOT COMPLETED

NOTICE - All recommendations may not have been completed - See below - Recommendations not completed.
This form is prescribed by the Structural Pest Control Board.

Building No.	Street	City	Zip	Date of Completion
2712	Studio Drive	Cayucos	93430-1436	11/12/25

KEY TERMITE and PEST CONTROL
PO Box 969, Atascadero, CA 93423-0969
805-466-2451 / 805-466-8026 fax / 800-548-5599

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

Report #: 111981

Ordered by:	Property Owner and Party of Interest:	Completion sent to:
[redacted]	[redacted]	

The following recommendations on the above designated property, as outlined in the Wood Destroying Pests and Organisms Inspection Report dated 10/31/25 have been and/or have not been completed.

Recommendations completed by this firm that are in accordance with the Structural Pest Control Board's Rules and Regulations:

2A, 2C, 2D.

Recommendations completed by this firm that are considered secondary and substandard measures under Section 1992 of the Structural Pest Control Board's Rules and Regulations including person requesting secondary measure:

Cost of work completed:

Cost: $	2,887.00
Inspection Fee: $	89.00
Other: $	0.00
Total: $	2,976.00

Recommendations not completed by this firm:

2B, 3A, 3B, 4A, 5A.

Estimated Cost: $ 611.00

Remarks:
See reinspection for items completed by others.

Signature Dail Wills

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, 95815-3831
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

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
2712	Studio Drive	Cayucos	93430-1436	09/11/2026	1 of 6

KEY
TERMITE and PEST CONTROL
PO Box 969, Atascadero, CA 93423-0969
805-466-2451 / 805-466-8026 fax / 800-548-5599

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

Report #: 114605

Ordered by:	Property Owner and Party of Interest:	Report sent to:
[redacted]	[redacted]	

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

General Description:
Single story; Single family residence; Composition shingle roof; Furnished and occupied.

Inspection Tag Posted:
GARAGE

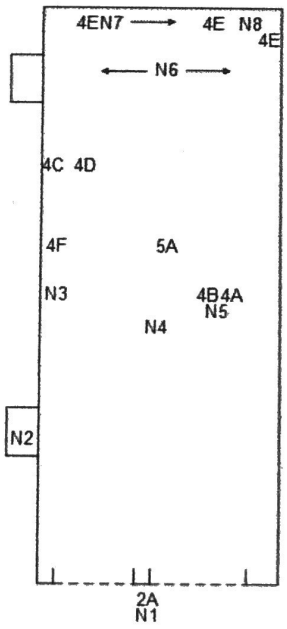
Other Tags Posted:

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.

Complete Inspection Report

Diagram not to scale-Finding locations approximate



Inspected By: David Wills State License No.: FR57710 Signature: Dail Wills

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NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
2712	Studio Drive	Cayucos	93430-1436	09/11/2026	2 of 6

General Comments

THIS IS A COMPLETE INSPECTION and includes structure(s) of the property as described on page one of this report. The inspection is limited to visible and accessible areas of the structure(s) drawn in diagram space. Other structures of the property were not included in this report. See the statements on the final page of this report for further information as to the scope of this inspection.

NOTE: Prices quoted on this report reflect all work being completed at the same time. If individual items are requested the price for those items are subject to change to our minimum job price in order to account for the appropriate labor and materials cost. This applies to repair items only.

NOTE: All prices quoted quoted on this report reflect cash/check pricing, any credit or debit card payments made will incur a 3% processing fee.

NOTE: There was normal storage at the interior of the garage at the time of inspection. Areas covered by normal storage or furnishings were not accessible for visual inspection. Further inspection will be completed upon request after storage has been removed by others. There may be a fee charged for this reinspection.

NOTE: This structure was furnished at the time of this inspection. Areas covered by normal storage or furnishings were not accessible for visual inspection. Further inspection will be completed upon request after storage has been removed by others. There may be a fee charged for this reinspection.

NOTE: The attic was partially inaccessible due to insulation and low construction in some areas.

NOTE: The tile stall shower test was performed with a water level of 2 inches above the top of the finished drain and water held for a minimum of 15 minutes. Accessible areas adjacent to the shower pan were inspected for indications of leakage. There was no visible indication of current leakage detected. Waterproofing of the shower pan above 2 inches from the top of the drain was not verified. Further water testing at a higher water level will be completed upon request. A fee may be charged for further testing.

NOTE: Portions of the eaves were inaccessible due to boxed eave construction.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
2712	Studio Drive	Cayucos	93430-1436	09/11/2026	2 of 6

General Comments

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WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
2712	Studio Drive	Cayucos	93430-1436	09/11/2026	3 of 6

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 Drywood Termite damage was found at the fascia .
Recommendation: Remove and replace the damaged portion of the fascia as needed.
Price: $306.00

SECTION: II

OTHER FINDINGS

Finding: 4A The toilet was found to be loosely bolted to the floor. This creates a potential source of leakage.
Recommendation: Reset the toilet using a new wax seal and bolts. Additional costs may apply if the toilet flange is found to be damaged or if existing supply line/valve cannot be reused.
Price: $150.00

Finding: 4B An excessive moisture condition exists due to leakage at the bathroom sink supply valve.
Recommendation: Make the necessary corrections to eliminate the leakage at the bathroom water supply valve.
Price: No Bid offered at this time. Owner should contact appropriate tradesman to complete recommended corrections.

Finding: 4C An excessive moisture condition exists due to leakage at the kitchen sink supply valve.
Recommendation: Make the necessary corrections to eliminate the leakage at the kitchen sink water supply valve.
Price: No Bid offered at this time. Owner should contact appropriate tradesman to complete recommended corrections.

Finding: 4D An excessive moisture condition exists due to leakage at the kitchen sink fixture.
Recommendation: Make the necessary corrections to eliminate the leakage at the kitchen sink fixture.
Price: No Bid offered at this time. Owner should contact appropriate tradesman to complete recommended corrections.

Finding: 4E Moisture damage has occurred to the drywall at the window frame.
Recommendation: Replace and/or repair the wallboard as needed. Finish texture and paint may not match the adjacent areas.
Price: No Bid offered at this time. Owner should contact appropriate tradesman to complete recommended corrections.

Finding: 4F An excessive moisture condition exists due to leakage at the main water supply valve.
Recommendation: Make the necessary corrections to eliminate the leakage at the main water supply valve.
Price: No Bid offered at this time. Owner should contact appropriate tradesman to complete recommended corrections.

UNKNOWN FURTHER INSPECTION

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
2712	Studio Drive	Cayucos	93430-1436	09/11/2026	4 of 6

FURTHER INSPECTIONS

Finding: 5A A portion of the substructure area was inaccessible for inspection due to lack of an access opening.

Recommendation:

Price: No Bid offered at this time. Owner should contact appropriate tradesman to complete recommended corrections.

Section I Total: **$306.00**
Section II Total: **$150.00**
Unknown Further Inspection: **$0.00**

Grand Total: **$456.00** (totals include items priced above only)

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
2712	Studio Drive	Cayucos	93430-1436	09/11/2026	5 of 6

Informational Items

INFORMATIONAL ITEMS listed below are items where the inspector wishes to inform parties in interest about questionable conditions or report exclusions. These disclosures may be of concern to parties in interest, but did not qualify as a required finding or correction as defined by the Structural Pest Control Act. All parties in interest should satisfy themselves as to these disclosures prior to the close of escrow.

INFORMATIONAL ITEM> N1: Drywood Termite fecal pellets were found at the exterior. The property was fumigated in 2025 by Key Termite and Pest Control and the pellets appear to be from the previous infestation. The fumigation is guaranteed for 5 years from the date of completion. We recommend that the old evidence of the Drywood Termite infestation be masked or removed to avoid future misunderstanding as to the activity of the old infestation. This service will be completed by our company at no charge. Please contact our office to arrange an appointment.

INFORMATIONAL ITEM> N2: Bubbling and peeling dry wall noted at ceiling above washer and dryer. Parties in interest should satisfy themselves as to this condition prior to the close of escrow.

INFORMATIONAL ITEM> N3: Shower can not be tested due to the construction of the shower and no shower dam. Parties in interest should satisfy themselves as to this condition prior to the close of escrow.

INFORMATIONAL ITEM> N4: Dry moisture stains were noted at the attic. It appears to have been caused by a previous leak. This leak may have already been corrected. It was not possible to determine the activity or cause of leakage at the time of inspection.

INFORMATIONAL ITEM> N5: The attic was inaccessible for inspection due to insulation and low clearances. The attic was inspected from the access opening only.

INFORMATIONAL ITEM> N6: Old evidence of Drywood Termite infestation was found at the substructure. Refer to item N1.

INFORMATIONAL ITEM> N7: Dry moisture stains were noted at the sub floor and foundation wall. It appears to have been caused by a previous leak. This leak may have already been corrected. It was not possible to determine the activity or cause of leakage at the time of inspection.

INFORMATIONAL ITEM> N8: Minor Drywood Termite damage was noted at the substructure framing. There appears to be no structural weakness due to this minor damage and correction is not required.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
2712	Studio Drive	Cayucos	93430-1436	09/11/2026	6 of 6

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2.The following areas were not inspected, as indicated in Section #1990, paragraph (j) of the Structural Pest Control Act and Rules and Regulations: Portions of furnished interiors concealed by personal property, inaccessible attics, insulated attics, and portions thereof; the interior of hollow walls; spaces between a floor or porch deck and the ceiling or soffit below; stall showers over finished ceilings: such structural segments as porte-cocheres, enclosed bay windows, 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; portions of the structure covered by plant growth. The inspector did not move storage or furnishings during inspection. NEITHER KEY TERMITE AND PEST CONTROL, INC. NOR IT'S EMPLOYEES OR SUBCONTRACTORS MAKES ANY GUARANTEE AGAINST FUTURE OR HIDDEN INFESTATION(S), INFECTION(S), OR ADVERSE CONDITION(S) PRESENT BUT NOT EVIDENT AT THE TIME OF INSPECTION(S). Routine inspection does not include opening windows, opening all exterior doors or inspecting interior of cabinets. Further inspection of these areas may be completed upon request and at additional expense.

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10.CAUTION: PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Operators are licensed 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 an application you experience symptoms similar to common seasonal illness, comparable to the flu, contact Key Termite & Pest Control (805-466-2451), your physician, and/or your Poison Control Center. For the Poison Control Center, contact the following: (1-800-876-4766). FURTHER INFORMATION: Contact any of the following: Your pest control operator is Key Termite & Pest Control, (805-466-2451); for Regulatory Information call the Structural Pest Control Board (916-561-8708), or write 2005 Evergreen Street, Suite 1500, Sacramento, CA 95815. For answers to your health questions, call the County Health Department; Santa Barbara County Health Dept (805-681-5102); San Luis Obispo County Health Dept (805-781-5544); and for application information, contact the County Agriculture Commissioner; Santa Barbara County Agricultural Commissioner (805-681-5600); San Luis Obispo County Agricultural Commissioner (805-781-5910).

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Key Termite & Pest Control, License Number PR2103

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
2712	Studio Drive	Cayucos	93430-1436	10/08/2026	1 of 3

KEY TERMITE and PEST CONTROL
PO Box 969, Atascadero, CA 93423-0969
805-466-2451 / 805-466-8026 fax / 800-548-5599

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

Report #: 114880

Ordered by:	Property Owner and Party of Interest:	Report sent to:
[redacted]	[redacted]	

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

General Description:	Inspection Tag Posted:
Same as Original	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.

** Reinspection Report**

Inspected By: David Wills State License No.: FR57710 Signature: Dail Wills

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

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
2712	Studio Drive	Cayucos	93430-1436	10/08/2026	2 of 3

General Comments

THIS IS A REINSPECTION REPORT to report #114605, dated 09/11/2026, for the purpose of reporting work completed by others. OUR COMPANY does not guarantee work completed by others. A work guarantee should be obtained from parties who have completed the work. This reinspection report will certify only visible and accessible areas inspected as described in the report referenced above.

Section 1 items: 2A Completed by others.

Section 2 items: 4A,4B,4C,4D,4E,4F Completed by others.

Section 3 items: 5A Not completed.

THIS IS TO CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS NOW FREE OF EVIDENCE OF ACTIVE INFESTATION OR INFECTION IN THE VISIBLE AND ACCESSIBLE AREAS INSPECTED.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
2712	Studio Drive	Cayucos	93430-1436	10/08/2026	3 of 3

1.This inspection is limited to the visible and accessible portions of the structure as noted on the diagram only. Although a full diagram may be drawn for reference purposes, all areas may not have been inspected. Please read the entire report to determine the limitations of the inspection. All findings will pertain to infestation and/or infection by wood destroying pests and/or organisms and does not include reference to other structural pests such as, but not limited to; Rats, Mice, Bats, Fleas, Cockroaches, Ants, Etc.. This inspection does not include opinions as to the condition of plumbing, roofing, electrical, gas, heating, air conditioning, or other such structural elements. If such information is desired, we suggest that a qualified Home Inspector and Contractors be contacted. Inspection of fences is not included in this report unless otherwise stated. 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 Contractors' State License Board.

2.The following areas were not inspected, as indicated in Section #1990, paragraph (j) of the Structural Pest Control Act and Rules and Regulations: Portions of furnished interiors concealed by personal property, inaccessible attics, insulated attics, and portions thereof; the interior of hollow walls; spaces between a floor or porch deck and the ceiling or soffit below; stall showers over finished ceilings: such structural segments as porte-cocheres, enclosed bay windows, 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; portions of the structure covered by plant growth. The inspector did not move storage or furnishings during inspection. NEITHER KEY TERMITE AND PEST CONTROL, INC. NOR IT'S EMPLOYEES OR SUBCONTRACTORS MAKES ANY GUARANTEE AGAINST FUTURE OR HIDDEN INFESTATION(S), INFECTION(S), OR ADVERSE CONDITION(S) PRESENT BUT NOT EVIDENT AT THE TIME OF INSPECTION(S). Routine inspection does not include opening windows, opening all exterior doors or inspecting interior of cabinets. Further inspection of these areas may be completed upon request and at additional expense.

3.CERTIFICATION applies to visible and accessible areas of the structure observed at the time of original inspection. This certification does not constitute a guarantee that parties in interest will not inherit hidden infestations, infections or adverse conditions. Key Termite and Pest Control, Inc. 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.

4.REINSPECTIONS; "This Company will reinspect repairs done by others within 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) 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." Consultation appointments will be made upon request. On site appointments will be billed at a minimum of $45.00 per appointment. Telephone calls to discuss the report findings are no charge.

5.The structure was inspected from the ground level only. Portions of the structure that extend more than 10 feet from the ground level were visually inspected only. Accuracy above this point cannot be guaranteed. Wood members showing visible signs of infestation or infection were pick-tested to determine the nature and extent of the finding. The inspector did not get up on the roof to inspect wood members accessible from the roof.

6.NOTICE: The structural Pest Control Board encourages competitive business practices among registered companies. Reports on this structure prepared by various companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary company to company. You have a right to seek a second opinion from another company.

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Key Termite & Pest Control, License Number PR2103