WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT #: 20260308

BUILDING NO.	STREET	CITY	ZIP	Date of Inspection	NUMBER OF PAGES
590	ROSEMARY LANE	ARROYO GRANDE	93420	10/28/2026	1 of 6

Central Coast Termite, Inc.
P.O. Box 1614
Nipomo, CA 93444
805-929-8500 support@centralcoasttermite.com
PR7147

Ordered by:	Property Owner and/or Party of Interest	Report sent to:
CHRISTA LOWRY 590 ROSEMARY LANE CHRISTA@CHRISTALOWRYREALESTATE.CO ARROYO GRANDE, CA 93420 PH.# 805-710-1687		

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

GENERAL DESCRIPTION:
This is a two story, stucco, single family residence. It has an attached garage. It has a tile roof and was vacant at the time of inspection.

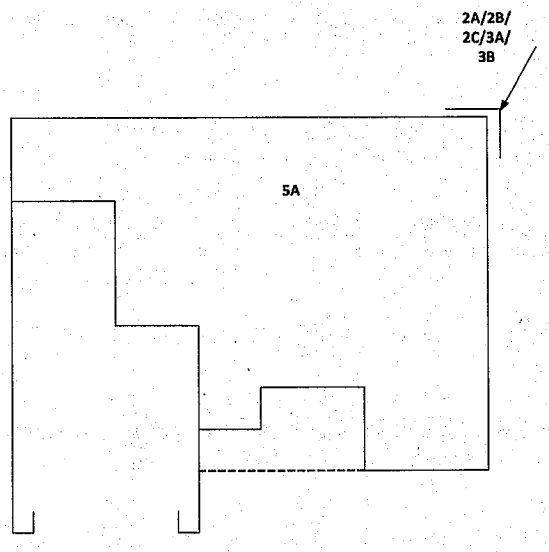
Inspection Tag Posted:
Garage.

Other Tags Posted:

An inspection has been made of the structure(s) on the diagram in accordance with the 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 [X] Fungus/Dryrot [X] Other Findings [X] 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 = Further Inspection



Inspected By ALFREDO CONCEPCION License No. FR48524 Signature A. Concepcion

You are entitled to obtain copies of all reports and completion notices on this property report 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. (form t1a - 4/27/17) 43M-41 (Rev. 10/01)

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NOTES, CAUTIONS AND DISCLAIMERS

The pest control industry recognizes a structure to have certain areas both inaccessible and not inspected. These areas 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; the crawl space underneath a deck less than 12"; covered ceilings; spaces between a floor or porch deck and the ceiling below; areas where there is no access without defacing or tearing lumber, masonry, or finished work; areas underneath, behind or below appliances or beneath floor coverings or furnishings or storage, locked areas, and areas requiring an extension ladder; areas where encumbrances, storage, conditions, or locks make inspection impractical; and areas or timbers around eaves that would require use of an extension ladder, areas that are only accessible from the roof ie. chimney cases and gable ends.

Slab floor construction has become more prevalent in recent years. Floor covering may conceal cracks in the slab that will allow infestations to enter. Infestations may be concealed by plaster, sheetrock or other wall coverings so that a diligent inspection may not uncover the true condition. The roof was not inspected due to lack of accessibility, qualification and licensing. These areas are not practical to inspect because of health hazards, damage, obstruction or inconvenience and unless specified or described in this wood destroying pests and organisms inspection report. This company shall exercise due care during inspections and treatments but assumes no liability for any damage to tiles, slates, shingles or other roofing materials, including patio covers, aluminum awnings, solar heating, plants, shrubbery or paint during any type of treatment.

In the performance of corrective measures, it may be necessary to drill into concealed areas and/or to cut or remove plants. The termite exterminator will not be liable for plumbing, heating, electrical, gas lines and equipment in or under a slab, nor to plants which may be damaged during treatments and/or repairs.

Guarantee policy:

This guarantee excludes structures with sub slab heating\air conditioning systems, plenum construction with air conditioning and heating duct in use, a well or cistern within fifty feet and areas that are inaccessible for treatment. Additional exclusions include structures with damage to or from excessive moisture, inadequate construction, areas of inaccessibility, deteriorating materials, masonry failure, grade alteration, pipes and conduits beneath concrete slab, furnishings or contents, etc. No guarantee will be issued for any work that is a secondary recommendation or work completed by others. Guaranteed for thirty days are any plumbing, grouting, caulking and resetting of commodes, sinks or enclosures. All other work performed by this company shall be guaranteed for the duration of one year.

This wood destroying pests and organisms inspection report does not include work which requires contact with materials containing asbestos. Termite inspectors have no expertise or license in asbestos analysis. Asbestos is a natural occurring mineral fiber used extensively in construction prior to 1978. The owner, employee or contractor must determine the asbestos status prior to the commencement of work on a project. Occupants and employees must be protected from asbestos fiber release. Should asbestos be observed during any construction or demolition, work must stop. The owner shall obtain the services of an asbestos abatement contractor to evaluate the situation, provide the necessary services and certify the area safe before work may resume. Asbestos statement ref: Ab2040, sb2572 and general industry safety order number 5208.

Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest and Organism Inspection Report does not contain information about such defects as they are not within the scope of the licence of the inspector or the company issuing this report. Nor does a Wood Destroying Pest and Organism Inspection Report contain information about asbestos or any other environmental or safety hazard. Should interested parties desire opinions regarding these items, it is recommended that the owner engage the services of a reputable "whole house" inspection company.

The following areas, when they exist, are considered inaccessible for inspection: Areas concealed by interior furnishings; areas concealed by floor coverings, including area rugs, throw rugs, bath and kitchen mats, etc.; areas concealed by appliances; areas concealed by storage; areas concealed by heavy vegetation; areas between abutting/attached town houses, condominiums and similar structures; interiors of boxed eaves/soffits; and areas where locks prevented access.

The owner of this structure has certain obligations regarding maintenance and pertaining to the deterrence of wood destroying organisms. Maintenance procedures include; but are not limited to: Reasonable cleaning, upkeep of roofs, gutters and downspouts; painting and sealing of exposed surfaces; caulking about doors and windows or grouting about commodes, tub and shower enclosures; storing materials one foot away the structure's foundations; providing adequate ventilation, maintaining proper drainage away from structure (including sprinkler systems); keeping soil levels below the top of foundations and prohibiting earth contact with wood components of the structure(s).

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Areas concealed by insulation are considered inaccessible, this includes insulated areas of the substructure and attic. If interested parties are concerned, an inspection will be made upon removal of the insulation and a supplemental report will be issued. Any findings and recommendations will be noted along with estimates for repair and or treatment if within the scope of this company's operations.

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. Central Coast Termite is not responsible for the workmanship performed by others, nor does this company warranty the work completed by others.

This company is not responsible for damage found during the course of repairs nor damage in areas that were inaccessible at the time of inspection.

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 or fungi. If you desire information about the presence or absence of health related molds or fungi, you should contact an industrial hygienist.

THE ROOF WAS NOT INSPECTED nor were the gable ends or other wood members that are only accessible from the roof. If roof information is necessary, please contact a roofing contractor.

The Structural Pest Control Board encourages competitive business practices among registered companies. Reports on this structure prepared by various registered companies should list the same findings (ie. Termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary from company to company. Therefore, you may wish to seek a second opinion since there may be alternative methods of correcting the findings listed on this report that may be less costly.

SECTIONED REPORTING: This is a separated report which is defined as section 1 or section 2 conditions evident on the date of this inspection. Section 1 contains items where there is evidence of active infestation, infection or conditions that have resulted in or from infestation or infection on the date of inspection. Section 2 items are conditions deemed likely to lead to infestation or infection but where no visible evidence of such was found on the date of inspection. Further inspection items are defined as recommendations to inspect area(s) which during the original inspection did not allow the inspector access to complete his inspection and cannot be defined as Section 1 or Section 2.

2. DRYWOOD TERMITES

ITEM NO. 2A (Section 1)

FINDING AND RECOMMENDATION: 2A

Drywood termite infestation was found in wood members at the eaves and appears to extend into inaccessible areas.

RECOMMENDATION: Seal the structure and fumigate with a gas lethal to drywood termites, Vikane (Sulfuryl Flouride). The structure must be vacant until the fumigation is complete. This company will exercise all due caution, but cannot be held responsible for damage to plants, TV antennas or roofing due to fumigation. TWO year warranty with a live Drywood Termite infestation found. Treatment type is the sole judgement of Central Coast Termite
RECOMMENDATION 2A-1: Remove or cover accessible drywood termite fecal pellets.

NOTE: Exterior ground cover (rocks & bark) must be raked back 12 inches from the foundation wall down to the dirt to allow for a proper ground seal.
All bushes must be trimmed back a minimum of 18 inches from the siding and eaves prior to fumigation. Central Coast Termite can arrange for this service for an additional charge.

ITEM NO. 2B (Section 1)

FINDING AND RECOMMENDATION: 2B

Drywood termite damage found at the fascia.

RECOMMENDATION: Remove and replace the damaged wood members with new material or repair with wood filler and paint.
Roofing material and or rain gutters may need to be removed and reinstalled. If any additional damage is found or if the roofing material or rain gutters are not re-usable, a supplemental report and / or estimate will be made. This bid is to replace only the damaged areas of the fascia. Full runs of fascia can be bid upon request.

ITEM NO. 2C (Section 1)

FINDING AND RECOMMENDATION: 2C

Drywood termite damage was found at the roof sheathing

RECOMMENDATION: Remove enough roof covering to replace or repair the damaged wood members, and re-lay the existing roof covering. Blocking material may be added to the eave area to support the new roof sheathing. If additional damage is found or the existing roofing material is not reusable, a supplemental report with estimated costs will be issued.

3. FUNGUS OR DRYROT

ITEM NO. 3A (Section 1)

FINDING AND RECOMMENDATION: 3A

Fungus growth and damage was found at the roof sheathing

RECOMMENDATION: Remove enough roof covering to replace the damaged wood members, and re-lay the existing roof covering. Blocking material may be added to the eave area to support the new roof sheathing. If additional damage is found or the existing roofing material is not reusable, a supplemental report with estimated costs will be issued.

ITEM NO. 3B (Section 1)

FINDING AND RECOMMENDATION: 3B

Fungus damage was found at the fascia due to exposure to weather.

RECOMMENDATION: Remove and replace or repair the damaged wood members with new material. Where needed an approved fungicide may be applied an by a Licensed Pest Control Representative.
Roofing material and or rain gutters may need to be removed and reinstalled. If any additional damage is found or if the roofing material or rain gutters are not re-usable, a supplemental report and / or estimate will be made. This bid is to replace only the damaged areas of the fascia. Full runs of fascia can be bid upon request.

5. FURTHER INSPECTION

ITEM NO. 5A

NOTE:

The attic or portions of the attic are inaccessible due to inadequate clearances, insulation, and/or ducting. It is not practical to make the area accessible. Interested parties should satisfy themselves with this condition.

COMMENTS AND OTHER INFORMATION

Central Coast Termite will perform the painting in the repaired areas. Paint colors will be computer matched at a local paint store. However Central Coast Termite can not guarantee an exact color match for paint, stains or varnishes, due to varying brands and weathering. For best results the customer should provide the paint or a paint color code.

This inspection was made from the ground level. Second story eaves, window frames, gable ends, and or other wood members not accessible from the ground level were not inspected due to height restrictions. These areas will be inspected upon request for an additional charge.

****CALIFORNIA STATE LAW REQUIRES THAT YOU BE GIVEN THE FOLLOWING INFORMATION: "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 risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.***

If within twenty-four hours following application you experience symptoms similar to common seasonal illness comparable to the flu, contact you physician or poison control center at: [(1(800)523-2222] and your pest control operator immediately and or the structural pest control board, 2005 Evergreen St. Ste. 1500 Sacramento, Ca. 95815-3831.

If we have recommended the use of a fungicide we will use:
- ***copper napthenate - (a/i) copper napthenate: 20% - inert ingredients: 80% or***
- ***Tim-bor Pro - Disodium Octaborate Tetrahydrate 98% - 2% other ingredients.***
  EPA Reg. No. 64405-8

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If we have recommended a local treatment for Drywood or Subterranean termites we may use:

* *Termidor SC 9.1% Fiprinol 90.9% inert ingredients.*
  EPA Reg. No. 7969-210 , or Termidor Foam.
* *Cross Check 7.9% Bifinthrin. EPA # 279-3206-10404*

For further information contact any of the following:

County:	*County Health Departments:*	*County Agricultural Commissioner:*	*Structural Pest Control Board:*
San Luis Obispo	*805-781-5500*	*805-781-5910*	*1-800-737-8188*
Santa Barbara	*805-681-5105*	*805-681-5600*	*same*

LEAD-BASED PAINT NOTIFICATION: Federal Environmental Protection Agency (EPA) regulations require that certain precautions be taken to protect you and your family from any lead-based paint dust which might be disturbed during the course of our work. Any contractor that disturbs painted surfaces in homes, childcare facilities, and schools, built before 1978, must be certified by the EPA and follow specific work practices set forth by the EPA to prevent lead contamination. As an EPA lead-safe certified firm, Central Coast Termites will take all necessary precautions and exercise lead-safe work practices to minimize and contain any lead dust and debris in compliance with EPA regulations. If you have any questions about the EPA regulations, or if you plan to do any work yourself, you can contact the National Lead Information Center at 1-800-424-LEAD (1-800-424-5323).

(This notice is provided in compliance with California's Proposition 65.) Lead is a chemical known to the state of California to cause cancer and birth defects or other reproductive harm.

TERMS: Balance due upon completion or at close of escrow.
2% per month finance charge on all accounts over 30 days.

Central Coast Termite accepts all major credit cards, however a 3% service charge will be added unless other arrangements have been made.

Work Authorization

Central Coast Termite, Inc.

BUILDING NO.	STREET	CITY	ZIP	COUNTY CODE	DATE OF INSPECTION
590	ROSEMARY LANE	ARROYO GRANDE	93420	40	10/28/2026

Section 1

2A	=	5450.00 P
2B	=	420.00 P
2C	=	725.00 P
3A	= Cost included in 2C	
3B	= Cost included in 2B	

Section 1 Totals		
Total using primary recs	$	6595.00

(w6b5-1-19)	**Cost of all Primary Recommendations $**	6595.00	**NOTE: Damage found in Inaccessible Areas may require a Supplemental report and/or Work Authorization, or may require amendments to this Work Authorization.**

1. If FURTHER INSPECTION is recommended, if additional work is required by any government agency, or if additional damage is discovered while performing the repairs, this company reserves the right to increase prices. This agreement does not include any permit fees that may be required.

2. In the event that legal action is necessary to enforce the terms of this contract, reasonable attorney's fees may be awarded to the prevailing party.

3. This company will use due caution and diligence in their operations but assume no responsibility for matching existing colors and styles, or for incidental damage to roof coverings, Tv. Antennaes, solar panels, rain gutters, plant life, or paint.

4. This report is limited to the accessible areas shown on the diagram. Please refer to the report for the areas not inspected.

5. If this contract is to be paid our of escrow impound the buyers and sellers agree to provide this company with all escrow billing information required to collect the amount due. The persons signing this contract are responsible for payment, and if the escrow does not close within 30 days after the date of completion of the work agree to pay in full the amount specified in this work authorization agreement. A 2% per month finance charge will apply on all over due invoices.

6. If this agreement includes a charge for opening an area for FURTHER INSPECTION, it is for opening the area only and does not include making additional repairs, if needed, nor does it include replacing removed or damaged floor coverings, wall coverings, or painted exposed surfaces unless specifically stated.

7. Central Coast Termite will warranty all chemical treatments for a period of TWO years, unless otherwise stated, and all repair work for a period of one year from the date of the Standard Notice of Work Completed and Not Completed.

8. Central Coast Termite accepts Visa, MasterCard & Discover cards, however a 3% service charge will be added.

NOTICE TO OWNER

Under the California Mechanics Lien Law any structural pest control company which 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 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.

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. 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.

Authorized to perform items: _____ Cost of work authorized: $ _____

OWNER or OWNER's AGENT: DATE: Central Coast Termite, Inc.

X _____ _____ ESCROW: _____

CENTRAL COAST TERMITE & PEST
P.O. Box 1614
Nipomo, CA 93444
8059298500
support@centralcoasttermite.com
www.centralcoasttermite.com

CENTRAL COAST TERMITE & PEST

INVOICE

BILL TO
Christa Lowry
590 Rosemary Lane
Arroyo Grande, CA 93420
United States

SHIP TO
Christa Lowry
590 Rosemary Lane
Arroyo Grande, CA 93420
United States

INVOICE # 20260308
DATE 10/29/2026
DUE DATE 11/28/2026
TERMS Net 30

DATE		DESCRIPTION	QTY	RATE	AMOUNT
10/28/2026	**Termite Inspection**	Termite Inspection	1	150.00	150.00

BALANCE DUE **$150.00**

Scan to pay

Please reference the invoice number and your account number with your payment.
If you have any questions concerning this invoice, please call our office at (805) 929-8500.

Thank you for choosing Central Coast Termite and Pest!