WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT #: *2025333*

BUILDING NO.	STREET	CITY	ZIP	Date of Inspection	NUMBER OF PAGES
385	VERBANA	NIPOMO	93444	08/28/2026	1 of 5

SLO PEST and TERMITE
2508 Shoreline, Bradley CA 93426
(805) 423-5724
Email: contact@SloPestAndTermite.pro
PR5306

Ordered by:
O'CONNELL
2020 TRUST
PO BOX 973
NIPOMO, CA 93444

Property Owner and/or Party of Interest [redacted]

Report sent to:

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

GENERAL DESCRIPTION:
Single family residence.

Inspection Tag Posted:
Hot water enclosure.

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 [ ] 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 = Further Inspection

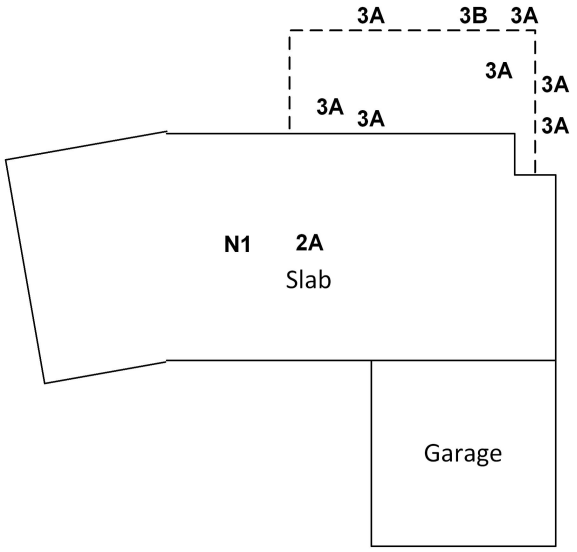


Diagram not to scale
Findings locations approximate

Inspected By JOHN "COLORADO" VERGELDT License No. OPR11077 Signature

You are entitled to obtain copies of all reports and completion notices on this property report to the Structural Pest Control Board during the proceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, Calfornia 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 - 3/15/08)

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/subfloor 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, painted wood, masonry, or finished work; areas underneath, behind or below appliances or beneath floor coverings or furnishings or storage, locked areas, and areas requiring a ladder (all inspections are done from ground level); areas where encumbrances, storage, conditions, or locks make inspection impractical; and areas or timbers around eaves that would require use of an extension ladder (wood member above patio covers).

SLO Pest and Termite, assumes no responsibility and/or liability for adverse conditions such as dry-rot fungus or termite infestations or damage caused by dry-rot fungus or termite damage on interior or exterior areas where a ladder must be used and/or areas higher than twelve (12) feet in order to visually or physically inspect area(s). If owner, buyer or agent would like such area(s) inspected, they must notify SLO Pest and Termite prior to the close of escrow.

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.

The purpose of this report is to document findings and recommendations which pertain to the absence or presence of wood destroying organisms and or conducive condition[s] at the time of inspection. This report should be read carefully and is not to be confused with a home maintenance survey. The client's cooperation and compliance to correct and or complete the recommendations documented in this report are obligatory. Without a mutual effort this company can not assure effective or satisfactory results.

"NOTICE: The charge for service that this company subcontracts to another registered company 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 SLO Pest & Termite 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, SLO Pest & Termite will not in any way be responsible for any act or omission in the performance of work that you directly contract with another to perform."

The owner of this structure has certain obligations regarding maintenance 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).

Due to the inability to determine the cost associated with building permits and fee's (when they may or may not apply). The home owner is responsible for all building permits and fee's. SLO Pest & Termite is not responsible for building permits or fee's associated with.

It is the owner's responsibility to disclose any knowledge of conditions which are not visible during the course of a normal inspection.

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. SLO Pest and 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. If roof information is necessary, please contact the appropriate licensed tradesman.

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.

Stall Showers:
The stall shower will NOT be tested due to finished surfaces adjacent stall shower. Upon written request SLO Pest and Termite will perform a standard water test for $225.00
NOTE: if a water test is performed and the shower does not pass SLO Pest and Termite is NOT to be held responsible for damage incurred as a result of the test. (drywall, subfloor, etc.)

2. DRYWOOD TERMITES

ITEM NO. 2A (Section 1)

FINDING AND RECOMMENDATION: 2A

(Cost $ 3910.00)

Drywood termite infestation was noted at the attic and appears to extend into inaccessible areas.

RECOMMENDATION: Seal the structure and fumigate with a gas lethal to drywood termites, Vikane (Sulfuryl Fluoride). The structure must be vacant until the fumigation is complete (four days and three nights). This company will exercise all due caution, but cannot be held responsible for damage to plants, TV antennas, satellite dishes, or roofing due to fumigation.

S.L.O. Pest and Termite warranties our fumigation for 5 years on existing termites from the date of completion.

NOTE: SLO Pest and Termites recommends the removal and/or coverall accessible pellets and frass of wood destroying pest

For more fumigation information visit. www.fumigationfacts.com

For more information visit us on the web at. www.SloPestAndTermite.pro

3. FUNGUS OR DRYROT

ITEM NO. 3A (Section 1)

FINDING AND RECOMMENDATION: 3A

Fungus damage (dry rot) was noted at the patio frame.

RECOMMENDATION: Remove and replace the damaged portions as needed with today's widths and grades, per 1991.A5 of Structural Pest Control Act.

ITEM NO. 3B (Section 1)

FINDING AND RECOMMENDATION: 3B

Fungus damage (dry rot) was noted at the post.

RECOMMENDATION: Remove and replace the damaged portions as needed with today's widths and grades, per 1991.A5 of Structural Pest Control Act.

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COMMENTS AND OTHER INFORMATION

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

N1 (Informational Item): 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.

Paint colors will be computer matched at a local paint store. However SLO Pest & Termite can not guarantee an exact color match due to varying brands and weathering. For best results the customer should provide the paint or a paint color code.

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.

SLO County: Health (805) 781-5500 • Ag (805) 781-5910
Santa Barbara County: Health (805) 681-5100 • Ag (805) 934-6200
Structural Pest Control Board: (916) 561-8700 • 2005 Evergreen St., Suite 1500, Sacramento, CA 95815

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SLO PEST and TERMITE
2508 Shoreline, Bradley CA 93426
(805) 423-5724
Email: contact@SloPestAndTermite.pro

INVOICE

Invoice Number: 2025333

Invoice Date: 08/28/2026

Bill To:

O'CONNELL
2020 TRUST
PO BOX 973
NIPOMO, CA 93444

Address of Property Inspected:

385 VERBANA
NIPOMO, CA 93444

Invoice Description:

Date of Inspection:	08/28/2026	
Termite Inspection Report Fee: $	125.00	*(Termite work not included.)*
Payments: $	0.00	Date: N/A
TOTAL DUE: $	125.00	

TERMS: Net 30 days.
Inspection fee: Work associated with this inspection report that is completed by this firm within 90 days waives this inspection fee (except real estate transactions).
Fannie Mae No.: _____
Federal Tax ID No.: 30-0310692

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.

Work Authorization

SLO PEST and TERMITE

BUILDING NO.	STREET	CITY	ZIP	COUNTY CODE	DATE OF INSPECTION
385	VERBANA	NIPOMO	93444	40	08/28/2026

Section 1

2A = 3910.00 P

3A = No Bid

3B = No Bid

Section 1 Totals

Total using primary recs $ 3910.00

Rpt# 2025333

Cost of all Primary Recommendations $ 3910.00

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.

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. Invoices are due and payable within 30 days. 1.5% per month will be added to account balance beyond 30 days from the date the work completed. This is an annual percentage rate of 18% (Robinson -Patman Act). If this contract is to be paid out of escrow. The buyers and/or sellers agree to provide this company with all escrow billing information required to collect the amount due Interest amounts for balances billed to an escrow company as a course of a real estate transaction will be waived up to 4 months from the date of work completed, while the property remains in escrow. In case escrow transaction cancels, payment in full is due within 7 days.... The persons signing this contract are responsible for payment.

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.

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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: SLO PEST and TERMITE

X_____ _____ ESCROW: _____