
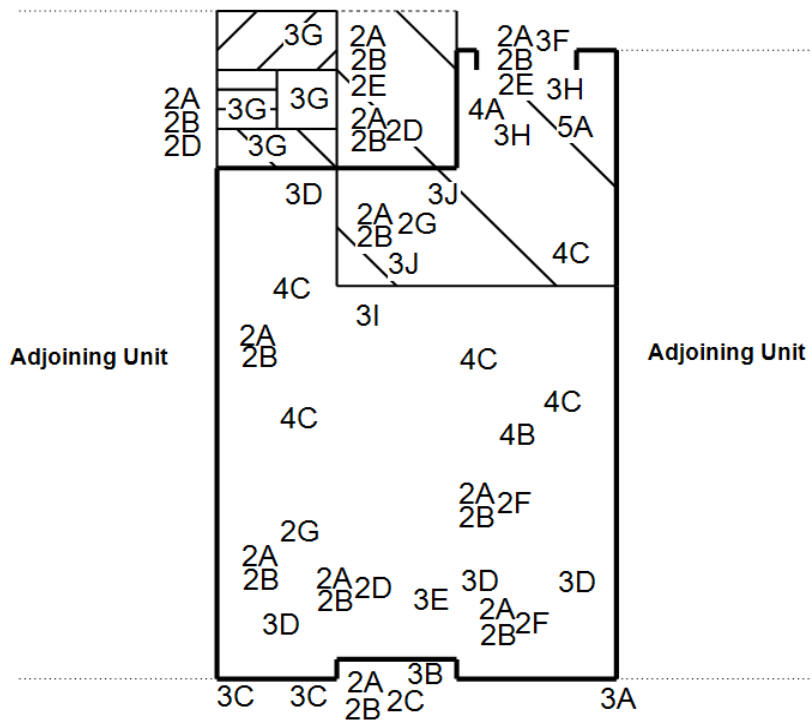


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building Address: 786 Main St., Cambria, CA 93428		Date of Inspection: 04/10/2025	Number of Pages: 8
	805 Termite & Pest Control, Inc. P.O. Box 1818 Nipomo, CA 93444 (805) 296-6058 robert@805termite.com		Report # W14832
			Lic. Registration # PR 8447
			Escrow #
Ordered by: Sotheby's Int. Realty Leslie Dougherty 734 Main St. Ste C Cambria, CA 93428 (805) 423-2279 - Cell	Property Owner and/or Party of Interest:	Report Sent to: Sotheby's Int. Realty Leslie Dougherty 734 Main St. Ste C Cambria, CA 93428 (805) 423-2279 - Cell	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: Two story, commercial building with apartments, comp roof, stucco exterior, vacant		Inspection Tag Posted: Attic	
		Other Tags Posted: None	
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 <input type="checkbox"/> Drywood Termites <input checked="" type="checkbox"/> Fungus / Dryrot <input checked="" type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input checked="" type="checkbox"/>			
If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for the details on checked items.			



This Diagram is not to scale

Inspected by: Robert Myers State License No. OPR13026 Signature *Robert Myers*

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, Ste. 1500, Sacramento, California 95815.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with the services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov

SECOND PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

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What Is a Wood Destroying Pest and Organism Inspection Report?

The following explains the scope and limitations of a structural pest control inspection and a Wood Destroying Pest & Organism Inspection Report.

A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of wood destroying insects or organisms in visible and accessible areas on the date of inspection and contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the wood destroying pest & organism inspection report are governed by the structural pest control act and its rules and regulations.

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 this report. This report does not address any such defects as they are not within the scope of the license of the inspector or the company issuing this report.

The following areas are considered inaccessible for purposes of inspection or are not included in a normal inspection report and therefore are excluded in this report: the interior of hollow walls; spaces between an upstairs floor and the ceiling below or a porch deck and soffit below; stall showers over finished ceilings; such structural segments as areas enclosed by bay windows, buttresses, built-in cabinet work, areas under floor covering; any areas requiring the removal of storage, furnishings or appliances; and any areas to which there is no access without defacing or removing lumber, masonry or finished workmanship.

Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These areas include, but are not limited to: inaccessible and/or insulated attics or portions thereof, attics with less than an 18" clear crawl space, the interior of hollow walls, spaces between a floor or porch deck and the ceiling below, areas where there is no access without defacing or tearing out lumber, masonry or finished work that make inspection impractical, and areas or timbers around eaves that would require use of an extension ladder.

Certain areas may be inaccessible for inspection due to construction or storage. We recommend further inspection of areas where inspection was impractical. Re: Structural Pest Control Act, Business and Professions Code Article 1, 8516(b)(9). Stall shower, if any, is water tested in compliance with Title 16 Professional and Vocational Regulations Article 5, §1991.1(12) of the Structural Pest Control Act. The absence or presence of leaks through sub-floor, adjacent floors or walls will be reported. This is a report of the condition of the stall shower at the time of inspection only, and should not be confused as a guarantee. Although we make a visual examination, we do not deface or probe into window or door frames, decorative trim, roof members, etc., in search of wood destroying pests or organisms.

"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: We do not inspect or certify plumbing, plumbing fixtures, etc.

NOTE: "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."

"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 805 Termite & Pest Control Inc.'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, 805 Termite & Pest Control Inc. 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."

"NOTICE: Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary from company to company. You have a right to seek a second opinion from another company."

This Wood Destroying Pest & Organisms Report DOES NOT INCLUDE MOLD or any mold like conditions. No reference will be made to mold or mold-like conditions. Mold is not a Wood Destroying Organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold-like conditions, please contact the appropriate mold professional.

"Local treatment is not intended to be an entire structure treatment method. If infestations of wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated."

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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.

FINDINGS AND RECOMMENDATIONS

NOTE: THE STRUCTURE INSPECTED IS A CONDOMINIUM/TOWNHOUSE AND MAY SHARE COMMON SUBAREAS, WALLS, FOUNDATIONS, ATTICS, OR OTHER COMMON ELEMENTS OF CONSTRUCTION WITH ADJACENT UNITS. THE ADJACENT CONDOMINIUM/TOWNHOUSE TYPE UNITS WERE NOT INSPECTED. NO OPINION IS RENDERED, NOR GUARANTEE IMPLIED CONCERNING THE PRESENCE OR ABSENCE OF INFESTATION OR INFECTIONS IN THESE COMMON AREAS, OR SPREADING FROM THESE COMMON AREAS INTO THE INSPECTED UNIT.

Drywood:

- 2A PRICE: Bid Upon Request (Section I)
 FINDINGS: Evidence of drywood termite infestation at the fascia, railing, deck, sub floor, and the attic framing as indicated on the diagram.
 RECOMMENDATION: Vacate the premises and seal the structure for fumigation of drywood termites with Vikane Gas. Remove or cover accessible evidence of infestation. Fumigation guaranteed for FIVE YEARS. Treatment type during guarantee will be the sole judgement of 805 Termite Control. Fumigation awareness notice must be signed prior to fumigation. See fumigation notice for terms and liabilities.
- 2B PRICE: \$950.00 (Section I)
 FINDINGS: Drywood termite infestation was found at the fascia, railing, deck, sub floor, and the attic framing.
 RECOMMENDATION: As fumigation of entire building may be deemed impractical due to adjoining units, a secondary recommendation is being offered to locally treat the accessible wood members showing signs of drywood termite infestation. There is no guarantee of complete control with this method. Treatment is guaranteed for 1 year to areas treated.
- 2C PRICE: See 3A (Section I)
 FINDINGS: Drywood termite damage was found at the fascia.
 RECOMMENDATION: Remove and replace or reinforce damage wood members. Painting is included, color may not be an exact match.
- 2D PRICE: See 3D (Section I)
 FINDINGS: Drywood termite damage was found at the 2nd story fascia.
 RECOMMENDATION: Remove and replace or reinforce damage wood members. Painting is included, color may not be an exact match.
- 2E PRICE: See 3H (Section I)
 FINDINGS: Drywood termite damage was found at the deck railing and the deck boards.
 RECOMMENDATION: Remove and replace or reinforce damage wood members. Painting is included, color may not be an exact match.

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- Findings and Recommendations continued from previous page -

- 2F PRICE: \$500.00 (Section I)
FINDINGS: Drywood termite damage was found at the sub floor in the apartment.
RECOMMENDATION: Remove and replace or reinforce damage wood members. Painting is included, color may not be an exact match.
- 2G PRICE: \$490.00 (Section I)
FINDINGS: Drywood termite damage was found at the attic rafters and ceiling joist.
RECOMMENDATION: Remove and replace or reinforce damage wood members. Painting is included, color may not be an exact match.

Fungus / Dryrot:

- 3A PRICE: \$590.00 (Section I)
FINDINGS: Fungus damage was noted at the fascia.
RECOMMENDATION: Remove and replace damaged wood members with new material. Painting is included, color match may not be exact.
- 3B PRICE: \$165.00 (Section I)
FINDINGS: Fungus damage was noted at the door trim.
RECOMMENDATION: Remove and replace damaged wood members with new material. Painting is included, color match may not be exact.
- 3C PRICE: \$300.00 (Section I)
FINDINGS: Fungus damage was noted at the window trim.
RECOMMENDATION: Remove and replace damaged wood members with new material. Painting is included, color match may not be exact.
- 3D PRICE: \$2,690.00 (Section I)
FINDINGS: Fungus damage was noted at the 2nd story fascia.
RECOMMENDATION: Remove and replace damaged wood members with new material. Painting is included, color match may not be exact.
- 3E PRICE: \$280.00 (Section I)
FINDINGS: Fungus damage was noted at the 2nd story window trim.
RECOMMENDATION: Remove and replace damaged wood members with new material. Painting is included, color match may not be exact.
- 3F PRICE: \$85.00 (Section I)
FINDINGS: Fungus damage was noted at the garage door jamb trim.
RECOMMENDATION: Remove and replace damaged wood members with new material. Painting is included, color match may not be exact.

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- Findings and Recommendations continued from previous page -

- 3G PRICE: \$9,840.00 (Section I)
FINDINGS: Fungus damage was noted at the stairs and railing to the upstairs apartment.
RECOMMENDATION: Remove stairs, deck landing and railing. Install new material, painting is included.
- 3H PRICE: \$24,980.00 (Section I)
FINDINGS: The water proof deck coating is swollen and cracked, which has led to fungus damage in the plywood underneath.
RECOMMENDATION: Remove fungus damage wood members, deck coating and cut up stucco a foot around perimeter. Install new wood members, new flashing and re-seal the entire deck with a new water proof coating. Install new stucco around the perimeter, color may not be an exact match. The deck coating is a five step process and the deck may not be used for approximately 7-10 days. Install new deckboards on top and new railing.
- 3I PRICE: \$300.00 (Section I)
FINDINGS: Fungus damage was noted at the chimney trim.
RECOMMENDATION: Remove and replace damaged wood members with new material. Painting is included, color match may not be exact.
- 3J PRICE: \$3,190.00 (Section I)
FINDINGS: Fungus damage was noted at the attic rafters and the roof sheathing.
RECOMMENDATION: Remove and replace damaged wood members with new material. Painting is included, color match may not be exact.

Other Findings:

- 4A PRICE: Informational (Section II)
FINDINGS: Water stains noted at the stucco under the deck.
RECOMMENDATION: See 3H for recommendation.
- 4B PRICE: \$175.00 (Section II)
FINDINGS: The toilet was found to be loose in the upstairs master bathroom(s).
RECOMMENDATION: Remove the toilet for further inspection. If no damage is exposed, reset the toilet on a new wax ring.
- 4C PRICE: Informational (Section II)
FINDINGS: Water stains noted at the attic framing. 805 Termite Control does not guarantee the presence or non-presence of any leaks.
RECOMMENDATION: Periodic inspections advised.

Further Inspection:

- 5A PRICE: \$55.00 (Further Inspection)
FINDINGS: The garage was locked making the room inaccessible for inspection.
RECOMMENDATION: Make the area accessible and call for further inspection.
-

SIXTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

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In accordance with the laws and regulations of the State of California, we are required to provide you with the following information prior to application of pesticides to your property.

"State law requires that you be given the following information: CAUTION--PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Companies are registered and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that, based on existing scientific evidence, there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized."

"If within 24 hours following application you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center (800) 222-1222 and your pest control company immediately."

For further information, contact any of the following:

805 Termite & Pest Control Inc. (805) 296-6058

Poison Control Center (800) 222-1222

(Health Questions) County
San Luis Obispo (805) 781-5500
Santa Barbara (805) 681-5105

(Application Info.) County Agriculture Commission
San Luis Obispo (805) 781-5910
Santa Barbara (805) 681-5600

Structural Pest Control Board (Regulatory Info.) (916) 561-8704
2005 Evergreen Street, Ste. 1500 Sacramento, CA 95815

TERMITE AND FUNGUS CONTROL CHEMICALS

Vikane (EPA Reg. No. 62719-4-ZA)
Active Ingredients: Sulfuryl Floride 99.8%

Termidor SC (EPA Reg. No. 7969-210-AA)
Active Ingredients: Fipronil: 5-amino-1 -(2,6-dichloro-4-(trifluoromethyl) phenyl)-4-((1, R,S)-(trifluoromethyl)sulfinyl) -1-H-pyrazole-3-carbonitrile 9.1%

Tim-bor (EPA Reg. No. 64405-8-ZC)
Active Ingredients: Disodium Octaborate Tetrahydrate 98%

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.

NOTE: If the Home Owner fails to pay billing in full, 805 Termite & Pest Control Inc. will have the right to be paid back for all of its costs and expenses to the extent not prohibited by applicable law. Those expenses include, for example (but not limited to), reasonable attorney's fees. If for any reason this account is to be turned over to our collection agency, you will be responsible for all costs of collecting.

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Findings and Recommendations estimated by this Company:

Item	Approval	Primary Estimate	Section
5A	<input type="checkbox"/>	\$55.00	Further Insp.
2A		Bid Upon Request	I
2B	<input type="checkbox"/>	\$950.00	I
2C	<input type="checkbox"/>	Included in 3A	I
2D	<input type="checkbox"/>	Included in 3D	I
2E	<input type="checkbox"/>	Included in 3H	I
2F	<input type="checkbox"/>	\$500.00	I
2G	<input type="checkbox"/>	\$490.00	I
3A	<input type="checkbox"/>	\$590.00	I
3B	<input type="checkbox"/>	\$165.00	I
3C	<input type="checkbox"/>	\$300.00	I
3D	<input type="checkbox"/>	\$2,690.00	I
3E	<input type="checkbox"/>	\$280.00	I
3F	<input type="checkbox"/>	\$85.00	I
3G	<input type="checkbox"/>	\$9,840.00	I
3H	<input type="checkbox"/>	\$24,980.00	I
3I	<input type="checkbox"/>	\$300.00	I
3J	<input type="checkbox"/>	\$3,190.00	I
4A	<input type="checkbox"/>	Informational	II
4B	<input type="checkbox"/>	\$175.00	II
4C	<input type="checkbox"/>	Informational	II

The total for all section 1 items listed is \$44,360.00

The total for all items listed is \$44,590.00

EIGHTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

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*I have read and understand the terms of the Report referenced above and agree to the terms and conditions set forth.
805 Termite & Pest Control Inc. is hereby authorized to complete the Items selected above and it is agreed that payment shall be made as follows:*

Payment shall be made as follows: *With close of Escrow* \$_____ *Deposit* \$_____ *on Completion*

Escrow Number: _____ Escrow Company: _____ Escrow Officer: _____

Phone () _____ - _____ Email: _____ Address: _____

Owner or Authorized Representative: Owner Representative's Title: _____

Print Name: _____ X _____ Date _____

Owner or Authorized Representative: Owner Representative's Title: _____

Print Name: _____ X _____ Date _____



805 Termite & Pest Control, Inc.
 P.O. Box 1818
 Nipomo, CA 93444
 (805) 296-6058
 robert@805termite.com

STATEMENT

PRINTED

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Bill To: Attn: Leslie Dougherty
 Sotheby's Int. Realty

Remit To: 805 Termite & Pest Control Inc.
 P.O. Box 1818
 Nipomo, CA 93444

REFERENCE NO.		SERVICE ADDRESS					
INVOICE	DATE	ITEM	BILL DESCRIPTION	AMOUNT	PAYMENTS	BALANCE	
			786 Main St. Cambria, CA 93428				
21574	04/11/2025	1	Termite Inspection Fee.	\$95.00		\$95.00	

PLEASE INCLUDE THE INVOICE NUMBER IN ALL CORRESPONDENCE

Balances that remain unpaid for 30 days may be subject to 1 1/2 % per month interest and/or lien fees.

GRAND TOTAL

\$95.00