

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. <b>206</b>	Street <b>Cypress Ave</b>	City <b>Pacific Grove</b>	Zip <b>93950-3206</b>	Date of Inspection <b>04/01/2025</b>	Number of Pages <b>1 of 7</b>
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**PACIFIC COAST  
TERMITE INC.**

**Pacific Coast Termite Inc.**  
**40487 Encyclopedia Circle**  
**Fremont, CA 94538**  
 Tel 510-252-0801 Fax 510-252-0826  
 Registration #: BR5139

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

**Report #: 129368**

Ordered by: <b>Verena Boylan</b> <b>206 Cypress Ave</b> <b>Pacific Grove, CA 93950-3206</b>	Property Owner and Party of Interest: <b>Gorman Real Estate</b> <b>661 Lighthouse Ave Suite F</b> <b>Pacific Grove, CA 93950-2699</b> <b>831-649-3455</b>	Report sent to: <b>Gorman Real Estate</b> <b>661 Lighthouse Ave Suite F</b> <b>Pacific Grove, CA 93950-2699</b> <b>831-649-3455</b>
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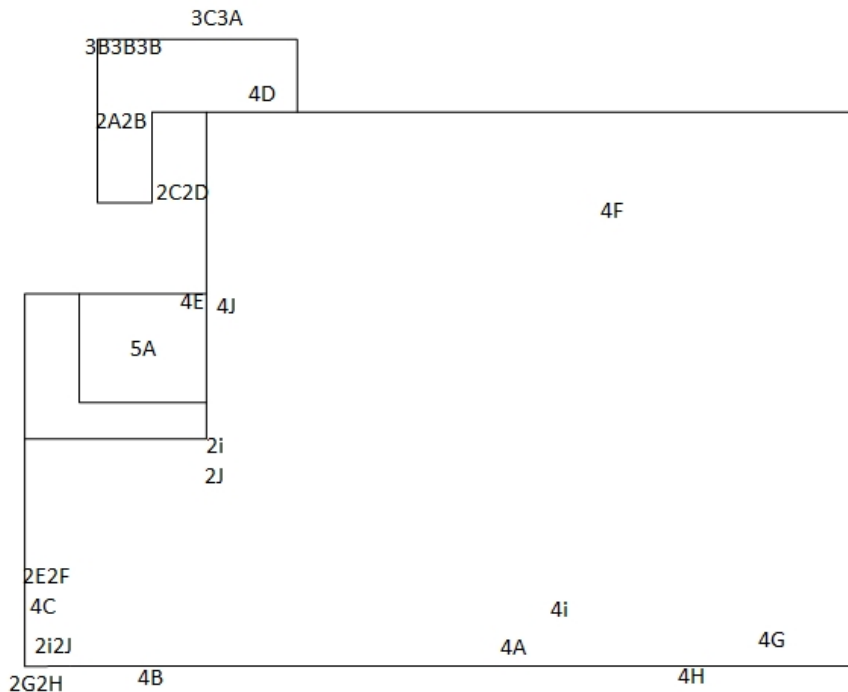
COMPLETE REPORT ☒      LIMITED REPORT ☐      SUPPLEMENTAL REPORT ☐      REINSPECTION REPORT ☐

General Description: <b>2 Story, Single Family House, Attached Garage, Occupied and Furnished</b>	Inspection Tag Posted: <b>Attic</b>
	Other Tags Posted: <b>None</b>

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 ☒

Key:   1 = Subterranean Termites      2 = Drywood Termites      3 = Fungus/Dryrot      4 = Other Findings      5 = Unknown Further Inspection



Inspected By: Scott Nelson      State License No.: FR45955      Signature: \_\_\_\_\_

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](http://www.pestboard.ca.gov).      43M-41 (REV. 04/2015)

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## General Comments

WHAT IS A WOOD DESTROYING PEST AND ORGANISM INSPECTION REPORT? READ THIS DOCUMENT. IT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST AND ORGANISM INSPECTION REPORT. A Wood Destroying Pest and Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying pests and organisms in visible and accessible areas and contains recommendations for correcting any infestations or infections found. The contents of Wood Destroying Pest & Organism. Inspection Reports are governed by the Structural Pest Control Act and regulations.

Some structures do not comply with building code requirements or may have structural, plumbing, electrical, mechanical, heating, air conditioning or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information on such defect, if any, as they are not within the scope of the licenses of either this company, or its employees.

The Structural Pest Control Act requires inspection of only those area which are visible and accessible at the time of inspection. Some areas of the structure are not accessible to inspection, such as the interior of hollow walls, spaces between floors, areas concealed by carpeting, appliances, furniture or cabinets. Infestations or infections may be active in these areas without visible and accessible evidence. If you desire information about areas that were not inspected, a further inspection may be performed at an additional cost. Carpets, furniture or appliances are not moved and windows are not opened during a routine inspection.

INACCESSIBLE AREAS: Certain areas are recognized by the industry as inaccessible and or for other reasons not inspected, as indicated in Section 1990, Paragraph (d) of the California Structural Pest Control Act. These include, but are not limited to: furnished interiors; inaccessible attics or 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 or finished work; built-in cabinet work; floors beneath coverings, areas where storage conditions or locks make inspection impracticable.

**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 CONTRACTOR'S STATE LICENSE BOARD.**

This company does not certify or guarantee against any leakage, such as (but not limited to) plumbing, appliances, walls, doors, windows, any type of seepage, roof or deck coverings. This company renders no guarantee, whatsoever, against any infection, infestation or any other adverse condition which may exist in such areas or may become visibly evident in such area after this date, upon request, further inspection of these areas would be performed at an additional charge.

In the event damage or infestation described herein is later found to extend further than anticipated, our bid will not include such repairs. OWNER SHOULD BE AWARE OF THIS CLOSED BID WHEN CONTRACTING WITH OTHERS OR UNDERTAKING THE WORK HIMSELF/HERSELF.

Having termite treatment including preventative work done on your home is not a substitute for regular home maintenance.

This Wood Destroying Pest & Organisms Report DOES NOT INCLUDE THE PRESENCE OR ABSENCE OF ANY HEALTH-RELATED MOLDS OR FUNGI. Pacific Coast Termite is not licensed to inspect for any health-related mold or fungi. Health related mold and fungi are not Wood Destroying Organisms 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 an Industrial Hygienist for further information.

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 re-inspection. The re-inspection must be done within ten (10) working days of request. The re-inspection 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.

Wall paper, stain, or interior painting are excluded from our contract. New wood exposed to the weather will be prime painted, only upon request at an additional expense.

All pesticides and fungicides must be applied by a state certified applicator (sec. 8555 Business and Professions Code Division 3) and in accordance with the manufacturer's label requirements.

**"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 THE RIGHT TO SEEK A SECOND OPINION FROM ANOTHER COMPANY."**

"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 (company name'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, (company name) 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."

NOTE: In the event that this company is authorized to perform any part of the recommendations contained in this report, a minimum charge of \$1,450.00 will be required.

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Please note: drywood termite droppings may be observed for a period of up to 6 months following treatment. Should activity continue please call the offices of Pacific Coast Termite. Should you see any live activity (Swarms), please call to schedule a service call right away.

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

## Description of Findings

### SECTION: I DRYWOOD TERMITES

Finding:	2A	Evidence of drywood termites noted at rear staircase riser and stair tread.
Recommendation:		These areas will be treated for the control of drywood termites in the prescribed manner. A liquid solution of 95% D-Limonene Orange Oil (XT-2000 Orange Oil Plus) will be injected into the channels of drywood termites in areas where active infestation was noted. This could include inserting a bore scope into wall void to visually look for infestation as well. A foam solution of Bora-Care may also be injected into wall and or other voids adjacent to infested areas as situation permits, or deemed necessary. Mask and/or remove all accessible drywood termite fecal pellets.
Price:	\$0.00	
Finding:	2B	Drywood termites have damaged the stair tread and riser at the rear staircase.
Recommendation:		Remove and replace the damaged wood members with new material. If any further damage is found during the course of these repairs, a Supplemental Report will be issued with additional findings, recommendations and estimates. This repair may require a permit.
Price:	\$850.00	
Finding:	2C	Evidence of drywood termites noted at second story rafter tail.
Recommendation:		These areas will be treated for the control of drywood termites in the prescribed manner. A liquid solution of 95% D-Limonene Orange Oil (XT-2000 Orange Oil Plus) will be injected into the channels of drywood termites in areas where active infestation was noted. This could include inserting a bore scope into wall void to visually look for infestation as well. A foam solution of Bora-Care may also be injected into wall and or other voids adjacent to infested areas as situation permits, or deemed necessary. Mask and/or remove all accessible drywood termite fecal pellets.
Price:	\$0.00	
Finding:	2D	Drywood termites have damaged the rafter tail.
Recommendation:		Remove and replace the damaged wood members with new material. If any further damage is found during the course of these repairs, a Supplemental Report will be issued with additional findings, recommendations and estimates. This repair may require a permit.
Price:	\$600.00	
Finding:	2E	Evidence of drywood termites noted at second story window sill.
Recommendation:		These areas will be treated for the control of drywood termites in the prescribed manner. A liquid solution of 95% D-Limonene Orange Oil (XT-2000 Orange Oil Plus) will be injected into the channels of drywood termites in areas where active infestation was noted. This could include inserting a bore scope into wall void to visually look for infestation as well. A foam solution of Bora-Care may also be injected into wall and or other voids adjacent to infested areas as situation permits, or deemed necessary. Mask and/or remove all accessible drywood termite fecal pellets.
Price:	\$0.00	
Finding:	2F	Drywood termites have damaged the second story window sill.

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Recommendation: Remove and replace the damaged wood members with new material. If any further damage is found during the course of these repairs, a Supplemental Report will be issued with additional findings, recommendations and estimates. This repair may require a permit.

Price: \$800.00

Finding: 2G Evidence of drywood termites noted at the exterior siding and wall framing.  
Recommendation: These areas will be treated for the control of drywood termites in the prescribed manner. A liquid solution of 95% D-Limonene Orange Oil (XT-2000 Orange Oil Plus) will be injected into the channels of drywood termites in areas where active infestation was noted. This could include inserting a bore scope into wall void to visually look for infestation as well. A foam solution of Bora-Care may also be injected into wall and or other voids adjacent to infested areas as situation permits, or deemed necessary. Mask and/or remove all accessible drywood termite fecal pellets.

Price: \$0.00

Finding: 2H Drywood termites have damaged the exterior siding.  
Recommendation: Remove and replace the damaged wood members with new material. If any further damage is found during the course of these repairs, a Supplemental Report will be issued with additional findings, recommendations and estimates. This repair may require a permit.

Price: \$400.00

Finding: 2I Evidence of drywood termites noted at sub area framing and mudsill.  
Recommendation: These areas will be treated for the control of drywood termites in the prescribed manner. A liquid solution of 95% D-Limonene Orange Oil (XT-2000 Orange Oil Plus) will be injected into the channels of drywood termites in areas where active infestation was noted. This could include inserting a bore scope into wall void to visually look for infestation as well. A foam solution of Bora-Care may also be injected into wall and or other voids adjacent to infested areas as situation permits, or deemed necessary. Mask and/or remove all accessible drywood termite fecal pellets.

Price: \$0.00

## FUNGUS/DRYROT

Finding: 3A Evidence of fungus and/or dry rot noted at 4x4 deck post.  
Recommendation: Remove damaged wood members and replace with new material. This repair may require a permit.

Price: \$1,000.00

Finding: 3B Evidence of fungus and/or dry rot noted at deck boards at rear staircase landing.  
Recommendation: Remove damaged wood members and replace with new material. This repair may require a permit.

Price: \$900.00

Finding: 3C Evidence of fungus and/or dry rot noted at the top cap railing.  
Recommendation: Remove damaged wood members and replace with new material. This repair may require a permit.

Price: \$600.00

## OTHER FINDINGS

Finding: 4D Evidence of wood boring beetles noted at exterior trim.

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Recommendation:

The following areas will be treated for the control of wood boring beetles in the prescribed manner. A liquid solution of 95% D-Limonene Orange Oil (XT-2000 Orange Oil Plus) will be treated on the wood members where wood boring beetles are and an active infestation was noted. This could include inserting a bore scope into wall void to visually look for infestation as well. A foam solution of Bora-Care may also be injected into wall and or other voids adjacent to infested areas as situation permits, or deemed necessary. "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."

Price: \$0.00

## SECTION: II DRYWOOD TERMITES

Finding: 2J

Minor drywood termite damage was noted at the mudsill and sub area framing.

Recommendation:

The damage noted is minor and the wood member is still capable of performing its original intended function. No repair is recommended at this time. Periodic inspections are advised.

Price: \$0.00

## OTHER FINDINGS

Finding: 4B

Cracked and/or peeling paint was noted at the exterior of the structure.

Recommendation:

The repair noted above is outside the scope of our operations. The owner should employ the services of a licensed tradesperson to inspect and/or repair this damage.

Price: \$0.00

Finding: 4C

Cracked and/or missing caulking was noted at the interior window.

Recommendation:

The repair noted above is outside the scope of our operations. The owner should employ the services of a licensed tradesperson to inspect and/or repair this damage.

Price: \$0.00

Finding: 4E

Earth-to-wood contact was noted at the siding.

Recommendation:

Correct the condition. This may include regarding the soil, installing pier posts, etc. If physical correction is not practical, treat the area for the control of subterranean termites with Altriset.

Price: \$0.00

Finding: 4F

The shower head at the first and second story bathrooms discharges above the adjacent window sill.

Recommendation:

There is no practical economical way to correct this condition. No further recommendations are made. Periodic inspections are advised.

Price: \$0.00

Finding: 4G

Damaged sheetrock was noted to the interior of unit B at window area.

Recommendation:

The repair noted above is outside the scope of our operations. The owner should employ the services of a licensed tradesperson to inspect and/or repair this damage.

Price: \$0.00

Finding: 4H

The stucco was noted to be below grade.

Recommendation:

This is a normal construction style for a home this age. There is no practical or economical method to make this area accessible or to eliminate the below grade, stucco below grade or brick veneer below grade condition. No further recommendations are made. Periodic inspections are advised.

Price: \$0.00

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Finding: 4J Excessive moisture was noted in the subarea. We could not determine the source of this excessive moisture at the time of this inspection.

Recommendation: The repair noted above is outside the scope of our operations. The owner should employ the services of a licensed tradesperson to inspect and/or repair this damage.

Price: \$0.00

## UNKNOWN FURTHER INSPECTION

### OTHER FINDINGS

Finding: 4A Water staining was noted to the window area.

Recommendation: The repair noted above is outside the scope of our operations. The owner should employ the services of a licensed tradesperson to inspect and/or repair this damage.

Price: \$0.00

Finding: 4I Minor wood boring beetle damage was noted at the sub area framing.

Recommendation: The damage noted is minor and the wood member is still capable of performing its original intended function. No repair is recommended at this time. Periodic inspections are advised.

Price: \$0.00

### FURTHER INSPECTIONS

Finding: 5A The underside of the deck is inaccessible for inspection due to inadequate clearance between the soil and the bottom of the deck joists.

Recommendation: There is no practical economical method to make the underside of the deck accessible for inspection. No opinions are rendered at this time. Periodic inspections are advised.

Price: \$0.00

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<b>Section I Total:</b>	<b>\$5,150.00</b>
<b>Section II Total:</b>	<b>\$0.00</b>
<b>Unknown Further Inspection:</b>	<b>\$0.00</b>
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<b>Grand Total:</b>	<b>\$5,150.00</b>