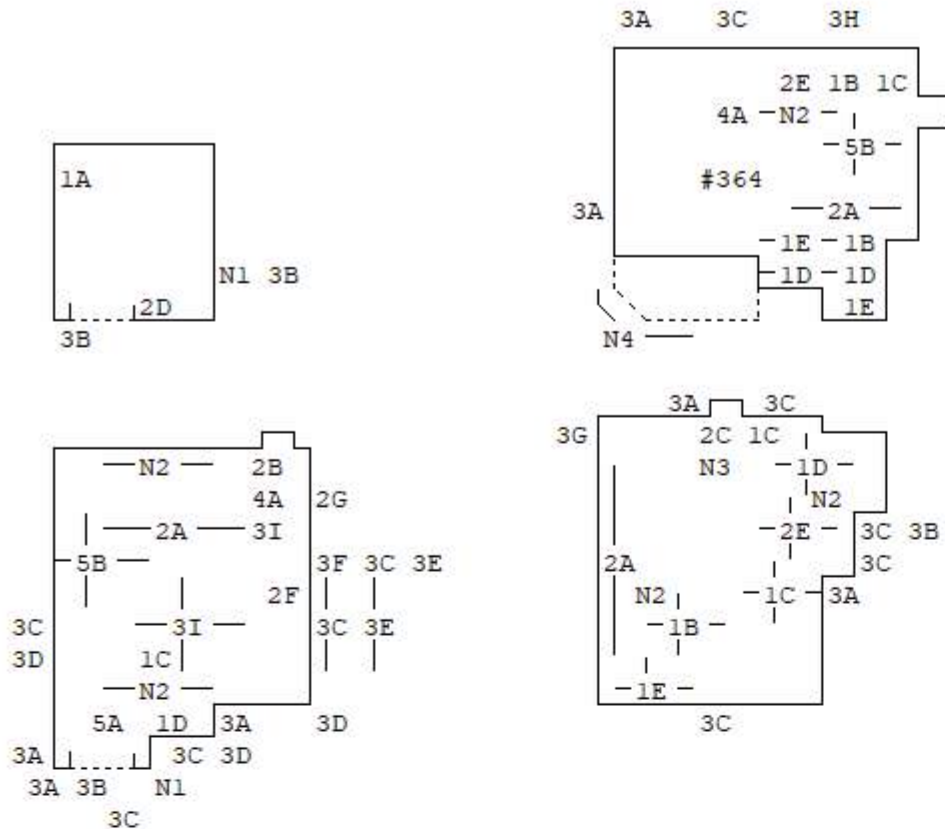


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 360	Street 362 and 364 Hathway	City San Luis Obispo	Zip 93401	Date of Inspection 10/14/25	Page 1 of 7
<div style="display: flex; justify-content: space-between; align-items: center;"> <div> Mojoe Termite INC 1445 Grand Ave., Suite H Grover Beach, CA 93433 Phone: 805-574-1990 Fax: 805-574-1991 Mojoetermite.com Registration # PR5493 </div> <div style="text-align: right;"> Report # 18609 </div> </div>					
Ordered by: Triad Real Estate Group Jenna Lee 2436 Broad Street Sn Luis Obispo, CA 93401 H: 805-530-0572		Property Owner and/or Party of Interest:		Report sent to: Triad Real Estate Group Jenna Lee 2436 Broad Street, Sn Luis Obispo, CA 93401	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>					
General Description: #360, #362, #364 One story residence; Wood and hardie siding; Composition roof; Furnished and occupied; With a detached garage				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. Diagram is not to scale. Locations are only approximate.					
Subterranean Termites <input checked="" 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 details on checked items.					
KEY: 1 - Subterranean Termites 2 - Drywood Termites 3 - Fungus/Dryrot 4 - Other Findings 5 - Unknown Further Inspection					



Inspected by: **Juan Miranda**

State License No. **FR 57639**

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, 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. 43M-41 (REV. 10/01)

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Report #	Page
360	362 and 364 Hathway	San Luis Obispo	93401	10/14/25	18609	2 of 7

This inspection is limited to the visible and accessible portions of the structure as noted on the diagram only. A "Complete" inspection includes all accessible areas of the structure noted on the diagram. A "Limited" inspection includes inspection of areas as noted on the diagram and as described in the report only, although a full diagram may be drawn. A "Supplemental" inspection will disclose further information about the original inspection report and will reference the original report # and date. Supplemental reports are issued when additional damage is discovered during course of repair or when further inspection is recommended on the original report. A "Reinspection" report will describe work completed by others and will reference the original report # and date. All findings will pertain to infestation and/or infection by wood destroying organisms and does not include reference to other structural pests such as, but not limited to, rats, mice, bees, ants, bats, cockroaches etc. This inspection does not render opinions as to the condition of roofing, heating, air conditioning or electrical. If such information is desired, we suggest that a qualified home inspector be contacted for inspection of these items. Inspection of wood fences is not included in this report. This company does not render any opinion as to the water tightness of the roof, if such information is desired parties of interest should contact a licensed roofing contractor.

This is a wood destroying pest and organism report: Not a building inspection report, therefore no opinion is being rendered regarding the structural integrity of the building.

The following areas were not inspected, as indicated in section #1990, paragraph (j) of the Structural Pest Control Act and Rules and Regulation: Furnished interiors, inaccessible attics, insulated attics, and portions thereof; The interior of hollow wall; Spaces between a floor or porch deck and the ceiling or soffit below; Stall showers over finished 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, and areas which require walking on the roof in order to access.

Certification applies to the visible and accessible areas of the structure observed at the time of original inspection. This certification does not constitute a guarantee that parties of interest will not inherit hidden infestations, infections, or adverse conditions. Mojoe Termite 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.

All repairs completed by others must be reinspected by this company before a certification will be issued. The reinspection will only certify the absence of infestation or infection in the accessible and visible areas. We do not guarantee work completed by others, nor does this firm make any statements concerning workmanship of those repairs. Workmanship is only determinable by those paying for or receiving those services. A reinspection of specific items on the report or of any other condition pertaining to this structure can be done at an additional cost per request. This reinspection must be done within 4 months of the original trip. All repairs performed by Mojoe Termite are guaranteed for ONE YEAR from the date of completion.

There may be health related issues associated with the findings reflected in this report. We are not qualified to and do not render an opinion concerning any such health issues. The inspection reflected by this report was limited to the visible accessible areas only. Questions concerning health related issues, which may be associated with the findings and recommendations reflected in this report, the presence of mold, the release of mold spores or concerning indoor air quality should be directed to a certified industrial hygienist.

In addition to the breakdown listed below, "informational items" may also be listed in the report and on the diagram, these items are only listed for informational purposes only and are not required to be reported on as per the rules and regulations of the structural pest control act.

This is a separated report which is defined as section 1 and section 2 conditions evident on the date of inspection.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Report #	Page
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SECTION 1: Contains items where there is evidence of active infestation, infection or conditions that have resulted in or from infestation or infection.

SECTION 2: Section 2 items are conditions deemed likely to lead to infestation or infection, but where no visible evidence of such was found.

FURTHER INSPECTION: Further inspection items are defined as recommendations to inspect areas(s) which during the original inspection, did not allow the inspector access to complete the inspection and cannot be defined as section 1 or section 2.

"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 (1-800-222-1222) and your pest control company immediately."

"For further information, contact any of the following: Your Pest Control Company (805-548-8990); for health questions- the County Health Department (805-781-5500); for Application Information- the County Agricultural Commissioner(805-781-5910) and for Regulatory Information-the Structural Pest Control Board (916-561-8700; 2005 Evergreen Street, Suite 1500, Sacramento, CA 95815-3831."

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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NOTE 1: Portions of the wooden door are delaminated. This condition does not appear to be causing a structural pest control problem at this time as there is no evidence of active infestations or infections in the visible areas.

NOTE 2: Water stains were noted in the attic indicating previous roof leakage, current leakage could not be determined. Parties of interest should satisfy themselves as to the condition of the roof prior to the close of escrow.

NOTE 3: Water stains are being noted on the drywall in the water heater closet. Parties of interest should satisfy themselves as to this disclosure prior to the close of escrow.

NOTE 4: The detached wooden barrier below the deck was not inspected.

NOTE: The attached wood fences were not inspected.

NOTE: PORTIONS OF THE ATTIC WERE NOT INSPECTED DUE TO DIMINISHED CLEARANCE AND INSULATION.

SECTION I:

(1) SUBTERRANEAN TERMITES

1A. Section: 1

FINDING: Subterranean termite infestation was noted at the garage slab.

RECOMMENDATION: Chemically treat the soil in areas of infestation with Taurus SC (Fipronil). Holes may be drilled through concrete, paving or masonry adjacent to the foundation in areas such as, but not limited to; patios, sidewalks, porches and driveways, to allow for chemical treatment of the soil below. We will exercise reasonable caution when drilling but assume no liability for damage to hidden plumbing, electrical, or other utilities below these areas. The location of such utilities should be identified prior to our arrival.

1B. Section: 1

FINDING: Subterranean termite infestation was noted at the substructure framing.

RECOMMENDATION: Refer to item number 1A for recommendations.

1C. Section: 1

FINDING: Subterranean termite damage was found at the cripple wall framing.

RECOMMENDATION: Replace the termite damaged wood members as necessary.

NOTE: The repair on address #364, The contractors will need to excavate the subarea in order to reach the area of concern.

1D. Section: 1

FINDING: Subterranean termite damage was found at the subfloor.

RECOMMENDATION: Remove and reinforce the termite damaged wood members as necessary.

NOTE: The owner may need to contact a licensed flooring contractor after completion of this repair.

1E. Section: 1

FINDING: Subterranean termite damage was found at the joists in the subarea.

RECOMMENDATION: Replace the termite damaged wood members as necessary.

NOTE: The owner may need to contact a licensed flooring contractor after completion of this repair.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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(2) DRYWOOD TERMITES

2A. Section: 1

FINDING: Evidence of drywood termites was noted at the attic framing.

RECOMMENDATION: Seal and fumigate the entire structure with a registered fumigant sulfuryl fluoride in accordance with the manufacturer's label. This company will exercise all due caution, but cannot be held responsible for damage to plants, TV antennas, or roofing due to the fumigation.

NOTE: In order to achieve an adequate ground seal for fumigation, the owner will need to clear any gravel, decorative bark and mulch one foot from the foundation around the entire perimeter of the structure. Heavy plant growth will need to be cut back away from exterior walls. In some cases where the base of the plant is up against the foundation the plant will need to be covered with the tarps which will jeopardize the plant. If these preparations are not performed by the owner, additional charges may be incurred.

Additional charges may be incurred if the occupant does not bag their food items in the special bags provided.

Additional charges may be incurred if there has been no ground prep, ie, mulch, rock, or bark.

Fumigations are guaranteed for 3 years from the date of completion.

2B. Section:1

FINDING: Drywood termite damage was noted at the trim in the water heater closet.

RECOMMENDATION: Remove the damaged portions of the trim.

2C. Section: 1

FINDING: Evidence of Drywood termite infestation was found at the water heater closet.

RECOMMENDATION: Refer to item number 2A.

2D. Section: 1

FINDING: Evidence of Drywood termite infestation was found at the garage framing.

RECOMMENDATION: Refer to item number 2A.

2E. Section: 1

FINDING: Minor Drywood termite damage was noted at the joist in the subarea.

RECOMMENDATION: Repair the damage with wood filler and reinforce as well.

2F. Section: 1

FINDING: Evidence of Drywood termite infestation was found at the substructure framing.

RECOMMENDATION: Refer to item number 2A.

2G. Section:1

FINDING: Drywood termite damage was noted at the substructure access framing.

RECOMMENDATION: Replace the damaged portions of the access framing.

(3) FUNGUS/DRYROT

3A. Section: 1

FINDING: Fungus damage was found at the siding.

RECOMMENDATION: Replace the damaged portions of the siding.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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Wood fillers such as bondo are not an acceptable means of repair.

3B. Section: 1

FINDING: Fungus damage was noted at the base of the exterior door frame.

RECOMMENDATION: Replace the damaged portion of the door frame.

3C. Section: 1

FINDING: Fungus damage was found at the trim.

RECOMMENDATION: Replace the damaged portions of the trim.

Wood fillers such as bondo are not an acceptable means of repair.

3D. Section: 1

FINDING: Fungus damage was found at the fascia of the eaves.

RECOMMENDATION: Replace the damaged portions of the fascia.

3E. Section: 1

FINDING: Fungus damage was found at the window sill.

RECOMMENDATION: Replace the damaged window sill.

Wood fillers such as bondo are not an acceptable means of repair.

3F. Section: 1

FINDING: Fungus damage was found at the window frame.

RECOMMENDATION: Replace the damaged portion of the window frame, if the window is broken during the course of repair the owner will need to contact a licensed glass contractor for replacement of the window.

3G. Section: 1

FINDING: Fungus damage was noted at the boxed eaves.

RECOMMENDATION: Replace the damaged portions of the boxed eaves. If upon opening the eaves damage is found to extend into the eave framing, such findings and additional costs will be submitted on a supplemental report.

3H. Section: 1

FINDING: Fungus damage was found at the exterior door.

RECOMMENDATION: Replace the damaged door with the same or similar type. Existing door hardware (Locks; hinges; sweep, etc.) will be reused. Additional costs will apply if the hardware is not functional. Exterior doors are limited to the manufacturers warranty of one year.

bold: Note: Wood fillers such as bondo are not an acceptable means of repair.

3I. Section: 1

FINDING: Fungus damage was found at the subfloor.

RECOMMENDATION: Remove and reinforce the damaged portions of the subfloor.

Wood fillers such as bondo are not an acceptable means of repair.

SECTION II:

(4) OTHER FINDINGS

4A. Section: 2

FINDING: Earth to wood contact was noted at the substructure framing.

RECOMMENDATION: Lower the soil grade to eliminate earth to wood contact.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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(5) FURTHER INSPECTION

5A. Section: 3

FINDING:

The garage is inaccessible for physical inspection due to it being locked and no key has been provided.

RECOMMENDATION:

The owner will need to unlock the garage and call for further inspection. Upon further inspection, any findings will be listed on a supplemental report.

5B. Section: 3


FINDING:

A portion of the subarea is less than the required twelve (12") inches of clearance between the soil and the floor joists making it inaccessible for physical inspection.

RECOMMENDATION:

Excavate the subarea soil to the required clearance for further inspection. Upon inspection, a supplemental report will be issued and any findings and recommendations will be listed along with estimates for repair.

WORK AUTHORIZATION CONTRACT

Building No. 360	Street 362 and 364 Hathway	City San Luis Obispo	Zip 93401	Date of Inspection 10/14/25	Page No. 1
<div style="display: flex; justify-content: space-between; align-items: center;"><div style="text-align: left;"><div>Mojoe Termite INC 1445 Grand Ave., Suite H Grover Beach, CA 93433 Phone: 805-574-1990 Fax: 805-574-1991 Mojoetermite.com Registration # PR5493</div></div><div style="text-align: right;">For Report # 18609</div></div>					

ITEMIZED COST BREAKDOWN (Refer to items on the report)

	Primary Work Bid	Secondary Work Bid
SECTION 1:	1A: \$2995.00	
	1B: Included in 1A	
	1C: \$8995.00	
	1D: \$10045.00	
	1E: Included in 1D	
	2A: \$5830.00	
	2C: Included in 2A	
	2D: Included in 2A	*** TOTAL: \$0.00
	2E: Included in 1E	
	2F: Included in 2A	
	2G: \$125.00	
	3A: \$3145.00	
	3B: \$375.00	
	3C: \$1695.00	
	3D: \$595.00	
	3E: \$1475.00	
	3F: \$145.00	
	3G: \$395.00	
	3H: \$2995.00	
	3I: Included in 1D	
	*** TOTAL: \$38810.00	
SECTION 2:	4A: Bid On Request	
	*** TOTAL: \$0.00	*** TOTAL: \$0.00
FURTHER INSPECTION:	5A: \$50.00	
	5B: No Bid	*** TOTAL: \$0.00
	*** TOTAL: \$50.00	


INSPECTION FEE: \$ 250.00

THIS IS A BINDING CONTRACT between our company and incorporates our termite report # 18609 dated 10/14/25 for real property located at 360 362 and 364 Hathway San Luis Obispo CA 93401. Items on the report may contain provisions for additional costs over and above the original estimate. Please read the report carefully and completely.

CONDITIONS:

1. This contract is limited to 4 months from the date of the report.
2. If further inspection is recommended, or if additional work is required, we will provide prices or recommendations for correction. Interested parties will be notified prior to any work being done.
3. Notice to owner of Mechanic's Lien as required by the Structural Pest Control Board: Under the California Mechanics Lien Law, any structural pest control operator who 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 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

WORK AUTHORIZATION CONTRACT

Building No. 360	Street 362 and 364 Hathway	City San Luis Obispo	Zip 93401	Date of Inspection 10/14/25	Page No. 2
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satisfy the indebtedness. This can happen even if you have paid your contractor 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". General 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.

4. We will use due caution and diligence in their operations and care will always be taken to minimize any damage, but assumes no responsibility for matching existing colors and styles, or for incidental damage to roof coverings, TV antennas, solar panels, rain gutters, plant life, paint or wall coverings. There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this work authorization contract. These health issues include but are not limited to the possible release of mold spores during the course of repairs. We are not qualified to and do not render any opinion concerning such health issues or any special precautions. Any questions concerning health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a Certified Industrial Hygienist before any such repairs are undertaken. By executing this work authorization contract, customer acknowledges that he or she has been advised of the foregoing and has had the opportunity to consult with a qualified professional.

5. This report is limited to the accessible areas of the structure shown on the diagram. Please refer to the report for areas not inspected and further information.

6. **TERMS OF PAYMENT.** We agree to pay the sum of _____ upon ISUEANCE OF THE Notice OF WORK COMPLETED for homeowners. If in escrow payment is due at the close of escrow.

7. We authorize this company to perform items _____ for a contract price of _____.
*There is a 3% sur charge for credit cards*No sur charge on debit cards.

8. ANY INVOICES THAT PAST 30 DAYS WILL BE CHARGED 1.5% UNLESS ARRANGEMENTS HAVE BEEN MADE. THERE IS A POSSIBILITY THAT ANY INVOICES 60 DAYS PAST DUE WILL HAVE A LEIN PUT ON THE PROPERTY.

NAME OF PERSON TO CONTACT FOR ACCESS: _____ PHONE # _____

SIGNED _____ DATE _____

OWNER OR OWNER'S AGENT

It is assumed that if an agent orders work on the owner's behalf, and that they were notified prior by said agent, that if payment is not made by the agent or escrow company it will be the responsibility of the owner to produce payment.