

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 689	Street Woodland Dr	City Arroyo Grande	ZIP 93420	Date of Inspection 03/24/2025	Number of Pages 4
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STORY TERMITE & PEST

P.O. BOX 2796
Atascadero CA 93423
(805) 347-4707 (805) 460-0650
Storytermite@gmail.com

Report # : 16731

Registration # : PR 6987

Escrow # :

☐ CORRECTED REPORT

Ordered by: Nancy Lacsamana	Property Owner and Party of Interest:	Report sent to:
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COMPLETE REPORT ☒	LIMITED REPORT ☐	SUPPLEMENTAL REPORT ☐	REINSPECTION REPORT ☐
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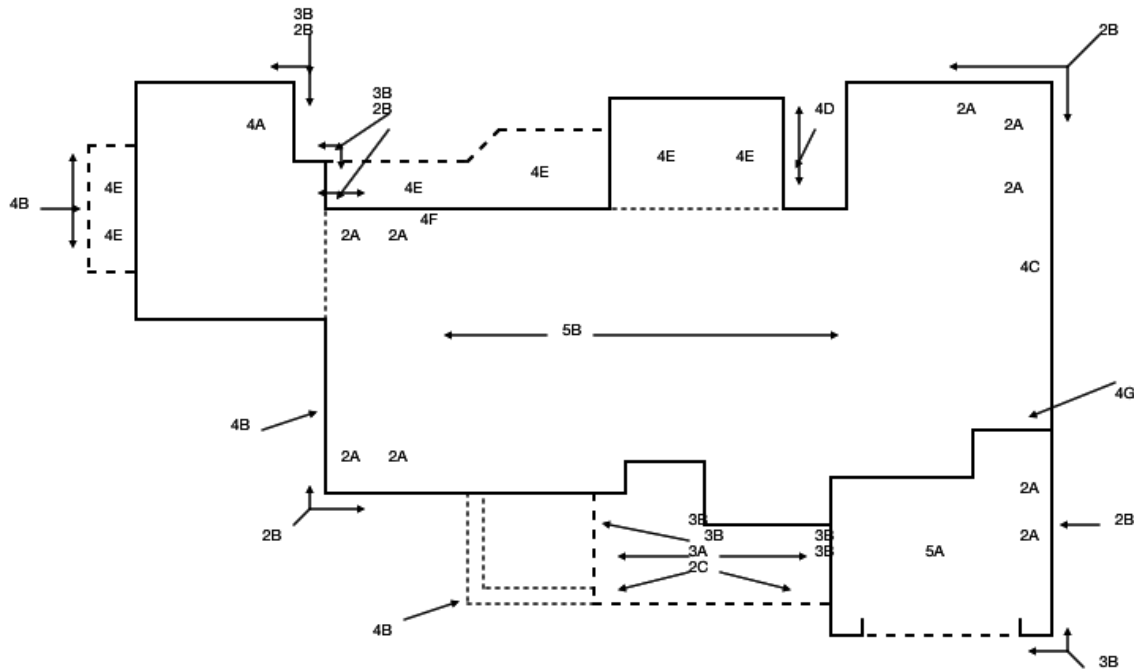
GENERAL DESCRIPTION: TWO STORY STUCCO FRAMED FURNISHED AND UNOCCUPIED STRUCTURE RAISED FOUNDATION COMP ROOF AND ATTACHED GARAGE	Inspection Tag Posted: Garage
	Other Tags Posted:

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.

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.

Diagram Not To Scale



Inspected By: Steve Adkins
 State License No. FR 22879
 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. 04/2015)

STORY TERMITE & PEST

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689	Woodland Dr	Arroyo Grande	CA	93420
Address of Property Inspected		City	State	ZIP
03/24/2025	16731			
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WHAT IS A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT? READ THIS DOCUMENT. IT 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 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 defects, if any, as they are not within the scope of the licenses of either this company, or it's employees.

The Structural Pest Control Act requires inspection of only those areas 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.

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.

If requested by the person ordering this report, a re-inspection of the structure will be performed. Such requests must be within four (4) months of the date of this inspection. Every re-inspection fee amount shall not exceed the original inspection fee.

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.

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.

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.

THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION I/SECTION II CONDITIONS EVIDENT ON THE DATE OF THE INSPECTION.

STORY TERMITE & PEST

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SECTION I CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR 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 HIS INSPECTION AND CANNOT BE DEFINED AS SECTION I OR II.

SECTION I:

2A - Drywood

FINDING-Evidence of Drywood termite infestation noted at attic framing

RECOMMENDATION-Vacate and seal the entire structure. Fumigate with the registered fumigant Vikane (Sulfuryl Fluoride). Chloropicrin to be used as the warning agent. Remove the seals and aerate the structure ready for occupancy.

The fumigation cannot be done in strong winds or rain and will be rescheduled if there is inclement weather.

More fumigation information can be found at www.fumigationfacts.com

Remove or cover evidence of dry wood termites.

2B - Drywood

FINDING-Evidence of Drywood termite damage noted at eave framing boards

RECOMMENDATION- Remove and replace damaged wood members as necessary. Paint areas to a reasonable match. (Estimate is for the visible damage) (Substitute material may be used)

2C - Drywood

FINDING-Evidence of Drywood termite damage noted through out patio cover framing

Remove and eliminate patio, cover framing from property

3A - Fungus / Dryrot

FINDING-Fungus infection and damage noted throughout patio cover framing

Remove and eliminate patio cover framing from property

3B - Fungus / Dryrot

FINDING-Fungus infection and damage noted at eave framing boards

RECOMMENDATION- Remove and replace damaged wood members as necessary. Paint areas to a reasonable match. (Estimate is for the visible damage) (Substitute material may be used)

SECTION II:

4A - Other Findings

FINDING-Cellulose debris noted in the sub-area.

RECOMMENDATION- Remove cellulose debris.

4B - Other Findings

FINDING- Cracked or missing stucco noted at exterior wall and abutment area

RECOMMENDATION- Owner to contact the proper trades for recommendation and repair.

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4C - Other Findings

FINDING- Loose toilet noted at the hall bathroom

RECOMMENDATION- Owner to contact the proper trades for recommendation and repair.

4D - Other Findings

FINDING- Excessive moisture noted to have caused damage to the sunroom panels

RECOMMENDATION- Owner to contact the proper trades for recommendation and repair.

4E - Other Findings

FINDING- Framing below decks and sun room is inaccessible for inspection due to low clearance and type of construction

No recommendations

4F - Other Findings

FINDING- Cracked or missing grout noted at the kitchen counter behind sink area

RECOMMENDATION- Owner to contact the proper trades for recommendation and repair.

4G - Other Findings

FINDING- Excessive moisture noted at the tankless water line

RECOMMENDATION- Owner to contact the proper trades for recommendation and repair.

FURTHER INSPECTION:

5A - Further Inspection

FINDING- Garage is partially inaccessible for inspection due to storage.

RECOMMENDATION-Inspect after owner has made accessible. A supplemental inspection will be made and report issued outlining our findings, recommendations, and any additional costs.

5B - Further Inspection

FINDING- Main sub area framing is inaccessible for inspection due could not locate access opening

RECOMMENDATION-Inspect after owner has made accessible. A supplemental inspection will be made and report issued outlining our findings, recommendations, and any additional costs.

Recommendations not being performed by Story Termite & Pest must be inspected during the progress by a licensed Wood-destroying Pest and Organism Inspector. Story Termite & Pest is not responsible for, nor implies any knowledge as to the quality of work performed by others.

BY RELYING ON THIS WOOD DESTROYING ORGANISM REPORT YOU AGREE THAT ANY CONTROVERSY OR CLAIM ARISING OUT OF OR RELATING TO STORY TERMITE & PEST INSPECTION AND/OR THIS REPORT SHALL BE SETTLED BY ARBITRATION IN ACCORDANCE WITH THE CONSTRUCTION INDUSTRY ARBITRATION RULES OF THE AMERICAN ARBITRATION ASSOCIATION, AND JUDGMENT UPON THE AWARD RENDERED BY THE ARBITRATOR(S) MAY BE ENTERED IN ANY COURT HAVING JURISDICTION THEREOF.

THANK YOU FOR CHOOSING STORY TERMITE & PEST. IF YOU HAVE ANY QUESTIONS OR CONCERNS PLEASE CONTACT US AT [805-347-4707](tel:805-347-4707)

Poison Control Center
Agricultural Department
Health Department
Structural Pest Control Board

(800) 222-1222
(805) 781-5910
(805) 781-5500
(916) 561-8700
2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815



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P.O. BOX 2796
Atascadero CA 93423
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WORK AUTHORIZATION

Report #: 16731

No work will be performed until a signed copy of this agreement has been received.

Address of Property : 689 Woodland Dr

City: Arroyo Grande

State/ZIP: CA 93420

The inspection report of the company dated, 03/24/2025 is incorporated herein by reference as though fully set forth.

The company is authorized to proceed with the work outlined in the items circled below from the Termite Inspection Report for the property inspected, for a total sum of \$ ____.

This total amount is due and payable within 30 days from completion repair work and/or chemical application.

THE COMPANY AGREES

To guarantee all repair completed by this company for one year from date of completion except for caulking, grouting, or plumbing, which is guaranteed for a period of **ninety (90) days**. We assume no responsibility for work performed by others, to be bound to perform this work for the price quoted in our cost breakdown for a period not to exceed 30 days, to use reasonable care in the performance of our work but to assume no responsibility for damage to any hidden pipes, wiring, or other facilities or to any shrubs, plants, or roof.

THE OWNER OR OWNER'S AGENT AGREES

To pay for services rendered in any additional services requested upon completion of work to pay a service charge of one and one-half percent (1 1/2%) interest per month, or portion of any month, annual interest rate of eighteen percent (18%) on accounts exceeding the ten (10) day full payment schedule. The Owner grants to The Company a security interest in the property to secure payment sum for work and inspection fee completed. In case of non-payment by The owner, reasonable attorney fees and costs of collection shall be paid by owner, whether suit be filed or not.

ALL PARTIES AGREE

If any additional work is deemed necessary by the local building inspector, said work will not be performed without additional authorization from owner or owner's agent. This contract price does not include the charge of any Inspection Report fees. Circle the items you wish performed by The Company, below and enter total amount above:

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.

ITEMS

Prefix	Section I	Section II	Further Inspection	Other
2A	4,170.00	0.00	0.00	0.00
2B	3,900.00	0.00	0.00	0.00
2C	others	0.00	0.00	0.00
3A	owner	0.00	0.00	0.00
3B	Refer to item 2B	0.00	0.00	0.00
4A	0.00	Others	0.00	0.00
4B	0.00	Others	0.00	0.00
4C	0.00	Others	0.00	0.00
4D	0.00	Others	0.00	0.00
4E	0.00	0.00	0.00	0.00
4F	0.00	Others	0.00	0.00
4G	0.00	Others	0.00	0.00
5A	0.00	0.00	Others	0.00
5B	0.00	0.00	Others	0.00
Total:	8,070.00	0.00	0.00	0.00

GRAND TOTAL: 8,070.00

Property Owner:

Date:

Inspected By:

Date:

Owner's Agent:

Date:



INVOICE / STATEMENT

STORY TERMITE & PEST

P.O. BOX 2796
Atascadero CA 93423
(805) 347-4707 (805) 460-0650
Storytermite@gmail.com

Date: 03/26/2025

Report Number: 16731

Invoice Number: 16731-1

Escrow Number:

Property 689 Woodland Dr
Inspected: Arroyo Grande, CA 93420

Bill To: Nancy Lacsamana

(415) 385-0387
nlacsamana230@gmail.com

Inspection: \$	175.00
Invoice Total: \$	175.00
Payments: \$	175.00
Total Due: \$	0.00

Thank you so much!

RETAIN THIS COPY FOR YOUR RECORDS

3.5% Service Charge on all Credit Card payments over \$1000

CUT HERE

CUT HERE

CUT HERE



INVOICE / STATEMENT

STORY TERMITE & PEST

P.O. BOX 2796
Atascadero CA 93423
(805) 347-4707 (805) 460-0650
Storytermite@gmail.com

Date: 03/26/2025

Report Number: 16731

Invoice Number: 16731-1

Escrow Number:

Property 689 Woodland Dr
Inspected: Arroyo Grande, CA 93420

Bill To: Nancy Lacsamana

(415) 385-0387
nlacsamana230@gmail.com

Inspection: \$	175.00
Invoice Total: \$	175.00
Payments: \$	175.00
Total Due: \$	0.00

Thank you so much!

RETURN THIS COPY WITH REMITTANCE

3.5% Service Charge on all Credit Card payments over \$1000