

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT


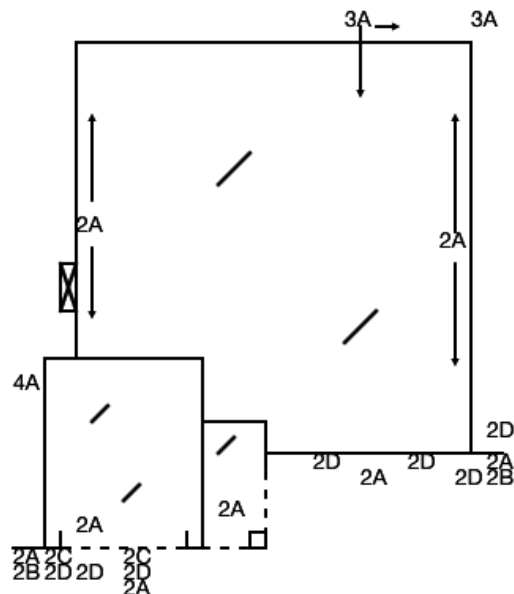
Building No. 422	Street Highland Dr.	City Santa Maria	ZIP 93455	Date of Inspection 07/17/2025	Number of Pages 4
 LD Termite PO Box 19 Santa Maria CA 93456 (805) 481-9888 Info@ldtermite.com				Report # : 10642 Registration # : PR 8402 Escrow # : <input type="checkbox"/> CORRECTED REPORT	
Ordered by: Michelle Mills Keller Williams 350 James Way Suite 130 Pismo Beach CA 93449 United States		Property Owner and Party of Interest: Huizenga Family Trust		Report sent to:	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>					
GENERAL DESCRIPTION: Vacant, One Story, Single Family Residence, Attached Two Car Garage, Concrete Slab, Stucco and Wood Sided, Composition Roofing.				Inspection Tag Posted: Attic 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 <input type="checkbox"/> Drywood Termites <input checked="" type="checkbox"/> Fungus / Dryrot <input checked="" type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input 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.					

Diagram Not To Scale



Inspected By: Larry DeJarnette State License No. OPR 10299 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)

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Address of Property Inspected		City	State	ZIP
07/17/2025	10642			
Date of Inspection	Corresponding Report No.			Escrow No.

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.

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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 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.

Paint area with one coat of primer paint colored to a reasonable match.

Due to the age of the structure, replacement material may not be available in the same dimension or quality, and a substitute material will be used.

If damage extends into inaccessible areas, a Supplemental Inspection will be made and Report issued outlining our Findings, Recommendations, and any additional cost.

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.

2. DRYWOOD TERMITES:

2A - Section I

FINDING - Evidence of drywood termite infestation noted at eaves, abutments, garage and attic. Infestation appears to extend into inaccessible areas.

RECOMMENDATION - Vacate and seal the entire structure. Fumigate with the registered fumigant Vikane (sulfuryl fluoride). Chloropicrin to be used as the warning agent. Cover or remove accessible evidence of Drywood Termite infestation. Please note effects of over exposure from these materials can include the following: shortness of breath, double vision, unusual drowsiness and weakness tremors. Your health and safety is our major concern. If you experience the symptoms as outlined here, leave the structure immediately and call our office. Remove the seals and aerate the structure ready for occupancy. Prior to the fumigation process certain preparations must be made. Please refer to our Occupant's Fumigation Notice and Instruction Sheet for specific guidelines. Preparation for these instructions is not the responsibility of L.D. Termite. The fumigation cannot be done in strong winds or rain and will be rescheduled if there is inclement weather. The fumigation process requires that work crews walk on the roof. Many roofs are brittle and suffer some damage when walked upon. The Company will not be responsible for damage resulting from walking or working on the roof, or for any damage to any of the following items: any roofing surface; radio and television antennas; plants which are clinging or very close to the structure; awnings; gutters; patio covers; solar heating panels; plumbing fixtures; or any other items on, or connected to, the roof, including chimneys. DUE TO THE FRAGILE NATURE OF TILE, METAL, SLATE OR OTHER DELICATE ROOF COVERINGS, AND THE NECESSITY OF WALKING THEREON, SOME DAMAGE MAY OCCUR WHILE PLACING AND REMOVING SEALS IN THE COURSE OF FUMIGATION OF THE STRUCTURE. IF THIS RECOMMENDATION IS COMPLETED IT IS UNDERSTOOD THAT THE OWNER OR HIS AGENT WILL HOLD L.D. TERMITE HARMLESS FROM ALL LIABILITY REGARDING ROOF DAMAGE. L.D. Termite does not provide on-site security and does not assume any responsibility for the care and custody of the property in the event of vandalism or breaking and entering. L.D. Termite request that all valuables such as jewelry, coins, collections, cash, art objects, and all other items of value be removed prior to the fumigation.

2B - Section I

FINDING - Evidence of Drywood termite infestation and damage noted at abutment trim. Infestation appears to extend into inaccessible areas.

RECOMMENDATION - Remove and replace or repair damaged wood members as necessary. Cover or remove accessible

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evidence of Drywood Termite evidence. Refer to recommendation item 2A regarding fumigation for the control of Drywood Termite infestation.

2C - Section I

FINDING - Evidence of Drywood termite infestation and damage noted at eave rafters. Infestation appears to extend into inaccessible areas.

RECOMMENDATION - Remove and replace or repair damaged wood members as necessary. Cover or remove accessible evidence of Drywood Termite evidence. Refer to recommendation item 2A regarding fumigation for the control of Drywood Termite infestation.

2D - Section I

FINDING - Evidence of Drywood termite infestation and damage noted at eave fascia. Infestation appears to extend into inaccessible areas.

RECOMMENDATION - Remove and replace or repair damaged wood members as necessary. Cover or remove accessible evidence of Drywood Termite evidence. Refer to recommendation item 2A regarding fumigation for the control of Drywood Termite infestation.

3. FUNGUS / DRYROT:

3A - Section I

FINDING - Fungus infection and damage noted at eave fascia.

RECOMMENDATION - Remove and replace fungus damaged wood members as necessary.

4. OTHER FINDINGS:

4A - Section II

FINDING - Excessive moisture noted to have caused damage to side garage door.

RECOMMENDATION - Remove and replace side garage door, reusing existing hardware.

Thank you for selecting L.D. Termite to perform a structural pest control inspection on your property.

LD Termite guarantees the work completed by this Company for a period of 1-year from the date of completion, unless otherwise stated in the body of this report.

LD Termite guarantees the fumigation of this Company for a period of 2 years from the date of completion.

LD Termite's performance of the recommendations described above is governed by the terms of work authorization, which provides that any controversy or claim arising out of or relating to LD Termite's work 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 L.D. TERMITE. If you have any questions concerning this Report or if we can be of any additional service, please call us TOLL FREE: [1-800- 266-2509](tel:1-800-266-2509)

Poison Control Center	(800) 222-1222
Agricultural Department	(805) 681-5600
Health Department	(805) 681-5102
Structural Pest Control Board	(916) 561-8700
	2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815



LD Termite
PO Box 19
Santa Maria CA 93456
(805) 481-9888
Info@ldtermite.com

WORK AUTHORIZATION

Report #: 10642

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

Address of Property : 422 Highland Dr.

City: Santa Maria

State/ZIP: CA 93455

The inspection report of the company dated, **07/17/2025** 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	2,485.00	0.00	0.00	0.00
2B	650.00	0.00	0.00	0.00
2C	375.00	0.00	0.00	0.00
2D	1,475.00	0.00	0.00	0.00
3A	650.00	0.00	0.00	0.00
4A	0.00	1,285.00	0.00	0.00
Total:	5,635.00	1,285.00	0.00	0.00
GRAND TOTAL:	6,920.00			

Property Owner:

Date:

Inspected By:

Date:

Owner's Agent:

Date:



INVOICE / STATEMENT

LD Termite
PO Box 19
Santa Maria CA 93456
(805) 481-9888
Info@ldtermite.com

Date: 07/17/2025
Report Number: 10642
Invoice Number: 10642-1
Escrow Number:

Property 422 Highland Dr.
Inspected: Santa Maria, CA 93455

Bill To: Michelle Mills
Keller Williams
350 James Way Suite 130
Pismo Beach, CA 93449
United States

shannonbowdey@kw.com

Inspection: \$	125.00
Invoice Total: \$	125.00
Payments: \$	0.00
Total Due: \$	125.00

Description of Service

RETAIN THIS COPY FOR YOUR RECORDS
THANK YOU FOR YOUR BUSINESS

CUT HERE ----- CUT HERE ----- CUT HERE



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RETURN THIS COPY WITH REMITTANCE
THANK YOU FOR YOUR BUSINESS