

**INVOICE # 105295**

**TO: LONDON PROPERTIES
KATIE MILLER
6442 NORTH MAROA AVENUE
FRESNO, CA 93704**

[illegible]

Please note, a processing fee of 3% will be required on credit card payments of \$500.00 or more.

THANK YOU

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 44327	Street HWY 49	City AHWAHNEE	Zip 93601	Date of Inspection 07/31/25	Number of Pages 1 of 5
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CASTECH PEST SERVICES
10342 HIGHWAY 41
MADERA, CA 93636
Phone: (559) 233- 2847(BUGS) Fax: (559) 276-6800
info@castechpest.com
Registration # PR3383

Report # 333542

Ordered by: LONDON PROPERTIES KATIE MILLER 6442 NORTH MAROA AVENUE FRESNO, CA 93704 H: 559-760-8867 W: 530-409-4797	Property Owner and/or Party of Interest:	Report sent to: LONDON PROPERTIES KATIE MILLER 6442 NORTH MAROA AVENUE, FRESNO, CA 93704 Phone: 530-409-4797
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COMPLETE REPORT ☒
 LIMITED REPORT ☐
 SUPPLEMENTAL REPORT ☐
 REINSPECTION REPORT ☐

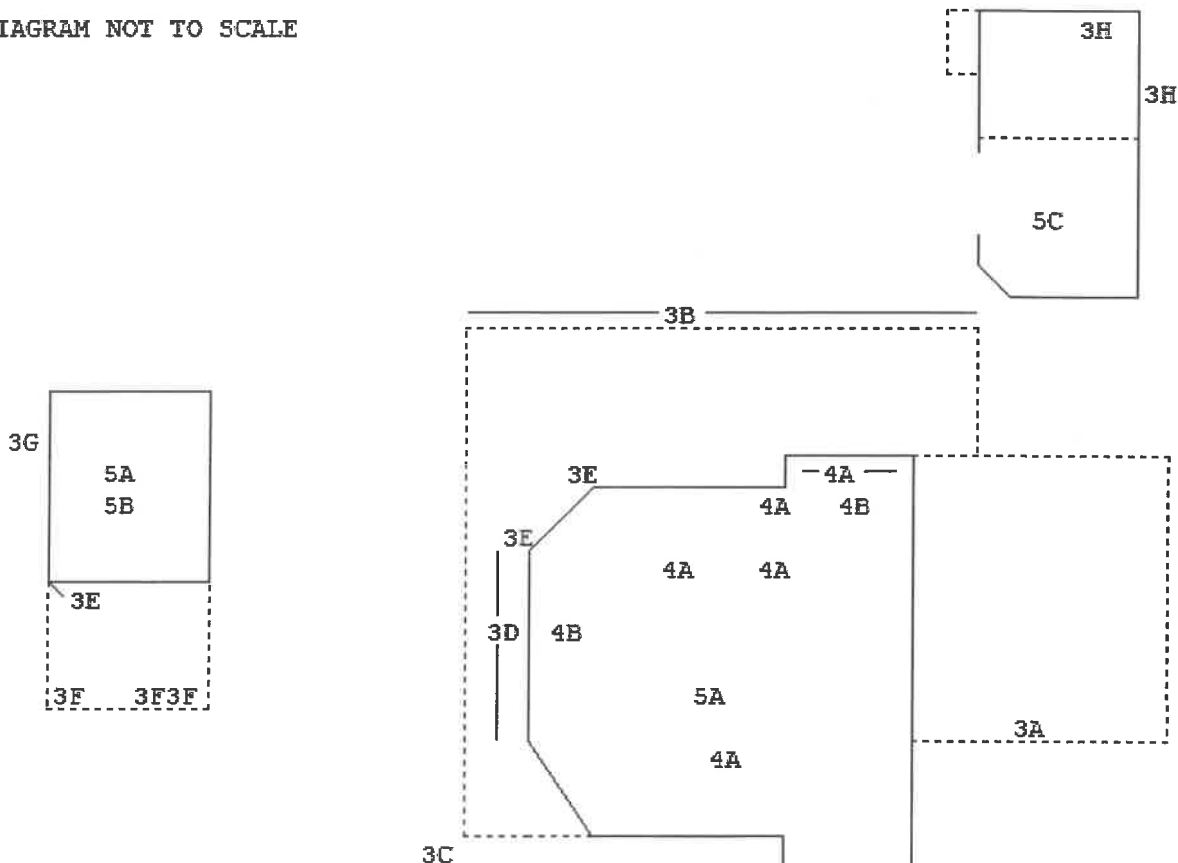
General Description: FURNISHED SINGLE STORY RESIDENCE WITH METAL ROOF, DETACHED GARAGE AND ADU	Inspection Tag Posted: WATER HEATER
	Other Tags Posted: NONE

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 ☐
 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: **ADAM CASNER** State License No. **FR 57695** 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.

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)

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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 AND 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 AND 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 AND 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, APPLIANCE, 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 APPLIANCE 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 OF 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, AS THIS COULD AFFECT BIDS WHEN CONTRACTING WITH OTHERS OR UNDERTAKING THE WORK HIMSELF/HERSELF.

WALLPAPER, 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.

THIS COMPANY WILL REINSPECT REPAIRS DONE BY OTHERS WITHIN FOUR MONTHS OF THE ORIGINAL

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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."

USE OF THIS TERMITE REPORT AND/OR COMPLETION FORM FOR THE PURPOSE OF SATISFYING OR CLOSING AN ESCROW IS NOT PERMITTED WITHOUT SUFFICIENT FUNDS BEING WITHHELD AND PAID TO THIS FIRM UPON CLOSURE OF ESCROW. SHOULD SUFFICIENT FUNDS NOT BE PAID TO THIS FIRM FOR SERVICE RENDERED, ANY NECESSARY COLLECTION COSTS, INCLUDING ATTORNEY FEES, WILL BE ADDED TO THE AMOUNT OWED.

THIS WOOD DESTROYING PEST & ORGANISMS REPORT DOES NOT INCLUDED 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 AN APPROPRIATE MOLD PROFESSIONAL.

CASTECH PEST SERVICES GUARANTEES THE WORK COMPLETED BY THIS COMPANY FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION UNLESS SPECIFIED DIFFERENTLY IN THIS REPORT, WITH THE EXCEPTION OF PLUMBING, GROUTING, RESETTING OF TOILETS, RESETTING OF ENCLOSURE OR FLOOR COVERINGS, WHICH ARE GUARANTEED FOR 30 DAYS AS THESE ARE OWNER MAINTENANCE AREAS.

CASTECH PEST SERVICES DOES NOT WARRANTY ANY WORK PERFORMED BY OTHERS.

THIS REPORT HAS BEEN SEPARATED TO DEFINE SECTION 1/SECTION 2 CONDITIONS, EVIDENT ON THE DATE OF INSPECTION. SECTION 1 CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION, OR CONDITIONS THAT HAVE RESULTED FROM INFESTATION OR INFECTION. SECTION 2 ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND. UNKNOWN FURTHER INSPECTION RECOMMENDED (UFIR) 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 1 OR SECTION 2.

SECTION I:

(3) FUNGUS/DRYROT

3A. FINDING: FUNGUS DAMAGE NOTED TO ROOF SHEATHING AT ROOF EAVE.

3A. RECOMMENDATION: REMOVE AND REPLACE DAMAGED WOOD WITH NEW. PAINT TO BLEND.

3B. FINDING: FUNGUS DAMAGE NOTED TO ROOF FASCIA AT AREAS INDICATED ON THE DIAGRAM.

3B. RECOMMENDATION: REMOVE AND REPLACE DAMAGED WOOD WITH NEW. PAINT TO BLEND.

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3C. FINDING: FUNGUS DAMAGE/EARTH TO WOOD CONTACT NOTED TO SUPPORT POST. NO FOOTING WAS FOUND.

3C. RECOMMENDATION: REMOVE AND REPLACE DAMAGED WOOD WITH NEW. PAINT TO BLEND. INSTALL FOOTINGS.

3D. FINDING: FUNGUS DAMAGE/WOODPECKER DAMAGE NOTED TO UPPER TRIM.

3D. RECOMMENDATION: REMOVE AND REPLACE DAMAGED WOOD WITH NEW. PAINT TO BLEND.

3E. FINDING: FUNGUS DAMAGE NOTED TO LOWER SIDING AND TRIM.

3E. RECOMMENDATION: REMOVE AND REPLACE DAMAGED WOOD WITH NEW. PAINT TO BLEND.

(3) FUNGUS/DRYROT

3F. FINDING: FUNGUS DAMAGE NOTED TO RAFTERS AT ATTACHED CARPORT. THESE AREAS HAVE BEEN RE-INFORCED.(NOTE ONLY)

(3) FUNGUS/DRYROT

3G. FINDING: FUNGUS DAMAGE/EARTH TO WOOD CONTACT NOTED TO LAP SIDING.

3G. RECOMMENDATION: REMOVE AND REPLACE DAMAGED WOOD WITH NEW. PAINT TO BLEND.

3H. FINDING: FUNGUS DAMAGE NOTED TO LOWER SIDING AND TRIM AT BARN.

3H. RECOMMENDATION: REMOVE AND REPLACE LOWER PORTIONS. PAINT TO BLEND.

SECTION II:

(4) OTHER FINDINGS

4A. FINDING: DRY WATER STAINS WERE NOTED TO CEILING/WALL AND ROOF SHEATHING IN ATTIC.

4A. RECOMMENDATION: OWNER TO HIRE A LICENSED ROOFING CONTRACTOR FOR FURTHER INSPECTION AND RECOMMENDATION.

(4) OTHER FINDINGS

4B. FINDING: EVIDENCE OF CARPENTER ANTS NOTED TO CEILING/WALL AREAS.

4B. RECOMMENDATION: TEAT STRUCTURE FOR THE CONTROL OF CARPENTER ANTS USING REGISTERED PESTICIDE.

(5) FURTHER INSPECTION

5A. FINDING: WATER WAS OFF AT TIME OF INSPECTION.

5A. RECOMMENDATION: INSPECT FOR LEAKS AFTER WATER SERVICE IS RESTORED BY OTHERS.

5B. FINDING: INACCESSIBLE AREA NOTED BELOW BUNK HOUSE DUE TO LOW CLEARANCE. MAKING THIS AREA ACCESSIBLE WOULD BE IMPRACTICAL. (NOTE ONLY)

5C. FINDING: INACCESSIBLE AREA NOTED TO INTERIOR OF GARAGE DUE TO EXCESSIVE STORAGE.

5C. RECOMMENDATION: INSPECT AFTER STORAGE IS REMOVED BY OTHERS.

5D. FINDING: INACCESSIBLE AREA NOTED TO ATTIC SPACE OVER UPSTAIRS UNIT AT GARAGE.

5D. RECOMMENDATION: INSPECT AFTER MADE ACCESSIBLE BY OTHERS.

"Thank you for selecting our company to perform a structural pest control inspection on your property. Our inspectors have

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determined that you property will benefit from the safe application of a chemical commonly used for structural pest control. In accordance with the laws and regulations of the State of California, we are required to provide you and your occupants with the following information prior to any application of chemicals to such property. Please take a few moments to read and become familiar with the content.

State Law requires that you be given the following information:

""CAUTION - PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Operators are licensed and regulated by the Structural Pest control Board, and apply pesticides which are registered and approved for use by the California Department of Food and Agriculture and the United States Environmental Protection Agency. Registration is granted when the state finds that based on scientific evidence, there are no appreciable risks weighed by the benefit. The degree of risk depends on 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 and your pest control operator immediately.""

For further information contact any of the following:

Castech Pest Services(559) 233-2847
County Health DepartmentFresno (559) 600-3200..Madera...(559) 675-7893
Poison Control Center(800) 876-4766
County Ag. CommissionerFresno (559) 600-7510..Madera...(559) 674-7876
Structural Pest Control Board(916) 561-8700

OCCUPANTS CHEMICAL DISCLOSURE:

- A. TERMIDOR: ACTIVE INGREDIENTS: FIPRONIL
- B. TIMBOR: ACTIVE INGREDIENTS: DISODIUM OCTABORATE TETRAHYDRATE
- C. ZYTHOR OR MASTER FUME: ACTIVE INGREDIENTS: SULFURYL FLOURIDE 99.5% CHLOROPICRIN 0.5%
- D. PROBUILD: ACTIVE INGREDIENTS: CYPERMENTHRIN
- E. COPPER GREEN: ACTIVE INGREDIENTS: COPPER NAPHTHENATE
- F. PROTHOR/ADONIS 75 WSP: ACTIVE INGREDIENTS: IMIDACLOPRID

PERSONS WITH RESPIRATORY OR ALLERGIC CONDITIONS, OR OTHERS WHO MAY BE CONCERNED ABOUT THEIR HEALTH RELATIVE TO THIS CHEMICAL TREATMENT, SHOULD CONTACT THEIR PHYSICIAN CONCERNING OCCUPANCY DURING AND AFTER CHEMICAL TREATMENT.

WORK AUTHORIZATION CONTRACT

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Registration # PR3383

For Report # 333542

ITEMIZED COST BREAKDOWN (Refer to items on the report)

	Primary Work Bid	Secondary Work Bid
SECTION 1:	3A: \$550.00	NONE
	3B: \$575.00	
	3C: \$475.00	
	3D: \$650.00	
	3E: \$1,200.00	
	3G: \$750.00	
	3H: \$850.00	
	4B: \$550.00	
SECTION 2:	4A: OTHERS	
FURTHER INSPECTION:	NONE	NONE

THIS IS A BINDING CONTRACT between our company and , and incorporates our termite report # 333542 dated 07/31/25 for real property located at 44327 HWY 49 AHWAHNEE CA 93601. Items on the report may contain provisions for additional costs over and above the original estimate. Painting is not included in our estimates unless specified in the body of the report. Please read the report carefully and completely.

CONDITIONS:

1.This offer 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 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

WORK AUTHORIZATION CONTRACT

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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 issuance of Notice of Work Completed. Accounts are past due thirty days after date of completion unless prior arrangements have been made.

7. If applicable, we instruct , holder of escrow# _____ to pay the sum of \$ _____ upon close of escrow. Close of escrow date: _____.

Escrow
officer _____ Email _____ Phone# _____

8. We understand that we are responsible for payment and if escrow does not close within 30 days of completion of work owner _____ buyer _____ (check appropriate party) will pay the amount due in full and upon notification late fees may apply if payment is not made.

Responsible Parties Name _____ Phone# _____
Billing Address _____

9. We authorize this company to perform items _____ for a contract price of _____.

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

SIGNED(RESPONSIBLE PARTY) _____ **DATE** _____

BILLING ADDRESS _____
PHONE# _____ **EMAIL** _____

OWNER OR OWNER'S AGENT

WORK AUTHORIZATION CONTRACT

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CASTECH PEST SERVICES CASTECH PEST SERVICES 10342 HIGHWAY 41 MADERA, CA 93636 Phone: (559) 233- 2847(BUGS) Fax: (559) 276-6800 info@castechpest.com Registration # PR3383 For Report # 333542					

It is assumed that if an agent orders work on the owners 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.