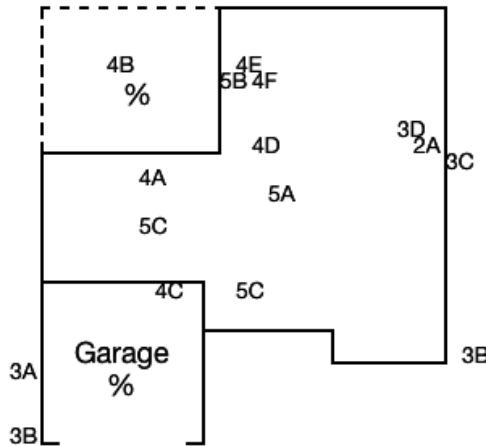
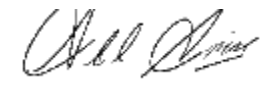


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 1150	Street 3rd St	City Gilroy	ZIP 95020	Date of Inspection 03/30/2026	Number of Pages 5
 Western Way Termite & Pest Services 8505 Church St STE 7 Gilroy CA 95020 (408) 837-7734 Info@westernwayservices.com Fax (408) 837-7734				Report # : 17746 Registration # : PR8572 Escrow # : ☐ CORRECTED REPORT	
Ordered by: Alex Salazar 1150 3rd St Gilroy CA 95020 United States		Property Owner and Party of Interest: Alex Salazar 1150 3rd St Gilroy CA 95020 United States		Report sent to: Alex Salazar 1150 3rd St Gilroy CA 95020 United States	
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐					
GENERAL DESCRIPTION: One story, single family residence, vacant, raised foundation attached garage, composition roof				Inspection Tag Posted: N/A Other Tags Posted: N/A	
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: Abel Arias State License No. FR60948 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)

WESTERN WAY TERMITE & PEST SERVICES

Page 2 of 5 inspection report

1150	3rd St	Gilroy	CA	95020
Address of Property Inspected		City	State	ZIP
03/30/2026	17746			
Date of Inspection	Corresponding Report No.			Escrow No.

SECTIONED REPORTING: This is a separated report which is defined as section 1 or section 2 conditions evident on the date of this inspection. Section 1 contains items where there is evidence of active infestation, infection or conditions that have resulted in or from infestation or infection on the date of inspection. Section 2 items are conditions deemed likely to lead to infestation or infection but where no visible evidence of such was found on the date of inspection. 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 1 or Section 2.

UNINSPECTED AREAS NOT INCLUDED IN THIS REPORT PER Even though the licensee may consider the following areas inaccessible for purposes of inspection, the licensee must state specifically which of these areas or any other areas were not inspected and why the inspection of these areas is not practical: 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. Except as noted below we did not inspect detached structures or decks. We did not inspect any wood member that was covered by insulation, plaster, paint, stucco, tile, or any other material. We did not inspect wood members hidden by floor covering, chatterls, or furniture. We did not inspect the interior of hollow walls, or spaces between a ceiling or soffit below. Conditions conducive to an infestation or infection by wood destroying organisms could exist in any uninspected area. This report expresses no opinion regarding the condition of uninspected areas. Although it appears to be non-practicable to open these areas for inspection, Western Way Services will inspect any of them at your direction and additional expense. WE do not have the expertise to inspect for building code violations or the quality of work completed by others. We recommend that you contact a licensed engineer for opinions beyond the scope of our license. Structural Pest Control Board Rules & Regulations prohibit destructive testing of wood members without prior authorization by the owner. Any wood which was suspected to be or was found to be infested or infected was tested within the limits of S.P.C.B Rules and Regulations. This process involves sounding the wood and, in some cases, a limited brashness test. In the opinion of this inspector all the wood members appear to be performing the structural function for which they were designed except as listed in any findings below. If further information regarding the structural integrity of any wood members is desired, you are advised to contact a licensed structural engineer.

The purpose of this report is to document findings and recommendations which pertain to the absence or presence of wood destroying organisms and or conducive condition[s] at the time of inspection. This report should be read carefully and is not to be confused with a home maintenance survey. The client's cooperation and compliance to correct and or complete the recommendations documented in this report are obligatory. Without a mutual effort this company cannot assure effective or satisfactory results.

This company is not responsible for damage found during the course of repairs nor damage in areas that were inaccessible at the time of 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 Contractors State License Board.

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.

Photographs, if provided, are included as a courtesy. Photographs may not depict all locations of finding(s) and do not represent complete extent of infestation, infection or damage.

WESTERN WAY TERMITE & PEST SERVICES

Page 3 of 5 inspection report

1150	3rd St	Gilroy	CA	95020
Address of Property Inspected		City	State	ZIP
03/30/2026	17746			
Date of Inspection	Corresponding Report No.			Escrow No.

The second story wood members were not inspected over 8 feet in height. If the owners desire further inspection we recommend installing scaffolding to allow access.

The eaves were boxed type soffit, and the wood members were not accessible for inspection. This company is not responsible for areas that were inaccessible at the time of inspection.

The attic was inaccessible due to lack of clearance or insulation covering wood members, and possible damage to ceiling by inspector even though there was an attic access. If this inspection is desired, an inspection will be made by this firm upon owner signing damage waiver and agreement to a subsequent inspection fee. No adverse conditions were noted as viewed from the attic access in adjacent areas. Western Way Services assumes no responsibility for infestations, infections, or damage that may be present in inaccessible areas.

Garage framing covered w/drywall

The area beneath and behind built in cabinets in the garage was not inspected.

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.

2. DRYWOOD TERMITES:

2A - Notes

DRYWOOD TERMITE pellets as indicated by 2A on the diagram. Pellets appear old and infestation appears inactive. There was a fumigation tag posted by Best Care Fumigation dated 3/26/21 for Drywood Termites.

Remove or cover pellets in visible and accessible areas. NOTE: It is common for additional pellets to sift down over a period of time due to normal household vibrations. This estimate is to cover or remove the pellets one time only.

3. FUNGUS / DRYROT:

3A - Section I

FUNGUS DAMAGE was evident at the barge board

Repair this area as needed. Have a Structural Pest Control, licensed applicator, treat adjacent wood members with Timbor to arrest the FUNGUS. List any additional findings in a supplemental report. Primer paint after repairs are completed if this is an exterior exposed wood member. Finished painting is not included unless noted at an additional charge on agreement.

3B - Section I

FUNGUS DAMAGE was evident at the siding

Repair this area as needed. Have a Structural Pest Control, licensed applicator, treat adjacent wood members with Timbor to arrest the FUNGUS. List any additional findings in a supplemental report. Primer paint after repairs are completed if this is an exterior exposed wood member. Finished painting is not included unless noted at an additional charge on agreement.

WESTERN WAY TERMITE & PEST SERVICES

Page 4 of 5 inspection report

1150	3rd St	Gilroy	CA	95020
Address of Property Inspected		City	State	ZIP
03/30/2026	17746			
Date of Inspection		Corresponding Report No.		Escrow No.

3C - Section I

FUNGUS DAMAGE was evident at the rafter and sheathing

Repair this area as needed. Have a Structural Pest Control, licensed applicator, treat adjacent wood members with Timbor to arrest the FUNGUS. List any additional findings in a supplemental report. Primer paint after repairs are completed if this is an exterior exposed wood member. Finished painting is not included unless noted at an additional charge on agreement.

3D - Section I

FUNGUS DAMAGE was evident at the rim joist

Repair this area as needed. Have a Structural Pest Control, licensed applicator, treat adjacent wood members with Timbor to arrest the FUNGUS. List any additional findings in a supplemental report. Primer paint after repairs are completed if this is an exterior exposed wood member. Finished painting is not included unless noted at an additional charge on agreement.

4. OTHER FINDINGS:

4A - Section II

Cracked and or deteriorated grout or caulk is noted at the kitchen sink countertop. Cracked grout or caulk is conducive to FUNGUS infections.

We recommend to contact other trades to correct this condition.

4B - Section II

Stains and discoloration noted at the sunroom walls.

Appropriate trades to examine and make further recommendations.

4C - Section II

We did not inspect the inside of the enclosed utility stand noted at the garage

Owner to have periodic inspections

4D - Section II

Cracked shower tile and or deteriorated grout or caulk is noted at the hall bathroom. Cracked grout or caulk is conducive to FUNGUS infections.

We recommend to contact other trades to correct this condition.

4E - Section II

Cracked and or deteriorated grout or caulk is noted at the primary bathroom. Cracked grout or caulk is conducive to FUNGUS infections.

We recommend to contact other trades to correct this condition.

4F - Section II

The window at the shower is below the shower head and below the splash level. This is conducive to FUNGUS infections.

We recommend to install a shower curtain over the window to correct this condition.

5. FURTHER INSPECTION:

5A - Further Inspection

The water was turned off at the time of inspection. This makes some areas inaccessible for inspection. There may be leaks that weren't evident at the time of inspection.

WESTERN WAY TERMITE & PEST SERVICES

Page 5 of 5 inspection report

1150	3rd St	Gilroy	CA	95020
Address of Property Inspected		City	State	ZIP
03/30/2026	17746			
Date of Inspection	Corresponding Report No.			Escrow No.

After the water supply is turned back on by others, we recommend a further inspection of the areas and to list additional findings in a supplemental report. This further inspection will be done at an additional cost.

5B - Further Inspection

The stall shower to the primary bathroom was not water tested due to water being shut off.

5C - Further Inspection

Portions of the subarea was not inspected due to ductwork.

CALIFORNIA 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 existing scientific evidence there are no appreciable risks if proper use conditions are followed or that risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.

If within twenty-four hours following application you experience symptoms similar to common seasonal illness comparable to the flu, contact you physician or poison control center at: [408-918-4600](tel:408-918-4600) Santa Clara [831-637-5344](tel:831-637-5344) San Benito [(415) 428-3240] alameda [(415) 666-2845] San Francisco and your pest control operator immediately.

For additional information contact the county health department; county agricultural department and the structural pest control board, 2005 Evergreen St. Suite 1500, Sacramento, Ca. 95815.

If we have recommended the use of a fungicide we will use:

* Timbor - (a/i) Disodium Octaborate Tetrahydrate: 98%

If we have recommended the treatment of subterranean termites we will use:

* Termidor HE- (a/i) Fipronil: 8.73%

If we have recommended the treatment of wood boring beetles we will use:

* Timbor - (a/i) Disodium Octaborate Tetrahydrate: 98%

If we have recommended the spot treatment of Drywood termites we will use:

* Termidor Foam- HE- (a/i) Fipronil: 0.005%

For further information contact any of the following:

Poison Control Center	(800) 222-1222
Agricultural Department	(408) 918-4600
Health Department	(408) 918-3400
Structural Pest Control Board	(916) 561-8700
2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815	

1150 3rd St
Address of Property Inspected

Gilroy
City

CA
State

95020
ZIP

