

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 1045	Street Tiburon Way	City San Luis Obispo	Zip 93401-6294	Date of Inspection 11/12/2025	Number of Pages 1 of 3
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KEY
TERMITE and PEST CONTROL
PO Box 969, Atascadero, CA 93423-0969
805-466-2451 / 805-466-8026 fax / 800-548-5599

A LICENSED PEST CONTROL OPERATOR IS AN EXPERT IN HIS/HER FIELD. QUESTIONS RELATIVE TO THIS REPORT SHOULD BE REFERRED TO HIM/HER.

Report #: 112171

Ordered by: RE/MAX Success Erik O' Sullivan 214 E Branch Street Arroyo Grande, CA 93420	Property Owner and Party of Interest: Michael Tschoepe 1045 Tiburon Way San Luis Obispo, CA 93401-6294	Report sent to:
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COMPLETE REPORT ☒
LIMITED REPORT ☐
SUPPLEMENTAL REPORT ☐
REINSPECTION REPORT ☐

General Description: Two story; Condo; Stucco exterior & Metal exterior; Composition shingle roof; Furnished and occupied.	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 ☐

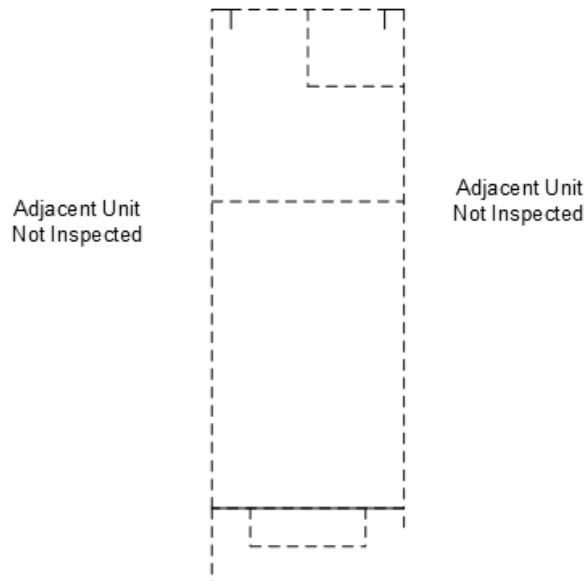
If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.

Key: 1 = Subterranean Termites
2 = Drywood Termites
3 = Fungus/Dryrot
4 = Other Findings
5 = Unknown Further Inspection

Complete Inspection Report

Diagram not to scale

Finding locations approximate



B.L.

Inspected By: Bard Kreider State License No.: FR46840 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, CA 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. 04/2015)

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General Comments

THIS IS A COMPLETE INSPECTION and includes structure(s) of the property as described on page one of this report. The inspection is limited to visible and accessible areas of the structure(s) drawn in diagram space. Other structures of the property were not included in this report. See the statements on the final page of this report for further information as to the scope of this inspection.

NOTE: Prices quoted on this report reflect all work being completed at the same time. If individual items are requested the price for those items are subject to change to our minimum job price in order to account for the appropriate labor and materials cost. This applies to repair items only.

NOTE: All prices quoted on this report reflect cash/check pricing, any credit or debit card payments made will incur a 3% processing fee.

NOTE: There was normal storage at the interior of the garage at the time of inspection. Areas covered by normal storage or furnishings were not accessible for visual inspection. Further inspection will be completed upon request after storage has been removed by others. There may be a fee charged for this reinspection.

NOTE: This structure was furnished and occupied at the time of this inspection. Areas covered by normal storage or furnishings were not accessible for visual inspection. Further inspection will be completed upon request after storage has been removed by others. There may be a fee charged for this reinspection.

NOTE: The attic was partially inaccessible due to insulation and low construction in some areas.

NOTE: The second level eaves and/or other portions of the structure which extend above 12 feet from the ground were inspected visually from the ground level only. Portions of the structure within 12 feet were visually inspected and then probed if indications of infestation, infection or adverse condition were found. Portions of the structure above 12 feet were visually inspected only. Accuracy above this point cannot be guaranteed. Visual inspection was limited in relation to height. If closer inspection of these areas is desired, parties in interest should contact our office prior to the close of escrow to arrange for further inspection. There will be additional fees for this service.

THIS IS TO CERTIFY THAT THE ABOVE PROPERTY WAS INSPECTED ON 11/12/2025 IN ACCORDANCE WITH THE STRUCTURAL PEST CONTROL ACT AND RULES AND REGULATIONS ADOPTED PURSUANT THERETO, AND THAT NO EVIDENCE OF ACTIVE INFESTATION OR INFECTION WAS FOUND IN THE VISIBLE AND ACCESSIBLE AREAS INSPECTED.

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- 1.This inspection is limited to the visible and accessible portions of the structure as noted on the diagram only. Although a full diagram may be drawn for reference purposes, all areas may not have been inspected. Please read the entire report to determine the limitations of the inspection. All findings will pertain to infestation and/or infection by wood destroying pests and/or organisms and does not include reference to other structural pests such as, but not limited to; Rats, Mice, Bats, Fleas, Cockroaches, Ants, Etc.. This inspection does not include opinions as to the condition of plumbing, roofing, electrical, gas, heating, air conditioning, or other such structural elements. If such information is desired, we suggest that a qualified Home Inspector and Contractors be contacted. Inspection of fences is not included in this report unless otherwise stated. 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.
- 2.The following areas were not inspected, as indicated in Section #1990, paragraph (j) of the Structural Pest Control Act and Rules and Regulations: Portions of furnished interiors concealed by personal property, inaccessible attics, insulated attics, and 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 and finished work; built-in cabinet work, floor beneath coverings; areas where storage conditions or locks makes inspection impractical; portions of the structure covered by plant growth. The inspector did not move storage or furnishings during inspection. NEITHER KEY TERMITE AND PEST CONTROL, INC. NOR IT'S EMPLOYEES OR SUBCONTRACTORS MAKES ANY GUARANTEE AGAINST FUTURE OR HIDDEN INFESTATION(S), INFECTION(S), OR ADVERSE CONDITION(S) PRESENT BUT NOT EVIDENT AT THE TIME OF INSPECTION(S). Routine inspection does not include opening windows, opening all exterior doors or inspecting interior of cabinets. Further inspection of these areas may be completed upon request and at additional expense.
- 3.CERTIFICATION applies to visible and accessible areas of the structure observed at the time of original inspection. This certification does not constitute a guarantee that parties in interest will not inherit hidden infestations, infections or adverse conditions. Key Termite and Pest Control, Inc. 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.
- 4.REINSPECTIONS: "This Company will reinspect repairs done by others within 4 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." Consultation appointments will be made upon request. On site appointments will be billed at a minimum of \$45.00 per appointment. Telephone calls to discuss the report findings are no charge.
- 5.The structure was inspected from the ground level only. Portions of the structure that extend more than 10 feet from the ground level were visually inspected only. Accuracy above this point cannot be guaranteed. Wood members showing visible signs of infestation or infection were pick-tested to determine the nature and extent of the finding. The inspector did not get up on the roof to inspect wood members accessible from the roof.
- 6.NOTICE: The structural Pest Control Board encourages competitive business practices among registered companies. Reports on this structure prepared by various companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary company to company. You have a right to seek a second opinion from another company.
- 7.NOTICE: The charge for service that this company subcontracts to another person or entity may include the company's charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. YOU MAY ACCEPT KEY TERMITE & PEST CONTROL'S BID OR YOU MAY CONTRACT DIRECTLY WITH ANOTHER REGISTERED COMPANY LICENSED TO PERFORM THE WORK. IF YOU CHOOSE TO CONTRACT DIRECTLY WITH ANOTHER REGISTERED COMPANY, KEY TERMITE & PEST CONTROL WILL NOT BE RESPONSIBLE FOR ANY ACT OR OMISSION IN THE PERFORMANCE OF WORK THAT YOU DIRECTLY CONTRACT WITH ANOTHER TO PERFORM.
- 8.This property WAS NOT inspected for the presence or absence of health related molds or fungi. By California Law, we are neither qualified, authorized nor licensed to inspect for health related molds. If you desire information about the presence or absence of health related molds, contact the California Department of Health Related Services. A link may be found in our web site at the following web address <http://www.keytermite.com/Realtors/mold.html>
- 9.Pesticides are the products Key Termite & Pest Control uses to control the target pests listed in your Inspection Report. Pesticides are indispensable tools our industry uses to control disease carrying pests and wood destroying insects, thus protecting your health and property. When properly used, pesticides pose minimal risk to humans or the environment. Your Technician is a State certified applicator whose knowledge is constantly being upgraded through regularly scheduled training sessions. If you have any questions, please call us at: 805-466-2451 or write to: Key Termite & Pest Control, PO BOX 969, Atascadero, CA 93423. Key Termite & Pest Control will not apply any compound not authorized for use in California. Please refer to the Inspection Report above for proposed materials to be used.
- 10.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 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 an application you experience symptoms similar to common seasonal illness, comparable to the flu, contact Key Termite & Pest Control (805-466-2451), your physician, and/or your Poison Control Center. For the Poison Control Center, contact the following: (1-800-876-4766). FURTHER INFORMATION: Contact any of the following: Your pest control operator is Key Termite & Pest Control, (805-466-2451); for Regulatory Information call the Structural Pest Control Board (916-561-8708), or write 2005 Evergreen Street, Suite 1500, Sacramento, CA 95815. For answers to your health questions, call the County Health Department; Santa Barbara County Health Dept (805-681-5102); San Luis Obispo County Health Dept (805-781-5544); and for application information, contact the County Agriculture Commissioner; Santa Barbara County Agricultural Commissioner (805-681-5600); San Luis Obispo County Agricultural Commissioner (805-781-5910).
- 11.Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, 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.
- 12.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. It's purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.
- 13.NOTICE: Invoices are due and payable within 30 days. 1.5% per month will be added to account balances beyond 30 days from the date of work completed. This is an annual percentage rate of 18%. (Interest charged pursuant to the Robinson-Patman Act). Interest amounts for balances billed to an Escrow Company as a course of a Real Estate sale will be waived up to 4 months from the date of work completed so long as the property remains in escrow. Should an Escrow transaction cancel, the full account balance is due and payable upon the Escrow cancellation date.