WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	ZIP	Date of Inspection	Number of Pages
2777	Los Pinos Circle	Santa Rosa Valley	93012	12/17/2025	6

Zwaag Termite Control, Inc.
960 Enchanted Way #105
Simi Valley CA 93065
(805) 526-7040 (805) 383-9900
info@zwaagtermite.com
www.zwaagtermitecontrol.com

Report # : 48091
Registration # : PR 4940
Escrow # :
☐ CORRECTED REPORT

Ordered by:	Property Owner and Party of Interest:	Report sent to:
Ira Shushan 2777 Los Pinos Circle Santa Rosa Valley CA 93012 United States	Ira Shushan 2777 Los Pinos Circle Santa Rosa Valley CA 93012 United States	Ira Shushan 2777 Los Pinos Circle Santa Rosa Valley CA 93012 United States

COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐

GENERAL DESCRIPTION:
House attached garage

Inspection Tag Posted:
Attic

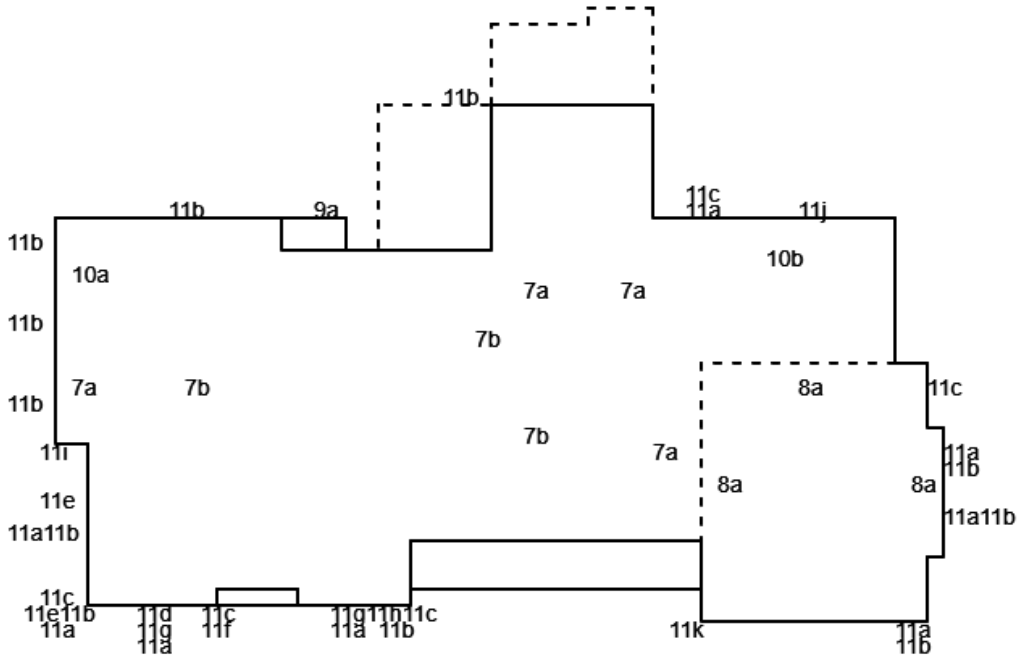
Other Tags Posted:
TERMINIX 5/13/17

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: Bill Peterson **State License No.** FR28595 **Signature:** Bill Peterson

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.

ZWAAG TERMITE CONTROL, INC.

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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 in inaccessible areas, 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 in inaccessible areas 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.

“NOTICE: The charge for service that this company subcontracts to another registered company 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 Zwaag Termite Control 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, Zwaag Termite Control will not in any way be responsible for any act or omission in the performance of work that you directly contract with another to perform.”

ZWAAG TERMITE CONTROL, INC.

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The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of the inspection. Some areas of the structure are not accessible to inspection, such as the interior of hollow walls, spaces between floors or porch or decks and ceilings below, areas concealed by carpeting, appliances, furniture of cabinets, insulated attics or sub areas, attics, areas where there is no access without defacing or tearing out lumber or painted areas, or areas covered by vegetation. Infestations or infections may be active in these areas without visible and accessible evidence. If you desire information about areas that are 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. Unless otherwise specified in this report, we do not inspect fences, sheds, dog houses, detached patios, detached wood decks, wood retaining walls or wood walkways, Second story eaves are inspected from ground level only. If you would like them inspected more closely, they may be inspected further at an additional charge.

ZWAAG TERMITE CONTROL DOES NOT WARRANTY LUMBER FROM CHECKING, CRACKING,TWISTING OR WARPING. THIS IS A NATURAL OCCURANCE AND CANNOT BE STOPPED.

"ZWAAG TERMITE CONTROL IS NOT RESPONSIBLE FOR, NOR WILL WARRANTY ANY WORK DONE BY OTHERS"

"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 visible evidence of active infestation, infection or conditions that have resulted in or from infestation of 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 the inspection and cannot be defined as Section I or Section II."

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.

SECTION III / 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.

IF BUILDING PERMITS ARE REQUIRED, IT IS THE HOMEOWNER'S OBLIGATION TO OBTAIN PERMITS AND COST THEREFORE.

THIS COMPANY'S FINDINGS AND RECOMMENDATION ARE NUMBERED AND LISTED AS FOLLOWS:

1. SUBSTRUCTURE AREA
2. STALL SHOWERS
3. FOUNDATIONS
4. PORCHES - STEPS
5. VENTILATION
6. ABUTMENTS
7. ATTIC SPACES
8. GARAGES
9. DECKS - PATIOS
10. OTHER - INTERIORS
11. OTHER - EXTERIOR

“ZTC offers finished painting as an additional service. Please note that due to weathering of the original paint, there may be slight variations in color matching. ZTC will only paint areas that have been replaced, applying **ONE COAT** of finish paint. Any additional painting required beyond the standard scope will be subject to hourly charges.”

NOTES:

Note A

Cabinets installed in garage, area(s) behind are inaccessible for inspection.

Note B

Second story eave(s) were inaccessible for inspection due to height and setbacks. A visual inspection was made and any findings are

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noted in body of report. During the course of any repairs if further damage is found a supplemental report will be provided including any additional costs.

Note C
Weathering noted to eaves and siding above sunroom. Owner to keep area(s) sealed and/or painted to prevent future infestations.

7. ATTIC SPACES

7A - Section I
FINDING - Evidence drywood termites noted to rafters, roof sheathing and inaccessible chimney box framing.

RECOMMENDATION - Fumigate the entire structure with Sulfuryl Fluoride (VIKANE) for the control of drywood termites. Owner/agent to prepare for fumigation as per list of instructions to be furnished by ZWAAG TERMITE CONTROL. The structure must be vacated until released for re-entry by licensed fumigator. **This treatment is guaranteed for 3 years** from the date of treatment (3 year fumigation warranty). Remove or mask all accessible pellets and frass from wood destroying pests for additional fee.

ZTC WILL NOT BE LIABLE FOR TILE DAMAGE DUE TO THE FUMIGATION

FUMIGATION BID INCLUDES MAIN HOUSE, DETACHED POOL PATIO AND DETACHED GAZEBO

7B - Section II
FINDING - Water stains noted to roof sheathing and rafters.

RECOMMENDATION - Party of interest should employ the appropriate tradesman to inspect and make repairs as necessary.

8. GARAGES

8A - Further Inspection
FINDING - Garage walls were inaccessible for inspection due to storage.

RECOMMENDATION - Remove storage to make area accessible for inspection. A supplemental inspection report will be issued. This will include an estimate for any further treatment and/or repairs necessary.

9. DECKS - PATIOS

9A - Section I
FINDING - Fungus damage noted to trim at post collar.

RECOMMENDATION - Remove and replace damaged wood members. Use same style and dimension materials. Should damage extend into inaccessible areas, work will stop and a supplemental report will be issued with any new findings. All new wood will be primer coated on weather exposed sides only. No finish paint is included in our bid unless noted otherwise.

10. OTHER - INTERIOR

10A - Section II
FINDING- Loose toilet noted to toilet at primary bathroom.

RECOMMENDATION - Party of interest should employ the appropriate tradesman to inspect and make repairs as necessary.

10B - Section II
FINDING - Water stains noted to false bottom at bathroom sink.

RECOMMENDATION - Party of interest should employ the appropriate tradesman to inspect and make repairs as necessary.

11. OTHER - EXTERIOR

11A - Section I
FINDING - Evidence drywood termites noted to fascia boards, plant shelf corbels and cap.

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RECOMMENDATION - See recommendation for structural fumigation.

11B - Section I
FINDING - Drywood termite damage and fungus damage noted to fascia boards at first and second story eaves.

RECOMMENDATION - Remove and replace or repair the damage wood at technician's discretion. Should damage extend into inaccessible areas, work will stop and a supplemental report will be issued with any new findings. All new wood will be primer coated on weather exposed sides only. No finish paint is included in our bid unless noted otherwise.

11C - Section I
FINDING - Drywood termite damage and fungus damage noted to fascia.

RECOMMENDATION - Repair damaged area with wood filler.

11D - Section I
FINDING - Fungus damage noted to window casing.

RECOMMENDATION - Remove and replace or repair the damage wood at technician's discretion. Should damage extend into inaccessible areas, work will stop and a supplemental report will be issued with any new findings. All new wood will be primer coated on weather exposed sides only. No finish paint is included in our bid unless noted otherwise.

11E - Section I
FINDING - Fungus damage noted to siding panels.

RECOMMENDATION - Remove and replace or repair the damage wood at technician's discretion. Should damage extend into inaccessible areas, work will stop and a supplemental report will be issued with any new findings. All new wood will be primer coated on weather exposed sides only. No finish paint is included in our bid unless noted otherwise.

11F - Section I
FINDING - Fungus damage noted to bottom edge of siding.

RECOMMENDATION - Cutback to eliminate damage. This may/will change the appearance.

11G - Section I
FINDING - Drywood termite damage and fungus damage noted to plant shelf corbels and top cap (2).

RECOMMENDATION - Cutback to eliminate damage. This may/will change the appearance.

CUTTING BACK THE CORBELS WILL ELIMINATE THE DAMAGED TOP HORIZONTAL TIMBER

11H - Section I
FINDING - Fungus damage noted to side piece of shutter.

RECOMMENDATION - Remove and replace or repair the damage wood at technician's discretion. Should damage extend into inaccessible areas, work will stop and a supplemental report will be issued with any new findings. All new wood will be primer coated on weather exposed sides only. No finish paint is included in our bid unless noted otherwise.

11I - Section I
FINDING - Fungus damage noted to water heater closet.

RECOMMENDATION - Replace existing door with new door. New door may not match existing conditions. The door installed may or may not be primed by the factory. ZTC will ***NOT*** prime or paint doors. Homeowner is to hire appropriate tradesman to prime and paint door upon completion of installation. All existing hardware will be reused.

11J - Section I
FINDING - Fungus damage noted to door jamb.

RECOMMENDATION - Remove and replace or repair the damage wood at technician's discretion. Should damage extend into inaccessible areas, work will stop and a supplemental report will be issued with any new findings. All new wood will be primer coated on weather

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exposed sides only. No finish paint is included in our bid unless noted otherwise.

11K - Section I
FINDING - Fungus damage noted to shiplap.

RECOMMENDATION - Scrape and treat with registered fungicide. Patch area with wood filler.

Thank you for selecting ZWAAG TERMITE CONTROL to perform a structural pest control inspection on your property. Our inspectors may have determined that your property will benefit from a safe application of chemicals 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.

TERMIDOR: Active Ingredient - Fipronil
TIMBOR: Active Ingredient - Disodium Octaborate Tetrahydrate
PREMISE: Active Ingredient - Imidachloprid

State law requires that you be given the following information:

CAUTION - PESTICIDES ARE TOXIC CHEMICALS. Structural pest control companies are registered 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 weighted by the benefits. 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 (Ventura County 1-800-876-4766 and Los Angeles County 1-800-825-2722) and your pest control operator immediately.

For further information, contact any of the following agencies in your area:

Your Pest control Company:
- Zwaag Termite Control - (805) 526-7040

For Health Questions:
- Ventura County Health Department - (805) 652 - 5914
- Los Angeles County Health Department - (213) 240 - 8117

For Application Information:
- California Department of Pesticide Regulation (916) 445 - 4300
- Ventura County Department of Pesticide Regulation - (805) 933-3165 or (805) 647 - 5931

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WORK AUTHORIZATION

Report #: 48091

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

Address of Property : 2777 Los Pinos Circle

City: Santa Rosa Valley

State/ZIP: CA 93012

The inspection report of the company dated, **12/17/2025** 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 **3 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.
CUSTOMERS PAYING WITH A CREDIT CARD/DEBIT CARD HAVE AGREED TO 3.0% CONVENIENCE FEE

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
7A	8,558.00	0.00	0.00	0.00
7B	0.00	contractor	0.00	0.00
8A	0.00	0.00	further inspection	0.00
9A	65.00	0.00	0.00	0.00
10A	0.00	contractor	0.00	0.00
10B	0.00	contractor	0.00	0.00
11A	included in 7a	0.00	0.00	0.00
11B	4,823.00	0.00	0.00	0.00
11C	included in 11b	0.00	0.00	0.00
11D	150.00	0.00	0.00	0.00
11E	835.00	0.00	0.00	0.00
11F	included in 11e	0.00	0.00	0.00
11G	75.00	0.00	0.00	0.00
11H	150.00	0.00	0.00	0.00
11I	836.00	0.00	0.00	0.00
11J	180.00	0.00	0.00	0.00
11K	75.00	0.00	0.00	0.00
Total:	15,747.00	0.00	0.00	0.00

GRAND TOTAL: 15,747.00

Property Owner: Date:

Owner's Agent: Date: