Wood Destroying Organisms Inspection Report

LOCATED AT:
2321 Madarin Way
Antioch, California 94509

PREPARED EXCLUSIVELY FOR:
Rachel Escoria

INSPECTED ON:
Sunday, November 8, 2026



Inspector, Arnoldo Garcia OPR 15090
AG Termite Control PR 10196

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
2321	Madarin Way	Antioch	94509	11/08/2026	11

AG Termite Control PR 10196
Arnoldo Garcia
1081 82nd Ave
Oakland, CA 94621
5107368818
agtermitecontrol@outlook.com

Ordered by:	Property Owner and/or Party of Interest:	Report sent to:
Rachel Escoria	Rachel Escoria 2321 Madarin Way Antioch, California 94509	Rachel Escoria

COMPLETE REPORT [X] LIMITED REPORT [ ] SUPPLEMENTAL REPORT [ ] REINSPECTION REPORT [ ]

General Description:
One story single family dwelling with stucco and wood exterior

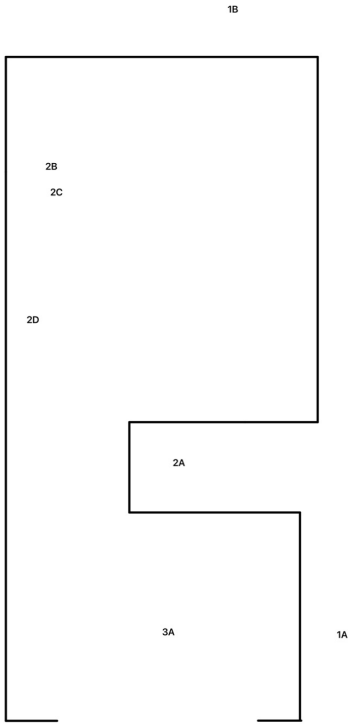
Inspection Tag Posted: Garage

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 [X] Other Findings [X] Further Inspection [X]

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.



1A, 1B, 2A, 2B, 2C, 2D, 3A

Inspected by: Arnoldo Garcia **State License No.** OPR 15090 **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.

General Information

NOTES

This is an inspection report only. No work has been completed unless a "Notice of Work Completed and Not Completed" has been issued.

For work completed by this company, our guarantees are as follows:
Wood work completed: One year repair guarantee.
Fumigation for dry-wood termites and wood boring beetles: Two year guarantee.
Local treatments: No guarantee.
Secondary Recommendations: No guarantee.
Work completed by others and re-inspected by this company: No guarantee.

Disclosure of all reports issued recently on this property should be made to AG Termite Control PR 10196 and the buyer of this property.

The roof system (tiles, shingles, etc.) above the areas we will be repairing will not be replaced. Homeowner to contact a licensed roofer to make corrections upon completion of the wood work.

This is a report on the conditions evident in the visible and accessible areas inspected on the above property at the time of the inspection. The following areas were not inspected or inspection was limited: The interior of finished walls, floors and ceilings, the areas immediately behind paint or wallpaper, the areas immediately under floor coverings, cabinet-work and appliances, the areas under the insulation in the attic. Fences, walls, landscaping, detached decks, patios and outbuildings are not a part of this report unless specified below. Second story eaves are inspected visually from the ground level only. Inspection of these areas can be completed upon request. The owner must make these areas accessible and there will be an inspection fee.

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.

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.

This Wood Destroying Pest and Organisms report does not include mold or any mold-like conditions. We are not licensed or certified to advise for mold. 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.

All guarantees for work completed by others should be obtained in writing from the persons who perform the repairs or work. We do not guarantee any work completed by others. All work completed by others should be guaranteed to pass reinspection by this company.

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OCCUPANTS CHEMICAL NOTICE AG TERMITE CONTROL will use pesticide chemical(s) specified below for the control of wood destroying pests or organisms in locations identified in the Structural Pest Control report as indicated above.

The pest(s) to be controlled ..

__ SUBTERRANEAN TERMITES ___ FUNGUS or DRY ROT
.....

___ BEETLES __DRY-WOOD TERMITES ___OTHER
.....

___ A. TERMIDOR FOAM : Active ingredients: Fipronil 0.005%

___ B. TERMIDOR H.E: Active ingredients: Fipronil 8.73%

___ C. VIKANE GAS: Active ingredients: Sulfuryl Fluoride 99.8%

___ D TIMBOR: Active ingredients: Disodium Octaborate Tetrahydrate 98%

___ E. BORA-CARE : Active ingredients: Disodium Octaborate Tetrahydrate 40%

.....

In accordance with the laws and regulations of the State of California, we are required to provide you with the following information prior to application of pesticides to your property.

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 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 application you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center (800) 222-1222 and your pest control company immediately.

For further information, contact any of the following:

<AG Termite Control> <(510)736-8818>

FOR PESTICIDE MEDICAL EMERGENCIES (PCOC MEDNET HOTLINE) (800) 501-9008

For pesticide questions(PCOC MEDNET)..... (408) 203-3814
Alameda County (environmental) Health Department ..... (510) 567-6700

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Alameda County Agriculture Commissioner ..... (510) 670-5232
Contra Costa Agriculture Commissioner..... (925) 646-5250
Contra Costa Health Department..... (925) 646-5137
San Joaquin Agricultural Commission..... (209) 953-6000
San Joaquin Health Department..... (209) 468-3420
Poison Control Center ..... (800) 523-2222
Structural Pest Control Board..... (800) 737-8188

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 prior to signing this NOTICE. NO CHEMICAL APPLICATION WILL BE PERFORMED UNTIL SUCH TIME THAT THIS NOTICE IS RETURNED. HAVING READ THE INSTRUCTIONS, I, THE UNDERSIGNED, WILL ACCEPT RESPONSIBILITY FOR ALL THE AFOREMENTIONED.

_____

OWNER/OCCUPANT DATE

_____

OWNER/OCCUPANT DATE

Structural Pest Control Board (Regulatory Info.) (916) 561-8704

2005 Evergreen Street, Ste. 1500 Sacramento, CA 95815

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What Is a Wood Destroying Pest and Organism Inspection Report? The following 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 wood destroying insects or organisms in visible and accessible areas on the date of inspection and contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the wood destroying pest & organism inspection report are governed by the structural pest control act and its rules and regulations. Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to this report. This report does not address any such defects as they are not within the scope of the license of the inspector or the company issuing this report. The following areas are considered inaccessible for purposes of inspection or are not included in a normal inspection report and therefore are excluded in this report: the interior of hollow walls; spaces between an upstairs floor and the ceiling below or a porch deck and soffit below; stall showers over finished ceilings; such structural segments as areas enclosed by bay windows, buttresses, built-in cabinet work, areas under floor covering; any areas requiring the removal of storage, furnishings or appliances; and any areas to which there is no access without defacing or removing lumber, masonry or finished workmanship. Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These areas include, but are not limited to: inaccessible and/or insulated attics or portions thereof, attics with less than an 18" clear crawl space, the interior of hollow walls, spaces between a floor or porch deck and the ceiling below, areas where there is no access without defacing or tearing out lumber, masonry or finished work that make inspection impractical, and areas or timbers around eaves that would require use of an extension ladder. Certain areas may be inaccessible for inspection due to construction or storage. We recommend further inspection of areas where inspection was impractical. Re: Structural Pest Control Act, Business and Professions Code Article 1, 8516(b)(9). Stall shower, if any, is water tested in compliance with Title 16 Professional and Vocational Regulations Article 5, §1991.1(12) of the Structural Pest Control Act. The absence or presence of leaks through sub-floor, adjacent floors or walls will be reported. This is a report of the condition of the stall shower at the time of inspection only, and should not be confused as a guarantee. Although we make a visual examination, we do not deface or probe into window or door frames, decorative trim, roof members, etc., in search of wood destroying pests or organisms. "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." NOTE: We do not inspect or certify plumbing, plumbing fixtures, etc. NOTE: "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: 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 AG Termite 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, AG 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." "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."

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1. Section 1

EXTERIOR FUNGUS DAMAGE

I **1A: FINDING:** The wood siding at the area(s) indicated on the diagram is fungus damaged.

RECOMMENDATION: Remove the damaged wood members and replace with new material as necessary. Paint as closely as practicable. An exact match is not guaranteed. **~$1,025**



I **1B: FINDING:** Fungus damage was noted to the rafter tail at the roof as indicated on the diagram.

RECOMMENDATION: Remove the damaged wood members and replace with new material as necessary. Our job quotation for this item does not include patching the disturbed areas of the roof covering. A LICENSED ROOFING CONTRACTOR SHOULD BE CONTACTED TO FACILITATE ANY NEEDED REPAIR TO THE ROOF COVERING. We will paint to match as closely as practicable. NOTE: We will install felt paper over any disturbed area of the roof covering. This will be done as a courtesy only. We do not guarantee these areas against leakage. **~$395**



Total Section 1

$
$1,420

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2. Section 2

EXTERIOR

II **2A: FINDING**: The gutter/downspout at the area(s) indicated on the diagram was noted to be leaking.

RECOMMENDATION: The owner should contact a proper contractor to repair the gutter system as necessary.



INTERIOR

II **2B: FINDING:** The master bathroom toilet was noted to be loose.

RECOMMENDATION: Remove the toilet and re-set on a new wax ring. **~$225**

II **2C: FINDING:** The master bathroom stall shower was water tested in accordance with the Structural Pest Control Act and no leakage could be found.

RECOMMENDATION: The owner should keep this shower well grouted, sealed and maintained as general home maintenance.

II **2D: FINDING:** The sealant around the kitchen sink is beginning to fail.

RECOMMENDATION: The owner should keep this counter well sealed as a matter of general home maintenance.

3. Unknown/FurtherInspection

GARAGE

FI **3A: FINDING:** The interior of the garage was inaccessible to inspect due to the storage. As a result, no representations are made regarding this area.

RECOMMENDATION: Return to the property to inspect the interior of the garage once the storage has been removed by others. A supplemental report will be issued with additional findings and recommendations, if any. **~$175**

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Total Further Inspection

$
$175

Total Section 2

$
$225

Ending Notes

Ending Notes: (Not all may apply)

There is a possibility that additional concealed damage maybe found during the course of the repairs outlined in this report. If additional damage is found, a supplemental report will be issued covering additional findings and job costs. The repairs outlined above which disturbs the painted surfaces must be completed by a contractor who possesses a certification as a lead safe renovator. Cracks were noted to the structure. It is beyond the scope of our license to make any representations as to the source or cause of this condition. If any information is desired an appropriate contractor should be consulted. The internal framing is inaccessible to inspection, and no representations are made concerning its condition. We will quote the cost of further inspection if requested. The price quoted for the permit is an estimate and may change. Obtaining a building permit can be extremely cumbersome and time consuming. In addition to the price estimate for the permit, AG Termite Control will charge the customer $100 per hour for the time required obtaining this permit. If the building department requires any additional work not outlined in the preceding item a supplemental report will be issued covering additional job costs. There will be additional costs for the preceding item if the building department requires an engineer's report and/or drawings.

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Estimate

Rachel Escoria
2321 Madarin Way
Antioch, California 94509
(925) 354-3391
frankroman1129@gmail.com

Description	Amount
1) FINDING: The wood siding at the area(s) indicated on the diagram is fungus damaged. RECOMMENDATION: Remove the damaged wood members and replace with new material as necessary. Paint as closely as practicable. An exact match is not guaranteed.	$1,025
2) FINDING: Fungus damage was noted to the rafter tail at the roof as indicated on the diagram. RECOMMENDATION: Remove the damaged wood members and replace with new material as necessary. Our job quotation for this item does not include patching the disturbed areas of the roof covering. A LICENSED ROOFING CONTRACTOR SHOULD BE CONTACTED TO FACILITATE ANY NEEDED REPAIR TO THE ROOF COVERING. We will paint to match as closely as practicable. NOTE: We will install felt paper over any disturbed area of the roof covering. This will be done as a courtesy only. We do not guarantee these areas against leakage.	$395
3) FINDING: The master bathroom toilet was noted to be loose. RECOMMENDATION: Remove the toilet and re-set on a new wax ring.	$225
4) FINDING: The interior of the garage was inaccessible to inspect due to the storage. As a result, no representations are made regarding this area. RECOMMENDATION: Return to the property to inspect the interior of the garage once the storage has been removed by others. A supplemental report will be issued with additional findings and recommendations, if any.	$175

Subtotal:	$1,820

Estimate Total

$1,820

AG Termite Control PR 10196 • 5107368818 • agtermitecontrol@outlook.com

Thank you for your business!