CORRECTED

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
238	March St Unit 2	Santa Paula, CA	93060	10/22/2026	5

Ventura Pest Control, Inc
2192 Anchor Court Suite A
Newbury Park, CA 91320
(805) 644-6228
https://www.venturapest.com/
License # OPR 8267

Report # W0055559-001

Ordered By:	Property Owner / Party Of Interest:	Report Sent To:
Heritage Park Villas HOA Heritage Park Villas HOA Heritage Park Villas HOA 238 March St Unit 2 Santa Paula, CA 93060 cjmanages@msn.com 8053305896	Heritage Park Villas HOA Heritage Park Villas HOA Heritage Park Villas HOA 238 March St Unit 2 Santa Paula, CA 93060 cjmanages@msn.com 8053305896	Heritage Park Villas HOA Heritage Park Villas HOA Heritage Park Villas HOA 238 March St Unit 2 Santa Paula, CA 93060 cjmanages@msn.com 8053305896

COMPLETE REPORT ☑ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐

General Description:
Condominium, Two Story, Tile, Slab, Attached

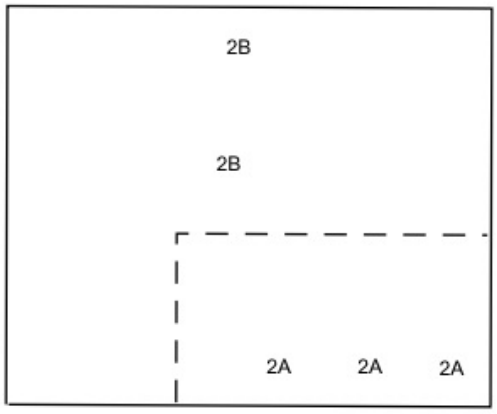
Inspection Tag Posted:
Attic

Other Tags Posted:

An inspection has been made to 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.



Inspected By: Lelan Endicott **License No.** FR 36706 **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, or (800) 737-8188 or www.pestboard.ca.gov.

CORRECTED

Address 238 March St Unit 2 Santa Paula, CA 93060 | 10/22/2026 (Date) | W0055559-001 (Report #)

NOTES, CAUTIONS, AND DISCLAIMERS

What is a Wood Destroying Pests and Organisms Inspection Report? Please pay special attention to the following two paragraphs which explain the scope and limitations of a Structural Pest Control Inspection and a Wood Destroying Pests and Organisms Inspection Report.

A "Wood Destroying Pests and Organisms Inspection Report" contains information as to the presence or absence of evidence of wood destroying insects or organisms in visible and accessible areas on the date of inspection. It includes our recommendation for correcting any infestations, infections or conducive conditions found. The contents of the Wood Destroying Pests and Organisms Inspection Report are governed by the California Structural Pest Control Act and its Rules and Regulations.

Some structures may not comply with building code requirements or may have defects to structural plumbing, electrical, air conditioning, or defects to other areas that do not pertain to wood destroying organisms. A Wood Destroying Pests and Organisms Report does not contain information about any such defects as they are not within the scope of the license of the inspector or **Ventura Pest Control, Inc** .

AREAS NOT INSPECTED - Special note to all parties regarding this property: This is a report on the conditions evident in the visible and accessible areas inspected on the above property at the time of inspection. The following were not inspected, as indicated in Section #1990, paragraph (D) of the Structural Pest Control Act and Rules and Regulations: The interior of finished walls, floors and ceilings, the areas immediately under floor coverings, cabinet-work and appliances, stall showers over finished ceilings, bay windows, the areas under the insulation in the attic, fences, walls landscaping, detached decks, patios, out buildings, buttresses and similar areas to which there is no access without defacing or tearing out lumber and finished work, floor beneath coverings, area where storage conditions or locks make inspection impractical are not a part of this report unless specified below. Second story eaves are visually inspected from the ground level only. Inspection of these areas will be completed upon request. The owner must make these areas accessible and there will be an inspection fee.

HIDDEN AREAS INFORMATION - The possibility of hidden/inaccessible infestations or infections exists in the above areas that were not inspected. We make no guarantee on hidden or inaccessible areas. This report does not include the issuance of the insurance policy against hidden infestations or infections. Any work outlined in the report and completed by the company comes with a guarantee unless specified. Inspections do not have a warranty.

Ventura Pest Control, Inc assumes no responsibility for conditions not visible at the time of inspection and which may continue to develop and become evident after this time. If during the course of our work, such conditions become apparent that were not found during the original inspection, a Supplemental Report will be issued with findings and recommendations and costs for completion.

The exterior surface of the roof was not inspected. If you would like the water tightness of the roof determined, you should contact a roofing contractor who is licensed by the Contractor's State License Board.

PRICES - Where prices are quoted for work recommended, these prices are firm for 30 days and are subject to change beyond that time.

This report is not to be used to satisfy escrow requirements unless our inspection fee is paid.

Unless specifically stated on the report our prices do not include painting. Where replacement material is used, exact match cannot be guaranteed. All lumber used will be of current industry standard sizing.

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.

REINSPECTION - The request for a reinspection must be made within four months of the complete inspection. The reinspection will be performed within 10 working days of the request. The fee for a reinspection shall not be more then the original inspection fee.

Repair recommendations not being performed by **Ventura Pest Control, Inc**, should be inspected during progress by a licensed wood destroying pests and organism inspector. **Ventura Pest Control, Inc** is not responsible for, nor implies any knowledge as to the quality of work performed by others.

BUILDING PERMITS - In some cases, report items will require a building permit from the local building department. Any additional work or fee's required by the local building department, or required to remedy additional damage not in the report but discovered in the performance of the work agreement, will not be completed until a separate written agreement or Supplemental Report is issued and agreed to by the Customer or Customer's agent.

MOLD DISCLAIMER - This property was inspected for visible and accessible evidence of wood destroying organisms such as wood rot by fungi. The inspection and this report do not address fungus other than wood destroying fungi, nor do they assess the health impacts of any fungus, including wood destroying fungi. We are neither qualified, authorized nor licensed to inspect for health-related fungi, including molds, or to make an opinion as to the health impacts of any fungus, including wood rot fungus. If you desire information about the presence or absence of health-related fungi, including molds, you should contact a qualified industrial hygienist or other relevant health professionals.

ARBITRATION OF DISPUTES - By relying on this wood destroying organisms report, you agree that any controversy or claim arising out of or relating to **Ventura Pest Control, Inc** inspection and/or this report shall be settled by arbitration in accordance with the construction industry arbitration rules of the American Arbitration Association, and judgement upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

"Under the Mechanic's Lien Law, any contractor, subcontractor, or laborer, supplier or other person who helps to improve your property but is not paid for his work or supplies, has the 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 the paid your own contractor in full. If the subcontractor, laborer, or supplier remains unpaid."

SAFETY NOTICE - **Ventura Pest Control, Inc**, strives to provide our customers with the most effective methods of pest control. We provide our employees with top quality products and on-going training, so we can provide our customers with the excellent service results the expect, while protecting their safety and the safety of our staff. In accordance with our sense of responsibility for the safety of our customers and employees, we ask that you read the following:

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

Our Guarantees are as follows, unless otherwise stated in report, and are from date of completion:

Fumigation is covered by a three (3) year guarantee for drywood termites.
Woodwork is covered by a one (1) year guarantee.
Alternative Chemical Treatments are covered by a one (1) year guarantee in area/s treated only. (unless noted differently on the report)
Localized Spot/Foam Treatments are covered by a one (1) year guarantee in area/s treated only.(unless noted differently on the report)
Heat treatment - Inspector will advise of any guarantee
Bed Bugs - No guarantee
Inspections and Reinspections - No guarantee
Work completed by others - No guarantee

HOMEOWNER PROTECTION POLICY - To extend your guarantee, a Homeowner Protection Policy may be available for purchase for purchase prior to the end of your standard guarantee period. For more information please contact our office.

THANK YOU FOR CHOOSING Ventura Pest Control, Inc

IF YOU HAVE ANY QUESTIONS CONCERNING THIS REPORT OR IF WE CAN BE OF ANY ADDITIONAL SERVICE, PLEASE CALL US 805-644-6228.

This is a separated report which is defined as Section I/Section II conditions evident on the date of inspection. Section I contains items where there is visible 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 the inspection and cannot be defined as Section I or Section II.

FINDINGS AND RECOMMENDATIONS

Drywood Termites

Finding 2A
Finding Description: Evidence of drywood termites were noted in garage framing.
Section: I
Primary Recommendation: Vacate premises for at least 48 hours. Seal and fumigate structure for the control of drywood termites. Ventura Pest Control, Inc. will not be repsponsible for roof damage, plants, satellite dishes or antennas. All reasonable care will be taken to avoid damage of any kind. However, Ventura Pest Control, Inc. does recommend upon completion of our work a licensed roofing company be called to inspect roof. If owner / occupant desires visible termite pellets to be covered/masked/removed after fumigation, please contact our office for quote on this service. Please note: We do not provide on-site security. We highly recommend owner/ occupant make their own security arrangements and take all valuables with them during fumigation. "To avoid possible misunderstandings, our insurance company requests that all valuables, such as jewelry, large amounts of cash and objects of art be removed prior to fumigation. Owner/occupant/ agent may post a guard at the property at his/her own discretion and cost. We will not be responsible for any loss or damage due to vandalism, theft or other acts of third parties." If gas meter is behind a gate, owner/agent/occupant to have gate unlocked before 7AM the day of fumigation in order for Gas Co. tech to be able to shut exterior gas meter off. If this is not done or meter is inaccessible for any reason, fumigation will be cancelled and you will need to reschedule. We will schedule the gas shut off service and owner/occupant/agent will need to schedule the re-start of gas service directly with the Gas Co. Price on request
Estimated Cost: $0.00
Secondary Recommendation: Drill a series of small pencil size holes and inject a borate foam solution into wall void. Ventura Pest Control, Inc. will patch the holes after work is completed. Painting is to be done by others. "Local treatment is not intended to be an entire structure treatment method. If infestations of wood-destroying pests extend beyond the area(s) of local treatment, they may not be exterminated." (See section 1991 of the Structural Pest Control Act).
Secondary Estimated Cost: $740.00

Finding 2B
Finding Description: Evidence of drywood termites were noted in attic wood members.
Section: I
Primary Recommendation: Vacate premises for at least 48 hours. Seal and fumigate structure for the control of drywood termites. Ventura Pest Control, Inc. will not be repsponsible for roof damage, plants, satellite dishes or antennas. All reasonable care will be taken to avoid damage of any kind. However, Ventura Pest Control, Inc. does recommend upon completion of our work a licensed roofing company be called to inspect roof. If owner / occupant desires visible termite pellets to be covered/masked/removed after fumigation, please contact our office for quote on this service. Please note: We do not provide on-site security. We highly recommend owner/ occupant make their own security arrangements and take all valuables with them during fumigation. "To avoid possible misunderstandings, our insurance company requests that all valuables, such as jewelry, large amounts of cash and objects of art be removed prior to fumigation. Owner/occupant/ agent may post a guard at the property at his/her own discretion and cost. We will not be responsible for any loss or damage due to vandalism, theft or other acts of third parties." If gas meter is behind a gate, owner/agent/occupant to have gate unlocked before 7AM the day of fumigation in order for Gas Co. tech to be able to shut exterior gas meter off. If this is not done or meter is inaccessible for any reason, fumigation will be cancelled and you will need to reschedule. We will schedule the gas shut off service and owner/occupant/agent will need to schedule the re-start of gas service directly with the Gas Co. Price on request
Estimated Cost: $0.00
Secondary Recommendation: Ventura Pest Control, Inc. will pressure inject into all drywood termite galleries a borate foam solution and apply a topical foam solution to all exposed and accessible timbers and adjoining areas. ("Local treatment is not intended to be an entire structure treatment method. If infestation of wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated.")
Secondary Estimated Cost: $740.00

NOTE:
Total Estimate for Work:

Price on Request - Fumigation for Drywood Termites

$1,480.00 - Alternate Treatment for Drywood Termites

For Ventura Pest Control, Inc. to perform the fumigation we will need the following:
1) OCCUPANTS FUMIGATION NOTICE/DISCLAIMER FORM
2) WORK AUTHORIZATION CONTRACT
3) ROOF RELEASE
4) PLANT RELEASE
5) KEYS TO THE PROPERTY
6) NEIGHBORS SIGNED PERMISSION (IF APPLICABLE)
If any of the above are not in our possession at least 48 hours prior to the start of the fumigation, this could result in cancellation of the job.

Guarantee - Fumigation is covered by a three-year guarantee for drywood termites.
Plants - Owner to trim plants prior to fumigation to minimize plant damage. We are not responsible for any plant damage. Plants to be trimmed back from structure at least 12" prior to fumigation. All interior plants to be removed prior to fumigation.
Payment - Payment is expected at time work is performed.
Gas Service - Fumigation Company will schedule the Gas Company to shut gas off for fumigation. Owner to make access to exterior meter so that Gas Co. technician has access to meter. Owner to contact Gas Co. to schedule the restart of their gas service. (Please note: If your property has a multi-header gas meter, you will be required to get your neighbor's permission to have their gas shut off during your fumigation. If you do not get their permission, or they do not allow shut off, your fumigation will be cancelled.) This is per the Gas Co. rules and regulations.
Fans - During the fumigation, commercial fans will be used to assist in gas distribution. The gas that is used does not leave a residue, however, household dust may settle. We will not be responsible for any cleaning of household dust.

Gates - Gates may need to be left open by fumigators during fumigation in order to have tent come down side of structure.

Attic Space - Owner / agent / occupant to have attic access open prior to fumigation or treatment in attic. If hatch is not open and we need to open it for fumigation or for treatment, we will not be responsible for any damage to access hatch, paint, handle, and ceiling. Owner to repair if necessary.

ELECTRICITY MUST BE ON FOR FUMIGATION - If the fumigators arrive and cannot do fumigation because owner/agent has not had electricity turned on, fumigation will be cancelled, and we will charge $100 cancellation fee/ rescheduling fee.
Termite Pellets - If the owner / occupant would like termite pellets to be covered/masked/removed after fumigation, please advise our office and we will quote our cost for doing this. We recommend that this be done as soon after fumigation as possible.
Roofs - Ventura Pest Control /Fumigators are not responsible for any satellite dishes, antennas, solar panels, roof vents or roofing.
Subcontractor - Fumigation jobs are completed by a subcontractor.
Optional Alarm - Upon your request, Ventura Pest Control (or fumigation crew) will place a portable motion-activation alarm system into the above property during the fumigation. If an alarm sounds, the local police, fumigation company and contact person for the property will be notified. Cost for this system is $100 and will be added to your invoice if you choose to use one of our alarms. Please note that this is being used at your request and we cannot guarantee security of the above property. These must be reserved at time you are scheduling your fumigation. Please advise our customer service agent that you are interested in this alarm when you are scheduling your fumigation.

Vandalism - Ventura Pest Control, Inc. and its fumigation sub-contractors do not assume any responsibility for the care and custody of the property in the event of vandalism, theft or breaking and entering by third parties during the fumigation process.

Valuables - Ventura Pest Control, Inc. suggests that all valuables such as jewelry, coin, collections, cash, art objects, guns and other items of value be removed from the site prior to fumigation. If you wish, you may hire your own on-site security service or be present during fumigation. They are on an availability basis only due to the number of systems that we have on hand.

*****PLEASE NOTE REGARDING WOOD REPAIR*****
Paint -Unless specifically stated on the report, our prices do not include painting. All new wood will be primed only.

Wood Matching - Where replacement material is used, exact match cannot be guaranteed. All lumber used will be of current industry standard sizing.
Door Replacement - If we have priced a door item on your report, we will replace w/ as similar type of door as possible. Exact matches cannot be guaranteed. If owner desires a certain type/design of door other than what is currently on or available, then owner would need to contact appropriate trade to have work done by others. If we did not price a door, you would need to have the work done by others.
Stucco Damage - Please be aware that if wood being repaired near/around stucco, the stucco may be damaged and /or removed during the repair process. Owner/ agent to have stucco repaired at their own expense.
Gutters - Rain gutter/s may need to be removed if wood repair is around/near the repair area. Owner /agent to have gutters replaced, if necessary,
Roof Damage - When you sign the roof release, please be aware that for wood repair, localized treatment and/or fumigation, we are informing you that some damage may occur and should be anticipated to roof, roofing materials, tiles and/or solar panels and that Ventura Pest Control, Inc. and its subcontractors are NOT responsible for any repairs/ replacement of roof, roofing materials or solar panels. Flashing to be replaced/repaired by others if necessary. All work performed will be done in a careful, workmanlike manner and professional care will be taken to prevent such damage. Upon completion, we recommend you contact a licensed roofer to inspect / repair your roof if needed.

****************ROOF WAIVER**************
Roof Waiver - A signed roof waiver must be in our possession prior to the start of any work being performed at the above-mentioned property. If this notice is not in our possession prior to the start of the job this will result in the cancellation of the job.
When you sign the roof release, please be aware that for wood repair, localized treatment and/or fumigation, we are informing you that some damage may occur and should be anticipated to roof, roofing materials, tiles and/or solar panels and that Ventura Pest Control, Inc. and its subcontractors are NOT responsible for any repairs/ replacement of roof, roofing materials or solar panels. Flashing to be replaced/repaired by others if necessary.
All work performed will be done in a careful, workmanlike manner and professional care will be taken to prevent such damage. Upon completion, we recommend you contact a licensed roofer to inspect / repair your roof if deemed necessary.

Others - Persons other than Ventura Pest Control, Inc.

Repairs By Others - In order to issue a clearance/certification, all work that is to be done by “others” must be re-inspected by Ventura Pest Control, Inc. within (4) months of date of original inspection. (Re-inspection fee may apply) Also, if there are any “Further Inspect” items on report, those areas must be made accessible and you must schedule the area to be inspected by Ventura Pest Control, Inc.

Re-inspections - IF VENTURA PEST CONTROL, INC IS REQUIRED TO DO A RE-INSPECTION OF WOODWORK/REPAIRS COMPLETED BY OTHERS,

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THERE WILL BE A RE-INSPECTION FEE OF $75.00. WE CANNOT PERFORM A REINSPECTION OF ANY CHEMICAL WORK DONE BY OTHERS.

Adjoining Units - VENTURA PEST CONTROL, INC. RECOMMENDS FULL INSPECTION OF ALL ATTACHED UNITS.

************ADDITIONAL NOTES************

NOTE - This warranty inspection is in compliance with the Control Service Agreement with this firm. All visible and accessible infestations will be locally treated as per our Control Service Agreement. It is common with Drywood termites to extend into inaccessible areas and therefore we may recommend a fumigation that provides control to inaccessible areas as well as the entire structure. Should this become the case, we would merely refer to our previous reports which had a primary recommendation of fumigation and/or may make this recommendation in a future report to provide adequate control. Should this be recommended, this fumigation will be at the owner’s expense and not included in our control service warranty.

NOTE - Our inspection is limited to conditions which are visible and accessible at the time of inspection. No guarantee is implied or expressed for conditions which may become apparent after the date of this inspection.

NOTE - Portions of the attic were inaccessible for inspection due to insulation and/or construction.

NOTE - Portions of the garage were found to be inaccessible due to occupant storage, however, no evidence of infestation, infection or conducive conditions were noted in the visible and accessible areas, at time of inspection.

NOTE - Due to the fact that the structure was furnished at the time of this inspection, many interior areas were inaccessible, therefore, a complete an thorough inspection of these areas could not be made.

NOTE - Our bid does not include texture, painting, and/or staining.

NOTE - If interested parties are concerned about the current conditions of wood framing members inside finished walls, the wall(s) must be exposed for inspection. Ventura Pest Control assumes no responsibility for pre-existing and/or hidden conditions. A Supplement Report will be issued with additional findings, recommendations, and costs, if any.