WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	ZIP	Date of Inspection	Number of Pages
1674	Calle Artigas	Thousand Oaks	91360	11/06/2026	4

Grayson Termite & Pest Control, Inc.
PO Box 932
Newbury Park CA 91319
(805) 716-3011
info@graysontermite.com
Fax (805) 262-0455

Report # : 26502
Registration # : PR 7203
Escrow # :
☐ CORRECTED REPORT

Ordered by:	Property Owner and Party of Interest:	Report sent to:
Dave Walter Pinnacle Estates Properties 971 S Westlake Blvd # 100 Westlake Village CA 91361 United States	1674 Calle Artigas Thousand Oaks CA 91360 United States	Dave Walter Pinnacle Estates Properties 971 S Westlake Blvd # 100 Westlake Village CA 91361 United States

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

GENERAL DESCRIPTION:
1 STORY/ SINGLE FAMILY RESIDENCE/ STUCCO & FRAME/ VACANT/ COMPOSITION & TILE ROOF/ ATTACHED GARAGE/ CONCRETE SLAB

Inspection Tag Posted:
Attic

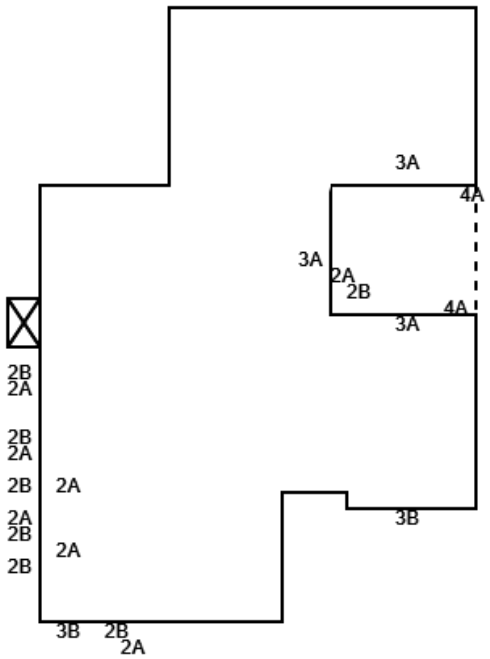
Other Tags Posted:

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.

Diagram Not To Scale



Inspected By: Nicholas Grayson **State License No.** OPR12033 **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.

GRAYSON TERMITE & PEST CONTROL, INC.

1674	Calle Artigas	Thousand Oaks	CA	91360
Address of Property Inspected		City	State	ZIP

11/06/2026	26502	
Date of Inspection	Corresponding Report No.	Escrow No.

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, 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 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.

GRAYSON TERMITE & PEST CONTROL, INC.

1674	Calle Artigas	Thousand Oaks	CA	91360
Address of Property Inspected		City	State	ZIP

11/06/2026	26502	
Date of Inspection	Corresponding Report No.	Escrow No.

FINDINGS AND RECOMMENDATIONS
This is a separated report which is defined as Section I/Section II conditions evident on the date of the inspection.

KEY
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.

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

SECTION I:

2A - Drywood
FINDING - Drywood termite infestation noted at eaves and garage framing, as indicated on the diagram.

RECOMMENDATION - Cover with tarp and seal entire structure including attached garages and attached appurtenances. Fumigate as a primary method of control using Vikane Gas (Active Ingredient - Sulfuryl Flouride, and Chloropicrin as warning agent) in accordance with the manufacturer's label. The structure must be vacated until release for re-entry by licensed fumigator. This service is offered with a 3-year full structure warranty. The customer is advised to mask over or remove all accessible pellets/frass. Grayson Termite & Pest Control will perform this service for an additional fee.

2B - Drywood
FINDING - Drywood termite damage noted at eaves, rafter-tails, shiplap, and fascia as indicated on the diagram.

RECOMMENDATION - Remove, replace, reinforce/repair termite damaged lumber as deemed necessary. Primer, ready for paint by others.

3A - Fungus / Dryrot
FINDING - Fungus/Dryrot damage to the wood member(s) of the structure including: fascia boards at patio enclosure, as indicated on the diagram.

RECOMMENDATION - Remove & replace all damaged lumber as deemed necessary. Treat adjacent lumber with a State registered wood preservative solution (Disodium Octaborate Tetrahydrate). Primer, ready for paint by others.

3B - Fungus / Dryrot
FINDING - Fungus/Dryrot damage to the wood member(s) of the structure including: exterior window trim and garage door trim, as indicated on the diagram.

RECOMMENDATION - Repair all damaged lumber as deemed necessary. Treat adjacent lumber with a State registered wood preservative solution (Disodium Octaborate Tetrahydrate). Primer, ready for paint by others.

SECTION II:

4A - Other Findings
FINDING - Earth to wood contact(s) noted at patio enclosure framing, as indicated on the diagram.

RECOMMENDATION - Interested party should engage the services of an appropriate tradesperson to inspect and correct as they deem necessary.

GRAYSON TERMITE & PEST CONTROL, INC.

1674	Calle Artigas	Thousand Oaks	CA	91360
Address of Property Inspected		City	State	ZIP

11/06/2026	26502	
Date of Inspection	Corresponding Report No.	Escrow No.

Thank you for selecting us to perform a structural pest control inspection on your property. Should you have any questions regarding this report, please call us directly by the contact information provided on the first page of the inspection report.

Our inspectors 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. 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 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 and your pest control operator immediately.

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

Poison Control Center	(800) 222-1222
Agricultural Department	(805) 388-4343
Health Department	(805) 981-5101
Structural Pest Control Board	(916) 561-8700
	2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815

Grayson Termite & Pest Control, Inc.
PO Box 932
Newbury Park CA 91319
(805) 716-3011
info@graysontermite.com
Fax (805) 262-0455

WORK AUTHORIZATION

Report #: 26502

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

Address of Property :	1674 Calle Artigas
City:	Thousand Oaks
State/ZIP:	CA 91360

The inspection report of the company dated, **11/06/2026** 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 **30 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.

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
2A	2,860.00	0.00	0.00	0.00
2B	625.00	0.00	0.00	0.00
3A	320.00	0.00	0.00	0.00
3B	185.00	0.00	0.00	0.00
4A	0.00	NO BID	0.00	0.00
Total:	3,990.00	0.00	0.00	0.00

GRAND TOTAL: 3,990.00

Property Owner: _____ Date: _____ Inspected By: _____ Date: _____

Owner's Agent: _____ Date: _____

INVOICE / STATEMENT

Grayson Termite & Pest Control, Inc.
PO Box 932
Newbury Park CA 91319
(805) 716-3011
info@graysontermite.com
Fax (805) 262-0455

Date: 11/06/2026
Report Number: 26502
Invoice Number: 26502-1
Escrow Number:

Property Inspected: 1674 Calle Artigas
Thousand Oaks, CA 91360

Bill To: Dave Walter
Pinnacle Estates Properties
971 S Westlake Blvd # 100
Westlake Village, CA 91361
United States

Inspection: $	95.00
Invoice Total: $	95.00
Payments: $	0.00
Total Due: $	**95.00**

Description of Service
WDO Inspection and Report Fee

RETAIN THIS COPY FOR YOUR RECORDS
THANK YOU FOR YOUR BUSINESS

CUT HERE *CUT HERE* *CUT HERE*

INVOICE / STATEMENT

Grayson Termite & Pest Control, Inc.
PO Box 932
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WDO Inspection and Report Fee

RETURN THIS COPY WITH REMITTANCE
THANK YOU FOR YOUR BUSINESS