WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	ZIP	Date of Inspection	Number of Pages
263	E. Villanova Rd.	Ojai	93023	11/03/2026	6

JETTY TERMITE & PEST

Jetty Termite & Pest Control, Inc.
4882 McGrath St Ste 100
Ventura CA 93003
(805) 651-3225
info@jettypest.com
www.JettyPest.com

Report # : 12277
Registration # : PR8825
Escrow # :
☐ CORRECTED REPORT

Ordered by:	Property Owner and Party of Interest:	Report sent to:
Steven Sharp 263 E. Villanova Rd. Ojai CA 93023 United States MOBILE: (805) 223-5315 steven@villagesite.com	Steven Sharp 263 E. Villanova Rd. Ojai CA 93023 United States	Steven Sharp 263 E. Villanova Rd. Ojai CA 93023 United States MOBILE: (805) 223-5315 steven@villagesite.com

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

GENERAL DESCRIPTION:
Two-story, single-family residence, logs siding, metal roof, slab foundation,, occupied/furnished, detached garage and detached ADU

Inspection Tag Posted:
Garage

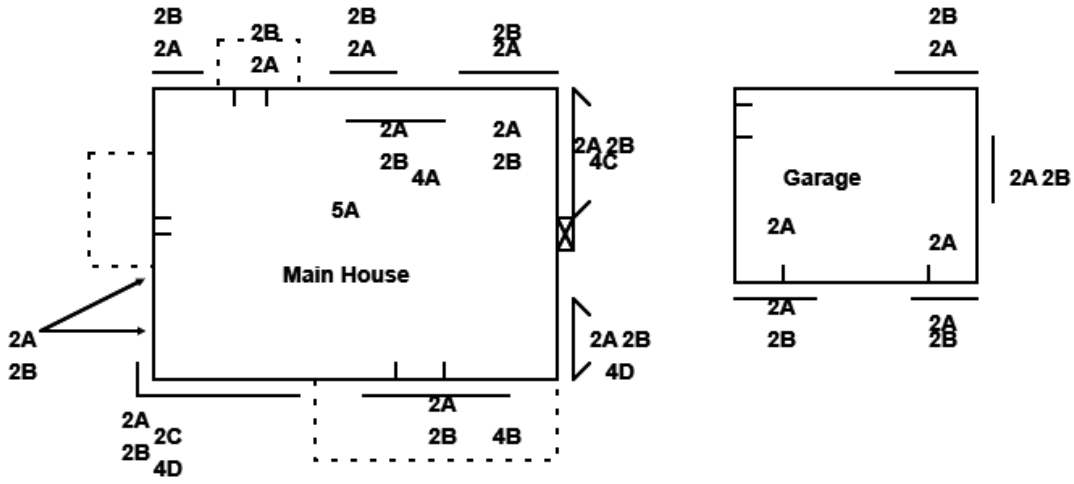
Other Tags Posted:

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.

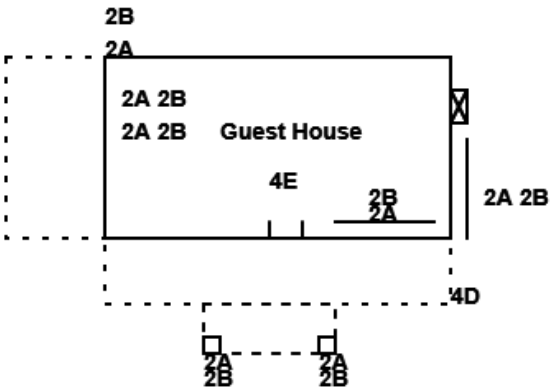
Diagram Not To Scale



Inspected By: Jesse Logan **State License No.** OPR14141 **Signature:** J W Logan

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. 43M-41 (Rev. 04/2015)

263 E. Villanova Rd. Ojai CA 93023
Address of Property Inspected City State ZIP



Inspected By: Jesse Logan **State License No.** OPR14141 **Signature:** J W Logan

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JETTY TERMITE & PEST CONTROL, INC.

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11/03/2026	12277	
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 and 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 a Wood Destroying Pest & Organism Inspection Report 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 its employees.

This report is not a structural engineering evaluation and does not address structural adequacy, building code compliance, or other construction-related defects.

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. Conditions in inaccessible areas may become evident only after demolition or removal of building materials.

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.
NOTICE: This company may subcontract fumigation, heat treatment, or wood repair services to properly licensed contractors. Charges for subcontracted work may include administrative and coordination costs in addition to the subcontractor's direct charges. Property owners may elect to contract directly with another licensed contractor. If the owner chooses to do so, Jetty Termite & Pest Control shall not be responsible for the performance or outcome of that work.

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.

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.

Notices:

1) Jetty Termite & Pest Control is not responsible for and does not warranty repairs not performed by this company or its agents.
2) If damage or infestation described in this report is later found to extend further than anticipated, this bid does not include such additional repairs.
3) Property Owner/Agent will be responsible for paying and acquiring any required building permits.
4) Jetty Termite & Pest Control and/or their agents will finish all wood repairs with one coat of white primer only, unless otherwise stated in report. Property Owner/Agent is responsible for completing finish painting at repaired area(s).
5) Jetty Termite & Pest Control does not guarantee lumber against natural cracking, twisting, shrinking, or warping after installation.
6) Jetty Termite & Pest Control does not include wall paper, stain, or exterior/interior painting. These items are excluded from our contract unless otherwise stated.
7) Jetty Termite & Pest Control 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.
8) Jetty Termite & Pest Control does not guarantee against the presence or future development of wood destroying organisms in areas that were inaccessible or concealed at the time of inspection.

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9) This Wood Destroying Pest & Organisms Report does not include mold or 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.
10) Jetty Termite & Pest does not inspect attic areas in structures equipped with fire sprinkler suppression systems extending into attic spaces. Sprinkler piping may be concealed or covered by insulation, and any damage could result in water leakage. Jetty Termite & Pest Control will inspect these areas only when adequate walking boards or a defined service platform is present.
11) Roofing materials, rake tiles, or rain gutters may need to be lifted or removed to complete repairs. Due to the age, condition, and fragile nature of these materials, Jetty Termite & Pest Control is not responsible for damage that may occur during the normal course of performing necessary repairs. Replacement of roofing materials, rake tiles, or rain gutters is not included in this contract unless specifically 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 Contractor's State License Board.

Wood repairs include one coat of white primer unless otherwise specified. Finish painting is not included unless stated in the report. Jetty Termite & Pest Control may provide finish painting as an additional service at additional cost. Exact color matching cannot be guaranteed due to weathering and aging of existing paint.

PAYMENT NOTICE
- A 3.9% processing fee applies to credit card payments for onetime services over $500, including any deposits for those services (even if the deposit amount is under $500).
- No fee for ACH (bank transfer), check, or cash
- No fee for recurring services or invoices under $500

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.

NOTE: Eaves may have been inaccessible for physical inspection due to height and/or setback(s) from first story eave(s). A visual inspection was made to all area(s) visible from ground. During the course of any repairs if further damage is revealed/found a supplemental report will be provided, including bid for any additional costs.

NOTE: Sub-area has insulation or an underpinning installed over sub-area framing. Area(s) behind insulation or underpinning are inaccessible for inspection.

2. DRYWOOD TERMITES:

2A - Section I

FINDING: Evidence of drywood termite infestation noted at Main house, detached garage and guest house.

RECOMMENDATION: Vacate, seal, and fumigate the entire structure with registered fumigant **Vikane® (Sulfuryl Fluoride)** for the control of drywood termites. Chloropicrin will be used as a warning agent. Remove the seals and aerate the structure ready for occupancy. Owner/agent responsible for preparation of structure prior to date of scheduled fumigation. **3-year warranty included with fumigation**. Remove or cover all accessible pellets, frass or other evidence from wood destroying pests, for an additional fee of $225.00.

COST: $5990.00

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FUME NOTE: METAL ROOFS ON STRUCTURES ARE CONSIDERED EXTREMELY FRAGILE MATERIAL THAT MAY DENT OR CREASE DURING FUMIGATION PROCESS OF WALKING ON ROOF. JETTY TERMITE AND PEST AND OTHER AGENTS ARE NOT RESPONSIBLE FOR REPAITNG ANY DAMAGE TO ROOF.

2B - Section I
FINDING: Evidence of drywood termite damage noted at log framing exterior and itnerior.

RECOMMENDATION: Owner/Agent to consult a licensed contractor for further inspection, recommendation, and repairs.

2C - Section I
FINDING: Evidence of drywood termite damage noted at fascia board eave starter board.

RECOMMENDATION: Owner/Agent to consult a licensed contractor to make necessary repairs.

4. OTHER FINDINGS:

4A - Section II
FINDING: Loose toilet(s) noted at main house first floor hall bath.

RECOMMENDATION: Owner/Agent to consult a licensed contractor for further inspection, recommendation, and repairs.

4B - Section II
FINDING: Plumbing leak noted at sub-area jacuzzi plumbing.

RECOMMENDATION: Owner/Agent to consult a licensed contractor for further inspection, recommendation, and repairs.

4C - Section II
FINDING: Plumbing leak noted at main house exterior hose bib.

RECOMMENDATION: Owner/Agent to consult a licensed contractor for further inspection, recommendation, and repairs.

4D - Section II
FINDING: Wood pecker damage noted to eave starter boards

RECOMMENDATION: Owner/Agent to consult a licensed contractor for further inspection, recommendation, and repairs.

4E - Section II
FINDING: Excessive moisture noted at guest house sub-area.

RECOMMENDATION: Owner/Agent to consult a licensed contractor for further inspection, recommendation, and repairs.

5. FURTHER INSPECTION:

5A - Further Inspection
FINDING: Inaccessible area noted at main house sub-area due to access size and weight due to tile installed and small handles.

RECOMMENDATION: Owner/Agent to make area accessible for inspection. A supplemental inspection will be made and a report issued outlining our findings, recommendations and any additional costs.

COST: $50.00

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Thank you for selecting Jetty Termite & Pest Control to perform a Wood Destroying Pest and Organism 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.**

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:

Your Pest control Company:

- Jetty Termite & Pest Control (805) 651-3225

For Health Questions:

- Ventura County Health Office (805) 652-5914
- Santa Barbara County Health Office (805) 681-5100
- Los Angeles County Health Office (213) 240-8117

For Application Information:

- California Environmental Protection Agency (916) 445-4300
- Ventura County Agricultural Dept. (805) 933-3165
- Santa Barbara County Agricultural Dept. (805) 681-5600
- Los Angeles County Agricultural Dept. (626) 575-5466

Poison Control Center (800) 222-1222

Structural Pest Control Board

- **Phone: (916) 561-8700 92005**
- **Mailing Address: Evergreen Street, Ste. 1500. Sacramento, CA 95815**

Jetty Termite & Pest Control, Inc.
4882 McGrath St Ste 100
Ventura CA 93003
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WORK AUTHORIZATION

Report #: 12277

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

Address of Property :	263 E. Villanova Rd.
City:	Ojai
State/ZIP:	CA 93023

The inspection report of the company dated, **11/03/2026** 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	5,990.00	0.00	0.00	0.00
2B	Other Trade	0.00	0.00	0.00
2C	Other Trade	0.00	0.00	0.00
4A	0.00	Other Trade	0.00	0.00
4B	0.00	Other Trade	0.00	0.00
4C	0.00	Other Trade	0.00	0.00
4D	0.00	Other Trade	0.00	0.00
4E	0.00	Other Trade	0.00	0.00
5A	0.00	0.00	50.00	0.00
Total:	5,990.00	0.00	50.00	0.00

GRAND TOTAL: **6,040.00**