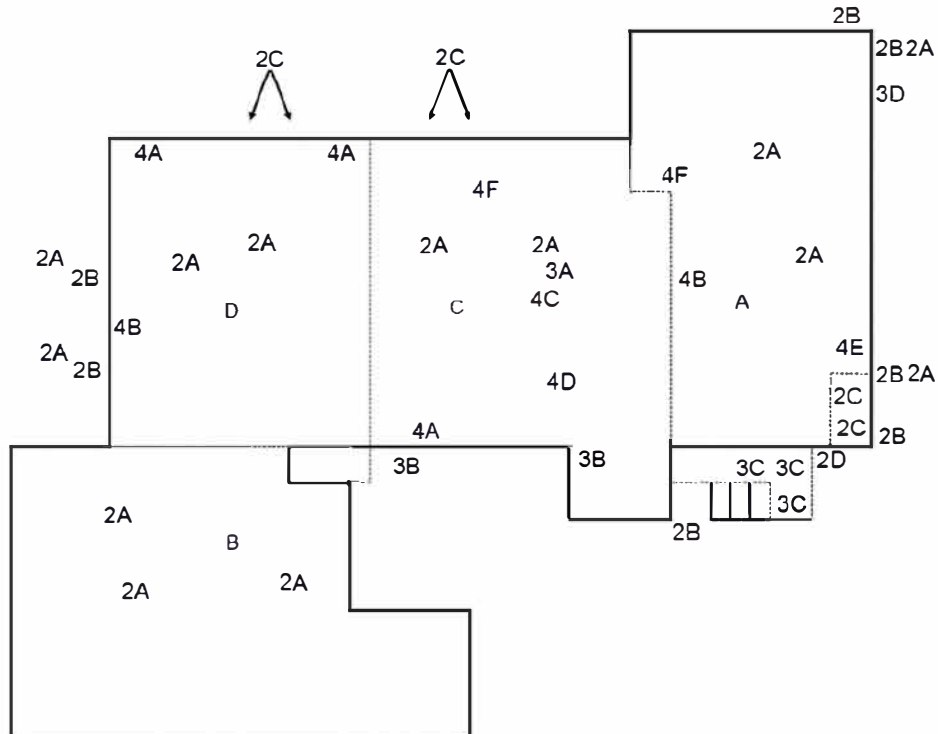


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building Address: 930 Philinda Av., Santa Barbara, 93103		Date of Inspection 07/21/2025	Number of Pages 7
<div style="text-align: center;"> jhonny@jhonnyspestcontrol.com P: 805 685 4848 F: 805 845 4841 2625 Wild Oak Rd., Lompoc, CA 93436 </div>		 <small>AG - 37925 PR - 7204</small>	Report # W16789
		Lic. Registration # PR 7204	
		Escrow #	
Ordered by: <div style="background-color: black; width: 100px; height: 20px; margin: 5px 0;"></div> 930 Philinda Av. Santa Barbara, 93103	Property Owner and/or Party of Interest: <div style="background-color: black; width: 100px; height: 20px; margin: 5px 0;"></div> 930 Philinda Av. Santa Barbara, 93103	Report Sent to: <div style="background-color: black; width: 100px; height: 20px; margin: 5px 0;"></div> 930 Philinda Av. Santa Barbara, 93103	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: One and two story apartment building, clay tile roof, stucco sided on slab foundation with attached carports		Inspection Tag Posted: Attic	
		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 <input type="checkbox"/> Drywood Termites <input checked="" type="checkbox"/> Fungus / Dryrot <input checked="" type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input type="checkbox"/>			
If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for the details on checked items.			



This Diagram is not to scale

Inspected by: Salvador E Melgar Oliva State License No. FR57471 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, Ste. 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 the services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov

SECOND PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 930 Philinda Av., Santa Barbara, 93103

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1. Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These include but are not limited to: inaccessible and/or insulated attics or portions thereof, attics with less than 18" clear crawl space, enclosed attics, the interior of hollow walls; spaces between a floor or porch deck and the ceiling below; area where there is no access without defacing or tearing out lumber, masonry or finished work; areas behind stoves, refrigerators or beneath floor coverings, furnishings; areas where encumbrances and storage, conditions or locks make inspection impractical, portions of the subarea concealed or made inaccessible by ducting or insulation, area beneath wood floors over concrete, areas concealed by heavy vegetation, and enclosed water heater stands, as this is standard construction. Areas or timbers around eaves were visually inspected from ground level only. Although we make visual examinations, we do not deface or probe window/door frames or decorative trims. 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. We assume no responsibility for work done by anyone else, for damage to structure or contents during our inspection, or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non-disclosure by owner/agent/tenant.
2. Slab floor construction has become more prevalent in recent years. Floor covering may conceal cracks in the slab that will allow infestation to enter. Infestations in the walls may be concealed by plaster so that a diligent inspection may not disclose the true condition. These areas are not practical to inspect because of health hazards, damage to the structure; or inconvenience. They were not inspected unless described in this report. We recommend further inspection if there is any question about the above noted areas. Ref: Structural Pest Control Act, Article 6, Section 8516(b), paragraph 1990(i). Amended effective March 1, 1974. Inspection is limited to disclosure of wood destroying pests or organisms as set forth in the Structural Pest Control Act, Article 6, Section 8516(b), Paragraph 1990-1991.
3. A re-inspection will be performed, if requested within four (4) months from date of original inspection, on any corrective work that we are regularly in the business of performing. If CERTIFICATION is required, then any work performed by others must be CERTIFIED by them. There is a re-inspection fee.
4. This company is not responsible for work completed by others, recommended or not, including by Owner. Contractor bills should be submitted to Escrow as certification of work completed by others.
5. This report includes findings related to the presence/non-presence of wood destroying organisms and/or visible signs of leaks in the accessible portions of the roof. The inspector did not go onto the roof surface due to possible physical damage to the roof, or personal injury. No opinion is rendered nor guarantee implied concerning the water-tight integrity of the roof or the condition of the roof and roofing materials. If interested parties desire further information on the condition of the roof, we recommend that they engage the services of a licensed roofing contractor.
6. Second story stall showers are inspected but not water tested unless there is evidence of leaks in ceiling below. Ref: Structural Pest Control Rules and Regulations, Sec. 8516G. Sunken or below grade showers or tubs are not water tested due to their construction.
7. During the course of/or after opening walls or any previously concealed areas, should any further damage or infestation be found, a supplementary report will be issued. Any work completed in these areas would be at Owner's direction and additional expense.
8. During the process of treatment or replacement it may be necessary to drill holes through ceramic tiles or other floor coverings; These holes will then be sealed with concrete. We will exercise due care but assume no responsibility for cracks, chipping or other damage to floor coverings. We do not re-lay carpeting.
9. We assume no responsibility for damage to any Plumbing, Gas or Electrical lines, etc., in the process of pressure treatment of concrete slabs or replacement of concrete or structural timbers.
10. When a fumigation is recommended we will exercise all due care but assume no responsibility for damage to Shrubbery, Trees, Plants, TV Antennas or Roofs. A FUMIGATION NOTICE will be left with, or mailed to the Owner of this property, or his designated Agent. Occupant must comply with instructions contained in Fumigation Notice. During fumigation and aeration, the possibility of burglary exists as it does any time you leave your home. Therefore, we recommend that you take any steps that you feel necessary to prevent any damage to your property. We also recommend that you contact your insurance agent and verify that you have insurance coverage to protect against any loss, damage or vandalism to your property. The company does not provide any on site security except as required by state or local ordinance and does not assume any responsibility for care and custody of the property in case of vandalism, breaking or entering.
11. Your termite report and clearance will cover EXISTING infestation or infection which is outlined in this report. If Owner of property desires coverage of any new infestation it would be advisable to obtain a Control Service Policy which would cover any new infestation for the coming year.
12. If you should have any questions regarding this report, please call or come by our office any weekday between 8:00 a.m. and 5:00 p.m. We also provide information about additional services for the control of Household Pests such as Ants and Fleas, etc.
13. I agree to pay reasonable attorney's fees if suit is required by this COMPANY to enforce any terms of this contract, together with the costs of such action, whether or not suit proceeds to judgment.
14. The total amount of this contract is due and payable upon completion of work unless otherwise specified. A finance charge computed at a Monthly rate of 1.5% of the unpaid balance (annual percentage rate of 18%) will be added to all accounts past due.

THIRD PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address **930 Philinda Av., Santa Barbara, 93103**

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15. If this report is used for escrow purposes then it is agreed that this inspection report and Completion, if any, is part of the ESCROW TRANSACTION. However, if you received written or verbal instructions from any interested parties involved in this escrow (agents, principals, etc.) to not pay our invoice at close of escrow, you are instructed by us not to use these documents to satisfy any conditions or terms of your escrow for purposes of closing the escrow. Further, you are instructed to return all of our documents and the most current mailing address you have on file for the property owner.

16. Owner/agent/tenant acknowledges and agrees that inspection of the premises will not include any type of inspection for the presence or non-presence of asbestos and that this report will not include any findings or opinions regarding the presence or non-presence of asbestos in, upon or about the premises, we recommend that you contact a contractor specifically licensed to engage in asbestos related work. Further, should we discover the presence of asbestos during our inspection of the premises or should our inspection of the premises cause a release of asbestos dust or particles, owner/agent/tenant shall be solely responsible for the clean-up, removal and disposal of the asbestos and the cost thereof. Owner/agent/tenant hereby agrees to waive any and all claims against this Company which are in any way related to the presence of asbestos on the premises and further agrees to indemnify and hold this company harmless from any and all claims of any nature asserted by any third party, including this Company's employees, which is in any way related to the presence of asbestos on the premises.

17. ANY PERMITS REQUIRED TO PERFORM REPAIRS WILL BE THE RESPONSIBILITY OF THE HOME OWNER OR AGENT. JHONNY'S PEST CONTROL WILL NOT BE RESPONSIBLE FOR ANY FEES OR COST RELATED TO ACQUITTING A PERMIT.

18. It is owner/agent responsibility to hire a painting crew to seal and paint repairs as needed. Repair Guarantee is one (1) year on repaired areas only. Guarantee will be voided if owner does not paint and seal repaired areas as recommended.

19. 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.

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.

FINDINGS AND RECOMMENDATIONS

Drywood Termites:

2A PRICE: \$5,200.00 (Section I)
FINDINGS: Evidence of dry-wood termite infestations at attic and exterior as indicated on the diagram.
RECOMMENDATION: RECOMMENDATION: Cover and seal the ENTIRE STRUCTURE to fumigate for the control dry wood termites. Zythor gas will be used as the fumigant in combination with chloropicrin as warning agent. Although we take every precaution we can not be responsible for damage to plant, paint, roof, gutters and/or antennas. FUMIGATION HAS A THREE (3) YEAR GUARANTEE.
NOTE: If it is necessary to use masking/glue/adhesive tape on your fumigation, we assume no responsibility for damages caused by peeling paint or paint discoloration.
NOTE: Often properties indicate droppings which we indicate owners to remove or mask over droppings for future reference.
NOTE: Many tiles roof are more lighter weight than traditional tiles. This type is subject to much more breakage than standard tile roof. While all precautions will be taken, Jhonny's Pest Control will not be responsible for damages should they occur, nor will we accept liability. A roof release will be required prior to fumigation. Climbing plants and vines and or trellises must be removed prior to the fumigation crew arrival. To lessen damage to the shrubbery in close proximity to the structure(s), ALL TREES, PLANTS AND FOILAGE, must be cut back at least 6-8 inches from the structure(s) walls. Plants left unattended that are too close to the building to allow proper seal will die or be damaged in the fumigation. Jhonny's Pest Control will not assume responsibility for such damage.
NOTE: EFFECTIVE OCTOBER 28, 2002, THE SOUTHERN CALIFORNIA GAS COMPANY AND SAN DIEGO GAS AND ELECTRIC COMPANY (TOGETHER THE SEMPR "ENERGY UTILITIES" OR "UTILITIES") HAVE DETERMINED THAT ONLY UTILITY PERSONNEL MAY SHUT OFF (CLOSE) AND RESTORE (TURN ON)

2B PRICE: \$1,465.00 (Section I)
FINDINGS: Evidence of drywood termite damaged wood members noted at time of inspection at eaves, rafter beams, 4x10 balcony header, and corbals as indicated on the diagram.
RECOMMENDATION: Replace, Repair or reinforce termite damaged wood members as necessary. Primer is included in this estimate only if needed. If additional adverse conditions are uncovered during repairs, a further inspection will be recommended and a supplemental report will be issued indicating any infection or additional repairs.

2C PRICE: \$1,684.00 (Section I)
FINDINGS: Evidence of drywood termite damaged wood members noted at time of inspection at balconies and railings as indicated on the diagram.
RECOMMENDATION: Replace, Repair or reinforce termite damaged wood members as necessary. Primer is included in this estimate only if needed. If additional adverse conditions are uncovered during repairs, a further inspection will be recommended and a supplemental report will be issued indicating any infection or additional repairs.

2D PRICE: \$360.00 (Section I)
FINDINGS: Evidence of drywood termite damaged wood members noted at time of inspection at wood trims as indicated on the diagram.
RECOMMENDATION: Replace, Repair or reinforce termite damaged wood members as necessary. Primer is included in this estimate only if needed. If additional adverse conditions are uncovered during repairs, a further inspection will be recommended and a supplemental report will be issued indicating any infection or additional repairs.

Fungus / Dryrot:

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- Findings and Recommendations continued from previous page -

- 3A PRICE: \$245.00 (Section I)
FINDINGS: Evidence of fungus damaged wood members noted at time of inspection at bathroom trims floor as indicated on the diagram.
RECOMMENDATION: Replace, Repair or Reinforce fungus damaged wood members as necessary. Primer is included in this estimate if needed. If, during the course of repairs, damage is found to extend into previously inaccessible areas, a supplemental report will be issued with additional findings and costs for further repairs.

NOTE: After repairs are completed by Jhonny's Pest Control, we recommend owner to consult a licensed roofer to inspect and make necessary corrections if needed at owners expense.

- 3B PRICE: \$385.00 (Section I)
FINDINGS: Evidence of fungus damaged wood members noted at time of inspection at door jambs as indicated on the diagram.
RECOMMENDATION: Replace, Repair or Reinforce fungus damaged wood members as necessary. Primer is included in this estimate if needed. If, during the course of repairs, damage is found to extend into previously inaccessible areas, a supplemental report will be issued with additional findings and costs for further repairs.

NOTE: After repairs are completed by Jhonny's Pest Control, we recommend owner to consult a licensed roofer to inspect and make necessary corrections if needed at owners expense.

- 3C PRICE: \$6,100.00 (Section I)
FINDINGS: Evidence of fungus damaged wood members noted at time of inspection at stairway framing as indicated on the diagram.
RECOMMENDATION: Replace stair case framing and damage steps fungus damaged wood members as necessary.

- 3D PRICE: See 2D (Section I)
FINDINGS: Evidence of fungus damaged wood members noted at time of inspection at wood tirms as indicated on the diagram.
RECOMMENDATION: Replace, Repair or Reinforce fungus damaged wood members as necessary. Primer is included in this estimate if needed. If, during the course of repairs, damage is found to extend into previously inaccessible areas, a supplemental report will be issued with additional findings and costs for further repairs.

NOTE: After repairs are completed by Jhonny's Pest Control, we recommend owner to consult a licensed roofer to inspect and make necessary corrections if needed at owners expense.

Other Findings:

Address 930 Philinda Av., Santa Barbara, 93103

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Date

Report #

- Findings and Recommendations continued from previous page -

- 4A PRICE: Unknown (Section II)
FINDINGS: Water stains noted at time of inspection at the door trim, boards as indicated on the diagram.
RECOMMENDATION: Contact proper tradesman to inspect for cause of water stains and correct if needed.
- 4B PRICE: Unknown (Section II)
FINDINGS: Water stains noted at time of inspection underneath the bathroom sink as indicated on the diagram.
RECOMMENDATION: Contact proper tradesman to inspect for cause of water stains and correct if needed.
- 4C PRICE: Unknown (Section II)
FINDINGS: Damaged wall plaster to bathroom.
RECOMMENDATION: Contact proper tradesman to correct as needed.
- 4D PRICE: Unknown (Section II)
FINDINGS: Water stains noted at time of inspection at the interior ceiling as indicated on the diagram.
RECOMMENDATION: Contact proper tradesman to inspect for cause of water stains and correct if needed.
- 4E PRICE: Unknown (Section II)
FINDINGS: Excessive moisture condition noted at time of inspection at and damaged ceiling inside closet as indicated on the diagram.

RECOMMENDATION: We recommend that owner or interested parties contact a tradesperson in this line of work to determine the source of this moisture and make necessary corrections.
- 4F PRICE: Unknown (Section II)
FINDINGS: There are cracks to the bathroom and bedroom floors and/or damaged stucco at the areas indicated which could permit the infiltration of moisture into the structural wood members.
RECOMMENDATION: Owner to contract other party to seal/repair cracked and/or damaged areas to maintain a watertight seal.
-

SIXTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

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In accordance with the laws and regulation 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 (telephone number) and your pest control company immediately." For further information, contact any of the following:

For further information, contact any of the following:

Jhonnys Pest Control Inc. (805) 685-4848

Poison Control Center (800) 876-4766

(Health Questions) County Health Dept.
Santa Barbara County Health Dept. (805) 681-4900
Ventura County (805) 654-2813

(Application Info.) County Agriculture Commission
County Ag. Commissioner Santa Barbara County (805) 681-5600
Ventura County (805) 933-3565

Structural Pest Control Board (Regulatory Info.) (916) 561-8704
2005 Evergreen St. Suite 1500, Sacramento, Ca. 95815

TERMITE AND FUNGUS CONTROL CHEMICALS

Vikane (EPA Reg. No. 62719-4)

Active Ingredients: Vikane-sulfuryl floride 99.5%, Chloropicrin .5%

"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 Jhonnys Pest Control Inc. 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, Jhonnys Pest Control Inc. 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."

NOTE: If the Home Owner fails to pay billing in full, Jhonnys Pest Control Inc. will have the right to be paid back for all its costs and expenses to the extent not prohibited by applicable law. Those expenses include, for example (but not limited to), reasonable attorney's fees. If for any reason this account is to be turned over to our collection agency, You will be responsible for all cost of collecting.

NOTE: IF REQUESTED, JPC WILL PERFORM A RE-INSPECTION OF THE STRUCTURE(S) AND/OR ANY ABOVE RECOMMENDATIONS COMPLETED BY OTHER PARTIES.

THIS REPORT MUST BE WITHIN FOUR MONTHS OF THIS INSPECTIONDATE. THERE WILL BE AN ADDITIONAL FEE FOR RE-INSPECTION.

All wood repairs to be performed by JPC are based on visible and accessible damage. Should extend into inaccessible areas, either vertically or horizontally, work will be ceased and a supplemental report will be issued indicating our findings, recommendations and additional cost for repairs.

In reference to roof/eave repairs roofing and or gutters may or may not have to be removed when wood repairs are made in eaves areas. The owner or agent should call a licensed roofing contractor right away to inspect, correct any roofing issues and re-install gutters as needed at their own expense. JPC won't take any responsibility for leaks or floods caused by any wood repair done in any transaction.

This company will perform water based primer only when is needed, if owner wants to avoid having water base primer owner must call our company and advise before we start the work and it is the owners responsibility to hire a licensed painting contractor to paint wood repairs after we are done at his own expense. JPC will not guarantee deterioration or discoloration on wood.

DUE TO AGE OF MANY STRUCTURES, MILLING OF WOOD MAY BE NECESSARY TO MATCH EXISTING WOOD, IT IS THE OWNER RESPONSABILITY TO PAY FOR ADDITIONAL COST IN CUSTOM MAKING THIS WOOD TO MATCH EXISTING.

SEVENTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 930 Philinda Av., Santa Barbara, 9310307/21/2025W16789

Date

Report #

Findings and Recommendations estimated by this Company:

Item	Approval	Primary Estimate	Section
2A	<input type="checkbox"/>	\$5,200.00	I
2B	<input type="checkbox"/>	\$1,465.00	I
2C	<input type="checkbox"/>	\$1,684.00	I
2D	<input type="checkbox"/>	\$360.00	I
3A	<input type="checkbox"/>	\$245.00	I
3B	<input type="checkbox"/>	\$385.00	I
3C	<input type="checkbox"/>	\$6,100.00	I
3D	<input type="checkbox"/>	Included in 2D	I
4C		Unknown	II
4E		Unknown	II

☐ Complete all of the items quoted above with Primary Estimate.**Total Estimate \$15,439.00**☐ Complete only the above Items checked.

Total \$_____

Findings and Recommendations NOT estimated by this Company:

Owner or Authorized Representative shall contract others for completion of these items.

Items: 4A, 4B, 4D, 4F

*I have read and understand the terms of the Report referenced above and agree to the terms and conditions set forth.
 Jhonnys Pest Control Inc. is hereby authorized to complete the Items selected above and it is agreed that payment shall be made as follows:*

Payment shall be made as follows: ☐ With close of Escrow ☐ \$_____ Deposit ☐ \$_____ on Completion

Escrow Number:_____ Escrow Company:_____ Escrow Officer: _____

Phone () _____ - _____ Email: _____ Address: _____

Owner or Authorized Representative: ☐ Owner ☐ Representative's Title:_____

Print Name:_____ X _____ Date _____

Owner or Authorized Representative: ☐ Owner ☐ Representative's Title:_____

Print Name:_____ X _____ Date _____