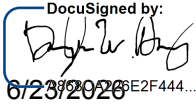


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 18935	Street 5th Street West	City Sonoma	Zip 95476	Date of Inspection 06/04/26	Number of Pages 14
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	Lomax Industries Termite Control, Inc. 289 Clay Street Sonoma CA 95476 Tel 7079967732 Alt 7074834652 www.lomaxtermite.com		Report # : 17245 Registration # : PR 8343 Escrow # : ☐ CORRECTED REPORT
	Ordered by: Jeff Lokey Compass Real Estate 135 West Napa St., Suite 200 Sonoma, CA 95476	Property Owner and/or Party of Interest:  6/23/2026	Report sent to: Jeff Lokey 707-934-2351 office jeff.lokey@compass.com

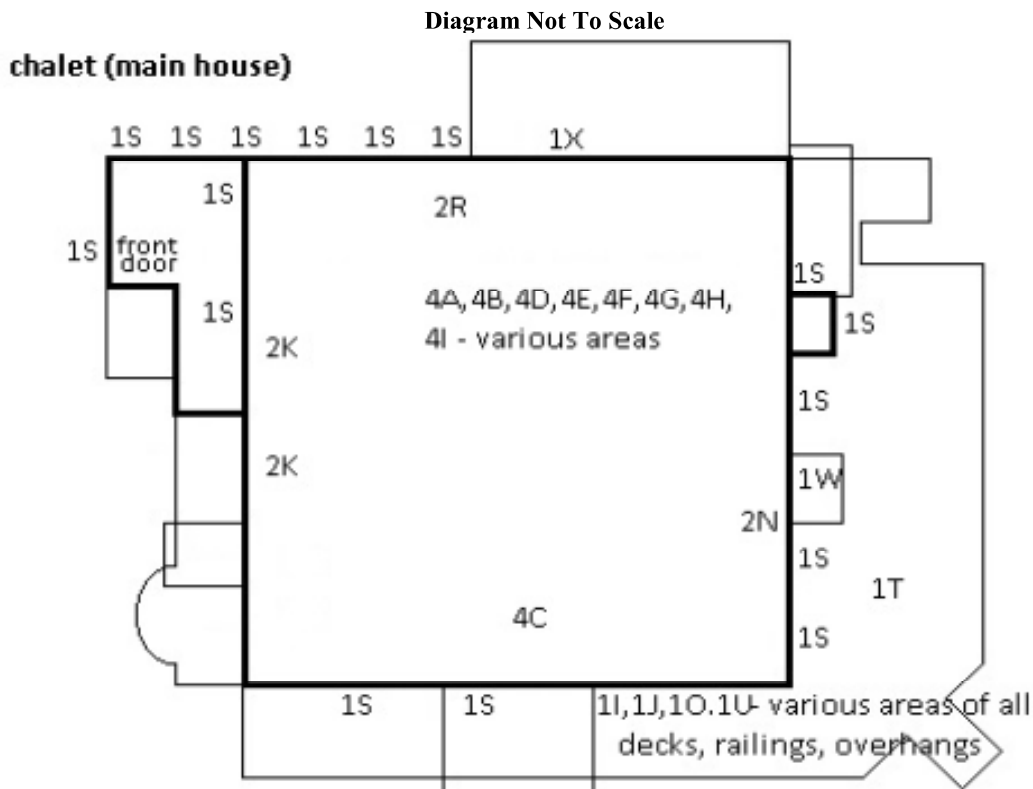
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐

GENERAL DESCRIPTION: Chalet, Barn house, Manzanita cottage, Oak Hill cottage, and chalet basement.	Inspection Tag Posted: Basement
	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 ☒
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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



Inspected By: Steve A. Hall

State License No. OPR11107

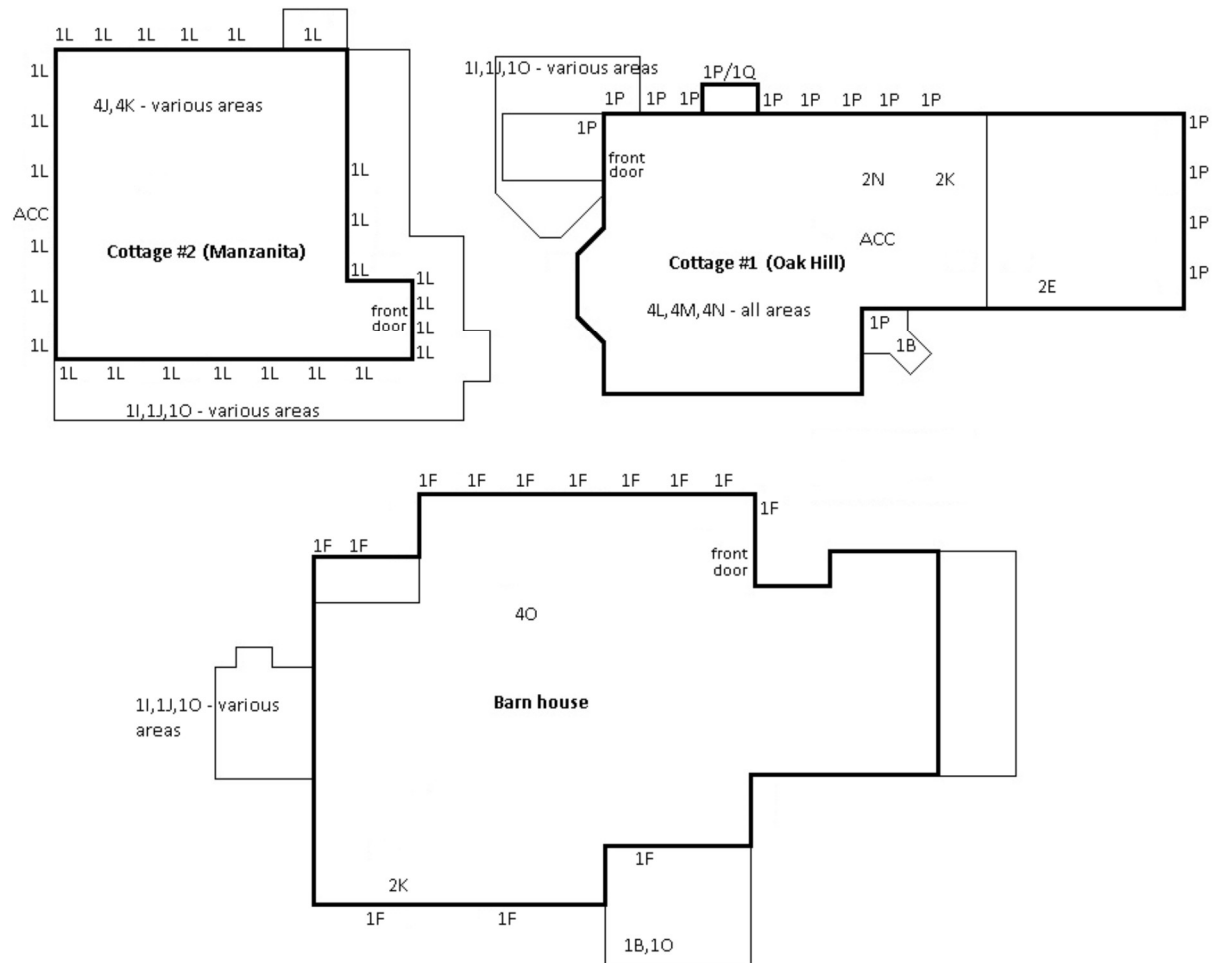
Signature:



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.

43M-41 (Rev. 10/01)



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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.

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EXTERIOR

1A. The downspouts and/or gutter systems at the exterior were noted as having possible leak spots and in need of improvements at some locations. Downspouts and/or gutters that do not properly direct water away from the structure can result in dry rot and water damage to wood members.

RECOMMENDATION: Have a roofing contractor install new downspouts and/or gutters as deemed necessary and seal up any current holes, leaks, or rust spots. (INFORMATIONAL)

1B. The area beneath the back Barn house deck and front small entrance Oak Hill cottage deck was determined to be inaccessible for inspection due to lack of an installed access hatch. Due to the type of construction close to the ground, it would not be possible to fully inspect the wood framing underneath these two decks. Some visible dry rot fungus-damaged wood was noted to deck boards and fascia, but further inspection is needed to determine the full extent of damages.

RECOMMENDATION: Have a contractor install access hatches as practical to allow for inspection beneath exterior decks. If possible, have a landscaper excavate dirt at low clearance areas beneath decks to allow inspector full access to perform inspection of wood surfaces. (FURTHER INSPECTION)

1C. Downspout extensions and/or splash blocks at the exterior were noted as being missing at some locations. A lack of downspout extensions and/or splash blocks to properly direct water away from the structure can result in water pooling by the foundation and potentially entering the subarea.

RECOMMENDATION: Have a roofing contractor install new downspout extensions and/or splash blocks as deemed necessary around the perimeter exterior. (INFORMATIONAL)

1D. Weathered wood was noted to the older window frames and surrounding wood members at exterior and adjacent interior areas.

RECOMMENDATION: Monitor weathered older window frames and surrounding wood to ensure that it does not become dry rot in the future. Owner may wish to replace windows that have older frames with brand new windows. (FURTHER INSPECTION)

1E. Poorly painted wood, peeling paint wood, and weathered wood was noted around the perimeter of the structures to portions of siding, trim, roof fascia, roof eaves, and other wood members. Weathered wood can lead to fungus and dry rot wood damages.

RECOMMENDATION: Monitor weathered and peeling paint wood and perform repairs as deemed necessary in the future. Have a painting contractor seal all exterior wood, prime paint, and paint the houses properly to help protect wood from moisture intrusion. (INFORMATIONAL)

1F. Dry rot fungus-damaged wood was noted to the **Barn house** door trim, thresholds, siding, house trim, roof eaves, rafter tails, and additional wood members at the areas marked on the diagram and additional areas.

RECOMMENDATION: Cut out damaged wood and replace with new wood materials. New Z-Bar flashing should be installed at any areas of newly installed siding where deemed necessary. Newly installed siding may not match the original depending upon the availability of current materials. Upon completion of repairs, have a roofing contractor properly seal the area directly above to ensure that newly installed wood does not become damaged once again by future roof or gutter leaks. Areas with a minor amount of dry rot can be repaired and patched as deemed necessary. (SECTION 1)

1G. Wood siding was noted as extending behind the deck into inaccessible areas that are not available for visual inspection. Dry rot fungus damaged wood can result to siding at areas where siding is covered by deck wood framing members.

RECOMMENDATION: Perform further inspection of wood siding which extends behind and is covered by deck wood framing members once deck wood is removed. (FURTHER INSPECTION)

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1H. Earth-wood contacts were noted to portions of siding and trim around the exterior. Non-pressure treated wood members resting directly on concrete surfaces or embedded in dirt soil can become damaged and decayed and can allow for termite entry into the structure.

RECOMMENDATION: Landscaper should perform dirt excavation to remove dirt from direct contact with any wood members. Landscaper should also remove any leaves or other debris which is found to be in contact with wood members. Further inspection should be performed once dirt soil is removed to check the condition of the wood members. (SECTION 2 and FURTHER INSPECTION)

1I. White surface fungus was noted growing on the underside of deck boards and associated wood of most of the decks attached to the structures. Fungus growth has caused minor fungus damage and dry rot to some of these areas and could cause more extensive damages in the future if left untreated.

RECOMMENDATION: Use a wire brush to brush down surface fungus as practical from wood members. Treat surface fungus with Tim-Bor Fungicide to eliminate fungus and preserve and protect wood in the future. Any deck boards which are found to have dry rot fungus-damaged wood should be removed and replaced with new deck boards. (SECTION 1)

1J. Various wood members of the **Chalet** (main house), **Barn house**, **Manzanita** cottage, and **Oak Hill** cottage deck systems, balcony decks, handrail (or railing) systems, wooden steps, and overhang systems were noted as being weathered and having extensive areas of dry rot fungus-damaged wood, drywood termite-damaged wood, and powderpost beetle-damaged wood to wood members including deck posts, deck joists, deck beams, deck ledgers, deck blocking, deck fascia, risers, treads, deck bracing, lattice, deck trim, pier pads, railing boards, railing posts, railing tops, balusters, overhang posts, overhang eaves, overhang beams, overhang joists, overhang ledgers, deck boards, and associated wood members. Much of this weathering and damages have resulted from the lack of pressure-treated wood, weathering and age, and fungus growth. Damaged deck areas include areas beneath the cantilevered section of the main house.

RECOMMENDATION: Perform repairs to **Chalet** (main house), **Barn house**, **Manzanita** cottage, and **Oak Hill** cottage deck systems, balcony decks, handrail (or railing) systems, wooden steps, and overhang systems to eliminate dry rot fungus-damaged wood. Each and every piece of wood will need to be checked and tested for soundness or dry rot. All wood framing members with any amount of dry rot, termite damage, and beetle damage should be removed, disposed of properly, and replaced with new pressure-treated wood. Damaged deck boards can be replaced with new redwood or composite deck boards. If a cost estimate for deck repairs is given on our Agreement page, this price can be considered a rough estimate (or price range) which might be charged by a general contractor based on the visible extent of damages. A more exact estimate for deck repairs can be provided by a general contractor who can perform the work. Lomax Termite does not perform larger-scale deck repairs (due to lack of a work crew) or provide clearance for damaged deck wood members repairs. Clearance for deck repairs must be obtained from the general contractor performing the repairs. An alternative option is to remove existing decks, railings, and overhangs and dispose of properly. A contractor can then rebuild new decks, railings, and overhangs to building code standards. **Due to the current state of disrepair, all of the decks, balcony decks, and wooden steps of the Chalet (main house) should be considered a current safety hazard and not be used at this time (until repairs can be performed).** (SECTION 1)

1K. A faulty grade exists at areas where siding and trim extends down directly into (or close to the top of) the concrete, dirt soil, gravel, and pavers without a visible foundation gap present. This condition can be an entry point for termites. If moisture is present within this area, damage can occur to concealed wood framing.

RECOMMENDATION: Faulty grades which conceal the foundation provide a direct channel for undetected termite entry up into the wall framing. As a precautionary measure, owner may wish to have a subterranean termite treatment performed at areas with a faulty grade to provide protection against termite entry. A price for subterranean termite treatment can be provided upon request. (FURTHER INSPECTION)

1L. Dry rot fungus-damaged wood was noted to the **Manzanita cottage** door, door trim and frames, roof fascia, beam extension ends, window trim and frames, siding, roof eaves, water heater closet wood

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members (which are also moisture-stained from potential leaks), and additional wood members at the areas marked on the diagram and additional areas.

RECOMMENDATION: Cut out damaged wood and replace with new wood materials. New Z-Bar flashing should be installed at any areas of newly installed siding where deemed necessary. Newly installed siding may not match the original depending upon the availability of current materials. Upon completion of repairs, have a roofing contractor properly seal the area directly above to ensure that newly installed wood does not become damaged once again by future roof or gutter leaks. Areas with a minor amount of dry rot can be repaired and patched as deemed necessary. (SECTION 1)

1M. A subarea vent screen was noted as being opened and peeled back at one or more locations. Open vent screens can allow for rodent entry into the subarea.

RECOMMENDATION: Have a general pest control company seal up all open vent screens and check for any potential points of rodent entry into the subarea. (INFORMATIONAL)

1N. It was noted that plants, branches, and leaves were in direct contact with the exterior of the house. This creates adverse conditions that can lead to dry rot and fungus or water damage to wood. It also limits visibility for inspection of wood surfaces that are hidden by foliage. If any stucco cracks are present, this can lead to damaged wood framing.

RECOMMENDATION: Landscaper should cut and trim all trees and bushes away from direct contact with the house. Further inspection of wood surfaces hidden by foliage should be performed once it is removed. (FURTHER INSPECTION)

1O. The deck boards on some of the decks of various buildings were noted to be loose. Loose deck boards can be a potential safety and tripping hazard.

RECOMMENDATION: Have a general contractor strengthen deck boards by securing them properly to deck and framing. (INFORMATIONAL)

1P. Dry rot fungus-damaged wood was noted to the **Oak Hill cottage** door trim and frames, siding, house trim, chimney siding, chimney trim, window trim and frames, thresholds, roof eaves, roof fascia, and additional wood members at the areas marked on the diagram and additional areas.

RECOMMENDATION: Cut out damaged wood and replace with new wood materials. New Z-Bar flashing should be installed at any areas of newly installed siding where deemed necessary. Newly installed siding may not match the original depending upon the availability of current materials. Upon completion of repairs, have a roofing contractor properly seal the area directly above to ensure that newly installed wood does not become damaged once again by future roof or gutter leaks. Areas with a minor amount of dry rot can be repaired and patched as deemed necessary. (SECTION 1)

1Q. Evidence of an infestation of powderpost beetles was noted in the Oak Hill cottage chimney siding in the form of visible beetle exit holes and powder-damaged wood at the areas marked on the diagram.

RECOMMENDATION: The primary recommendation for control of powderpost beetles is to tarp and fumigate the entire structure with Vikane Gas. A price for fumigation is only provided upon request as arrangements must be made to have the cubic footage measured. More information regarding fumigations can be found in the Standard Notes section below. (SECTION 1)

SECONDARY ALTERNATIVE: We recommend as a secondary alternative measure that a direct surface spray treatment of all exposed wood members, framing, and associated boards should be performed with Tim-Bor Insecticide and/or Premise Foam or Termidor Foam to help control powderpost beetles and preserve and protect all surrounding wood that is accessible. This may include drilling holes directly into the wood where practical to inject Tim-Bor and/or Premise Foam or Termidor Foam into powderpost beetle tunnels. Owner should have all wood showing evidence of powderpost beetle activity removed if possible and disposed of properly, then replaced with new wood. Any other evidence of powderpost beetle activity should be swept up or removed by owner so that it is not mistaken for a current infestation during future inspections. (SECTION 1)

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1R. Stored wood was noted as being in close proximity to some of the structures. Stored wood kept within a close distance to the structures can lead to termite and beetle infestations.

RECOMMENDATION: Relocate stored wood to another part of the yard where it is not in close proximity to the structures. Properly dispose of any stored wood which is termite or beetle infested. (INFORMATIONAL)

1S. Dry rot fungus-damaged wood was noted to the **Chalet (or main house)** window trim and frames, door trim and frames, siding, house trim, roof fascia, roof eaves, and additional wood members at the areas marked on the diagram and additional areas.

RECOMMENDATION: Cut out damaged wood and replace with new wood materials. New Z-Bar flashing should be installed at any areas of newly installed siding where deemed necessary. Newly installed siding may not match the original depending upon the availability of current materials. Upon completion of repairs, have a roofing contractor properly seal the area directly above to ensure that newly installed wood does not become damaged once again by future roof or gutter leaks. Areas with a minor amount of dry rot can be repaired and patched as deemed necessary. (SECTION 1)

1T. A possible termite-infested stump was noted underneath the Chalet deck.

RECOMMENDATION: Dig out stump and dispose of properly. As an alternative measure, owner may wish to have a subterranean termite treatment performed at areas with stumps to provide protection against termite entry into the structure. A price for subterranean termite treatment can be provided upon request. (SECTION 2 and FURTHER INSPECTION)

1U. Evidence of an infestation of wood-boring beetles and drywood termites was noted in the exterior Chalet deck framing at various scattered locations in the form of beetle exit holes, powder-damaged wood, and drywood termite pellets to deck joists, deck beams, and associated wood members at the areas marked on the diagram.

RECOMMENDATION: Owner should have all wood showing evidence of wood-boring beetle and drywood termite activity removed if possible and disposed of properly, then replaced with new wood. As an additional measure, we recommend that a direct surface spray treatment (including drilling and injecting as needed) of all nearby wood members, framing, and associated boards should be performed with Tim-Bor Insecticide and/or Premise Foam to help control powderpost beetles and drywood termites, and preserve and protect all surrounding wood that is accessible. Further inspection should be performed upon removal of decks to ensure that infestation does not extend into the main structure. If infestation does extend into main structure, fumigation would be necessary. (SECTION 1 and FURTHER INSPECTION)

1V. Brick or grout cracks were noted to various areas of the chimney at the exterior. Chimney cracks can lead to water damage and infestations of interior framing, interior walls, and other associated areas.

RECOMMENDATION: All areas that have chimney brick or grout cracks should be properly sealed and repaired by a chimney specialist. (SECTION 2)

1W. Some frieze board portions of the Chalet exterior were noted as being opened and having gaps into the attic at some locations. Open areas with gaps into the attic can allow for rodent and bird entry into the attic.

RECOMMENDATION: Have a general pest control company seal up all open areas and check for any potential points of rodent entry into the attic. (INFORMATIONAL)

1X. The back basement door portions of the Chalet exterior were noted as being opened and having gaps into the basement. Open areas with gaps into the basement can allow for rodent and animal entry into the basement.

RECOMMENDATION: Have a general pest control company seal up all open areas and check for any

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potential points of rodent entry into the basement. (INFORMATIONAL)

INTERIOR

2A. A standard water test was not able to be performed to the plumbing fixtures in the Barn house, Oak Hill cottage, and Chalet (or main house) bathrooms and kitchens due to their location over finished ceilings (in some cases), concrete slabs (in some cases), and portions of inaccessible subarea (in some cases).

RECOMMENDATION: Monitor plumbing to ensure that no leaks appear in the future. (FURTHER INSPECTION)

2B. Many bathrooms and kitchens have a combination of tile and/or vinyl (and sometimes wood) floors and walls. Tiles and/or vinyl areas within these structures were noted as being in need of caulking, sealing, and repairs at the time of inspection.

RECOMMENDATION: Tile and vinyl are both prone to loosening and leakage if not maintained in the proper manner on a regular basis. All vinyl and tile should be kept well adhered to the wall or floor surface and any cracks in either vinyl, tiles, or grout which are found should be sealed. Any missing or chipped vinyl or tiles should be replaced as soon as possible with new vinyl or tiles and sealed to prevent water damage to the wood surfaces below. In the bathrooms, keep showers well sealed and caulked to prevent water damage and keep all tile seams filled with grout. (INFORMATIONAL)

2C. There was an abundance of stored personal items within the interior of the buildings which did not allow for full visibility of interior walls, floors, cabinets, and closet areas during inspection.

RECOMMENDATION: Monitor interior area by having periodic inspections for any infestations, signs of damaged wood, or existence of potential moisture leaks. Further inspection should be performed once stored personal items are removed. (FURTHER INSPECTION)

2D. Some possible moisture stains were noted on the wood panel ceiling, wall and ceiling framing and beams, and areas near chimneys in various scattered areas of the interiors of the buildings.

RECOMMENDATION: Have a painting contractor clean up any moisture stains and apply a fresh coat of paint or preservative. Monitor the areas during heavy rainstorms to see if any areas such as the roof, windows, or walls are leaking. (FURTHER INSPECTION)

2E. A cracked or broken skylight was noted in the Barn house and Oak Hill cottage. Cracked or broken skylights can allow for moisture entry onto interior sheetrock and wood surfaces.

RECOMMENDATION: Have a roofing or skylight contractor replace or properly repair cracked or broken skylight and apply a fresh coat of sealant and caulking. (SECTION 2 and FURTHER INSPECTION)

2F. Reclaimed wood was noted as being used in scattered areas throughout the interiors. Reclaimed wood can be susceptible to past and present infestations of wood-destroying pests.

RECOMMENDATION: Monitor all reclaimed wood for any signs of active or emerging wood-destroying pests by having regular periodic inspections. (FURTHER INSPECTION)

2G. Some soft spots were noted beneath the hardwood flooring and areas of vinyl in some of the buildings. Soft spots can be indicative of water damage to flooring.

RECOMMENDATION: Remove hardwood and vinyl floor coverings and check for any areas of water damage in the vicinity of all soft spots. Perform any repairs as deemed necessary. (FURTHER INSPECTION)

2H. A previous water leak or water spills have caused some moisture stains to the bottom boards in the cabinets underneath various sinks.

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RECOMMENDATION: Water-stained cabinet bottoms should be cleaned, stained, or painted. Monitor the use of all sinks to ensure that no plumbing is currently leaking. (FURTHER INSPECTION)

2I. Moisture stains were noted on some interior wood window and door areas in the buildings. White surface fungus growth was found near some of the moisture stains.

RECOMMENDATION: Have a painting contractor clean up the moisture stains and apply a fresh coat of sealant. Monitor the area during heavy rainstorms to see if any areas such as the windows and/or doors are leaking. (FURTHER INSPECTION)

2J. Moisture stains and areas of damages/decay were noted on the hardwood flooring in the structures. Causes of the moisture stains were not conclusive at the time of inspection.

RECOMMENDATION: Have a hardwood flooring contractor determine the reason for appearance of moisture stains on hardwood flooring. If moisture stains are the result of moisture damage or previous water leaks, have a general contractor and plumbing contractor perform the necessary repairs. Hardwood flooring near areas of stains and damages/decay would need to be removed in order to check the conditions of the subflooring beneath it. (FURTHER INSPECTION)

2K. Loose toilets were noted in the Barn primary bathroom, Manzanita bathroom, Oak Hill bathroom, Chalet hall bathroom, and Chalet upstairs left bathroom. Loose toilets can result in moisture damage to flooring and nearby sheetrock, baseboards, and other wood members if not properly secured and corrected.

RECOMMENDATION: Reset toilets on a new wax seal, tighten or install new bolts, and monitor flooring to ensure that toilets are not leaking. (SECTION 2)

2L. Unusual sloping floors were noted to some areas of the Barn house and Chalet interiors.

RECOMMENDATION: Have a licensed contractor determine the reason for unusual sloping floors and provide recommendation for leveling out all floors. (FURTHER INSPECTION)

2M. Moisture stains on wood members were noted on interior skylight areas in some of the buildings.

RECOMMENDATION: Have a painting contractor clean up the moisture stains and apply a fresh coat of sealant. Monitor the areas during heavy rainstorms to see if any areas such as the roof, skylights, or walls are leaking. (FURTHER INSPECTION)

2N. A possible water supply valve leak (or other plumbing leak) was noted at the Manzanita cottage tub shower, Oak Hill cottage tub shower, and Chalet bedroom sink. Water stains were found on the floor at the time of inspection.

RECOMMENDATION: Have a plumbing contractor repair leaking water supply valves (if deemed necessary) and check for any additional leaks in the vicinity. (SECTION 2 and FURTHER INSPECTION)

2O. Cupped flooring was noted throughout the Chalet interior (and some areas of the Barn house) to portions of hardwood (or laminate) flooring. Causes of the cupping were not conclusive at the time of inspection. Floor cupping can be caused by a moisture imbalance where the bottom of the board absorbs more moisture than the top, causing it to expand and swell, thus creating a concave, cup-like shape (U-shape). This is a common sign of excess moisture from leaks, high humidity, or subfloor issues.

RECOMMENDATION: Have a flooring contractor determine the reason for appearance of cupped flooring. If cupping is the result of moisture damage or previous water leaks, have a general contractor and plumbing contractor perform the necessary repairs. (FURTHER INSPECTION)

2P. Some possible moisture stains were noted on the ceiling, wall, floor, and closet surfaces in various scattered areas of the Chalet interior.

RECOMMENDATION: Have a painting contractor clean up any moisture stains and apply a fresh coat of

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paint or preservative. Monitor the area during heavy rainstorms to see if any areas such as the roof, windows, or walls are leaking. (FURTHER INSPECTION)

2Q. Peeling vinyl was noted in the Chalet at various rooms. Peeling vinyl can be indicative of potential flooring damage.

RECOMMENDATION: Remove existing vinyl to allow for further inspection of wood floor surfaces. If any dry rot moisture-damaged wood is found beneath vinyl flooring, perform repairs as deemed necessary. (FURTHER INSPECTION)

2R. A cracked or broken window was noted at the Chalet back. Cracked or broken windows can allow for moisture entry into interior wood surfaces.

RECOMMENDATION: Have a window contractor replace or properly repair cracked or broken window. (INFORMATIONAL)

2S. A partially decayed sink basin was noted in the Chalet upstairs closet sink. Decayed sink basins can lead to water damage and dry rot.

RECOMMENDATION: Have a contractor perform the necessary repairs to the sink basin to properly repair any areas of decay. (SECTION 2)

BASEMENT

4A. Cracks were noted in the basement slab. Open slab cracks can be potential points of termite entry into the structure.

RECOMMENDATION: Monitor slab cracks to ensure that they do not get larger and properly seal all current slab cracks that are found. Have a concrete contractor determine the reasons for their appearance. (INFORMATIONAL)

4B. The exterior yard and areas of concrete have a grade that might slope toward the basement at some areas. In addition, the back basement door is lower than the exterior concrete grade. This can sometimes result in water entry from the exterior during rainy weather into the basement in these areas. Moisture stains were noted on the basement foundation walls revealing a potential amount of standing water during some winter months.

RECOMMENDATION: Have a general contractor or drainage contractor check the area to determine what happens to water run-off in these areas. If any exterior drainage issues are found, have a drainage contractor perform the necessary repairs. (FURTHER INSPECTION)

4C. A previously installed sump pump with a small sump well was noted in the basement. Sump pump was not tested. Previous installers of old sump pump are responsible for locations chosen for pumping water out of the basement, as this company did not inspect discharge pipes. Sump pump electrical was not inspected.

RECOMMENDATION: Monitor sump pump during periods of rainy weather to ensure it is working properly and pumping water out of the basement to the exterior away from the house and foundation line. Have an electrician perform inspection to make sure a GFCI electrical outlet was installed for safety reasons above the location where the sump pump was installed. (FURTHER INSPECTION)

4D. Dry rot fungus-damaged wood was noted to some of the lower basement walls at various locations. These lower wall areas may have at one time been submerged in water within the basement.

RECOMMENDATION: Cut out damaged wood and replace with new wood materials. Areas with a minor amount of dry rot can be repaired and patched as deemed necessary. (SECTION 1)

4E. The basement has areas with moisture stains located on the ceiling. This can be indicative of past or present water leaks from bathrooms above, plumbing in the walls and ceiling above, or roof areas.

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RECOMMENDATION: Have a plumbing contractor open up the wall and ceiling sheetrock and inspect all plumbing to check if there are any current leaks in the vicinity. Have a painting contractor clean up the moisture stains, replace any damaged sheetrock, and apply a fresh coat of paint. Monitor the area on a regular basis to see if anything is leaking. (FURTHER INSPECTION)

4F. Moisture stains were noted on the subflooring and wood framing beneath some bathroom areas and at additional basement locations.

RECOMMENDATION: Have a painting contractor clean up the moisture stains and apply a fresh coat of sealant. Monitor the area on a periodic basis during use of the bathrooms and other house plumbing to ensure there are no current plumbing leaks. (FURTHER INSPECTION)

4G. Rodent activity (either past or present) was noted within the basement in the form of rodent droppings.

RECOMMENDATION: Have a general pest control company give an estimate for rodent removal and rodent exclusion (or prevention). Clean up area around rodents with the appropriate cleaning materials. (INFORMATIONAL)

4H. Moisture stains were noted on some basement wood window areas.

RECOMMENDATION: Have a painting contractor clean up the moisture stains and apply a fresh coat of sealant. Monitor the area during heavy rainstorms to see if any areas such as the windows are leaking. (FURTHER INSPECTION)

4I. Stored wood was noted as being in close proximity to the Chalet structure in the basement. Stored wood kept within a close distance to the structure can lead to termite and beetle infestations.

RECOMMENDATION: Relocate stored wood to a part of the exterior yard where it is not in close proximity to the structure. Properly dispose of any stored wood which is termite or beetle infested. (INFORMATIONAL)

SUBAREAS

4J. Scattered wood scraps and cellulose debris were noted across the Manzanita substructure soil. Cellulose debris can decay due to moisture and soil contact and can attract termites.

RECOMMENDATION: Have a landscaper remove any wood scraps and cellulose debris of a rakeable size or larger and dispose of properly. (SECTION 2)

4K. Moisture stains were noted on the subflooring and wood framing beneath some bathroom areas and at additional subarea locations.

RECOMMENDATION: Have a painting contractor clean up the moisture stains and apply a fresh coat of sealant. Monitor the area on a periodic basis during use of the bathrooms and other house plumbing to ensure there are no current plumbing leaks. (FURTHER INSPECTION)

4L. The Oak Hill subarea was mostly inaccessible for inspection due to low clearance.

RECOMMENDATION: Have a landscaper excavate dirt in the subarea to allow full access for inspection of wood members. (FURTHER INSPECTION)

4M. Fallen insulation was noted in various scattered areas of the Oak Hill subarea. Fallen insulation can become wet during winter months if moisture is present in the subarea. Fallen insulation can attract subterranean termites if paper is present on one side of the insulation.

RECOMMENDATION: Have an insulation contractor replace or reinstall any fallen insulation into the proper location beneath the flooring. Insulation contractor should determine the reasons and

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causes for fallen insulation. Any fallen insulation that cannot be reinstalled should be removed from the subarea and disposed of properly. (SECTION 2)

4N. Damp soil conditions were noted in the Oak Hill subarea at the time of inspection.

RECOMMENDATION: To help reduce humidity in the subarea and control moisture and fungus growth, we recommend to install a 6 mill black plastic sheeting moisture barrier across approximately 90%+ of the substructure soil. Moisture barrier should be cut properly around all pier blocks and lined up next to foundations as practical. If possible, all electrical wires, cables, and phone lines now resting on the ground should be placed on top of the moisture barrier. Additional measures can include installing a crawl space fan, exterior drainage, and additional subarea vent screens. (SECTION 2)

40. The Barn house subarea was determined to be inaccessible for inspection due to lack of an installed access hatch opening. It was noted that within the subarea, sufficient clearance might not currently exist underneath floor beams to allow for inspection of subarea at this time.

RECOMMENDATION: Have a contractor install a new access hatch opening through an interior closet to allow full access to the subarea to perform inspection of wood surfaces. Have a landscaper excavate dirt at any low clearance areas in the subarea to allow inspector full access to perform inspection of wood surfaces. (FURTHER INSPECTION)

ATTIC

5A. A brief visual inspection from the attic openings in the buildings did not reveal any obvious infestations. A full inspection of the attic spaces was not performed by this company due to attic safety hazards which would occur by walking or crawling around in the attic. The possibility exists that damage to the ceilings may occur during the inspection. A written release for possible damage to the ceilings would be required by this company prior to a complete attic inspection at all of the buildings.

RECOMMENDATION: Perform further inspection once plywood walkways or catwalks are installed in attics to check for infestations, leaks, and wood damages. (FURTHER INSPECTION)

5B. Some possible moisture stains were noted on the wood panel ceiling and plywood floors in various scattered areas of the attics.

RECOMMENDATION: Have a painting contractor clean up any moisture stains and apply a fresh coat of paint or preservative. Monitor the area during heavy rainstorms to see if any areas such as the roof or walls are leaking. (FURTHER INSPECTION)

5C. Rodent activity (either past or present) was noted within some of the attics in the form of rodent droppings.

RECOMMENDATION: Have a general pest control company give an estimate for rodent removal and rodent exclusion (or prevention). Clean up area around rodents with the appropriate cleaning materials. (INFORMATIONAL)

STANDARD NOTES AND INFORMATION FOR ALL PROPERTIES --

NOTE: Any areas identified in the report as having dry rot wood damages, termite damages, or beetle damages, may have additional wood damages extending into inaccessible areas. We recommend that further inspection be performed to all areas directly behind and around areas where wood damages have been found once repairs are underway and visibly damaged areas have been removed. If additional damages are found in these areas, a supplemental report can be issued outlining findings. Additionally, inspection of siding and stucco behind installed decks should be performed once deck boards, ledgers, and associated wood members are removed. (FURTHER INSPECTION)

NOTE: This company does not inspect for rodents, animals, spiders, or other critters or bugs. We are a Branch 3 pest control company and only inspect for wood-destroying pests and organisms such

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as termites, beetles, carpenter ants, and carpenter bees. If rodent activity is referenced or not referenced in this report, it should not be considered a definitive finding. For a rodent inspection, contact a Branch 2 pest control company (general pest control). (INFORMATIONAL)

NOTE: This company does not inspect roofs, roof coverings, any other waterproof membranes, downspouts, gutter systems, exterior or subarea drainage flows, areas of the structure beyond reach from the ground (such as high roof eaves and rafters and out-of-reach trim boards and siding), all fences, detached decks, retaining walls, fireplaces and wood burning stoves. Skylights, windows, bay windows, sliding glass doors, doors, and ceiling areas were (most of the time) not inspected during wet rainy weather and thus no findings regarding any leaks to these areas can be made at this time. We do not inspect or test window seals to determine if there are any failed windows. And we do not open and close all doors and windows in a structure to inspect or check them for leakage or damage. In addition, this company does not inspect for or give findings on a structure's earthquake safety, stucco condition, concrete slabs, or foundations. Information and inspections on all above areas can be obtained by a general contractor or other specialist in the field listed. (FURTHER INSPECTION)

NOTE: This structure has a combination of floor coverings which may include finished carpeting, area rugs, tile work, vinyl floors, and/or hardwood floors over floor surfaces. This makes it impossible to determine the full condition of floors, subflooring, plywood, particle boards, and other wood surfaces below. Similarly, in the subarea, insulation may be blocking view of floor joists, beams, subflooring, plywood, and other wood surfaces above. If a structure is occupied during an inspection, personal belongings, dressers, beds, clothing, and other stored items can block a full view of interior areas and not allow for a complete inspection. Further inspections are recommended when these are removed and would be performed at additional charge to determine the exact condition of the flooring, closets, wall areas, and interior areas. Lomax Termite does not move refrigerators, laundry machines, dishwashers, or other heavy appliances in order inspect behind or under them. (FURTHER INSPECTION)

WE BELIEVE THAT NONE OF THE WORK RECOMMENDED IN OUR REPORT REQUIRES A LOCAL BUILDING PERMIT. IF ANY CONCERNED PARTIES DESIRE A PERMIT FOR THE WORK THAT WE HAVE RECOMMENDED, THEY SHOULD CONTACT US PRIOR TO THE BUILDING PERMITS. IF BUILDING PERMITS ARE DESIRED, THERE WOULD BE ADDITIONAL CHARGES TO SECURE THE PERMIT AND SCHEDULE INSPECTIONS.

NOTE: During the process of drilling through the concrete or trenching the soil during subterranean termite treatments, the possibility exists that plumbing pipes or other in-slab ducts, wiring, sprinkler pipes, drainage pipes, or underground utilities can be damaged. We recommend that the owner contact a pipe detection company in an attempt to locate any pipes or ducts prior to our treatment. However, if damages do occur to any of these items all repair costs will be the responsibility of the owner. Lomax Termite takes no responsibility for damage to finished floor coverings, carpets or tack strips, tile, underground water pipes, other pipes, flowers, plants, bushes, landscaping, or personal items damaged during the drilling and trenching process. Concrete patches will not match the original color or texture of the slab treated. Lomax Termite takes no responsibility for the staining or discoloration of any wood surfaces or other surfaces which have been treated with chemicals or pesticides during all types of treatments. (INFORMATIONAL)

NOTE: For subterranean termite treatments, the treated area is guaranteed from the initial date of chemical application with the product used (usually Premise or I Maxx Pro Termiticide, or Altriset Termiticide) for control of subterranean termites for a period of two years. Any areas not treated are unprotected and subject to infestation. If termites exit areas other than those initially treated, additional areas requiring treatment will result in additional charge. Costs for opening wood floors over concrete slabs, relaying of carpets and tack strips, or other finished floor coverings, or costs for opening inaccessible areas to perform retreatments will be the owner's responsibility. No responsibility will be taken by this company for damages which may result from re-infestation. Water leakage or excessive moisture in the area of the termite treatment will not allow for the eradication of the infestation. Therefore, areas treated where excessive moisture exists will not be under the warranty until the owner has corrected leakage problems. Following treatment, termite activity may be noted up to 60 days, depending on the extent of the termite infestation. Annual inspections are recommended to monitor the area of treatment for any further activity at additional cost of \$175.00 per subarea inspection. If termites do return, Lomax

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Termite will schedule an appointment to review the matter within 3 weeks of the homeowner's request. (INFORMATIONAL)

NOTE: For secondary drywood termite and powderpost beetle spot and injection treatments performed with Tim-Bor Insecticide, Bora-Care, Termidor Foam, and Premise Foam, only the area treated is guaranteed for a period of one year. Any areas not treated are unprotected and subject to infestation. If termites or beetles appear at areas other than those initially treated, additional areas requiring treatment will result in additional charge. Under the guarantee, we do provide for one free retreatment if drywood termites or powderpost beetles return at the same area as originally treated within a one-year period. Lomax Termite takes no responsibility for the staining or discoloration of any wood surfaces or other surfaces which have been treated with chemicals or pesticides during drywood termite, powderpost (or wood-boring) beetle, dampwood termite, carpenter ant, or carpenter bee treatments. (INFORMATIONAL)

NOTE: For drywood termites and powderpost (or wood-boring) beetles fumigations, occupants will have to vacate the structure during the fumigation process and until the fumigation company's notice is posted giving the time and date of safe re-entry. Occupants' fumigation notice will be issued outlining necessary preparation procedures which must be performed by the owner prior to fumigation. Fumigation company will provide necessary contract and paperwork which must be signed and returned prior to fumigation. Payment will need to be submitted one day prior to when the fumigation begins in order to process paperwork and provide clearance upon completion. Fumigation company provides a 3 year guarantee. Owner should have all wood showing evidence of termite or beetle activity removed if possible and disposed of properly, then replaced with new wood. Any other evidence of termite or beetle activity should be swept up or removed by owner so that it is not mistaken for a current infestation during future inspections. Credit card payments require an additional fee of 3 percent to cover bank commission fees. Also, please be advised that some damage may occur to some items on or around your property during a fumigation. Lomax Termite assumes no responsibility for any loss or damages to plants, roof coverings, windows, any part of the structure, decks, chimneys, gates and fences, wood members, personal items, attached structures, or any other items that may become damaged during the fumigation process. In addition, home burglaries are a risk during fumigation and Lomax Termite assumes no responsibility for losses that occur during break-ins or vandalism before, during, or after the fumigation process. We do not provide on-site security and recommend removing all valuables and hiring on-site security. Lomax Termite does not provide Nylofume bags for fumigations. Nylofume bags can be obtained online or directly from the fumigation company. (INFORMATIONAL)

NOTE: Regarding further inspection items within this report. Recommended further inspection items will be performed upon request at additional charge, and a supplemental report will be issued stating findings, recommendations and cost for repairs. (FURTHER INSPECTION)

CALIFORNIA STATE LAW REQUIRES THAT YOU BE GIVEN THE FOLLOWING INFORMATION: "Caution -- pesticides are toxic chemicals". Structural pest control operators are licensed and regulated by the structural pest control board, and apply pesticides which are registered and approved for use by the California Department of Food and Agriculture 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 risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized. If within twenty-four hours following application you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center at 800-222-1222 and your pest control operator immediately. This statement shall be modified to include any other symptoms of overexposure which are not typical of influenza. For additional information contact any of the following: Lomax Termite at 707-996-7732, the county Health Department at 707-565-4700 (Sonoma County), 707-253-4270 (Napa County), 707-784-8600 (Solano County), or 415-473-3400 (Marin County); county Agricultural Commissioner at 707-565-2371 (Sonoma County), 707-253-4357 (Napa County), 707-784-1310 (Solano County), or 415-473-6700 (Marin County); or for regulatory information -- the Structural Pest Control Board at 916-263-2544, 2005 Evergreen Street, Ste. 1500, Sacramento, CA 95815.

IF CHEMICAL TREATMENTS ARE RECOMMENDED IN THIS REPORT, THE FOLLOWING CHEMICALS MAY BE USED:
Tim-Bor (Disodium octaborate tetrahydrate 98%, water 2%).

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Address of Property Inspected		City	State	Zip

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Termidor Foam (Fipronil
[5-amino-1-(2,6-dichloro-4-(trifluoromethyl)phenyl)-4-((1,R,S)-(trifluoromethyl)sulfinyl)-1-H-pyraz
ole-3-carbonitrile .005%, Other ingredients 99.995%)
Vikane Gas (Sulfuryl fluoride-chloropicrin added). Used only by fumigation company.
Termidor SC & Taurus SC (active ingredient) Fipronil 5-amino-1-(2,6-dichloro-4-(trifluoromethyl)
phenyl)-4-((1,R,S)-(trifluoromethyl)sulfinyl) - 1-H-pyrazole-3-carbonitrile 9.1%, Other ingredients
90.0%.
Bifen I/T (active ingredient) Bifenthrin 7.9%, Other ingredients 92.1%.
Maxforce Fleet Ant Bait Gel (active ingredient) Fipronil 0.001%, Other ingredients 99.999%.
Advance 375A Select Granular Ant Bait (active ingredient) Abamectin B1 0.011%, Other ingredients
99.989%.

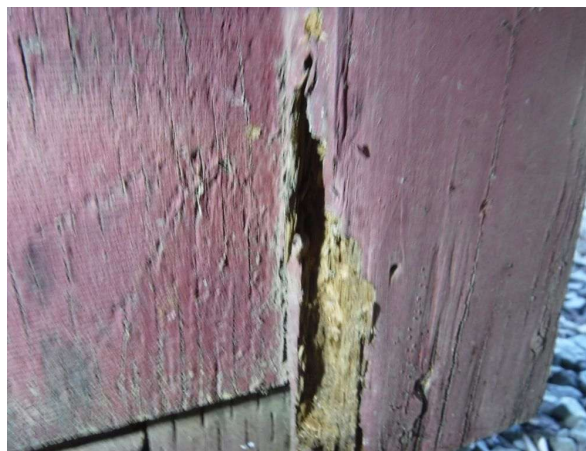
AGREEMENT

Date:

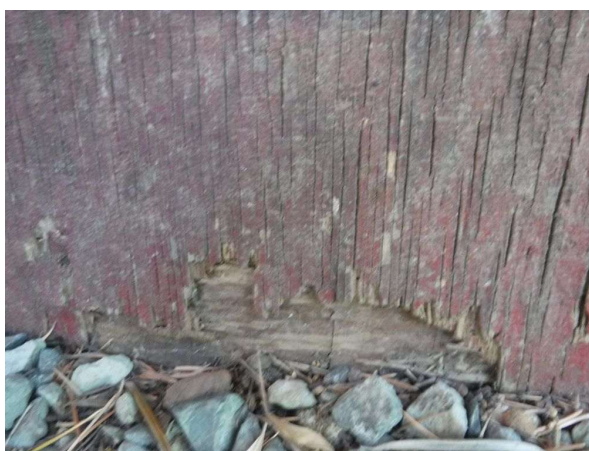
Report sample photos (for reference as examples / not all areas of concern or damages shown)



1. Item 1A Damaged & leaking gutters sample



2. Item 1F Damaged barn house wood sample



3. Item 1F Damaged barn house wood sample #2



4. Item 1J Damaged decks framing & wood sample



5. Item 1J Damaged decks framing & wood sample #2

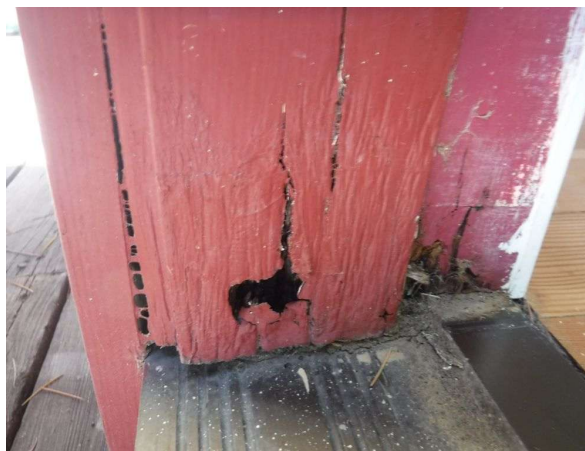


6. Item 1J Damaged main house decks safety hazard sample

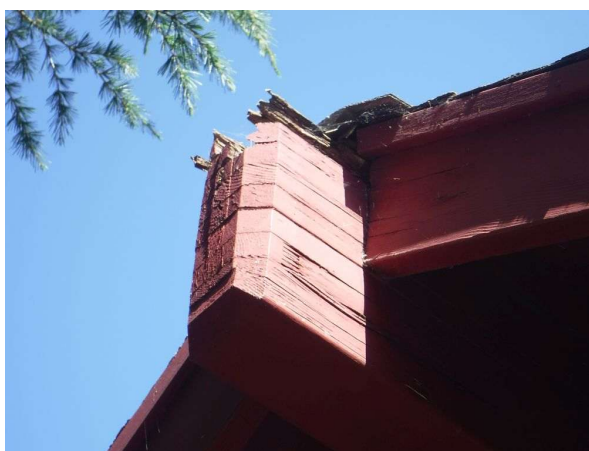
Report sample photos (for reference as examples / not all areas of concern or damages shown)



7. Item 1L Damaged Manzanita cottage wood sample



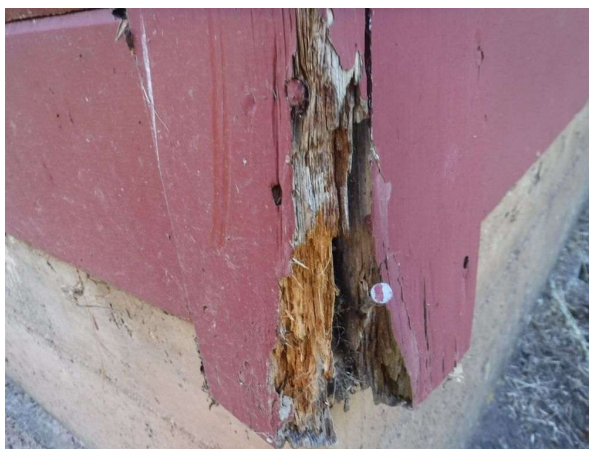
8. Item 1L Damaged Manzanita cottage wood sample #2



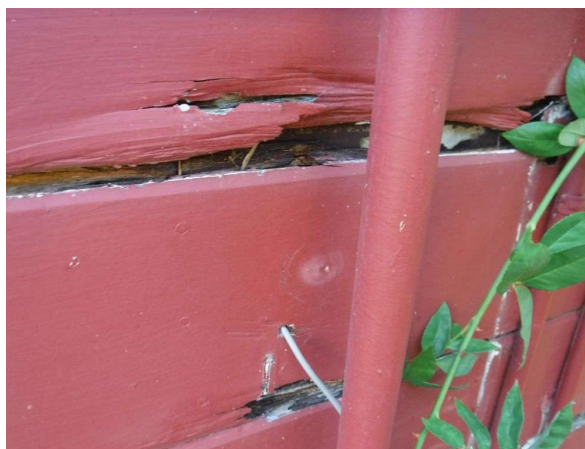
9. Item 1L Damaged Manzanita cottage wood sample #3



10. Item 1L Damaged Manzanita cottage wood sample #4

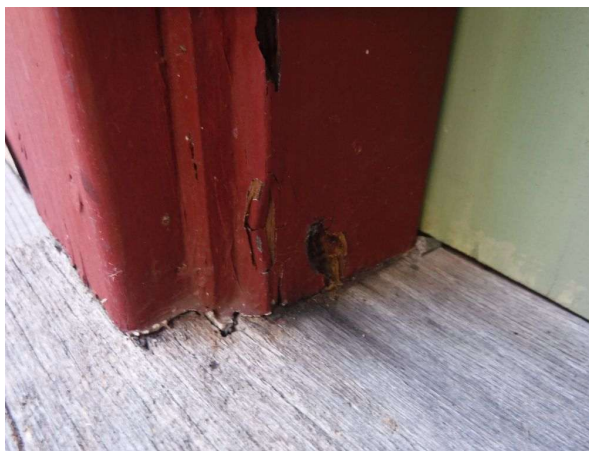


11. Item 1L Damaged Manzanita cottage wood sample #5



12. Item 1L Damaged Manzanita cottage wood sample #6

Report sample photos (for reference as examples / not all areas of concern or damages shown)



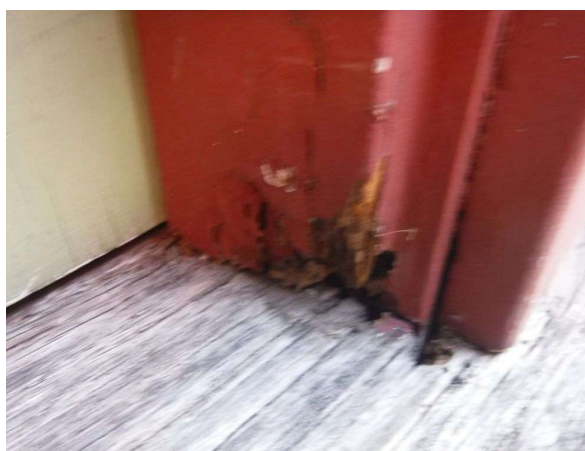
13. Item 1P Damaged Oak Hill cottage wood sample



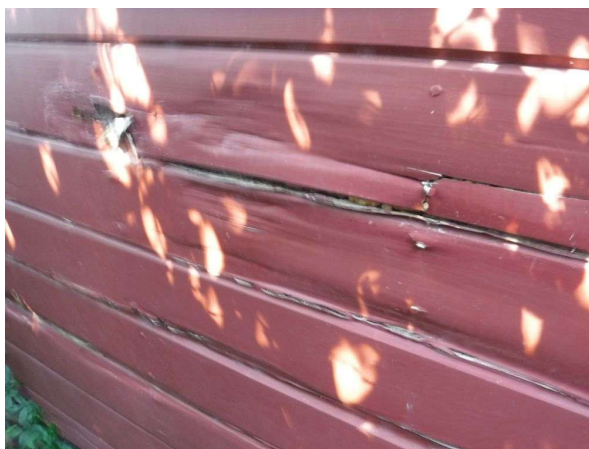
14. Item 1P Damaged Oak Hill cottage wood sample #2



15. Item 1P Damaged Oak Hill cottage wood sample #3



16. Item 1P Damaged Oak Hill cottage wood sample #4

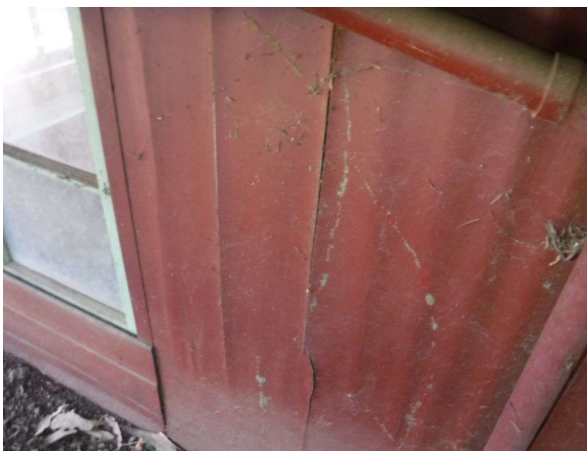


17. Item 1P Damaged Oak Hill cottage wood sample #5

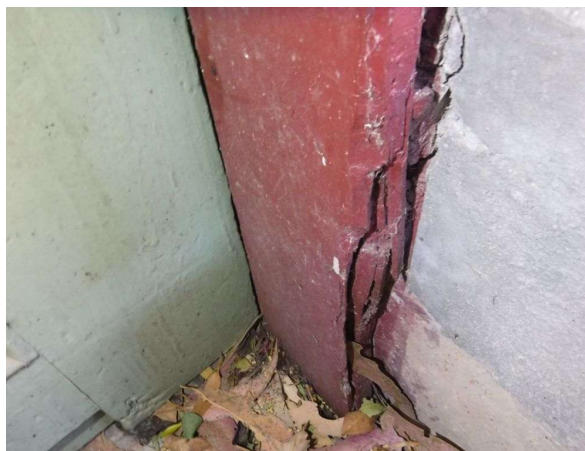


18. Item 1Q Beetle activity at Oak Hill cottage siding

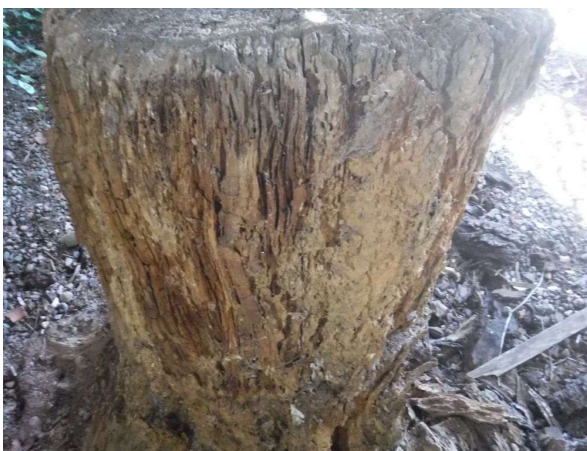
Report sample photos (for reference as examples / not all areas of concern or damages shown)



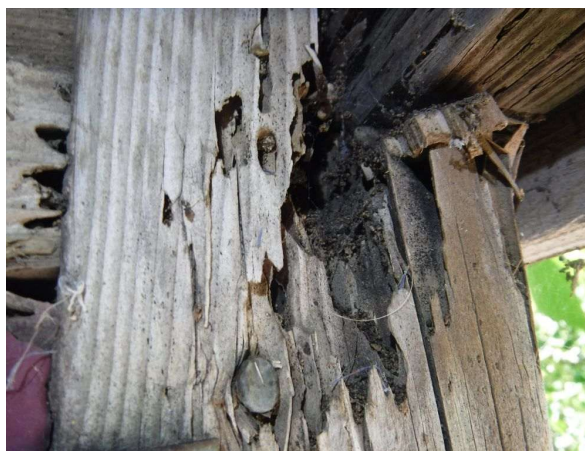
19. Item 1S Damaged Chalet (main house) wood sample



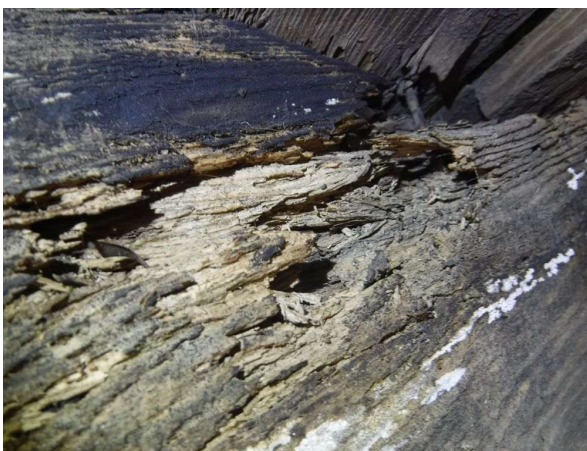
20. Item 1S Damaged Chalet (main house) wood sample #2



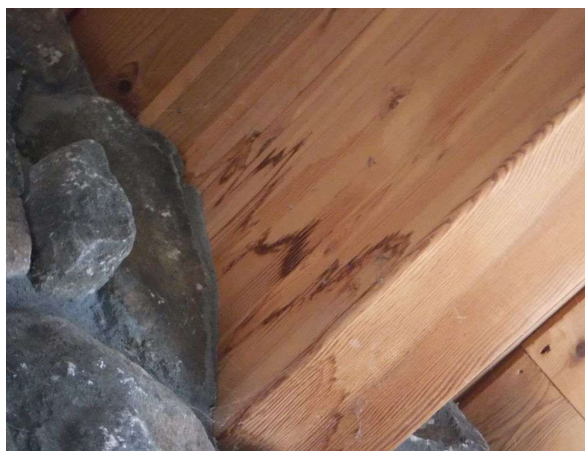
21. Item 1T Termite-infested stump



22. Item 1U Beetle/drywoods activity in deck sample



23. Item 1U Beetle/drywoods activity in deck sample #2



24. Item 2D Ceiling framing moisture stains sample

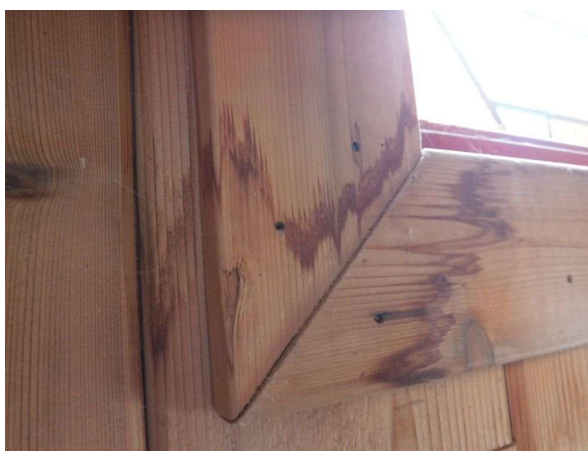
Report sample photos (for reference as examples / not all areas of concern or damages shown)



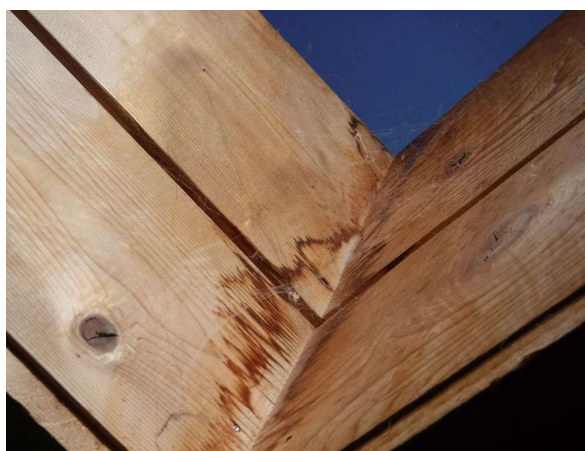
25. Item 2E Cracked skylight at barn house



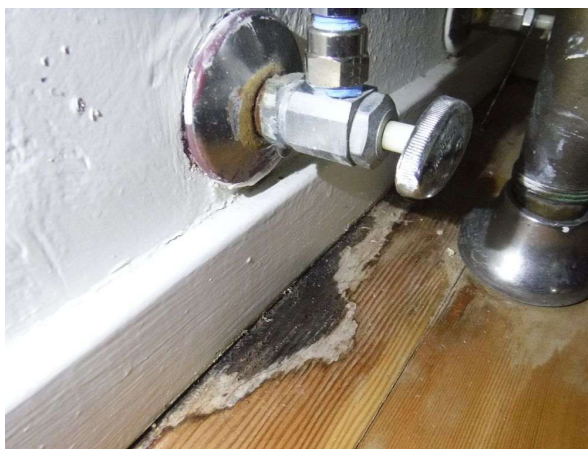
26. Item 1I Moisture stains/fungus at wood door areas



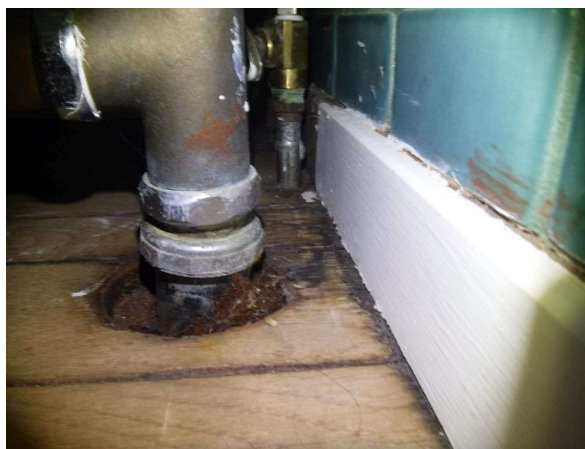
27. Item 1I Moisture stains at wood window areas sample



28. Item 1M Moisture stains at wood skylight areas sample



29. Item 2N Interior plumbing leaks/stains (Barn)

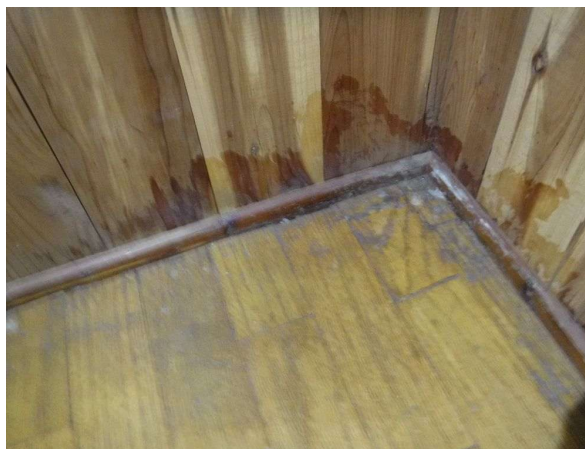


30. Item 2N Interior plumbing leaks/stains (Oak Hill)

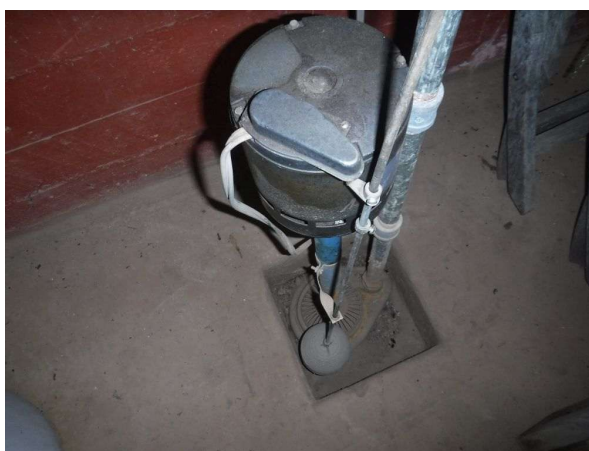
Report sample photos (for reference as examples / not all areas of concern or damages shown)



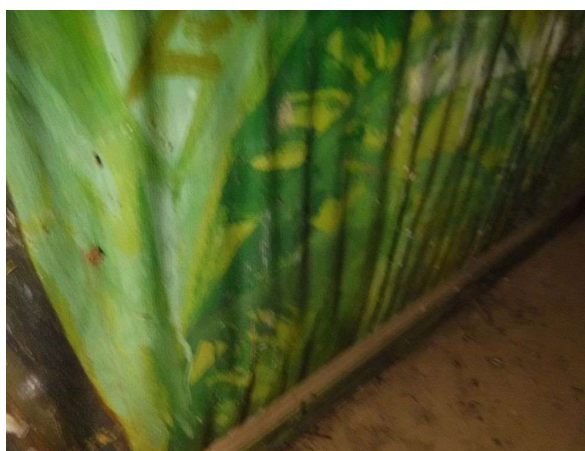
31. Item 2N Interior plumbing leaks/stains (Chalet)



32. Item 2P Moisture stains at walls/floors (Chalet) sample



33. Item 4C Sump pump (not tested) in basement



34. Item 4D Wall damages in basement sample



35. Item 4E Moisture stains on basement ceiling sample



36. Item 4H Moisture stains basement window trim sample

INVOICE / STATEMENT		Date: 06/02/26
Lomax Industries Termite Control, Inc.		Report Number: 17245
289 Clay Street		Invoice Number: 17245
Sonoma CA 95476		Escrow Number:
Tel 7079967732 Alt 7074834652		
Property	Jeff Lokey - Compass	Inspection Amount: \$1,225.00
Inspected:	18930 5th Street West	Contract: \$0.00
	Sonoma, CA 95476	Labor/Materials: \$0.00
		Miscellaneous: \$0.00
		Interest: \$0.00
Bill To:		Invoice Total: \$1,225.00
		Payments: \$1,225.00
		Additional Charge: \$0.00
<u>Description of Service</u>		Total Due: \$0.00
Termite inspection 2,195 sq ft Chalet, 2,370 sq ft Barn house, 432 sq ft Manzanita cottage, 413 sq ft Oak Hill cottage, and 840 sq ft Chalet basement.		
PAID IN FULL 6/5 check #1303		

RETAIN THIS COPY FOR YOUR RECORDS

THANK YOU FOR YOUR BUSINESS

CUT HERE CUT HERE CUT HERE

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RETURN THIS COPY WITH REMITTANCE

THANK YOU FOR YOUR BUSINESS