

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 8200	STREET, CITY, STATE, ZIP Jantzen Rd #156, Modesto CA 95357	Date of Inspection 1/13/2026	No. of Pages 6
-----------------------------	----------------------------------------------------------------------	----------------------------------------	--------------------------



BEST PEST

MANAGEMENT

P.O. Box 1348
Riverbank, CA 95367
Tel: (209) 497-5777
Website: www.bestpest209.com
Email: info@bestpest209.com

Firm Registration No. PR 8106	Report No. 19196	Escrow No.
Ordered By: Green Valley Homes 4713 Greenleaf Court Ste B 95356, CA 95356 Attn: Andrew Quintong	Property Owner/Party of Interest	Report Sent To: Green Valley Homes 4713 Greenleaf Court Ste B 95356, CA 95356 Attn: Andrew Quintong

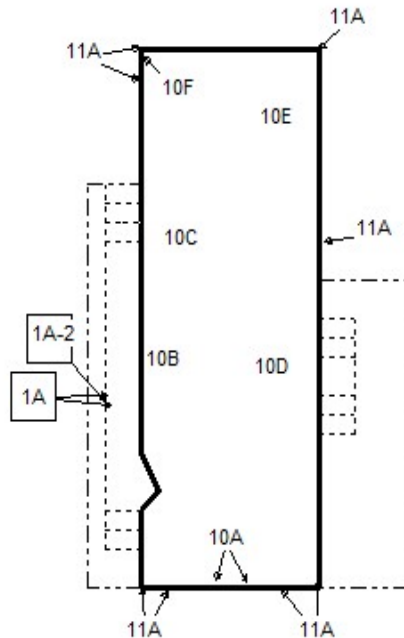
COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

General Description: DOUBLE WIDE MOBILE HOME OCCUPIED	Inspection Tag Posted: SUBSTRUCTURE AREA
	Other Tags Posted: NONE

An inspection has been made to the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites
 Drywood Termites
 Fungus/Dryrot
 Other Findings
 Further Inspection

If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.



Inspected by Steven Nixon State License No. FR70226 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 preceeding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California 95815.
 NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control board at (916) 561-8708, or (800) 737-8188 or www.pestboard.ca.gov.

8200

Jantzen Rd #156, Modesto CA 95357

1/13/2026

19196

BUILDINGNO.

STREET, CITY, STATE, ZIP

INSPECTIONDATE

REPORTNO.

THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION 1/SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

SECTION 1 CONTAINS ITEMS WHERE THERE IS VISIBLE EVIDENCE OF ACTIVE WOOD DESTROYING PESTS OR ORGANISMS OR CONDITIONS THAT HAVE RESULTED IN OR FROM WOOD DESTROYING PEST OR ORGANISMS.

SECTION 2 ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO WOOD DESTROYING PESTS OR ORGANISMS, BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREA(S) WHICH DURING THE COMPLETE INSPECTION, DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CANNOT BE DEFINED AS SECTION 1 OR SECTION 2.

NOTE THE EAVE STRUCTURE IS INACCESSIBLE FOR PHYSICAL INSPECTION DUE TO THE BOXED IN EAVE CONSTRUCTION. NO VISIBLE SIGNS OF PROBLEMS WERE NOTED AT THIS TIME. NO RECOMMENDATIONS ARE MADE

NOTE THE SUB FLOORING WAS FOUND TO BE INACCESSIBLE FOR PHYSICAL INSPECTION DUE TO INSULATION. IT IS IMPRACTICAL TO REMOVE THE INSULATION AT THIS TIME SINCE NO VISIBLE SIGNS OF INFESTATION OR INFECTION ARE VISIBLE. IF INTERESTED PARTIES ARE CONCERNED AN INSPECTION WOULD BE MADE UPON REMOVAL OF THE INSULATION.

NOTE THE TOILET IS LOOSE IN THE HALL BATH. NO VISIBLE LEAKAGE WAS NOTED AT THIS TIME. THE OWNER IS ADVISED TO SECURE THE TOILET TO PREVENT FUTURE PROBLEMS.

NOTE WATERSTAINS WERE NOTED ON THE UNDERSIDE OF THE UPPER DECK. NO VISIBLE DAMAGE WAS NOTED AT THIS TIME. NO RECOMMENDATIONS ARE MADE.

Substructure Areas:

PRIMARY 1A-1

Evidence of drywood termites was noted in the subarea.

RECOMMENDATION Cover the entire structure and fumigate with Vikane gas, an approved fumigant, in accordance with the manufacturer's label for the elimination of drywood termites. Cover or remove accessible pellets.

***** This is a Section 1 Item *****

8200

Jantzen Rd #156, Modesto CA 95357

1/13/2026

19196

BUILDINGNO.

STREET, CITY, STATE, ZIP

INSPECTIONDATE

REPORTNO.

Substructure Areas:

SECONDARY 1A-2

Evidence of Drywood Termites were noted in the handrail on the front patio and in the subarea under the front patio.

RECOMMENDATION Locally treat for the control of Drywood Termites at the areas indicated on diagram. Only the treated areas will be covered under our warranty.

NOTE: "Local treatment is not intended to be an entire structure treatment method. If infestations of wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated".

***** This is a Section 1 Item *****

Other - Interiors:

ITEM 10A Water/Fungus damage was noted at the wood paneling adjacent to the front windows.

RECOMMENDATION Remove the damaged paneling to allow for further inspection. If no additional damage is discovered replace paneling with new materials. Any additional findings will be added to a supplemental report.

***** This is a Section 1 Item *****

ITEM 10B Water/Fungus damage was noted at the back splash at the kitchen counter.

RECOMMENDATION Remove the damaged back splash and replace with new materials. Materials will be matched as close as possible with readily available materials. Bid due to change based on materials. Any additional findings will be added to a supplemental report.

***** This is a Section 1 Item *****

ITEM 10C Waterstains/water damage was noted on the ceiling in the family room at the skylight indicating a possible roof leak.

RECOMMENDATION The owner is to employ a licensed roofing contractor to inspect and repair the roof as found to be necessary. Bid for the ceiling repairs will be given upon request once the roof is repaired.

***** This is a Section 1 Item *****

ITEM 10D The floor in the hall bathroom and utility room is swollen and/or discolored indicating possible damage to the sub flooring.

RECOMMENDATION Remove the toilet. Remove the floor covering and underlayment for further inspection. If no further damage is exposed, install new underlayment and floor covering. Reset the toilet on a new wax ring. Concerned party will need to move the washer and dryer before the work can be done.

***** This is a Section 1 Item *****

8200

Jantzen Rd #156, Modesto CA 95357

1/13/2026

19196

BUILDINGNO.

STREET, CITY, STATE, ZIP

INSPECTIONDATE

REPORTNO.

Other - Interiors:

ITEM 10E The floor in the primary bathroom is swollen and/or discolored adjacent to the shower indicating possible damage to the sub flooring.

RECOMMENDATION Remove the toilet. Remove the floor covering and underlayment for further inspection. If no further damage is exposed, install new underlayment and floor covering. Reset the toilet on a new wax ring. Bid due to change if the shower enclosure needs to be removed.

***** This is a Section 1 Item *****

ITEM 10F Fungus damage was noted at the subfloor under the carpeting in the primary bedroom window.

RECOMMENDATION Remove fungus damaged subfloor, underlayment and floor covering for further inspection. If no further damage is exposed, install new subfloor. Relay the carpeting. Any additional findings will be added to a supplemental report.

NOTE IT MAY BE NECESSARY FRO THE OWNER TO HAVE THE CARPETING RESTRETCHED AS DESIRED.

***** This is a Section 1 Item *****

Other - Exteriors:

ITEM 11A Fungus has damaged the fascia board/barge rafter at the eaves.

RECOMMENDATION Remove the damaged fascia board/barge rafter for further inspection. If no further damage is exposed, replace with new material.

***** This is a Section 1 Item *****

THE EXTERIOR SURFACE OF THE ROOF WILL NOT BE INSPECTED. IF YOU WANT THE WATER TIGHTNESS OF THE ROOF DETERMINED, YOU SHOULD CONTACT A ROOFING CONTRACTOR WHO IS LICENSED BY THE CONTRACTORS STATE LICENSING BOARD.

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 BEST PEST MANAGEMENT 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, BEST PEST MANAGEMENT. 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.

"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"

8200

Jantzen Rd #156, Modesto CA 95357

1/13/2026

19196

BUILDINGNO.

STREET, CITY, STATE, ZIP

INSPECTIONDATE

REPORTNO.

This company will reinspect repairs done by others within four months of the original inspection. A charge, in any, can be no greater than the original inspection fee for each reinspection report. 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. This company does not guarantee work performed by other.

IN THE EVENT LOCALIZED TREATMENT IS RECOMMENDED IN THIS REPORT: Local treatment is not intended to be an entire structure treatment method. If infestations of wood destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated.

ASBESTOS - **IMPORTANT NOTE FOR ALL PARTIES REGARDING THIS PROPERTY**

Notice to customer and buyers having repairs done - Some residential structures are constructed with material that may contain material manufactured with asbestos. Our company is not qualified or certified to identify these materials. If the owner or interested parties are aware of, interested in, or concerned about this condition, they should contact the appropriate agencies that are qualified or certified in this field.

Prices quoted are for this company to complete all items in this report. If all items are not requested to be completed by this company the bids are subject to change. Our bid for linoleum and tile are for a standard grade FHA material. Any upgrade in material which may be desired by owner will have additional charges. This companies minimum charge to perform work at any property is \$475.00

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 pulled back for treatment or repairs.

We assume no responsibility for damage to any Plumbing, Gas, or Electric lines, etc., that may become damaged in the process of pressure treatment of concrete slabs or replacement of concrete or structural wood members.

Work performed by our company will be guaranteed for a period of one year from date of completion. Fumigations for the control of drywood termites will be guaranteed for a period of three years. Plumbing and maintenance repairs are guaranteed for 30 days.

ALL REPAIRS COMPLETED BY OTHERS MUST BE REINSPECTED BY BEST PEST MANAGEMENT BEFORE A CERTIFICATION WILL BE ISSUED. THE RE INSPECTION WILL ONLY CERTIFY THE ABSENTS OR INFESTATION OR INFECTION IN THE ACCESSIBLE AND VISIBLE AREAS. WE DO NOT GUARANTEE WORK COMPLETED BY OTHERS, NOR DOES THIS FIRM MAKE ANY STATEMENTS CONCERNING WORKMANSHIP OF THOSE REPAIRS. WORKMANSHIP IS ONLY DETERMINABLE BY THOSE PAYING FOR OR RECEIVING THOSE SERVICES. A RE INSPECTION OF SPECIFIC ITEMS ON THE REPORT OR OF ANY OTHER CONDITION PERTAINING TO THIS STRUCTURE CAN BE DONE AT AN ADDITIONAL COST PER REQUEST. THIS RE INSPECTION MUST BE DONE WITHIN 4 MONTHS OF THE ORIGINAL.

8200

Jantzen Rd #156, Modesto CA 95357

1/13/2026

19196

BUILDINGNO.

STREET, CITY, STATE, ZIP

INSPECTIONDATE

REPORTNO.

This property was not inspected for the presence or absence of health related molds or fungi. By California law, we are neither qualified, authorized, nor licensed to inspect for health related molds or fungi.

The Structural Pest Control board Mold Policy Statement is as follows:

"Molds, sometimes called mildew, are not wood-destroying organisms. Branch 3 licensees do not have a duty under the Structural Pest Control Act and related regulations to classify molds as harmful to human health or not harmful to human health. This does not modify the Structural Pest Control Act or related regulations."

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 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 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 AND YOUR PEST CONTROL OPERATOR IMMEDIATELY.

FOR FURTHER INFORMATION CONTACT ANY OR THE FOLLOWING:

BEST PEST MANGEMENT - (209) 497-5777
POISON CONTROL CENTER - (800) 876-4766

COUNTY HEALTH DEPARTMENT

SAN JOAQUIN COUNTY HEALTH OFFICE - (209) 468-3411
STANISLAUS COUNTY HEALTH OFFICE - (209) 558-8804
MERCED COUNTY HEALTH OFFICE - (209) 381-1100

COUNTY AGRICULTURE COMMISSIONER

SAN JOAQUIN COUNTY - (209) 468-3300
STANISLAUS COUNTY - (209) 525-4730
MERCED COUNTY -(209) 385-7411
STRUCTURAL PEST CONTROL BOARD - (800) 737-8188

One or more of the following chemicals may be applied to your property: AggresZor 75 (Imidacloprid) Premise 75 Insecticide (Imidacloprid) - Tim-Bor (Disodium Octaborate Tetrahydrate) Termidor (Fipronil) - Vikane (Sulfuryl Fluoride) - I-MaxxPro (Imidacloprid) Termidor HE (Fipronil) Termidor SC (Fipronil) Premise Foam (Imidiclorprid) Termidor Dry Dust (Fipronil)

NOTE: Choropicrin is used as a "Warning Agent" on all structural fumigations.