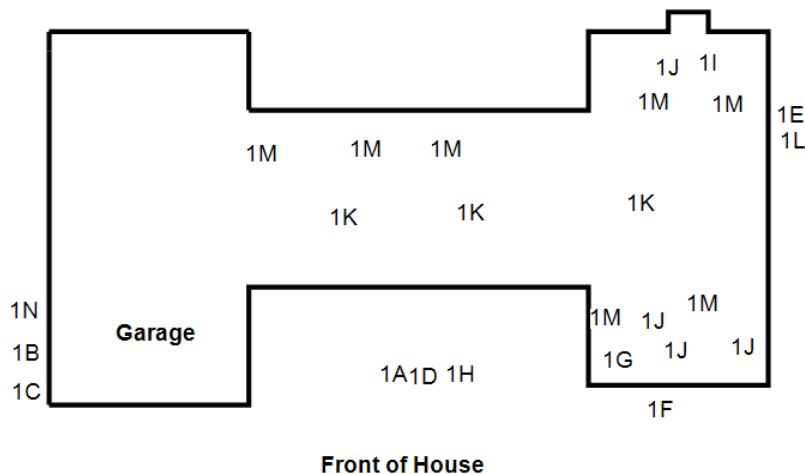


## WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building Address: <b>132 Cafecto Ct, Walnut Creek, CA 94598</b>		Date of Inspection 02/18/2026	Number of Pages 7
First Choice Inspections 447 Chilberg Court San Jose CA 95133 Phone: (408) 771-7563 Fax: (800) 381-6921			Report # W21891
			Lic. Registration # PR 6097
			Escrow #
Ordered by: Owner on record 132 Cafecto Ct Walnut Creek, CA 94598	Property Owner and/or Party of Interest: Owner on record 132 Cafecto Ct Walnut Creek, CA 94598	Report Sent to: Owner on record 132 Cafecto Ct Walnut Creek, CA 94598	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: single story wood exterior		Inspection Tag Posted: Garage	
		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 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:** Santiago Salazar    **State License No.** OPR 11973    **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 132 Cafecto Ct, Walnut Creek, CA 94598

02/18/2026

W21891

Date

Report #

What is a Wood Destroying Pest and Organism Inspection Report?

The following 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 finding as to the presence or absence of wood destroying insects or organisms in visible and accessible areas on the date of inspection and contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the wood destroying pest & organism inspection report are governed by the structural pest control act and its rules and regulations.

Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to this report. This report does not address any such defects as they are not within the scope of the license of the inspector or the company issuing this report.

The following areas are considered inaccessible for purposes of inspection or are not included in a normal inspection report and therefore are excluded in this report: the interior of hollow walls; spaces between an upstairs floor and the ceiling below or a porch deck and soffit below; stall showers over finished ceilings; such structural segments as areas enclosed by bay windows, buttresses, built in cabinet work, areas under floor covering; any areas requiring the removal of storage, furnishings or appliances; any areas to which there is no access without defacing or removing lumber, masonry or finished workmanship.

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, the interior of hollow walls; spaces between a floor or porch deck and the ceiling below; areas where there is no access without defacing or tearing out lumber, masonry or finished work; make inspection impractical; and areas or timbers around eaves that would require use of an extension ladder.

Certain areas may be inaccessible for inspection due to construction or storage. We recommend further inspection of areas where inspection was impractical. Re: Structural Pest Control Act, Article 6, section 8516 (b), paragraph 1990 (l). Amended effective March 1, 1974. Stall shower, if any, are water tested in compliance with Section 1991 (12) of the Structural Pest Control Act. The absence or presence of leaks through sub-floor, adjacent floors or walls will be reported. This is a report of the condition of the stall shower at the time of inspection only, and should not be confused as a guarantee. Although we make a visual examination, we do not deface or probe into window or door frames, decorative trim, roof members, etc., in search of wood destroying pests or organisms.

"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."

NOTE: We do not inspect or certify plumbing, plumbing fixtures, etc.

**NOTE: "The exterior surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contract a roofing contractor who is licensed by the Contractor's State License 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 First Choice Inspections's 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, First Choice Inspections 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."**

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.

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

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

Address 132 Cafecto Ct, Walnut Creek, CA 94598

02/18/2026

W21891

Date

Report #

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**

---

**Findings:**

- 1A PRICE: Informational (Section II)  
FINDINGS: Gutters show signs of current or past leakage as indicated on the diagram.  
RECOMMENDATION: Seal the gutters the gutters in order to prevent moisture intrusion.
- 1B PRICE: \$300.00 (Section I)  
FINDINGS: Dry-rot wood members found at time of inspection at the trim as indicated on the diagram.  
RECOMMENDATION: Replace dry-rot damaged wood members as necessary. Painting is included in this estimate. An exact match of existing paint color and materials cannot be guaranteed. NOTE: A supplemental report will be issued once the area is opened if additional damage or infestations are found with costs and recommendations.
- 1C PRICE: \$400.00 (Section I)  
FINDINGS: Dry-rot wood members found at time of inspection at the siding as indicated on the diagram.  
RECOMMENDATION: Replace dry-rot damaged wood members as necessary. Painting is included in this estimate. An exact match of existing paint color and materials cannot be guaranteed. NOTE: A supplemental report will be issued once the area is opened if additional damage or infestations are found with costs and recommendations.
- 1D PRICE: Informational (Section II)  
FINDINGS: Stucco cracks noted to the exterior.  
RECOMMENDATION: Owner is advised to have the cracks caulked and painted in order to prevent moisture intrusion. A bid can be given if requested.
- 1E PRICE: \$300.00 (Section I)  
FINDINGS: Dry-rot wood members found at time of inspection at the slider trim as indicated on the diagram.  
RECOMMENDATION: Replace dry-rot damaged wood members as necessary. Painting is included in this estimate. An exact match of existing paint color and materials cannot be guaranteed. NOTE: A supplemental report will be issued once the area is opened if additional damage or infestations are found with costs and recommendations.
- 1F PRICE: \$300.00 (Section I)  
FINDINGS: Dry-rot wood members found at time of inspection at the water table trim as indicated on the diagram.  
RECOMMENDATION: Replace dry-rot damaged wood members as necessary. Painting is included in this estimate. An exact match of existing paint color and materials cannot be guaranteed. NOTE: A supplemental report will be issued once the area is opened if additional damage or infestations are found with costs and recommendations.

Address 132 Cafecto Ct, Walnut Creek, CA 9459802/18/2026W21891

Date

Report #

**- Findings and Recommendations continued from previous page -**

- 1G PRICE: Informational (Section II)  
FINDINGS: A plumbing leak was observed under the hall bathroom sink.  
RECOMMENDATION: Owner is advised to have this repaired.
- 1H PRICE: Informational (Section II)  
FINDINGS: Cracked or missing grout and or tile was noted to the bathrooms.  
RECOMMENDATION: Grout and seal the area as necessary to prevent moisture intrusion.
- 1I PRICE: Informational (Section II)  
FINDINGS: Loose commode was noted to the bathroom.  
RECOMMENDATION: Reset the commode on a new wax seal to prevent moisture intrusion.
- 1J PRICE: Informational (Section II)  
FINDINGS: Plumbing leaks were observed in several locations in the subarea.  
RECOMMENDATION: Owner is advised to have these repaired.
- 1K PRICE: \$400.00 (Section I)  
FINDINGS: Fungus infected cellulose debris noted at time of inspection in sub area.  
RECOMMENDATION: Clean-out cellulose debris and remove from premises.
- 1L PRICE: \$2,495.00 (Section I)  
FINDINGS: Evidence of dry-wood termite infestations at the trim as indicated on the diagram.  
RECOMMENDATION: Vacate the premises and seal the structure for fumigation with Vikane Gas. Remove or cover accessible evidence of infestation. Fumigation warranted for two years. Fumigation awareness notice must be signed prior to fumigation. See fumigation notice for terms and liabilities.
- 1M PRICE: \$1,300.00 (Section I)  
FINDINGS: Surface fungus condition visible at time of inspection at the substructure framing as indicated on the diagram.  
RECOMMENDATION: Scrape and chemically treat fungus condition. Patch any minor surface damage found during treatment.
- 1N PRICE: \$700.00 (Section I)  
FINDINGS: Dry-rot wood members found at time of inspection at the door panel as indicated on the diagram.  
RECOMMENDATION: Replace dry-rot damaged wood members as necessary. Painting is included in this estimate. An exact match of existing paint color and materials cannot be guaranteed. NOTE: A supplemental report will be issued once the area is opened if additional damage or infestations are found with costs and recommendations.
-

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

Address 132 Cafecto Ct, Walnut Creek, CA 94598

02/18/2026

W21891

Date

Report #

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 (800) 876-4766 and your pest control company immediately." "For further information, contact any of the following:

For further information, contact any of the following:

- FIRST CHOICE INSPECTIONS (800) 381-6911
- Poison Control Center (800) 876-4766
- Contra Costa County Public Health Administration.....(925) 370-5775
- Contra Costa County Agriculture Department.....(925) 646-5250
- Alameda County Environmental Health Services .....(510) 567-6700
- Alameda County Agriculture Department.....(510) 670-5232
- Santa Clara County Environmental Health Services.....(408) 918-3400
- Santa Clara County Agriculture Department.....(408) 918-4600
- Structural Pest Control .....(800) 737-8188
- POISON CONTROL CENTER EMERGENCY/INFORMATION 24HR.HOTLINE....(800) 222-1222

Structural Pest Control Board (Regulatory Info.) (916) 561-8704  
2005 Evergreen Street, Ste. 1500 Sacramento, CA 95815

TERMITE AND FUNGUS CONTROL CHEMICALS

Vikane (EPA Reg. No. 62719-4)  
Active Ingredients: Vikane-sulfuryl floride 99.5%, Chloropicrin .5%

Tim-bor (EPA Reg. No. 1624-39)  
Active Ingredients: Disodium Octaborate Tetrahydrate 98%

Altriset (EPA Reg. No. 352-829)  
Active Ingredients: Chlorantraniliprole

TERMITE AND FUNGUS CONTROL CHEMICALS

Vikane (EPA Reg. No. 62719-4)  
Active Ingredients: Vikane-sulfuryl floride 99.5%, Chloropicrin .5%

Tim-bor (EPA Reg. No. 1624-39)  
Active Ingredients: Disodium Octaborate Tetrahydrate 98%

Altriset (EPA Reg. No. 352-829)  
Active Ingredients: Chlorantraniliprole

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

Address 132 Cafecto Ct, Walnut Creek, CA 94598

02/18/2026

W21891

Date

Report #

NOTICE TO OWNER

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid.

To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice." Prime contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

NOTE: If the Home Owner fails to pay billing in full, First Choice Inspections 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.

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

Address 132 Cafecto Ct, Walnut Creek, CA 94598

02/18/2026

W21891

Date

Report #

**Findings and Recommendations estimated by this Company:**

Item	Approval	Primary Estimate	Section
1A	<input type="checkbox"/>	Informational	II
1B	<input type="checkbox"/>	\$300.00	I
1C	<input type="checkbox"/>	\$400.00	I
1D	<input type="checkbox"/>	Informational	II
1E	<input type="checkbox"/>	\$300.00	I
1F	<input type="checkbox"/>	\$300.00	I
1G	<input type="checkbox"/>	Informational	II
1H	<input type="checkbox"/>	Informational	II
1I	<input type="checkbox"/>	Informational	II
1J	<input type="checkbox"/>	Informational	II
1K	<input type="checkbox"/>	\$400.00	I
1L	<input type="checkbox"/>	\$2,495.00	I
1M	<input type="checkbox"/>	\$1,300.00	I
1N	<input type="checkbox"/>	\$700.00	I

Complete all of the items quoted above with Primary Estimate.

**Total Estimate \$6,195.00**

Complete only the above Items checked.

Total \$ \_\_\_\_\_

*I have read and understand the terms of the Report referenced above and agree to the terms and conditions set forth. First Choice Inspections 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 \_\_\_\_\_



First Choice Inspections  
 447 Chilberg Court  
 San Jose CA 95133  
 Phone: (408) 771-7563 Fax: (800) 381-6921

# Work Authorization

Address: 132 Cafecto Ct Walnut Creek, CA 94598  
 Report # W21891 Report Date: 02/18/2026  
 The terms of this contract are agreed upon as set forth in the above noted report.

## Findings and Recommendations estimated by this Company:

Item	Approval	Primary Estimate	Section
1A	<input type="checkbox"/>	Informational	II
1B	<input type="checkbox"/>	\$300.00	I
1C	<input type="checkbox"/>	\$400.00	I
1D	<input type="checkbox"/>	Informational	II
1E	<input type="checkbox"/>	\$300.00	I
1F	<input type="checkbox"/>	\$300.00	I
1G	<input type="checkbox"/>	Informational	II
1H	<input type="checkbox"/>	Informational	II
1I	<input type="checkbox"/>	Informational	II
1J	<input type="checkbox"/>	Informational	II
1K	<input type="checkbox"/>	\$400.00	I
1L	<input type="checkbox"/>	\$2,495.00	I
1M	<input type="checkbox"/>	\$1,300.00	I
1N	<input type="checkbox"/>	\$700.00	I

Complete all of the items quoted above with Primary Estimate.

**Total Estimate \$6,195.00**

Complete only the above Items checked.  
 Total \$ \_\_\_\_\_

*I have read and understand the terms of the Report referenced above and agree to the terms and conditions set forth.*

*First Choice Inspections 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 \_\_\_\_\_