



MULTIFAMILY
PRECISION
PROTECTION™



CSLB # 1124938



Prepared For
Diablo Grande
July 17, 2026

Neri Roca
Orkin Commercial Services
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Email: neri.roca@orkin.com

This report is limited to a visual inspection of the structure. There may be hidden infestations and/or areas of access that are not evident from a visual inspection. The purpose of this report is to document areas of concern from the interior and exterior inspection. Specifically: 1.) visible evidence of pest infection or damage; 2.) visible conditions conducive to infestations; 3.) visible areas of potential pest access to the structure.

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CUSTOMER INFORMATION

BUSINESS INFORMATION

Diablo Grande			
Business Name		Facility or Store Number (if applicable)	
9501 Morton Davis Dr.	Patterson	CA	95363
Service Address	City	State	Zip
Michael Oliver	209-262-9842		
Service Contact Name	Business Phone Number	Extension	
Moliver1952@gmail.com			
Service Contact Email			
Multi Family Dwelling			
Type of Business			

BILLING INFORMATION

9501 Morton Davis Dr.		Patterson		CA	95363
Billing Address		City		State	Zip
Michael Oliver	209-262-9842				
Billing Contact Name	Business Phone Number	Extension			
Moliver1952@gmail.com					
Billing Contact Email					
Notes					

Founded in 1901, Atlanta-based Orkin, LLC serves more than 1.7 million clients through more than 400 locations across the world. We'd like to put our century of pest research and real-world results to work for you. Our goal is to get to know your property inside and out, customize an Integrated Pest Management (IPM) program to fit your needs, and integrate seamlessly into your team – so you can breathe easier when it comes to pest control.



WHY CHOOSE ORKIN AS YOUR PARTNER?

Our Commercial Pros have extensive experience and receive world-class training so they understand the unique challenges you face.

- ◆ **National expertise** – We partner with you and provide unrivalled access to our national expertise and resources to help solve pest problems.
- ◆ **Rapid, effective response** – Because pest problems can occur at any time, we provide fast, reliable and high-quality service to help ensure your establishment is protected.
- ◆ **Breadth and depth of experience** – Our commitment and consistent nationwide service mean we deliver outstanding results, no matter where you are.
- ◆ **Security** – Orkin is bonded, and our Commercial Pros are screened and randomly drug tested to allay security concerns.

OUR A.I.M.® APPROACH TO PEST PREVENTION

Environmental Commitment

Effective pest management is a process, not a one-time event. Through our IPM approach, which we call A.I.M., we identify the best program for your needs based on scientific research and custom solutions. Our methods combine a collaborative and ongoing cycle of three critical activities, so you can rest assured that your business is getting maximum protection with minimum exposure.



Assess

First we inspect, identify and evaluate all the underlying reasons pests infest your establishment.



Implement

Your Orkin Commercial Pro continually works with you to develop customized solutions that suit your establishment's unique needs.



Monitor

Year-round monitoring, documentation, and communication help ensure the ongoing effectiveness of your service.

MULTIFAMILY PRECISION PROTECTION®

Orkin services thousands of multifamily properties across North America, so we understand that no two properties are exactly alike. We'll start with a comprehensive, on-site inspection and put our scientific solutions to work for you – with a pest management plan made just for your property.

National expertise – We partner with you and provide unrivaled access to our national expertise and resources to help solve pest problems you might face.

Rapid, effective response – Because pest problems can occur at any time, we provide fast, reliable and high-quality service.

Breadth and depth of experience – Our commitment to the multifamily industry and constant nationwide service mean we deliver outstanding, consistent results, no matter where you are.



Business Name: Diablo Grande

Service Address: 9501 Morton Davis Dr. Patterson, CA 95363

Account Manager: Neri Roca

Date: July 17, 2026



Icon indicates general area and is not precise.
Insect evidence and conditions may be widespread.

Bait Station Count: 0
Tin Cat Count: 0
Pest Monitor Count: 0
Fly Light Count: 0
Door Sweep Count: 0
Air Curtain Count: 0
Mouse Snap Trap Count: 0
Orkin Eclipse Count: 0
Bird Control Count: 0
Green Drain Count: 0
Wild Life Trap Count: 0

Restroom Care Count: 0
Actizyme Dispenser Count: 0
Actizyme Odor Control: 0
Pheromone Trap Count: 0
Glue Trap Count: 0
AirSpa/AirRemedy Count: 0
Rat Snap Trap Count: 0
Gateway Count: 0
Fly Bait Station Count: 0
Vital Clean Count: 0



SCOPE OF SERVICE

Diablo Grande

SERVICE AREA: DIABLO GRANDE

One-Time

- ◆ Gopher service

NOTE: Unless specified elsewhere in this scope of service, only the following pests are covered under this proposal: Cockroaches, Mice, Rats, Common Ants (excluding Carpenter, Pharaoh and Fire Ants), Spiders (excluding Brown Recluse Spiders), Pill Bugs, Centipedes, and Millipedes. A separate proposal is required for pests such as Bed Bugs, Bat Bugs, Mosquitoes, Termites, and other wood destroying organisms.



INITIAL INSPECTION OBSERVATIONS

Diablo Grande

DIABLO GRANDE COMMENTS / NOTES

◆ Extensive Ground squirrel issues throughout complex.

A large, empty rectangular box with a light gray background, intended for the customer's signature.

Customer Signature

Customer signature is simply acknowledgement of receipt of the Orkin Inspection Report to which the signature is affixed. The Orkin Inspection Report may contain matters that the customer will need to address should the customer decide to receive services from Orkin. The customer's signature is NOT a commitment to scheduling Orkin services. A separate agreement is required for these services.



INSPECTION REPORT

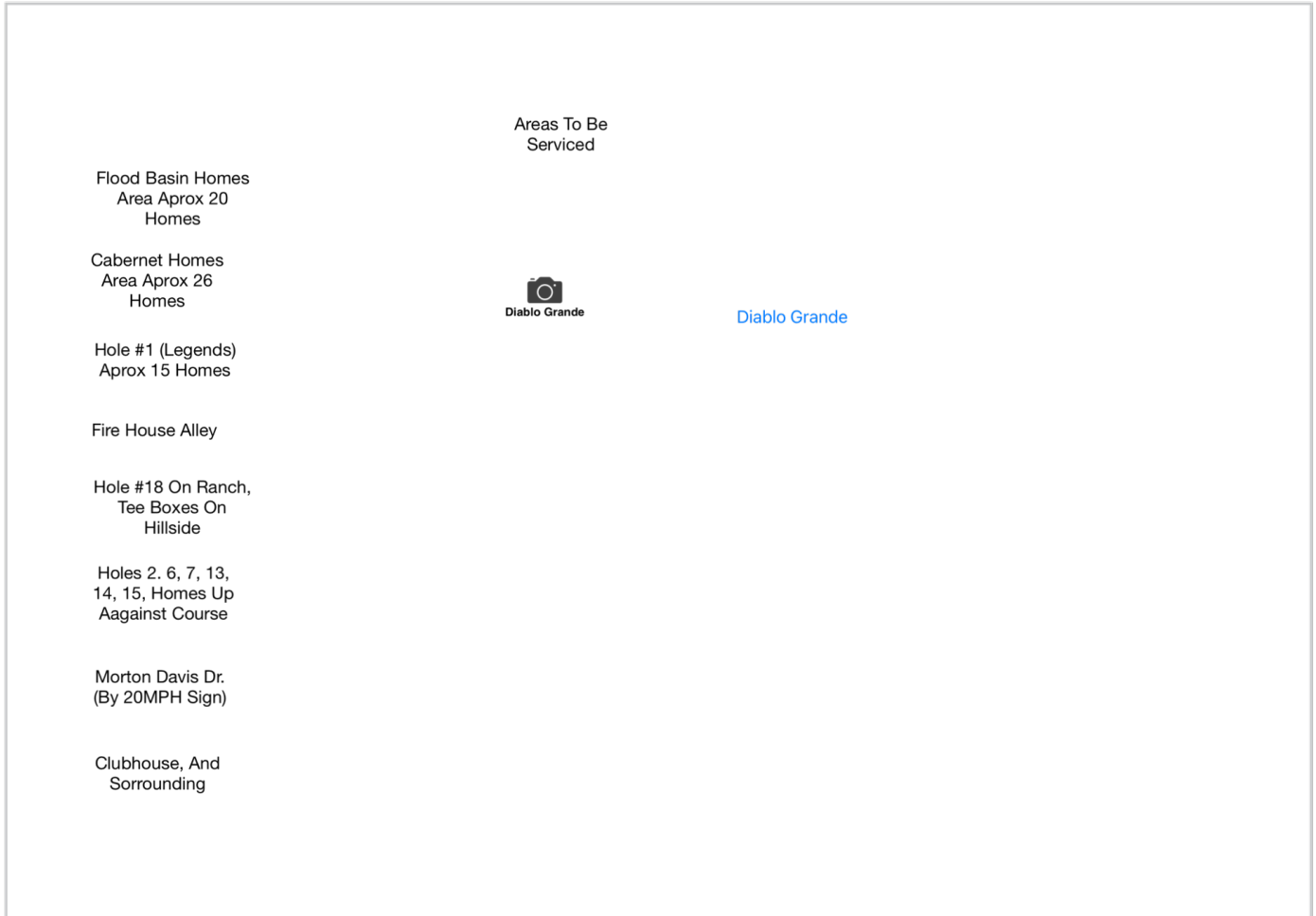
Diablo Grande Graph

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Date: July 17, 2026



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Bait Station Count:	0	Restroom Care Count:	0
Tin Cat Count:	0	Actizyme Dispenser Count:	0
Pest Monitor Count:	0	Actizyme Odor Control:	0
Fly Light Count:	0	Pheromone Trap Count:	0
Door Sweep Count:	0	Glue Trap Count:	0
Air Curtain Count:	0	AirSpa/AirRemedy Count:	0
Mouse Snap Trap Count:	0	Rat Snap Trap Count:	0
Orkin Eclipse Count:	0	Gateway Count:	0
Bird Control Count:	0	Fly Bait Station Count:	0
Green Drain Count:	0	Vital Clean Count:	0
Wild Life Trap Count:	0		

INITIAL INSPECTION IMAGES

Diablo Grande



Diablo Grande



Diablo Grande



Diablo Grande



Diablo Grande



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Diablo Grande



Diablo Grande



SCOPE OF SERVICE

Diablo Grande

SERVICE AREA: DIABLO GRANDE

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INITIAL INSPECTION OBSERVATIONS

Diablo Grande

DIABLO GRANDE COMMENTS / NOTES

◆ Extensive Ground Squirrel/Gopher activity throughout complex

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QUALITY ASSURANCE & OTHER SERVICES

QUALITY ASSURANCE

We back Precision Protection™ with Orkin's Quality Assurance program (featured in the American Society for Quality's Quality Progress magazine), which assures your pest management service meets Orkin's high quality standards – and your own.

60-DAY FOLLOW-UP INSPECTION

A follow-up visit by your Orkin Account Manager will be scheduled within 60 days of your initial service to review your IPM program. All findings will be documented and discussed with your designated facility representative.

ISO 9001: 2015 CERTIFIED CORPORATE COMPLIANCE AUDITS

Orkin employs a National Quality Systems Team, which utilizes an ISO 9001:2015 certified audit process to ensure proper documented procedures are followed. Close monitoring by the ISO Certification Process reinforces Orkin's documented quality management processes and strict regulatory compliance.

ADDITIONAL SERVICES

We would be happy to submit a proposal for any of the additional services below, upon your request.

- ◆ Bed bug control
- ◆ Bird control (baiting, netting, exclusion)
- ◆ Fly control (service, fly light rental)
- ◆ Orkin Actizyme® Floor and Drain Cleaner
- ◆ Termite control
- ◆ Orkin Actizyme® Odor Neutralizer
- ◆ Wildlife control (groundhogs, skunks, etc.)
- ◆ Mosquito control

A separate service agreement would be required for the above additional pests and services.



1 2X24 RESPONSE GUARANTEE

When you see a pest, you need service right away – 365 days a year. Orkin makes it easy with a direct priority line to our national customer service department and to your local branch. We'll respond to your request within 2 hours and if needed have someone on-site at your facility within 24 hours – guaranteed.

2 REIMBURSEMENT GUARANTEE*

Should your company be fined by a regulatory agency due solely to a pest infestation, Orkin will reimburse you for the amount of those fines that are paid.*

3 360° SATISFACTION GUARANTEE

- ◆ **60 days complimentary service if you're not satisfied with the way we begin our service** – After you choose Orkin, we provide a 60-day guarantee of our service. If you're not satisfied after the first 60 days, we reimburse you in full.
- ◆ **60 days complimentary service if you're not satisfied at any time thereafter** – At any time, if you are not completely satisfied with results of your regularly scheduled service, Orkin will provide complimentary service for up to 60 days until you're satisfied.
- ◆ **60 days complimentary service by another provider if you're still not satisfied** – If you are still dissatisfied after 60 days of Orkin's complimentary service and you wish to cancel our service, we will pay for the first 60 days of regular service by another provider of your choice.[^]

* Your account must be current, under contract for over 60 days, and your business must be compliant with sanitation and structural requests as noted on Orkin service reports.

[^] Payment to other provider due to unsatisfactory pest control shall not exceed Orkin's established rates for like service protocol.



INVESTMENT SUMMARY

Diablo Grande

PROPOSAL: One Time Service Gopher X Machine

SERVICE DESCRIPTION

Intensive Ground Squirrel Treatment Program
Perform an intensive ground squirrel treatment in designated areas of the complex.
Treatment may take up to seven business days to complete.
Use a Gopher X machine to introduce carbon monoxide and visible smoke into active underground burrows.
The treatment is designed to significantly reduce ground squirrel activity within the complex.
After the intensive treatment, conduct two follow-up visits per week for three weeks.
A total of six follow-up visits are included.
During follow-up visits, technicians will:
Inspect all treated areas.
Monitor for reopened burrows or renewed activity.
Provide additional treatment as needed.

PEST CONTROL SERVICE

TYPE	FREQUENCY
Standard	One-Time (OT)

INVESTMENT **

Total Initial Month	\$10,800.00
Per Service Visit	\$0.00

*** Quote excludes tax and replacement cost of pest control equipment*