WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	ZIP	Date of Inspection	Number of Pages
17656	Mockingbird Hill Cir	Riverside	92504	05/20/2026	4

Rockwell Pest Solutions Inc
10574 Acacia st D-2
Rancho Cucamonga CA 91730
(909) 991-8447
reports@rockwellpest.com
www.rockwellpest.com

Report # : 22487
Registration # : PR 8331
Escrow # :
☐ CORRECTED REPORT

Ordered by:	Property Owner and Party of Interest:		Report sent to:
Dorinda Otwell	Dorinda Otwell 17656 Mockingbird Hill Cir Riverside CA 92504	Nathan Devlin Devlin Realty 5005 La Mart Drive, Ste 100 B9 Riverside CA 92507	Pre-escrow

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

GENERAL DESCRIPTION:
Two story, stucco, tile roof, occupied, furnished, attached garage.

Inspection Tag Posted:
Garage

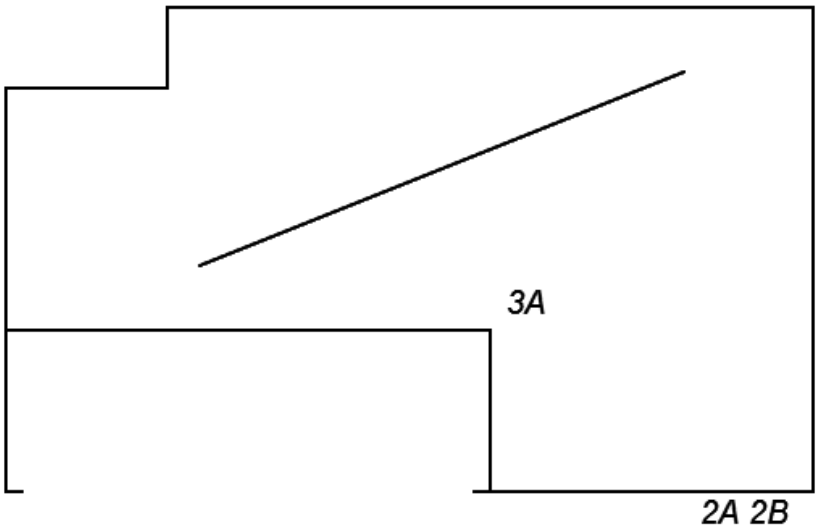
Other Tags Posted:

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.

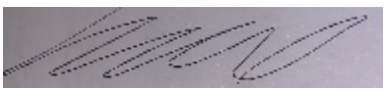
☐ Subterranean Termites ☒ Drywood Termites ☒ Fungus / Dryrot ☐ Other Findings ☐ Further Inspection

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 items.

Diagram Not To Scale



Inspected By: Brett Rockwell **State License No.** OPR11887 **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.

ROCKWELL PEST SOLUTIONS INC

17656	Mockingbird Hill Cir	Riverside	CA	92504
Address of Property Inspected		City	State	ZIP

05/20/2026	22487	
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SECTION I:

2A - Drywood

FINDING - Evidence of drywood termites noted in window shelf.

RECOMMENDATION - Locally treat with registered termiticide premise foam for the control of drywood termites. Remove or cover the drywood termite fecal pellets in accessible areas.

Quote Price: $675.00

2B - Drywood

FINDING - Evidence of drywood termite damage to the window trim.

Recommendation - See 3A for pricing and repairs.

Quote Price: $0.00

3A - Fungus / Dryrot

FINDING - Fungus damage to the stairwell baseboard.

RECOMMENDATION - Remove fungus damaged wood member(s) and replace and or repair.

Quote Price: $850.00

Thank you for selecting us to perform a structural pest control inspection on your property. Should you have any questions regarding this report, please call us directly by the contact information provided on the first page of the inspection report.

Our inspectors have determined that your property will benefit from a safe application of chemicals commonly used for structural pest control. In accordance with the laws and regulations of the State of California, we are required to provide you and your occupants with the following information

17656	Mockingbird Hill Cir	Riverside	CA	92504
Address of Property Inspected		City	State	ZIP

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prior to any application of chemicals to such property.

Please take a few moments to read and become familiar with the content. 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 scientific evidence, there are no appreciable risks weighted by the benefits. The degree of risk depends on 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 of the following agencies in your area:

Poison Control Center	(800) 222-1222
Agricultural Department	(951) 955-3045
Health Department	(951) 358-5058
Structural Pest Control Board	(916) 561-8700 2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815

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WORK AUTHORIZATION

Report #: 22487

No work will be performed until a signed copy of this agreement has been received.

Address of Property :	17656 Mockingbird Hill Cir
City:	Riverside
State/ZIP:	CA 92504

The inspection report of the company dated, **05/20/2026** is incorporated herein by reference as though fully set forth.
The company is authorized to proceed with the work outlined in the items circled below from the Termite Inspection Report for the property inspected, for a total sum of $ _____ . This total amount is due and payable within **30 days** from completion repair work and/or chemical application.

THE COMPANY AGREES

To guarantee all repair completed by this company for one year from date of completion except for caulking, grouting, or plumbing, which is guaranteed for a period of **ninety (90) days**. We assume no responsibility for work performed by others, to be bound to perform this work for the price quoted in our cost breakdown for a period not to exceed 30 days, to use reasonable care in the performance of our work but to assume no responsibility for damage to any hidden pipes, wiring, or other facilities or to any shrubs, plants, or roof.

THE OWNER OR OWNER'S AGENT AGREES

To pay for services rendered in any additional services requested upon completion of work to pay a service charge of one and one-half percent (1 1/2%) interest per month, or portion of any month, annual interest rate of eighteen percent (18%) on accounts exceeding the ten (10) day full payment schedule. The Owner grants to The Company a security interest in the property to secure payment sum for work and inspection fee completed. In case of non-payment by The owner, reasonable attorney fees and costs of collection shall be paid by owner, whether suit be filed or not.

ALL PARTIES AGREE

If any additional work is deemed necessary by the local building inspector, said work will not be performed without additional authorization from owner or owner's agent. This contract price does not include the charge of any Inspection Report fees. Circle the items you wish performed by The Company, below and enter total amount above:

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.

ITEMS

Prefix	Section I	Section II	Further Inspection	Other
2A	675.00	0.00	0.00	0.00
2B	0.00	0.00	0.00	0.00
3A	850.00	0.00	0.00	0.00
Total:	1,525.00	0.00	0.00	0.00

GRAND TOTAL: **1,525.00**

Property Owner: Date: Inspected By: Date:

Owner's Agent: Date:

INVOICE / STATEMENT

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Date: 05/20/2026
Report Number: 22487
Invoice Number: 22487-1
Escrow Number:

Property Inspected: 17656 Mockingbird Hill Cir
Riverside, CA 92504

Bill To: Pre-escrow

Inspection - Seller: $	125.00
Invoice Total: $	125.00
Payments: $	125.00
Total Due: $	**0.00**

Description of Service

RETAIN THIS COPY FOR YOUR RECORDS
We appreciate the opportunity to serve you

CUT HERE *CUT HERE* *CUT HERE*

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RETURN THIS COPY WITH REMITTANCE
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Address of Property Inspected	City	State	ZIP



