WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	ZIP	Date of Inspection	Number of Pages
61	Pine Oaks Rd.	Oroville	95966	10/12/2026	5

Hobbs Pest Solutions, Inc
P. O. Box 2486
Oroville CA 95965
(530) 624-5390
bhobbs@hobbspestsolutions.com

Report # : 14301
Registration # : PR 7460
Escrow # :
☐ CORRECTED REPORT

Ordered by:	Property Owner and Party of Interest:	Report sent to:
Randy Chapman* Table Mountain Realty 3400 Oro Dam Blvd. East Oroville CA 95966 United States	Lisa Marie Dean 61 Pine Oaks Rd. Oroville CA 95966 United States	

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

GENERAL DESCRIPTION:
One story, single family residence, raised foundation, wood and brick exterior, composition roofing, garage, occupied/furnished

Inspection Tag Posted:
Water Heater

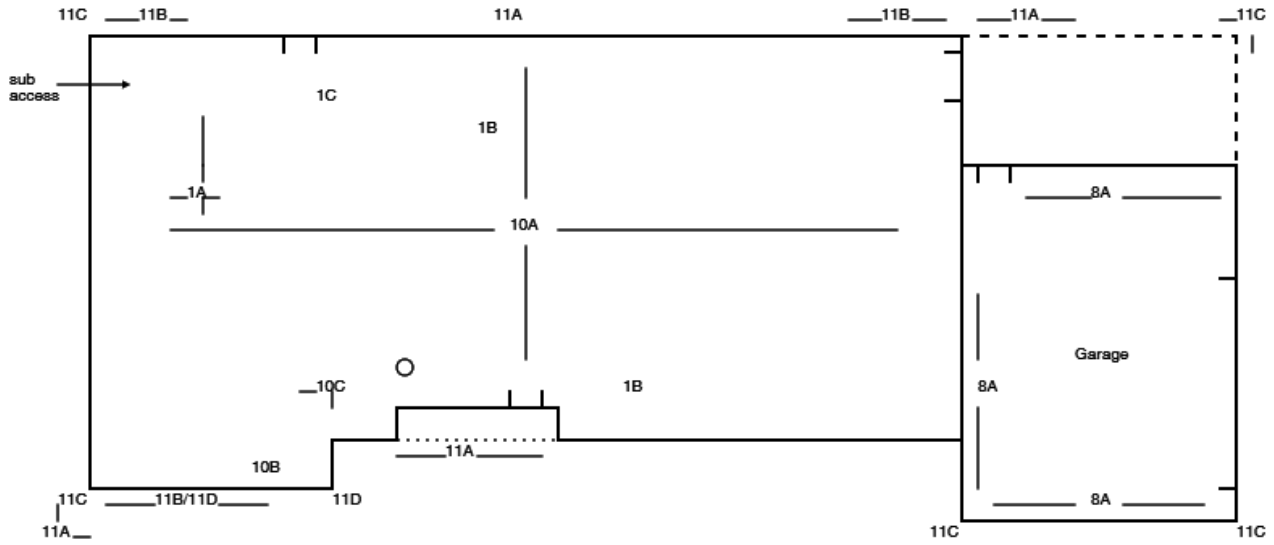
Other Tags Posted:

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: Evan J. Castillo **State License No.** FR63929 **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.

HOBBS PEST SOLUTIONS, INC

61	Pine Oaks Rd.	Oroville	CA	95966
Address of Property Inspected		City	State	ZIP

10/12/2026	14301	
Date of Inspection	Corresponding Report No.	Escrow No.

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.

HOBBS PEST SOLUTIONS, INC

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10/12/2026	14301	
Date of Inspection	Corresponding Report No.	Escrow No.

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 EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR 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 HIS INSPECTION AND CANNOT BE DEFINED AS SECTION I OR II.

1. SUBSTRUCTURE AREA:

1A - Section II
FINDINGS - cellulose debris noted in sub area

RECOMMENDATION - Remove all cellulose debris of a size that can be raked (or larger).

1B - Section II
FINDINGS - excessive moisture condition, active plumbing leaks noted in sub area at various locations

RECOMMENDATION - Owner/agent should engage the services of a licensed plumber to repair plumbing leak.

1C - Section II
FINDINGS - excessive moisture condition, dryer vent disconnected, venting into sub area

RECOMMENDATION - reconnect as needed

8. GARAGES

8A - Further Inspection
FINDINGS - areas in garage inaccessible at time of inspection

RECOMMENDATION - Upon Request after storage has been moved away from walls by others, a further inspection will be made, and a supplemental report issued with any additional findings.

10. OTHER - INTERIOR

10A - Notes
FINDING - Structure was occupied and/or interior furnished at time of inspection, inaccessible areas exist due to personal property and furniture.

RECOMMENDATION - if a home is occupied and/or furnished at time of inspection, hidden damages may exist. Hobbs Pest Solutions is not liable for hidden interior damages as we are not permitted to move furniture/personal items

10B - Section II
FINDINGS - excessive moisture condition, loose toilet noted in bathroom

REC- Secure or tighten as needed, pull toilet and replace wax ring and hardware only if needed. If hidden sub flooring damaged is exposed at time of repairs, a supplemental report will be submitted.

10C - Section I
FINDINGS - excessive moisture damage noted to bathroom base boards

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RECOMMENDATION -.Cut out excessive moisture damages to wood members (dry rot and/or fungus), treat with state approved fungicide and repair as needed. (Prime Paint Only) if hidden damages are revealed during repairs, a supplemental report will be submitted

11. OTHER - EXTERIOR

11A - Section II

FINDINGS - excessive moisture condition, chipped/peeling paint and/or bare/exposed wood or unsealed joints noted to exterior at various locations

RECOMMENDATION - Other trades to seal/paint/stain as needed.

11B - Section I

FINDINGS - excessive moisture damage, fungus and/or dry rot noted to siding and/or trim at various locations

RECOMMENDATION- Remove and replace damaged siding and/or trim with matching or harmonizing style material. Z-bar if often used when only lower portions of siding/skirting are replaced. If further damages are exposed during removal of infected/infested siding/trim, a supplemental report will be submitted with new findings and recommendations for correction. Prime paint only

11C - Section I

FINDINGS - excessive moisture damage, fungus and/or dry rot noted to fascia and/or barge rafters/shingle molding at various locations

RECOMMENDATION - Cut back or cut out infected and or damaged (dry rot/fungus) wood members. Scrape and treat with fungicide to stop spread of infection. Fill in, replace or repair as needed. Prime paint only upon owners request. If further damages are uncovered at time of repairs, a supplemental report will be submitted.

11D - Section I

FINDINGS - excessive moisture damage, fungus and/or dry rot noted to water shelf at various locations

RECOMMENDATION -.Cut out excessive moisture damages to wood members (dry rot and/or fungus), treat with state approved fungicide and repair as needed. (Prime Paint Only) if hidden damages are revealed during repairs, a supplemental report will be submitted

One or more of the following chemicals may be used on your property:
Premis 75-WP (Imidacloprid)
Termidor SC (Fipronil)
Timbor (Disodium Octaborate tetrahydrate)
Vikane (Sulfuryl Fluoride)

***If interested in termite monitoring stations or rodent clean and disinfect, please contact Hobbs Pest Solutions for pricing**

This section is to be filled out and initialed by fiscally responsible persons. By initialing this section, you acknowledge that you are the financially responsible party for all repair work and/or termite treatment completed by Hobbs Pest Solutions, Inc.

Name of financially responsible party: _____

Payment Type: _____

Initial:_____

Poison Control Center	(800) 222-1222
Agricultural Department	(530) 538-7381
Health Department	(530) 538-7581

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Structural Pest Control Board

(916) 561-8700
2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815

Hobbs Pest Solutions, Inc
P. O. Box 2486
Oroville CA 95965
(530) 624-5390
bhobbs@hobbspestsolutions.com

WORK AUTHORIZATION

Report #: 14301

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

Address of Property : 61 Pine Oaks Rd.

City: Oroville

State/ZIP: CA 95966

The inspection report is incorporated herein by reference as though full set forth. The company is authorized to proceed with the work outlined in the items below from the Termite Inspection Report for the property inspected. **The total amount is due and payable up front**. Since payment is due up front, repairs will be postponed until payment has been received. Payment arrangements can be discussed but are at the discretion of Hobbs Pest Solutions, Inc.

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.

CANCELLATION POLICY

All repairs are subject to a $500 cancellation fee once scheduled. If notice of cancellation is not submitted 24 hours prior to the start of repairs, a fee of $1000 will be applied and billed to the responsible party.

DISCLAIMER

Hobbs Pest Solutions, Inc., will not be responsible for damage to hidden pipes, conduit, ducts or their repair.

I have read, understand and agree to the above statements.

Initials: _____

ITEMS

Prefix	Section I	Section II	Further Inspection	Other
1A	0.00	113.00	0.00	0.00
1B	0.00	n/a	0.00	0.00
1C	0.00	88.00	0.00	0.00
8A	0.00	0.00	n/a	0.00
10B	0.00	113.00	0.00	0.00

Property Owner: _____ Date: _____ Inspected By: _____ Date: _____

Owner's Agent: _____ Date: _____

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WORK AUTHORIZATION

Report #: 14301

Prefix	Section I	Section II	Further Inspection	Other
10C	226.00	0.00	0.00	0.00
11A	0.00	n/a	0.00	0.00
11B	628.00	0.00	0.00	0.00
11C	992.00	0.00	0.00	0.00
11D	377.00	0.00	0.00	0.00
Total:	2,223.00	314.00	0.00	0.00

GRAND TOTAL: **2,537.00**

Property Owner: _____ Date: _____ Inspected By: _____ Date: _____

Owner's Agent: _____ Date: _____

61 Pine Oaks Rd.	Oroville	CA	95966
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11B, 11D



11C



11B, 11D



11D



11C



11C



11C



11C



11B



11B



11C

61 Pine Oaks Rd.	Oroville	CA	95966
Address of Property Inspected	City	State	ZIP



10C



1C



1B



1B

INVOICE / STATEMENT

Hobbs Pest Solutions, Inc
P. O. Box 2486
Oroville CA 95965
(530) 624-5390
bhobbs@hobbspestsolutions.com

Date: 10/12/2026
Report Number: 14301
Invoice Number: 14301-1
Escrow Number:

Property Inspected: 61 Pine Oaks Rd.
Oroville, CA 95966

Inspection: $	195.00
Invoice Total: $	195.00
Payments: $	195.00
Total Due: $	**0.00**

Bill To: Lisa Marie Dean
61 Pine Oaks Rd.
Oroville, CA 95966
United States

MOBILE: (530) 403-3300
lisamariedean3@gmail.com

Description of Service

RETAIN THIS COPY FOR YOUR RECORDS
THANK YOU FOR YOUR BUSINESS

CUT HERE *CUT HERE* *CUT HERE*

INVOICE / STATEMENT

Hobbs Pest Solutions, Inc
P. O. Box 2486
Oroville CA 95965
(530) 624-5390
bhobbs@hobbspestsolutions.com

Date: 10/12/2026
Report Number: 14301
Invoice Number: 14301-1
Escrow Number:

Property Inspected: 61 Pine Oaks Rd.
Oroville, CA 95966

Inspection: $	195.00
Invoice Total: $	195.00
Payments: $	195.00
Total Due: $	**0.00**

Bill To: Lisa Marie Dean
61 Pine Oaks Rd.
Oroville, CA 95966
United States

MOBILE: (530) 403-3300
lisamariedean3@gmail.com

Description of Service

RETURN THIS COPY WITH REMITTANCE
THANK YOU FOR YOUR BUSINESS