

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 1431	Street Heather Circle	City Chico	ZIP 95926	Date of Inspection 03/28/2023	Number of Pages 5
----------------------	--------------------------	---------------	--------------	----------------------------------	----------------------

Stone Ridge Termite and Pest

P.O. Box 6927
Chico CA 95927
(530) 228-1964 (530) 876-9271
stoneridge0790@sbcglobal.net
Fax (530) 876-9273

Report # : 40689
Registration # : PR3779
Escrow # :
 CORRECTED REPORT

Ordered by: Becky Prater Becky Prater Real Estate 120 Amber Grove Dr Suite 122 Chico CA 95973 becky@beckysbuys.com	Property Owner and/or Party of Interest: C/O Becky Prater Becky Prater Real Estate 120 Amber Grove Dr Suite 122 Chico CA 95973 becky@beckysbuys.com	Report sent to: Becky Prater Becky Prater Real Estate 120 Amber Grove Dr Suite 122 Chico CA 95973 becky@beckysbuys.com
---	--	---

COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

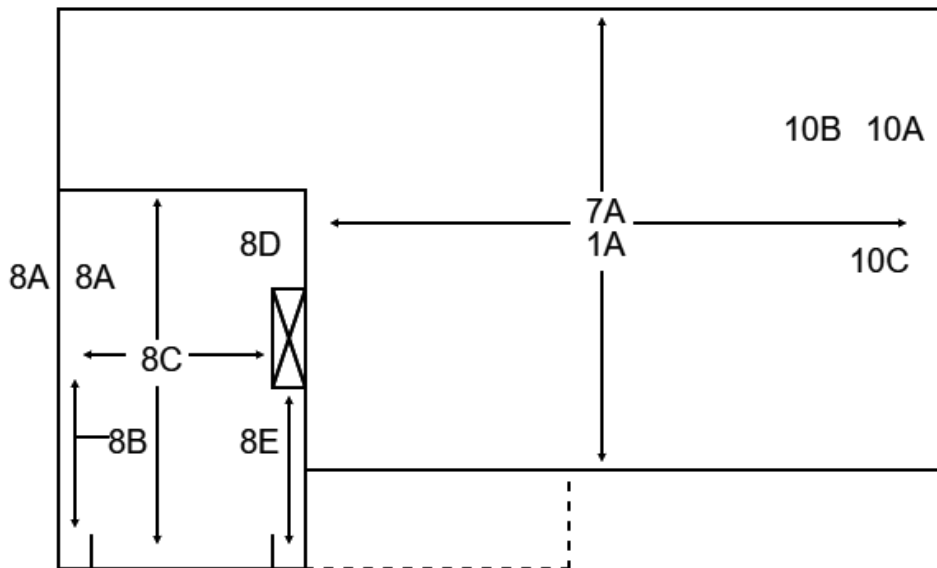
GENERAL DESCRIPTION: Single family residence; furnished, attached garage	Inspection Tag Posted: Garage Other Tags Posted: None noted
---	--

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: Kevin Erskine
 State License No. FR28893
 Signature: *Kevin Erskine*

STONE RIDGE TERMITE AND PEST

Page 2 of 5 inspection report

1431	Heather Circle	Chico	CA	95926
Address of Property Inspected		City	State	ZIP
03/28/2023	40689			
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.

STONE RIDGE TERMITE AND PEST

Page 3 of 5 inspection report

1431	Heather Circle	Chico	CA	95926
Address of Property Inspected		City	State	ZIP
03/28/2023	40689			
Date of Inspection	Corresponding Report No.	Escrow No.		

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 - Further Inspection

FINDING: The subarea is inaccessible for inspection due to inadequate clearance between the soil, ducting and the plumbing making it inaccessible for physical inspection.

RECOMMENDATION: Interested parties should engage the services of an appropriate trades person to excavate the subarea soil to the required clearance for further inspection. call for an inspection of the inaccessible area. The area will be inspected for an additional charge not to exceed the cost of the original inspection and a supplemental report will be issued.

7. ATTIC SPACES

7A - Section II

FINDING: Stains were noted at the attic wood members as viewed from the access opening. Unable to determine if stains are active or passive.

RECOMMENDATION: Interested parties should engage the services of a licensed contractor to check for leaks and to perform any corrective work needed.

7B - Notes

NOTE: Portions of the attic wood members are inaccessible for inspection due to attic insulation.

8. GARAGES

8A - Section I

FINDING: Wet stains and fungus damage noted at the garage door, jambs and trim. Damage may extend into inaccessible areas.

RECOMMENDATION - Interested parties should engage the services of a licensed contractor to check for leaks and to perform any corrective work needed. Remove the fungus damaged portions of the door, jambs and trim. Call for a reinspection of the inaccessible areas. The inaccessible areas will be inspected for a fee if made accessible by the interested parties at his/her expense. A supplemental report will be filed at such time. No opinion is rendered concerning the conditions in the area at this time. Replace with new material.

8B - Section I

FINDING: Wet stains and fungus infection/damage noted at the garage wall studs and sill plate. Damage may extend into

STONE RIDGE TERMITE AND PEST

Page 4 of 5 inspection report

1431	Heather Circle	Chico	CA	95926
Address of Property Inspected		City	State	ZIP
03/28/2023	40689			
Date of Inspection	Corresponding Report No.	Escrow No.		

inaccessible areas.

RECOMMENDATION: Remove the fungus damaged portions of the wall studs and sill plate. Call for a reinspection of the inaccessible areas. The inaccessible areas will be inspected for a fee if made accessible by the interested parties at his/her expense. A supplemental report will be filed at such time. No opinion is rendered concerning the conditions in the area at this time. Replace with new material.

8C - Section II

FINDING: Stains were noted at the garage roof sheathing, rafters and upper wall wood members. Unable to determine if stains are active or passive.

RECOMMENDATION: Interested parties should engage the services of a licensed contractor to check for leaks and to perform any corrective work needed.

8D - Section II

FINDING: Stains were noted at the wood members adjacent to the furnace exhaust pipe. Unable to determine if stains are active or passive.

RECOMMENDATION: Interested parties should engage the services of a licensed contractor to check for leaks and to perform any corrective work needed.

8E - Further Inspection

FINDING: Portions of the garage are inaccessible for inspection due to occupant's storage along the perimeter walls.

RECOMMENDATION: The owner should remove the storage and call for further inspection of the garage. For an additional charge not to exceed the cost of the original inspection, the garage will be inspected and a supplemental report will be issued and any findings and recommendations will be listed.

10. OTHER - INTERIOR

10A - Section II

FINDING: Toilet stool is loose at the master bathroom location indicated by "10A" on the diagram.

RECOMMENDATION: Re-set the toilet stool as needed.

10B - Section II

FINDING: Stains (dry) were noted at the master bathroom sink cabinet bottom.

RECOMMENDATION: Interested parties should engage the services of a licensed plumber to check for leaks and make repairs as needed.

10C - Section II

FINDING: Cracked tile grout was noted at the hall bathroom bathtub/shower enclosure walls.

RECOMMENDATION: Seal/repair the bathtub surround tile grout as needed to help prevent moisture related problems in this area.

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.

STONE RIDGE TERMITE AND PEST

Page 5 of 5 inspection report

1431	Heather Circle	Chico	CA	95926
Address of Property Inspected		City	State	ZIP
03/28/2023	40689			
Date of Inspection	Corresponding Report No.		Escrow No.	

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 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	(530) 538-7381
Health Department	(530) 538-7581
Structural Pest Control Board	(916) 561-8700

2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815



7A



8A



8A



8B



8C



8C

1431 Heather Circle
Address of Property Inspected

Chico
City

CA
State

95926
ZIP



8C



8D



10A

10B

Stone Ridge Termite and Pest

P.O. Box 6927
Chico CA 95927
(530) 228-1964 (530) 876-9271
stoneridge0790@sbcglobal.net
Fax (530) 876-9273

WORK AUTHORIZATION

Report #: 40689

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

Address of Property : 1431 Heather Circle
City: Chico
State/ZIP: CA 95926

The inspection report of the company dated, **03/28/2023** 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
1A	0.00	0.00	0.00	0.00
7A	0.00	0.00	0.00	0.00
8A	400.00	0.00	0.00	0.00
8B	275.00	0.00	0.00	0.00
8C	0.00	0.00	0.00	0.00
8D	0.00	0.00	0.00	0.00
8E	0.00	0.00	0.00	0.00
10A	0.00	0.00	0.00	0.00
10B	0.00	0.00	0.00	0.00
10C	0.00	0.00	0.00	0.00
Total:	675.00	0.00	0.00	0.00

GRAND TOTAL: 675.00

Property Owner: _____ Date: _____ Inspected By: Kevin Erskine Date: _____

INVOICE / STATEMENT

Stone Ridge Termite and Pest

P.O. Box 6927
Chico CA 95927
(530) 228-1964 (530) 876-9271
stoneridge0790@sbcglobal.net
Fax (530) 876-9273

Date: 03/28/2023

Report Number: 40689

Invoice Number: 40689-1

Escrow Number:

Property 1431 Heather Circle
Inspected: Chico, CA 95926

Bill To: C/O Becky Prater
Becky Prater Real Estate
120 Amber Grove Dr Suite 122
Chico, CA 95973

becky@beckysbuys.com

Inspection Fee: \$	210.00
Invoice Total: \$	210.00
Payments: \$	0.00
Total Due: \$	210.00

Description of Service

RETAIN THIS COPY FOR YOUR RECORDS
THANK YOU FOR YOUR BUSINESS

CUT HERE

CUT HERE

CUT HERE

INVOICE / STATEMENT

Stone Ridge Termite and Pest

P.O. Box 6927
Chico CA 95927
(530) 228-1964 (530) 876-9271
stoneridge0790@sbcglobal.net
Fax (530) 876-9273

Date: 03/28/2023

Report Number: 40689

Invoice Number: 40689-1

Escrow Number:

Property 1431 Heather Circle
Inspected: Chico, CA 95926

Bill To: C/O Becky Prater
Becky Prater Real Estate
120 Amber Grove Dr Suite 122
Chico, CA 95973

becky@beckysbuys.com

Inspection Fee: \$	210.00
Invoice Total: \$	210.00
Payments: \$	0.00
Total Due: \$	210.00

Description of Service

RETURN THIS COPY WITH REMITTANCE
THANK YOU FOR YOUR BUSINESS