WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	ZIP	Date of Inspection	Number of Pages
117	W.21st Street	Chico	95928	06/03/2025	4

HOUSE DETECTIVE TERMITE CONTROL INC
11 COMMERCE CT. SUITE 10
CHICO CA 95928
(530) 894-7900 (530) 591-7079
hdetective@att.net Fax (530) 894-7902

Report # : 16192
Registration # : PR5960
Escrow # :
☐ CORRECTED REPORT

Ordered by:	Property Owner and Party of Interest:	Report sent to:
Darin Wilson		

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

GENERAL DESCRIPTION:
One story wood frame six-plex.

Inspection Tag Posted:
At the water heater

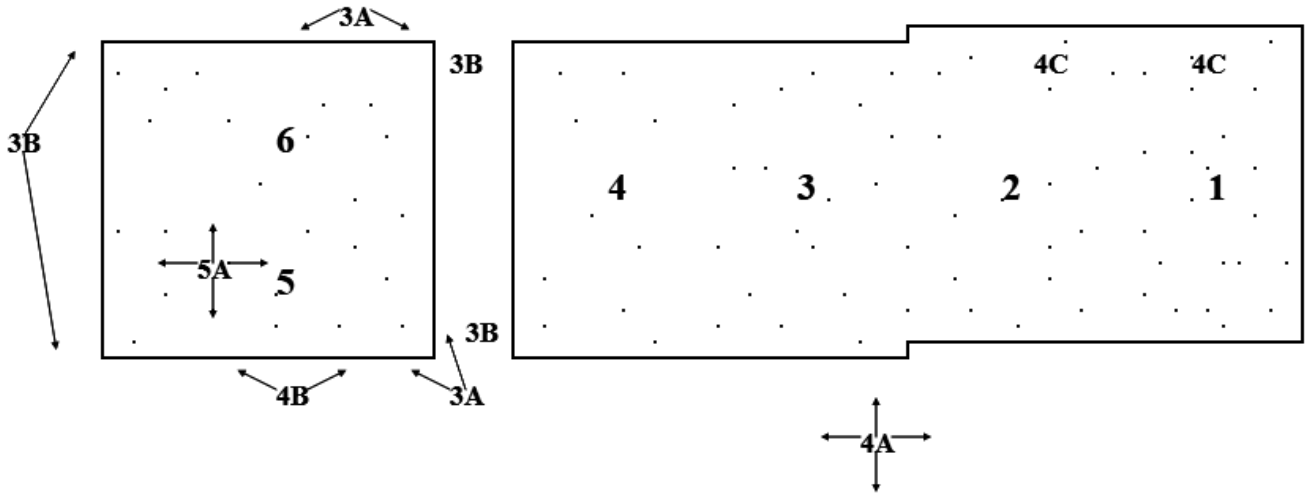
Other Tags Posted:

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: Gregory D Hosler **State License No.** OPR10012 **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.

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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.

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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 infestations or infections. 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.

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.

SECTION III / 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.

3. FUNGUS / DRYROT:

3A - Section I

FINDING: Fungus damage was found to lower siding and trim where indicated.

RECOMMENDATION: We recommend the owner/agent engage the services of a licensed contractor to remove all damaged members and to replace with new appropriate material.

3B - Section I

FINDING: Fungus damage was found to roof eave members where indicated.

RECOMMENDATION: We recommend the owner/agent engage the services of a licensed roofing contractor to remove all damaged members and to replace with new appropriate material.

4. OTHER FINDINGS:

4A - Section II

FINDING: Areas of the exterior appear to have peeling and/or bubbling paint exposing weathered wood rendering it vulnerable to potential infection by fungus.

RECOMMENDATION: Owner or interested parties are advised to employ the services of an appropriate licensed painting contractor to scrape these surfaces and apply new paint or other wood sealer.

4B - Section II

FINDING: Earth wood contacts were noted to lower siding with possible hidden damage.

RECOMMENDATION: We recommend the owner/agent engage the services of a licensed contractor to lower soil levels as needed and to check for hidden damage.

4C - Section II

FINDING: Loose receiving tub walls in unit 1 and moisture damaged sheetrock next to the tub in unit 2.

RECOMMENDATION: We recommend the owner/agent engage the services of a licensed contractor to repair areas as needed.

5. FURTHER INSPECTION:

5A - Further Inspection

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FINDING: The interior of unit 5 was not inspected.

RECOMMENDATION: Further inspection will be performed upon request after proper access has been provided.

NOTES:

Note A

Portions of the interior of the units have limited access due to personal storage.

Note B

This inspection is from ground level only. We do not go on the roof. No opinion to areas which could not be probed from the ground.

INVOICE / STATEMENT

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hdetective@att.net Fax (530) 894-7902

Date: 06/03/2025
Report Number: 16192
Invoice Number: 16192-1
Escrow Number:

Property Inspected: 117 W.21st Street
Chico, CA 95928

Bill To: Darin Wilson

darinsemail@yahoo.com

Inspection: $	550.00
Invoice Total: $	550.00
Payments: $	0.00
Total Due: $	**550.00**

Description of Service
Original inspection fee.

RETAIN THIS COPY FOR YOUR RECORDS
THANK YOU FOR YOUR BUSINESS

CUT HERE *CUT HERE* *CUT HERE*

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RETURN THIS COPY WITH REMITTANCE
THANK YOU FOR YOUR BUSINESS

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Units 1-4.



Units 5 and 6.



3A - Damaged trim.



3A - Damaged siding and trim.



3A - Damaged siding.



3B - Damaged roof rafter and roof sheathing.

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3B - Damaged roof rafter.



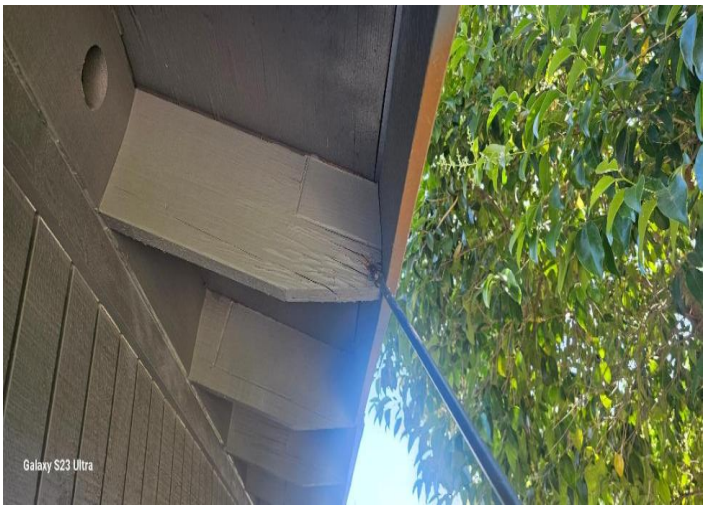
3B - Damaged roof rafter.



3B - Damaged roof rafter.



3B - Damaged roof rafter.



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3B - Damaged roof rafter.

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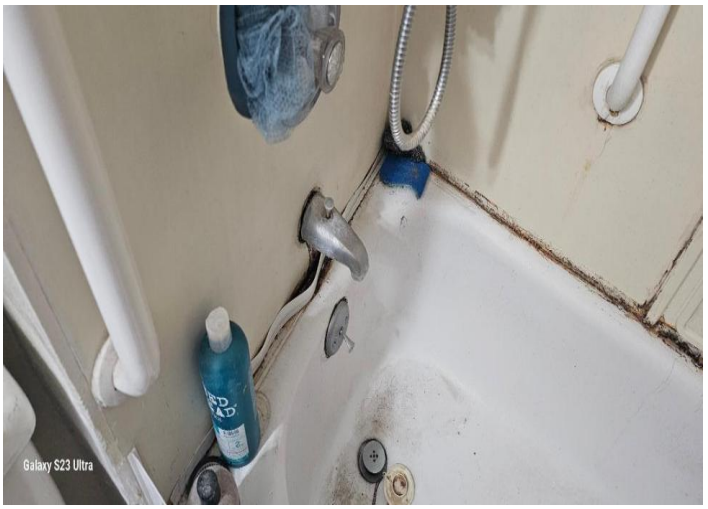
3B - Damaged roof rafter.



3B - Damaged roof rafters.



3B - Damaged roof rafter.



4C - Loose tub panels in unit 1.



4C - Moisture damaged sheetrock in unit 2.