WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	ZIP	Date of Inspection	Number of Pages
1915	Manzanita Ave	Chico	95926	08/11/2026	7

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 # : 43740
Registration # : PR3779
Escrow # :
☐ CORRECTED REPORT

Ordered by:	Property Owner and Party of Interest:	Report sent to:
Raudel Garcia EXP Realty raudeltherealtor@gmail.com	C/O Raudel Garcia EXP Realty raudeltherealtor@gmail.com	Raudel Garcia EXP Realty raudeltherealtor@gmail.com

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

GENERAL DESCRIPTION:
Single family residence; furnished

Inspection Tag Posted:
Subarea

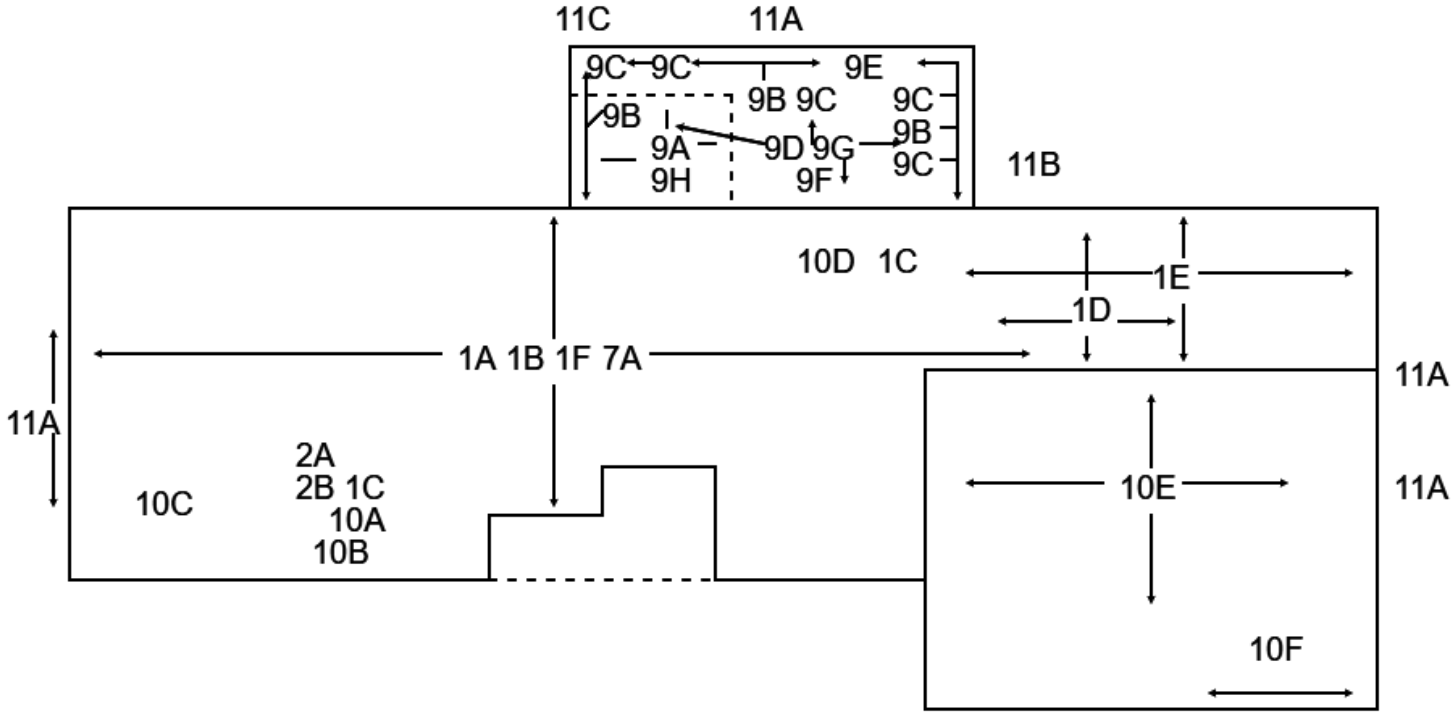
Other Tags Posted:
None noted

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

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.

STONE RIDGE TERMITE AND PEST

1915	Manzanita Ave	Chico	CA	95926
Address of Property Inspected		City	State	ZIP

08/11/2026	43740	
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

1915	Manzanita Ave	Chico	CA	95926
Address of Property Inspected		City	State	ZIP

08/11/2026	43740	
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
FINDING: Cellulose debris (wood, paper products) was noted in the subarea.

RECOMMENDATION: Remove and dispose of the cellulose debris of a rakeable size from the subarea

1B - Section II
FINDING: Damp soil noted in the front porch subarea apparently due to ground water seepage and poor ventilation.

RECOMMENDATION: Install foundation vents and/or a vapor barrier on the surface of the soil so that approximately 75% - 90% coverage is attained.

1C - Section II
FINDING: Stains were noted at the subfloor wood members beneath the kitchen and bathrooms.

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

1D - Section II
FINDING: Earthwood contacts were noted at the support posts in the subarea.

RECOMMENDATION: Regrade the soil to correct the earthwood contacts.

1E - Further Inspection
FINDING: Portions of the subarea are 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.

1F - Other
FINDING: Stains were noted at the subfloor wood members adjacent to the foundation vents. Moisture appears to be the result of wind-driven rains. No moisture-related damage was noted.

RECOMMENDATION: Periodic inspection advised.

2. STALL SHOWER

1915	Manzanita Ave	Chico	CA	95926
Address of Property Inspected		City	State	ZIP

08/11/2026	43740	
Date of Inspection	Corresponding Report No.	Escrow No.

2A - Section II
FINDING: Leaks were noted at the stall shower enclosure door and seams.

RECOMMENDATION: Seal the stall shower enclosure door and seams as needed to help prevent moisture related problems in this area.

2B - Section II
FINDING: Cracks were noted at the stall shower glass enclosure walls.

RECOMMENDATION: Seal/replace the cracked glass enclosure walls as needed to help prevent moisture related problems in this area.

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.

9. DECKS - PATIOS

9A - Section I
FINDING: Fungus infection/damage noted at the enclosed patio decking. Damage may extend into inaccessible areas.

RECOMMENDATION: Remove the fungus damaged portions of the decking. 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. Scrape and/or power wash fungus infected wood members and treat with a registered fungicide.

9B - Section II
FINDING**:** Stains were noted at the enclosed patio walls. 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.

9C - Section II
FINDING**:** Stains were noted at the enclosed patio window headers, frames, sills and adjacent areas. 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.

9D - Section II
FINDING: Stains were noted at the patio cover roof sheathing and rafters. Unable to determine if stains are active or passive.

1915	Manzanita Ave	Chico	CA	95926
Address of Property Inspected		City	State	ZIP

08/11/2026	43740	
Date of Inspection	Corresponding Report No.	Escrow No.

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

9E - Section II
FINDING: Stains were noted on the enclosed patio door, frames and adjacent areas.

RECOMMENDATION: The owner should engage the services of a licensed contractor to check for leaks and make repairs as needed.

9F - Section II
FINDING: Stains were noted at the enclosed patio wall adjacent to the washing machine supply line valves and the drain line.

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

9G - Further Inspection
FINDING: Portions of the enclosed patio 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 enclosed patio. 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.

9H - Further Inspection
FINDING: The deck subarea is inaccessible for inspection due to the inadequate clearance between the joists and the soil.

RECOMMENDATION: Remove decking at random to permit further inspection of the of the deck subarea. 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.

10. OTHER - INTERIOR

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

RECOMMENDATION: Re-set the toilet stool as needed.

10B - Section II

FINDING: Stains and moisture damage noted at the bathroom flooring. Damage may extend into inaccessible areas.

RECOMMENDATION: Interested parties should engage the services of a licensed contractor to check for leaks and make repairs as needed. Remove the moisture damaged flooring. 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.

10C - Section II
FINDING: Patching was noted at the bedroom ceiling.

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

10D - Section II

1915	Manzanita Ave	Chico	CA	95926
Address of Property Inspected		City	State	ZIP

08/11/2026	43740	
Date of Inspection	Corresponding Report No.	Escrow No.

FINDING: Stains were noted at the kitchen sink cabinet.

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

10E - Section II
FINDING: Stains were noted at the bedroom and bedroom closet ceilings and walls. 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.

10F - Section II
FINDING**:** Stains were noted at the base of the bedroom wall. 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.

11. OTHER - EXTERIOR

11A - Section I
FINDING: Stains and fungus damage noted at the rafter tails.

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 rafter tails and replace with new material.

11B - Section I
FINDING: Stains and fungus damage noted at the roof sheathing. 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 roof sheathing. 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.

11C - Section II
FINDING: Leaking gutter and downspout seams were noted.

RECOMMENDATION: Seal the leaking gutter and downspout seams 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.

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:

STONE RIDGE TERMITE AND PEST

1915	Manzanita Ave	Chico	CA	95926
Address of Property Inspected		City	State	ZIP

08/11/2026	43740	
Date of Inspection	Corresponding Report No.	Escrow No.

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

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: 08/11/2026
Report Number: 43740
Invoice Number: 43740-1
Escrow Number:

Property Inspected: 1915 Manzanita Ave
Chico, CA 95926

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

Bill To: C/O Raudel Garcia
EXP Realty

raudeltherealtor@gmail.com

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: 08/11/2026
Report Number: 43740
Invoice Number: 43740-1
Escrow Number:

Property Inspected: 1915 Manzanita Ave
Chico, CA 95926

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

Bill To: C/O Raudel Garcia
EXP Realty

raudeltherealtor@gmail.com

Description of Service

RETURN THIS COPY WITH REMITTANCE
THANK YOU FOR YOUR BUSINESS