

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 22813	STREET, CITY, STATE, ZIP Black Oak Dr. , Twain Harte CA 95383	Date of Inspection 6/25/2026	No. of Pages 6
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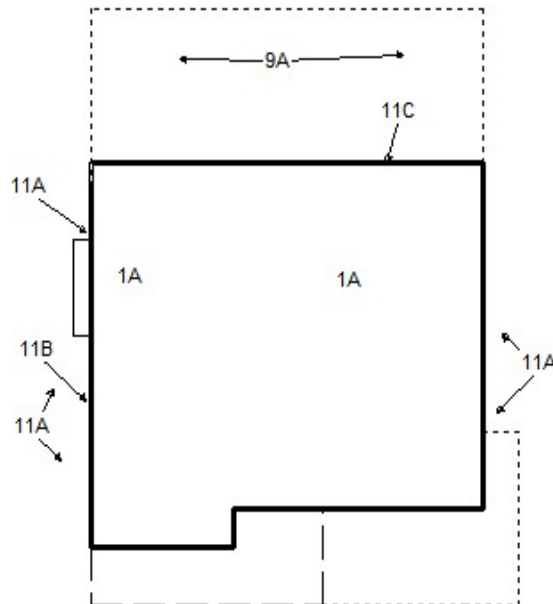
BEST PEST
SIERRA

**P.O. Box 3731
Sonora, CA 95370
Tel: (209) 536-4615
www.bestpestsierra.com
Email: bestpestsierra@gmail.com**

Firm Registration No. PR 8652	Report No. 28183	Escrow No.
Ordered By: Balbuena Team P.O Box 190 Twain Harte, CA 95383 Attn: Phil & Cheryl Balbuena	Property Owner/Party of Interest	Report Sent To: Diana Borroel Trust 22813 Black Oak Dr. Twain Harte, CA 95383

COMPLETE REPORT <input checked="" type="checkbox"/>	LIMITED REPORT <input type="checkbox"/>	SUPPLEMENTAL REPORT <input type="checkbox"/>	REINSPECTION REPORT <input type="checkbox"/>
General Description: TWO STORY SINGLE FAMILY RESIDENCE OCCUPIED		Inspection Tag Posted: SUBSTRUCTURE AREA	
		Other Tags Posted:	
An inspection has been made to 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 <input type="checkbox"/> Drywood Termites <input type="checkbox"/> Fungus/Dryrot <input checked="" type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input type="checkbox"/>			
If any of 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. Items in approximate location.



Inspected by Bobby Aubrey State License No. FR61368 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 preceeding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California 95815.
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, or (800) 737-8188 or www.pestboard.ca.gov. 43M-41 (Rev. 04/2015)

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THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION 1/SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

SECTION 1 CONTAINS ITEMS WHERE THERE IS VISIBLE EVIDENCE OF ACTIVE WOOD DESTROYING PESTS OR ORGANISMS OR CONDITIONS THAT HAVE RESULTED IN OR FROM WOOD DESTROYING PEST OR ORGANISMS.

SECTION 2 ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO WOOD DESTROYING PESTS OR ORGANISMS, BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREA(S) WHICH DURING THE COMPLETE INSPECTION, DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CANNOT BE DEFINED AS SECTION 1 OR SECTION 2.

Explanation of a WDO Report: A Wood Destroying Pest and Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying insects or organisms (fungi/rot) in visible and accessible areas on the date of inspection via visible inspection from ground or deck level and physical inspection with a probe. Various wood members are reasonably probed to check for presence of fungus damage/wood rot, no damage is caused by probing if the wood members are structurally sound and there is no presence of fungus/wood rot. If damage is found via probing and revealing the presence of fungus/wood rot, these areas will be recommended to be repaired or replaced in the report. It contains our recommendations for correction any infestations, infections or conditions found. The contents of the Wood Destroying Pest and Organism Inspection Report are governed by the Structural Pest Control Act and the rules and regulations of the Structural Pest Control Board. Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest and Organism Inspection Report does not contain information about such defects as they are not within the scope of the license of the inspector or the company issuing this report. Nor does a Wood Destroying Pest and Organism Inspection Report contain information about asbestos/mold or any other environmental or safety hazard. Rodents of any kind, spiders, regular bees/ants are considered general pests and are not included in the scope of a WDO inspection. Best Pest Sierra does not inspect for branch 2 general pests and will not be included in this report. Employ a branch 2 general pest company for remediation of general pests.

NOTE: WORK DONE BY BEST PEST SIERRA: IF ANY FINDINGS IN THIS REPORT ARE CONTRACTED TO BE REPAIRED BY BEST PEST SIERRA, THE DAMAGED AREAS WILL BE REPLACED WITH SAME OR LIKE MATERIAL, PRESSURE TREATED MATERIAL WILL BE USED WHERE NECESSARY/RECOMMENDED. UNLESS OTHERWISE STATED, PAINTING IS NOT INCLUDED IN REPAIRS. IF PAINTING IS TO BE DONE, BEST PEST SIERRA IS NOT A LICENSED PAINTING CONTRACTOR AND CANNOT GUARANTEE EXACT PAINT MATCH. A COAT OF MATCHED PAINT WILL BE APPLIED TO THE NEW MATERIAL AND ANY REMAINING COATS OF PAINT WILL BE OWNERS RESPONSIBILITY. A SUPPLEMENTAL REPORT WILL BE GIVEN IF ANY ADDITIONAL DAMAGE IS EXPOSED OR ADDITIONAL REPAIRS ARE NEEDED. ESTIMATES GIVEN IN THIS REPORT ARE GOOD FOR 3 MONTHS FROM INSPECTION DATE. PRICES ARE SUBJECT TO CHANGE UPON CHANGES IN MATERIAL, SPECIAL ORDERS/SHIPPING, CHANGES TO CURRENT SIZE/FOOTPRINT OF THE AREA NEEDING REPAIR. ESTIMATES ARE SUBJECT TO CHANGE IF AN ENGINEER/PLANS ARE REQUIRED FOR REPAIRS. BEST PEST SIERRA IS NOT REQUIRED TO COMPLETE ANY WORK ESTIMATED IN THIS REPORT.

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NOTE: THE SECOND STORY/UPPER EAVES AND SIDING WERE INSPECTED FROM GROUND LEVEL. ANY FINDINGS FROM GROUND LEVEL ARE INCLUDED IN REPORT. BEST PEST SIERRA DOES NOT ACCESS THE ROOF FOR PHYSICAL INSPECTION OR USE LADDERS TO INSPECT UPPER SIDING. EMPLOY PROPER TRADES FOR FURTHER EVALUATION OF ANY WOOD MEMBERS AROUND OR ABOVE THE ROOF STRUCTURE.

NOTE: AREAS OF THE DECKING WERE NOTED TO BE WEATHERED AT THE TIME OF INSPECTION. ANY FINDINGS ARE INCLUDED IN REPORT.

NOTE AREAS OF THE WOOD SIDING/TRIM WAS NOTED TO BE WEATHERED, PAINT CHIPPED, OR DELAMINATED. ANY VISIBLE/ACCESSIBLE DAMAGED/ROTTEN AREAS ARE INCLUDED IN REPORT. IT IS ADVISED TO EMPLOY A PAINTER FOR EVALUATION AND RE PAINTING AFFECTED AREAS TO PROLONG THE LIFE OF THE WOOD AND PREVENT MOISTURE DAMAGE. DAMAGED OR MISSING CAULKING IS NOT APART OF THIS WDO REPORT AND THESE AREAS ARE CONSIDERED GENERAL HOME MAINTENANCE TO PREVENT MOISTURE FROM ACCESSING THE HOME.

NOTE THERE IS A NORMAL AMOUNT OF STORAGE IN THE HOME AND SUB AREA. SOME AREAS WERE NOT VISIBLE FOR INSPECTION. ANY FINDINGS TO VISIBLE/ACCESSIBLE AREAS ARE LISTED IN REPORT. BEST PEST SIERRA IS NOT RESPONSIBLE FOR ANY LATER FINDINGS AFTER THESE AREAS ARE MADE ACCESSIBLE. A SUPPLEMENTAL REPORT CAN BE GIVEN IF REQUESTED.

NOTE SOME OF THE SINK CABINETS AND HOME CLOSETS WERE INACCESSIBLE DUE TO EXCESSIVE STORAGE AND A GOOD VISUAL INSPECTION WAS NOT GIVEN.

NOTE AREAS OF THE FACIA BOARD/BARGE RAFTER WAS NOTED TO BE WEATHERED/PAINT CHIPPED. ANY WOOD ROT FOUND AT ACCESSIBLE/VISIBLE AREAS ARE INCLUDED IN REPORT. IT IS ADVISED TO RE PAINT AFFECTED AREAS TO PROLONG THE LIFE OF THE WOOD.

NOTE THE SUB FLOORING WAS FOUND TO BE INACCESSIBLE FOR PHYSICAL INSPECTION DUE TO INSULATION. IT IS IMPRACTICAL TO REMOVE THE INSULATION AT THIS TIME SINCE NO VISIBLE SIGNS OF INFESTATION OR INFECTION ARE VISIBLE. IF INTERESTED PARTIES ARE CONCERNED AN INSPECTION WOULD BE MADE UPON REMOVAL OF THE INSULATION.

NOTE: MOISTURE STAINING WAS NOTED AT THE SKYLIGHTS IN THE LIVING ROOM. NO ACTIVE LEAK OR DAMAGE WAS NOTED AT THE TIME OF INSPECTION. EMPLOY A LICENSED ROOFER FOR EVALUATION OF THIS AREA IF DESIRED.

Substructure Areas:

ITEM 1A Cellulose debris (wood/paper products) was noted in the subarea consisting of personal property.

RECOMMENDATION Owner to remove the cellulose debris or store off of the soil.

NOTE If it is found that during the removal of the debris it is infested with subterranean termites, a supplemental report will be issued and any further findings and additional charges will be listed.

***** This is a Section 2 Item *****

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Decks - Patios:

ITEM 9A Surface fungus was noted at areas of the rear deck structure.

RECOMMENDATION Scrape and treat the wood members with an approved fungicide in accordance with the manufacturers label. This will require a ladder.

NOTE A supplemental report will be given if additional damage is discovered during treatment.

***** This is a Section 1 Item *****

Other - Exteriors:

ITEM 11A Wood pecker damage was noted at AREAS OF THE SIDING.

RECOMMENDATION Employ a painting contractor to seal affected areas to prevent moisture intrusion.

***** This is a Section 2 Item *****

ITEM 11B A void was noted in the siding around the plumbing cleanout cap.

RECOMMENDATION: Employ proper trades to extend the cap outside the siding or seal the void as necessary to prevent moisture and pest intrusion.

***** This is a Section 2 Item *****

ITEM 11C Minor damage was noted to the siding just below the rear deck ledger.

RECOMMENDATION Scrape the damaged area, treat with a registered fungicide in accordance to the manufactures label to prevent fungus growth.

NOTE A supplemental report will be issued for any further damage found.

***** This is a Section 1 Item *****

THE EXTERIOR SURFACE OF THE ROOF WILL NOT BE INSPECTED. IF YOU WANT THE WATER TIGHTNESS OF THE ROOF DETERMINED, YOU SHOULD CONTACT A ROOFING CONTRACTOR WHO IS LICENSED BY THE CONTRACTORS STATE LICENSING BOARD.

NOTICE: The charge for service that this company subcontracts to another registered company may include the company's charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept BEST PEST SIERRA bid or you may contract directly with another registered company licensed to perform the work. If you choose to contract directly with another registered company, BEST PEST SIERRA will not in any way be responsible for any act or omission in the performance of work that you directly contract with another to perform.

"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"

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This company will reinspect repairs done by others within four months of the original inspection. A charge, in any, can be no greater than the original inspection fee for each reinspection report. 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. This company does not guarantee work performed by other.

IN THE EVENT LOCALIZED TREATMENT IS RECOMMENDED IN THIS REPORT: Local treatment is not intended to be an entire structure treatment method. If infestations of wood destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated.

ASBESTOS - **IMPORTANT NOTE FOR ALL PARTIES REGARDING THIS PROPERTY**

Notice to customer and buyers having repairs done - Some residential structures are constructed with material that may contain material manufactured with asbestos. Our company is not qualified or certified to identify these materials. If the owner or interested parties are aware of, interested in, or concerned about this condition, they should contact the appropriate agencies that are qualified or certified in this field.

Prices quoted are for this company to complete all items in this report. If all items are not requested to be completed by this company the bids are subject to change. Our bid for linoleum and tile are for a standard grade FHA material. Any upgrade in material which may be desired by owner will have additional charges. This company's minimum charge to perform work at any property is \$895.00

During the process of treatment or replacement it may be necessary to drill holes through ceramic tiles or other floor coverings; These holes will then be sealed with concrete. We will exercise due care but assume no responsibility for cracks, chipping or other damage to floor coverings. We do not re-lay carpeting pulled back for treatment or repairs.

We assume no responsibility for damage to any Plumbing, Gas, or Electric lines, etc., that may become damaged in the process of pressure treatment of concrete slabs or replacement of concrete or structural wood members.

Work performed by our company will be guaranteed for a period of one year from date of completion. Fumigations for the control of drywood termites will be guaranteed for a period of three years. Plumbing and maintenance repairs are guaranteed for 30 days.

ALL REPAIRS COMPLETED BY OTHERS MUST BE REINSPECTED BY BEST PEST SIERRA BEFORE A CERTIFICATION WILL BE ISSUED. THE RE INSPECTION WILL ONLY CERTIFY THE ABSENTS OR INFESTATION OR INFECTION IN THE ACCESSIBLE AND VISIBLE AREAS. WE DO NOT GUARANTEE WORK COMPLETED BY OTHERS, NOR DOES THIS FIRM MAKE ANY STATEMENTS CONCERNING WORKMANSHIP OF THOSE REPAIRS. WORKMANSHIP IS ONLY DETERMINABLE BY THOSE PAYING FOR OR RECEIVING THOSE SERVICES. A RE INSPECTION OF SPECIFIC ITEMS ON THE REPORT OR OF ANY OTHER CONDITION PERTAINING TO THIS STRUCTURE CAN BE DONE AT AN ADDITIONAL COST PER REQUEST. THIS RE INSPECTION MUST BE DONE WITHIN 4 MONTHS OF THE ORIGINAL.

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This property was not inspected for the presence or absence of health related molds or fungi. By California law, we are neither qualified, authorized, nor licensed to inspect for health related molds or fungi.

The Structural Pest Control board Mold Policy Statement is as follows:

"Molds, sometimes called mildew, are not wood-destroying organisms. Branch 3 licensees do not have a duty under the Structural Pest Control Act and related regulations to classify molds as harmful to human health or not harmful to human health. This does not modify the Structural Pest Control Act or related regulations."

STATE LAW REQUIRES THAT YOU BE GIVEN THE FOLLOWING INFORMATION CAUTION PESTICIDES ARE TOXIC CHEMICALS. STRUCTURAL PEST CONTROL OPERATORS ARE LICENSED AND REGULATED BY THE STRUCTURAL PEST CONTROL BOARD, AND APPLY PESTICIDES WHICH ARE REGISTERED AND APPROVED FOR USE BY CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE AND THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY. REGISTRATION IS GRANTED WHEN THE STATE FINDS THAT BASED ON EXISTING SCIENTIFIC EVIDENCE THERE ARE NO APPRECIABLE RISKS IF PROPER USE CONDITIONS ARE FOLLOWED OR THAT THE RISKS ARE OUTWEIGHED BY THE BENEFITS. THE DEGREE OF RISK DEPENDS UPON 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 YOU PHYSICIAN OR POISON CONTROL CENTER AND YOU PEST CONTROL OPERATOR IMMEDIATLY.

FOR FURTHER INFORMATION CONTACT ANY OR THE FOLLOWING:

BEST PEST SIERRA - (209) 536-4615
POISON CONTROL CENTER - (800) 876-4766

COUNTY HEALTH DEPARTMENT

TUOLUMNE COUNTY HEALTH OFFICE - (209) 533-7401
SAN JOAQUIN COUNTY HEALTH OFFICE - (209) 468-3411
STANISLAUS COUNTY HEALTH OFFICE - (209) 558-8804
MERCED COUNTY HEALTH OFFICE - (209) 381-1100

COUNTY AGRICULTURE COMMISSIONER

TUOLUMNE COUNTY - (209) 533-5691
SAN JOAQUIN COUNTY - (209) 468-3300
STANISLAUS COUNTY - (209) 525-4730
MERCED COUNTY - (209) 385-7411
STRUCTURAL PEST CONTROL BOARD - (800) 737-8188

One or more of the following chemicals may be applied to your property: AggresZor 75 (Imidacloprid) Premise 75 Insecticide (Imidacloprid) - Tim-Bor (Disodium Octaborate Tetrahydrate) Termidor (Fipronil) - Vikane (Sulfuryl Fluoride) - I-MaxxPro (Imidacloprid) Termidor HE (Fipronil) Termidor SC (Fipronil) Premise Foam (Imidi