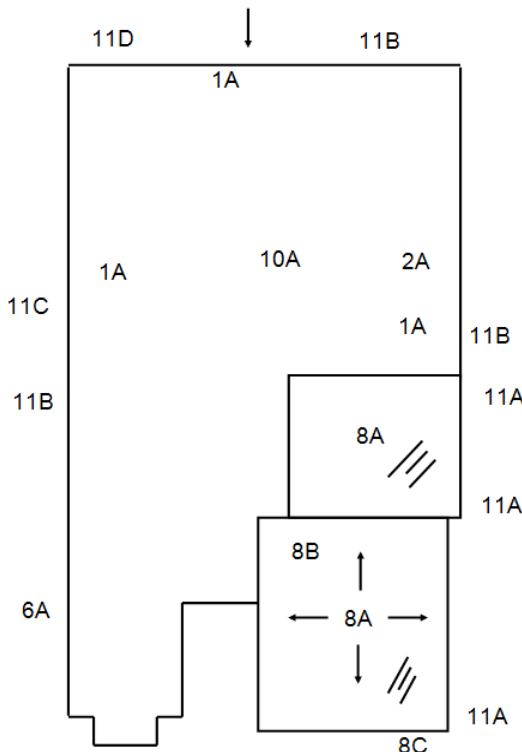


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building Address: 19560 River Birch Ct. #4, Sonora, CA 95370		Date of Inspection 04/07/2026	Number of Pages 6
	HIGH COUNTRY PEST CONTROL, INC. P.O. BOX 5445 SONORA, CA 95370 Tel (209) 532-9764 highcountrypest@sbcglobal.net		Report # W14750
			Lic. Registration # PR 4698
			Escrow #
Ordered by: Coldwell Banker - Segerstrom Nancy Vandervoort 84 N. Washington St. Sonora, CA 95370	Property Owner and/or Party of Interest: Elena Holcomb 19560 River Birch Ct. #4 Sonora, CA 95370	Report Sent to: Coldwell Banker - Segerstrom Nancy Vandervoort 84 N. Washington St. Sonora, CA 95370	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: Single Family Single Story Modular Home Occupied Fully Furnished		Inspection Tag Posted: Sub Area	
		Other Tags Posted: None	
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 <input type="checkbox"/> Drywood Termites <input type="checkbox"/> Fungus / Dryrot <input checked="" type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input checked="" type="checkbox"/>			
If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for the details on checked items.			



This Diagram is not to scale

Inspected by: Gene V Zanoni State License No. OPR10455 Signature *Gene V Zanoni*

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, Ste. 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 the services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov

SECOND PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 19560 River Birch Ct. #4, Sonora, CA 95370

04/07/2026

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What Is a Wood Destroying Pest and Organism Inspection Report?

The following 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 wood destroying insects or organisms in visible and accessible areas on the date of inspection and contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the wood destroying pest & organism inspection report are governed by the structural pest control act and its rules and regulations.

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 this report. This report does not address any such defects as they are not within the scope of the license of the inspector or the company issuing this report.

The following areas are considered inaccessible for purposes of inspection or are not included in a normal inspection report and therefore are excluded in this report: the interior of hollow walls; spaces between an upstairs floor and the ceiling below or a porch deck and soffit below; stall showers over finished ceilings; such structural segments as areas enclosed by bay windows, buttresses, built-in cabinet work, areas under floor covering; any areas requiring the removal of storage, furnishings or appliances; and any areas to which there is no access without defacing or removing lumber, masonry or finished workmanship.

Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These areas include, but are not limited to: inaccessible and/or insulated attics or portions thereof, attics with less than an 18" clear crawl space, the interior of hollow walls, spaces between a floor or porch deck and the ceiling below, areas where there is no access without defacing or tearing out lumber, masonry or finished work that make inspection impractical, and areas or timbers around eaves that would require use of an extension ladder.

Certain areas may be inaccessible for inspection due to construction or storage. We recommend further inspection of areas where inspection was impractical. Re: Structural Pest Control Act, Business and Professions Code Article 1, 8516(b)(9). Stall shower, if any, is water tested in compliance with Title 16 Professional and Vocational Regulations Article 5, §1991.1(12) of the Structural Pest Control Act. The absence or presence of leaks through sub-floor, adjacent floors or walls will be reported. This is a report of the condition of the stall shower at the time of inspection only, and should not be confused as a guarantee. Although we make a visual examination, we do not deface or probe into window or door frames, decorative trim, roof members, etc., in search of wood destroying pests or organisms.

"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."

NOTE: We do not inspect or certify plumbing, plumbing fixtures, etc.

NOTE: "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 Contractors' State License 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 High Country Pest Control, Inc.'s 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, High Country Pest Control, Inc. 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."

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.

"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."

THIRD PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 19560 River Birch Ct. #4, Sonora, CA 95370

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Date

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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 infestation of 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 the inspection and cannot be defined as Section I or Section II.

FINDINGS AND RECOMMENDATIONS

Substructure: The wood members of the subflooring were found to be fully insulated and, therefore, could not be inspected. Since it would be impractical to remove all insulation, this company makes no representation as to the presence or absence of wood-destroying organisms. If interested parties desire further information on the inaccessible subflooring, it will be inspected upon request and after others have removed all insulation.

1A (Section I)
FINDINGS: Wood decay fungi is present on the framing.
RECOMMENDATION: Scrape and treat with TIM-BOR.

Stall Shower: A chipped shower pan was noted in the master bathroom. No leaks were observed. This condition appears to be cosmetic only.

2A (Section Unknown)
FINDINGS: Water stains were observed on the baseboard behind the toilet in the master bathroom. The source of moisture intrusion could not be determined on the day of this inspection.
RECOMMENDATION: Periodic inspections are recommended to make sure this area remains dry. Future corrective measures may need to be taken if moisture problem occurs in this area.

Abutments:

6A (Section II)
FINDINGS: The attached fence is in contact with the soil.
RECOMMENDATION: Separate the fence from the structure.

Attic Spaces: Due to the type of construction and lack of clearance, the attic is not accessible for a physical inspection. However, there were no visible stains or infection in the pertinent adjacent areas on the day of this inspection. There are no recommendations at this time other than the owner should have the adjacent areas inspected periodically.

Garages:

8A (Section Unknown)
FINDINGS: The storage in the garage and enclosed porch prevents inspection of the walls.
RECOMMENDATION: After the owner has removed the storage, we will inspect the areas and report any adverse conditions along with recommendations on a supplemental report.

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- Findings and Recommendations continued from previous page -

- 8B (Section II)
FINDINGS: A cracked and leaking utility sink was noted in the garage.
RECOMMENDATION: Remove and replace the sink and install existing faucet, supply lines and drain.
- 8C (Section II)
FINDINGS: Loose garage door stop was noted. Open voids exist.
RECOMMENDATION: Repair as needed.

Other Interior:

- 10A (Section II)
FINDINGS: Water stains were found on the ceiling.
RECOMMENDATION: A licensed roofing contractor should be contacted to inspect and make necessary repairs.

Other Exterior:

This report includes findings relating to the presence or absence of wood-destroying organisms and/or visible signs of leaks in the inaccessible portions of the roof. The inspector did not go onto the roof surface due to possible physical damage to the roof or personal injury. No opinion is rendered, nor guarantee implied, concerning the watertight integrity of the roof or the condition of the roofing materials. Interested parties may want to contact a licensed roofing contractor.

- 11A (Section I)
FINDINGS: Wood decay fungi has damaged the wood siding.
RECOMMENDATION: Replace approximately 48 square feet of plywood siding with new material. Make a further inspection of the exposed area listing any adverse conditions on a supplemental report. Painting is not included.
- NOTE: The replacement siding may or may not match the existing siding. This company will make every effort to match the existing siding; however, no guarantee is being made.
- 11B (Section I)
FINDINGS: Wood decay fungi has infected and damaged the 2x8 fascia board, 2x8 barge rafter, and 2x10 fascia board.
RECOMMENDATION: Remove up to 12 lineal feet of 2x8 fascia board, 2x8 barge rafter, and 2x10 fascia board. Further inspect the exposed wood members. If no further damage is observed, replace the damaged wood members with new material.
- 11C (Section II)
FINDINGS: The water heater pressure relief valve and catch pan are expelling into the closet and subarea.
RECOMMENDATION: Replumb as needed to expel to the exterior.
- 11D (Section Unknown)
FINDINGS: A portion of the foundation and/or exterior siding was found to be inaccessible for inspection due to a shed in this area.
RECOMMENDATION: This company renders no opinion as to the presence or absence of any wood destroying organisms that may be in this inaccessible area.
- NOTE: The bids given in this report include material and labor as described herein. The bid does not include the price of permits and/or structural engineering fees if applicable. An additional charge will be added if necessary.

FIFTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

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- Findings and Recommendations continued from previous page -

NOTE: All chemical is to be applied by our State-licensed applicator per CDPR regulations and current label instructions.

In accordance with the laws and regulations of the State of California, we are required to provide you with the following information prior to application of pesticides to your property.

"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 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 your physician or poison control center (800) 222-1222 and your pest control company immediately."

For further information, contact any of the following:

High Country Pest Control, Inc. (209) 532-9764

Poison Control Center (800) 222-1222

(Health Questions) County Health Dept.

Amador County (209) 223-6407

Calaveras County (209) 754-6460

Mariposa County (209) 966-3689

Stanislaus County (209) 558-7700

Tuolumne County (209) 533-7400

(Application Info.) County Agriculture Dept.

Amador County (209) 223-6487

Calaveras County (209) 754-6504

Mariposa County (209) 966-2075

Stanislaus County (209) 525-4730

Tuolumne County (209) 533-5691

Structural Pest Control Board (Regulatory Info.) (916) 561-8704

2005 Evergreen Street, Ste. 1500 Sacramento, CA 95815

TERMITE AND FUNGUS CONTROL CHEMICALS

Tim-bor (EPA Reg. No. 64405-8-ZC)

Active Ingredients: Disodium Octaborate Tetrahydrate 98%

Termidor SC (EPA Reg. No. 7969-210-AA)

Active Ingredients: Fipronil: 5-amino-1-(2,6-dichloro-4-(trifluoromethyl) phenyl)-4-((1, R,S)-(trifluoromethyl)sulfinyl) -1-H-pyrazole-3-carbonitrile 9.1%

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.

NOTE: If the Home Owner fails to pay billing in full, High Country Pest Control, Inc. will have the right to be paid back for all of its costs and expenses to the extent not prohibited by applicable law. Those expenses include, for example (but not limited to), reasonable attorney's fees. If for any reason this account is to be turned over to our collection agency, you will be responsible for all costs of collecting.

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Findings and Recommendations estimated by this Company:

Item	Approval	Primary Estimate	Section
1A	<input type="checkbox"/>	\$195.00	I
2A		Unknown	Unknown
6A	<input type="checkbox"/>	\$75.00	II
8A		Unknown	Unknown
8B	<input type="checkbox"/>	\$495.00	II
8C	<input type="checkbox"/>	\$45.00	II
11A	<input type="checkbox"/>	\$495.00	I
11B	<input type="checkbox"/>	\$730.00	I
11C	<input type="checkbox"/>	\$160.00	II
11D		Unknown	Unknown

Complete all of the items quoted above with Primary Estimate.

Total Estimate \$2,195.00

Complete only the above Items checked.

Total \$ _____

Findings and Recommendations NOT estimated by this Company:

Owner or Authorized Representative shall contract others for completion of these items.

Items: 10A

I have read and understand the terms of the Report referenced above and agree to the terms and conditions set forth. High Country Pest Control, Inc. is hereby authorized to complete the Items selected above and it is agreed that payment shall be made as follows:

Payment shall be made as follows: With close of Escrow \$ _____ Deposit \$ _____ on Completion

Escrow Number: _____ Escrow Company: _____ Escrow Officer: _____

Phone () _____ - _____ Email: _____ Address: _____

Owner or Authorized Representative: Owner Representative's Title: _____

Print Name: _____ X _____ Date _____

Owner or Authorized Representative: Owner Representative's Title: _____

Print Name: _____ X _____ Date _____

