WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	ZIP	Date of Inspection	Number of Pages
2252	La Rocco Dr	Chico	95928	10/02/2026	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 # : 43860
Registration # : PR3779
Escrow # :
☐ CORRECTED REPORT

Ordered by:	Property Owner and Party of Interest:	Report sent to:
Lori Lambert Keller Williams Realty Chico lorilamberthomes@gmail.com	C/O Lori Lambert Keller Williams Realty Chico lorilamberthomes@gmail.com	Lori Lambert Keller Williams Realty Chico lorilamberthomes@gmail.com

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

GENERAL DESCRIPTION:
Single family residence; furnished, attached garage

Inspection Tag Posted:
Garage

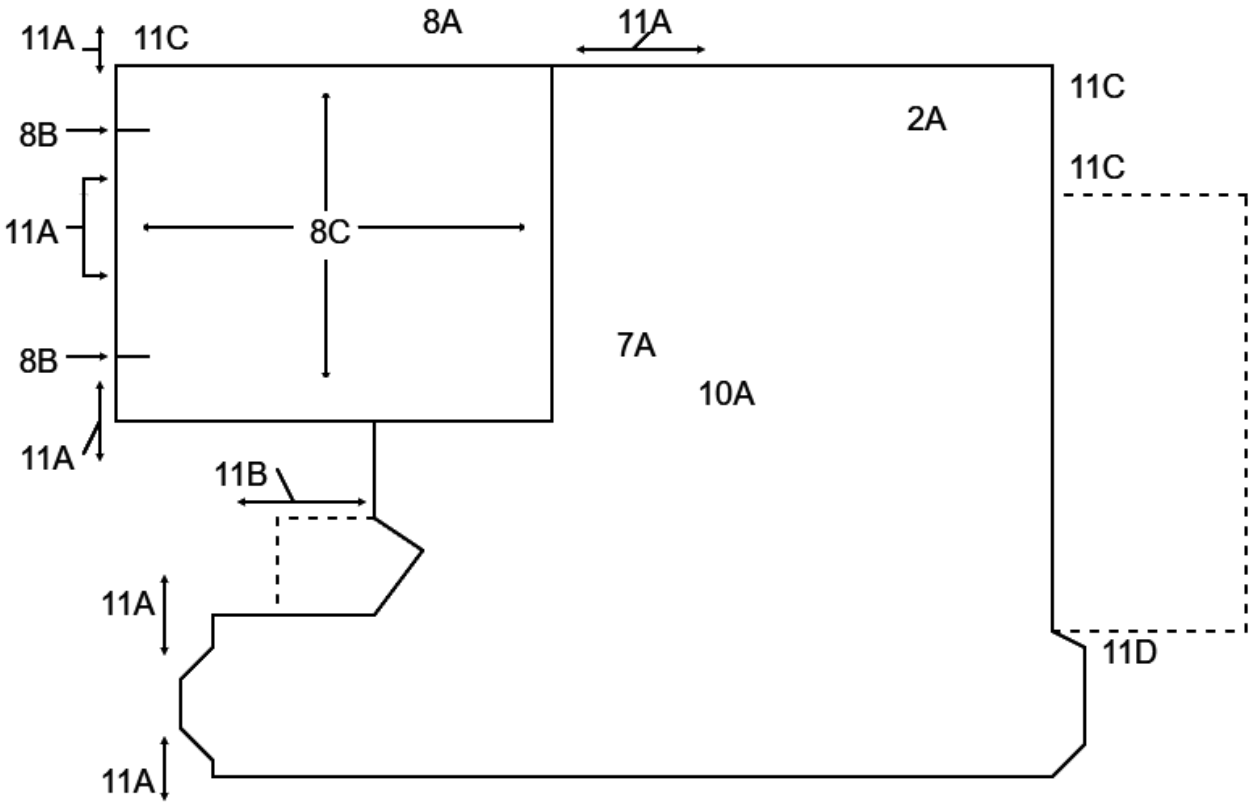
Other Tags Posted:
None noted

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

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

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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 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.

2. STALL SHOWER

2A - Section II

FINDING: Cracked tile grout was noted at the bathroom stall shower enclosure.

RECOMMENDATION: Seal the stall shower tile grout as needed to help prevent moisture related problems in this area.

7. ATTIC SPACES

7A - Section II

FINDING: Stains were noted water heater vent pipe and adjacent 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: Stains and fungus damage noted at the garage door 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 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: Stains and fungus damage noted at the garage door frames 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 frames 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

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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 - Further Inspection
FINDING: The interior of the garage is inaccessible for inspection due to excessive storage.

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

10. OTHER - INTERIOR

10A - 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.

11. OTHER - EXTERIOR

11A - Section I
FINDING: Stains and fungus damage noted at the barge rafters and trim at the eaves. 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 barge rafters 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.

11B - Section I
FINDING: Fungus damage noted at the rafter. Damage may extend into inaccessible areas.

RECOMMENDATION: Remove the fungus damaged portions of the rafter. 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.

11D - Section II
FINDING: Stains were noted at the eaves.

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

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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:

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

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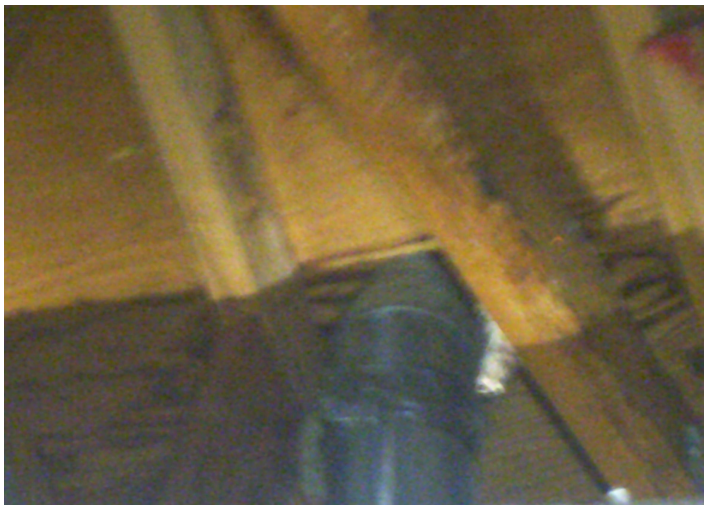
2A



7A



8A



8A



8B



10A

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11A



11A



11A



11B



11C



11C

INVOICE / STATEMENT

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Date: 10/03/2026
Report Number: 43860
Invoice Number: 43860-1
Escrow Number:

Property Inspected: 2252 La Rocco Dr
Chico, CA 95928

Bill To: C/O Lori Lambert
Keller Williams Realty Chico

(530) 414-4902
(530) 809-3740
(530) 809-3741
lorilamberthomes@gmail.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*

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RETURN THIS COPY WITH REMITTANCE
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