

RANCHO Engineering Inc.

February 6, 2026

Mysti Jones
Referral Realty
3190 S Bascom Ave # 110
San Jose, CA 95124

Re: Foundation system review
25 Pamela Jane Ct.
Oroville CA 95966

Attn: Mysti

I am writing this letter at your request to provide my findings after reviewing the perimeter foundation system of the above noted residence. It was brought to my attention that the stucco siding system of the residence at the eastern side and the rear side to the south were showing signs of buckling at the raised floor line and that it was thought that there may be a situation of a failing foundation system which was creating the stucco failure.

Upon arrival to the home, I performed an initial visual review of the stucco siding of the home and discovered that the stucco at the eastern and southern sides of the home appeared to buckle outward at the floor line of the home. From the outward buckle location, the stucco then slopes inward towards the foundation stem wall at the bottom termination of the stucco system. After this initial review I entered the home to gain access to the under-floor crawl space. Once under the home I reviewed the foundation system and found the foundation to consist of a poured in place concrete foundation with stem wall to the elevation of the floor system with interior isolated poured concrete pad footings with precast piers to support the 4x floor joists installed at 4' on center. The foundation system was not checked for levelness however, based on a visual inspection for structural integrity there were no defects found of the system other than typical minor cracking which is expected in a foundation system of this configuration. The foundation system appeared to be functioning as expected with no signs of inward rotation at the exterior walls.

While reviewing the exterior foundation system it was noted that significant rot is present at the rim joist of the floor framing system of the areas with stucco damage. At the eastern wall line, it was noted that the rot looks to have extended to the ends of the 4x floor joists which are in turn are crushing with the imposed load of the home above. It is recommended that a contractor and a home inspector be retained to expose the damaged areas and determine the extent of the damage of the floor framing system. Once the extent of damage is determined, all framing shall be replaced with like materials as there were no deficiencies noted of the framing system used.

At this time the scope of work was to review the foundations system for structural integrity. If further review or assistance is needed during the repair process, please feel free to contact me at the number below.

Thank you,



Jarrold P. Holliday P.E.

Jarrold Holliday, P.E.
Civil - Structural - Septic Design

6067 Skyway
Paradise CA 95969
(530) 877-3700 Phone
info@RanchoEng.com

STANDARD NOTICE OF WORK COMPLETED AND NOT COMPLETED

NOTICE - All recommendations may not have been completed - See below - Recommendations not completed.
This form is prescribed by the Structural Pest Control Board.

Building No	Street	City	Zip	Date of Completion
25	Pamela Jane Ct	Oroville	95966-5224	04/29/26

Hunters Services Inc.
2060 3rd Street
Oroville, CA 95965
 Tel 530-342-8950 Fax 530-342-8952
 Registration #: PR 6309

A LICENSED PEST CONTROL OPERATOR IS AN EXPERT IN HIS/HER FIELD. ANY QUESTIONS RELATIVE TO THIS REPORT SHOULD BE REFERRED TO HIM/HER.

Report #: 16843

Ordered by: Sellers Agent:	Property Owner and Party of Interest: Sellers Agent:	Completion sent to: Sellers Agent:
Referral Realty Mystique Jones 25 Pamela Jane Ct Oroville, CA 95966-5224 408-334-1011	Referral Realty Mystique Jones 3190 S Bascom Ave #110 San Jose, CA 95124-2569 408-334-1011	Referral Realty Mystique Jones 3190 S Bascom Ave #110 San Jose, CA 95124-2569 408-334-1011

The following recommendations on the above designated property, as outlined in the Wood Destroying Pests and Organisms Inspection Report dated 03/23/26 have been and/or have not been completed.

Recommendations completed by this firm that are in accordance with the Structural Pest Control Board's Rules and Regulations: 1A, 1B, 1C, 1D, 1E.
--

Recommendations completed by this firm that are considered secondary and substandard measures under Section 1992 of the Structural Pest Control Board's Rules and Regulations including person requesting secondary measure:
--

Cost of work completed:	Cost: \$	<u>7,459.79</u>
	Inspection Fee: \$	<u>0.00</u>
	Other: \$	<u>0.00</u>
	Total: \$	<u>7,459.79</u>

Recommendations not completed by this firm:	Estimated Cost: \$	<u>0.00</u>
---	--------------------	-------------

Remarks:
 All items listed on this report was completed by Hunters Services Inc. All work was cleared in accordance with the Structural Pest Control Act and the rules and regulations. This is not a clearance as this was a limited report for the substructure only.

Signature Jeremiah Knight

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, CA, 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. 43M-41 (REV. 10/01)

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No	Street	City	Zip	Date of Inspection	Number of Pages
25	Pamela Jane Ct	Oroville	95966-5224	03/23/2026	1 of 6

Hunters Services Inc.
2060 3rd Street
Oroville, CA 95965
 Tel 530-342-8950 Fax 530-342-8952
 Registration #: PR 6309

A LICENSED PEST CONTROL OPERATOR IS AN EXPERT IN HIS/HER FIELD. QUESTIONS RELATIVE TO THIS REPORT SHOULD BE REFERRED TO HIM/HER.

Report #: 16843

Ordered by: Sellers Agent: Referral Realty Mystique Jones 25 Pamela Jane Ct Oroville, CA 95966-5224 408-334-1011	Property Owner and Party of Interest: Sellers Agent: Referral Realty Mystique Jones 3190 S Bascom Ave #110 San Jose, CA 95124-2569 408-334-1011	Report sent to: Sellers Agent: Referral Realty Mystique Jones 3190 S Bascom Ave #110 San Jose, CA 95124-2569 408-334-1011
---	---	---

COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

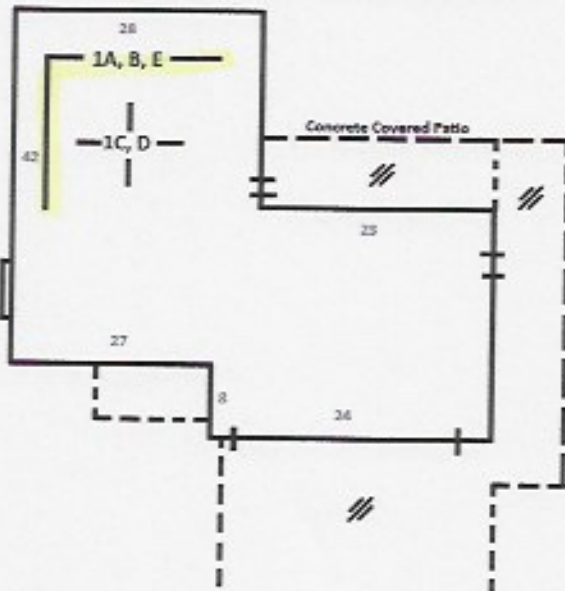
General Description: Single Story, Single Family House, Stucco / Hardboard Siding / Trim, Composition Roof, Unoccupied, Unfurnished, Attached Garage.	Inspection Tag Posted: Limited
	Other Tags Posted: None Noted

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.

This is a limited inspection per request of the homeowner/agent. This inspection is not complete.



Jeremiah Knight

Inspected By: Jeremiah Knight State License No.: FR 64882 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, CA 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) 581-8708, (800) 737-8188 or www.pestboard.ca.gov.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No	Street	City	Zip	Date of Inspection	Number of Pages
25	Pamela Jane Ct	Oroville	95966-5224	03/23/2026	4 of 6

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.

Description of Findings

SECTION: I SUBSTRUCTURE AREA

- Finding: 1A Wood boring beetle damage was noted to the joists, girder, and rim joist at the substructure. Damage appears to extend into inaccessible areas.
Recommendation: Remove and replace, repair, or re-support the beetle damaged wood member(s). NOTE: Any item being treated/repared may require further inspection due to possible hidden damage uncovered during repairs. This report may not be all inclusive of all findings.
Price: \$3,512.21
- Finding: 1B Fungus damage was noted to the subfloor at the substructure. In the opinion of the inspector the infected wood members are not able to perform the duties of which they were designed.
Recommendation: Remove and replace, repair, or re-support wood members found to be damaged by wood-destroying fungus. Perform treatment as necessary for the control of fungal growth. Note: Repairs and/or removal of damaged materials may expose additional concealed damage that was not visible at the time of inspection. If additional damage is discovered, further repair recommendations may be required. This report reflects conditions observed at the time of inspection and may not include all concealed or inaccessible areas.
Price: \$1,100.00
- Finding: 1C A wood destroying surface fungus was noted to be infecting portions of the subfloor, rim joist, and adjoining wood members at the substructure.
Recommendation: Remove fungus from the surface of the exposed wood member(s) and treat infected members with a registered fungicide. Treatment to be applied by a state licensed applicator.
Price: \$391.60
- Finding: 1E Evidence of wood boring beetles noted to the joists, girder, and rim joist at the substructure.
Recommendation: Locally treat for the control of wood boring beetles in the accessible wood members. Treatment to be applied by a state licensed applicator.
Price: \$721.97

SECTION: II SUBSTRUCTURE AREA

- Finding: 1D Excessive moisture damage was noted at the substructure.
Recommendation: Install vapor barrier to the subarea soil to prevent condensation from forming on the substructure wood members. Vapor barrier should not cover more than 80% of the subarea soil.
Price: \$1,734.01

Section I Total: \$5,725.78
Section II Total: \$1,734.01

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
25	Pamela Jane Ct	Oroville	95966 5224	03/23/2026	5 of 6

Grand Total: \$7,459.79

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No	Street	City	Zip	Date of Inspection	Number of Pages
25	Pamela Jane Ct	Oroville	95966-5224	03/23/2026	6 of 6

Disclaimer

- NOTICE TO OWNER -

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has the 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 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. It's purpose is to notify you of persons who may have the right to file a lien against your property if they are not paid.

NOTE: Any item being treated/repaired may require further inspection due to possible hidden damage uncovered during repairs. This report is not all inclusive of all findings.

Work has been done by others. Any questions regarding workmanship should be referred to the local building department. Any warranty on such work must be obtained from person(s) responsible.

NOTE: See 2nd page disclosure. This inspection was performed at ground level. No opinion rendered in inaccessible areas. It is suggested that further inspection to these areas be made by the appropriate trades.

NOTE: Items repaired by others may not treat for the control of fungus. Any application being made must be made by a licensed and registered PCO. Hunters Services only recognizes and certifies Tim-Bor or Bora Care fungicide. Any questions please call, 530-342-8950.

NOTE: Due to the rising costs of lumber, prices are not fixed and may vary.

NOTE: Due to current industry-wide supply chain disruptions, the specific lumber/materials required for certain projects may not be stocked locally and may need to be special-ordered. Please be advised that if this is the case, it can take anywhere to 2-10 week lead time, which will impact the project schedule.

Stucco siding extends beneath the outside grade level creating/providing possible points of subterranean termites entry (behind stucco) into the structure. No evidence of infestation was noted at time of inspection. Periodic inspection advised.

It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

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.

A portion of the eave line was inaccessible due to height. Hunters Services renders no opinion regarding any conditions that may exist in these inaccessible areas.

Portions of the exterior appear to be weathered and worn. This is a homeowner maintenance item. To preserve and increase the longevity of these exterior wood members, owner is advised to use an approved wood sealant or paint.

Inaccessible areas noted. Further Inspection recommended.

WORK ORDER AGREEMENT

Building No. 25	Street Pamela Jane Ct	City Oroville	Zip 95966-5224	Date 03/24/26
--------------------	--------------------------	------------------	-------------------	------------------

Hunters Services Inc.

2060 3rd Street
Oroville, CA 95965
 Tel 530-342-8950 Fax 530-342-8952
 Registration #: PR 6309

A LICENSED PEST CONTROL OPERATOR IS AN EXPERT IN HIS/HER FIELD. ANY QUESTIONS RELATIVE TO THIS REPORT SHOULD BE REFERRED TO HIM/HER.

Report #: 16843

Ordered by: Sellers Agent: Referral Realty Mystique Jones 25 Pamela Jane Ct Oroville, CA 95966-5224 408-334-1011	Property Owner and Party of Interest: Sellers Agent: Referral Realty Mystique Jones 3190 S Bascom Ave #110 San Jose, CA 95124-2569 408-334-1011	Completion sent to: Sellers Agent: Referral Realty Mystique Jones 3190 S Bascom Ave #110 San Jose, CA 95124-2569 408-334-1011
---	---	---

COST FOR WORK RECOMMENDED FOR TERMITE REPORT #: 16843

SECTION I	SECTION II	SECTION NOT DETERMINED OR FURTHER INSPECTION RECOMMENDED
1A \$3,512.21 1B \$1,100.00 1C \$391.60 1E \$721.97 Total Section I: \$5,725.78	1D \$1,734.01 Total Section II: \$1,734.01	

I HEREBY AUTHORIZE HUNTERS SERVICES INC. TO PERFORM THE FOLLOWING ITEMS:

TERMS:

DOES ANY PERSON LIVING OR WORKING AT THIS ADDRESS HAVE ANY KNOWN CHEMICAL SENSITIVITIES OR ALLERGIES? YES / NO
 HAVE YOU OR ANYONE ELSE LIVING OR WORKING AT THIS ADDRESS EVER MADE ANY PESTICIDE APPLICATIONS TO THE INTERIOR OR EXTERIOR OF THE STRUCTURE? YES / NO

AUTHORIZATION

CONDITIONS:

BY OWNER/AGENT/BUYER

PHONE: 408-334-1011

Hunters Services Inc.

By: Jeremiah Knight

Jeremiah Knight

SIGNATURE: _____

Signature: _____

Lic. #: FR 64882

NOTE: WORK WILL NOT COMMENCE UNTIL DELIVERY OF YOUR WOOD DESTROYING PESTS AND ORGANISMS REPORT. FOR DETAILS REGARDING THE ABOVE RECOMMENDATIONS PLEASE REFER TO YOUR INSPECTION REPORT.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No	Street	City	Zip	Date of Inspection	Number of Pages
25	Pamela Jane Ct	Oroville	95966-5224	03/23/2026	2 of 6

General Comments

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 its 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. This company will reinspect repairs done by others within four (4) 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.

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.

All pesticides and fungicides must be applied by a state certified applicator (sec. 8555 Business and Professions Code Division 3) and in accordance with the manufacturer's label requirements.

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.

MOLD DISCLAIMER

Below is the approved revised wording of the Mold Disclaimer

MOLD DISCLAIMER (REPORT) REVISED

There may be health related issues associated with the findings reflected in this report. We are not qualified to and do not render an opinion concerning any such health issues. The inspection reflected by this report was limited to the visible and accessible areas only. Questions concerning health related issues, which may be associated with the findings or recommendations reflected in this report, the presence of mold, the release of mold spores or concerning indoor air quality should be directed to a Certified Industrial Hygienist.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
25	Pamela Jane Ct	Oroville	95966-5224	03/23/2026	3 of 6

MOLD DISCLAIMER (WORK AUTHORIZATION) REVISED

There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this work authorization contract. These health issues include but are not limited to the possible release of mold spores during the course of repairs. We are not qualified to and do not render any opinion concerning such health issues or any special precautions. Any questions concerning health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a Certified Industrial Hygienist before any such repairs are undertaken.

By executing this work authorization contract, customer acknowledges that he or she has been advised of the forgoing and had the opportunity to consult with a qualified professional.

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 the California Department of Food and Agriculture 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:

County Health Department - 530-538-7581
County Poison Control Center - 800-342-9293
County Agricultural Commissioner - 530-891-2754 (Chico)
County Agricultural Commissioner - 530-538-7381 (Oroville)
Structural Pest Control Board - 916-561-8700
2005 Evergreen St #1500, Sacramento, CA 95815

SECTION I CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATIONS OR INFECTION.

SECTION II ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATIONS 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: | Limited, Fungus/Dry Rot, Wood Boring Beetles, Inaccessible Areas, Further Insp |
| 2. SHOWER: | Limited, Not Inspected |
| 3. FOUNDATIONS: | Limited, Not Inspected |
| 4. PORCHES: | Limited, Not Inspected |
| 5. VENTILATION: | Limited, Not Inspected |
| 6. ABUTMENTS: | Limited, Not Inspected |
| 7. ATTIC SPACES: | Limited, Not Inspected |
| 8. GARAGES: | Limited, Not Inspected |
| 9. PATIOS AND/OR DECKS: | Limited, Not Inspected |
| 10. INTERIOR: | Limited, Not Inspected |
| 11. EXTERIOR: | Limited, Not Inspected |