

Building No. 54	Street Greenbrier	City Oroville	ZIP 95966	Date of Inspection 05/04/2026	Number of Pages 5
Hobbs Pest Solutions, Inc P. O. Box 2486 Oroville CA 95965 (530) 624-5390 bhobbs@hobbspestsolutions.com				Report # : 13896 Registration # : PR 7460 Escrow # : ☐ CORRECTED REPORT	
Ordered by: Scott Kirschbaum* Bidwell Realty 5 Skyline Blvd. Oroville CA 95966 United States		Property Owner and Party of Interest: Michael McCilley 54 Greenbrier Oroville CA 95966 United States		Report sent to:	
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐					
GENERAL DESCRIPTION: Manufactured home, raised foundation, vinyl and wood exterior, composition roofing, vacant				Inspection Tag Posted: Subarea	
				Other Tags Posted:	
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.					

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.

HOBBS PEST SOLUTIONS, INC

Page 2 of 5 inspection report

54	Greenbrier	Oroville	CA	95966
Address of Property Inspected		City	State	ZIP
05/04/2026		13896		
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.

HOBBS PEST SOLUTIONS, INC

Page 3 of 5 inspection report

54	Greenbrier	Oroville	CA	95966
Address of Property Inspected		City	State	ZIP
05/04/2026	13896			
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 - Notes

FINDINGS - insulated sub floor noted from sub areas

RECOMMENDATION - note only

1B - Section I

FINDINGS - surface fungus noted to inner siding at various locations noted from sub area

RECOMMENDATION - Remove wood destroying fungus and treat areas with an State approved fungicide per State regulations and label instructions.

4. PORCHES - STEPS

4A - Section I

FINDINGS - excessive moisture damage, fungus and/or dry rot noted to porch awning post

RECOMMENDATION -Cut out damages (fungus/dry rot) treat with fungicide and repair/replace as needed. If further damages are uncovered to areas with infections/infestations, a supplemental report will be submitted.

4B - Section I

FINDINGS - excessive moisture damage, fungus and/or dry rot noted to porch awning rafter at various locations

RECOMMENDATION - Cut back or cut out infected and or damaged wood members. Fill in, replace or repair as needed. Prime paint only

9. DECKS - PATIOS

9A - Section I

FINDINGS - excessive moisture damage, fungus and/or dry rot noted to deck railing members at various locations

RECOMMENDATION -Cut out excessive moisture damages to wood members (dry rot and/or fungus), repair or replace and treat with state approved fungicide and repair/replace as needed. (no paint) If further damages are found at time of repairs, a supplemental report will be submitted

9B - Section I

FINDINGS - excessive moisture damage, fungus and/or dry rot noted to deck posts at various locations

RECOMMENDATION -Cut out damages (fungus/dry rot) treat with fungicide and repair/replace as needed. If further damages are uncovered to areas with infections/infestations, a supplemental report will be submitted.

9C - Notes

HOBBS PEST SOLUTIONS, INC

Page 4 of 5 inspection report

54	Greenbrier	Oroville	CA	95966
Address of Property Inspected		City	State	ZIP
05/04/2026		13896		
Date of Inspection		Corresponding Report No.		Escrow No.

FINDINGS - deck flooring carpeted at various locations limiting visual inspection

RECOMMENDATION - Hobbs Pest Solutions recommends periodic inspections.

9D - Section I

FINDINGS - surface fungus noted to deck sub structure at various locations

RECOMMENDATION - Remove wood destroying fungus and treat areas with an State approved fungicide per State regulations and label instructions.

9E - Section I

FINDINGS - excessive moisture damage, fungus and/or dry rot noted to deck boards

RECOMMENDATION -Cut out excessive moisture damages to wood members (dry rot and/or fungus), repair or replace and treat with state approved fungicide and repair/replace as needed. (no paint) If further damages are found at time of repairs, a supplemental report will be submitted

11. OTHER - EXTERIOR

11A - Section I

FINDINGS - excessive moisture damage, fungus and/or dry rot noted to siding/skirting at various locations

RECOMMENDATION- Remove and replace damaged siding or skirting with matching or harmonizing style material. Z-bar if often used when only lower portions of siding/skirting are replaced. If further damages are exposed during removal of infected/infested siding, a supplemental report will be submitted with new findings and recommendations for correction. Prime paint only

11B - Section I

FINDINGS - excessive moisture damage, fungus and/or dry rot noted to fascia and/or barge rafters at various locations

RECOMMENDATION - Cut back or cut out infected and or damaged wood members. Fill in, replace or repair as needed. Prime paint only

11C - Section I

FINDINGS - excessive moisture damage, fungus and/or dry rot noted to eave jacks at various locations

RECOMMENDATION - Cut back or cut out infected and or damaged wood members. Fill in, replace or repair as needed. Prime paint only

One or more of the following chemicals may be used on your property:

Premis 75-WP (Imidacloprid)

Termidor SC (Fipronil)

Timbor (Disodium Octaborate tetrahydrate)

Vikane (Sulfuryl Fluoride)

***If interested in termite monitoring stations or rodent clean and disinfect, please contact Hobbs Pest Solutions for pricing**

This section is to be filled out and initialed by fiscally responsible persons. By initialing this section, you acknowledge that you are the financially responsible party for all repair work and/or termite treatment completed by Hobbs Pest Solutions, Inc.

Name of financially responsible party: _____

Payment Type: _____

Initial:_____

HOBBS PEST SOLUTIONS, INC

Page 5 of 5 inspection report

54	Greenbrier	Oroville	CA	95966
Address of Property Inspected		City	State	ZIP
05/04/2026	13896			
Date of Inspection	Corresponding Report No.			Escrow No.
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			

Hobbs Pest Solutions, Inc

Page 1 of 2

P. O. Box 2486
Oroville CA 95965
(530) 624-5390

bhobbs@hobbspestsolutions.com

WORK AUTHORIZATION**Report #: 13896**

No work will be performed until a signed copy of this agreement has been received.

Address of Property : 54 Greenbrier

City: Oroville

State/ZIP: CA 95966

The inspection report of the company dated, **05/04/2026** is incorporated herein by reference as though fully set forth.

The company is authorized to proceed with the work outlined in the items circled below from the Termite Inspection Report for the property inspected, for a total sum of \$ _____. This total amount is due and payable within **30 days** from completion repair work and/or chemical application.

THE COMPANY AGREES

To guarantee all repair completed by this company for one year from date of completion except for caulking, grouting, or plumbing, which is guaranteed for a period of **ninety (90) days**. We assume no responsibility for work performed by others, to be bound to perform this work for the price quoted in our cost breakdown for a period not to exceed 30 days, to use reasonable care in the performance of our work but to assume no responsibility for damage to any hidden pipes, wiring, or other facilities or to any shrubs, plants, or roof.

THE OWNER OR OWNER'S AGENT AGREES

To pay for services rendered in any additional services requested upon completion of work to pay a service charge of one and one-half percent (1 1/2%) interest per month, or portion of any month, annual interest rate of eighteen percent (18%) on accounts exceeding the ten (10) day full payment schedule. The Owner grants to The Company a security interest in the property to secure payment sum for work and inspection fee completed. In case of non-payment by The owner, reasonable attorney fees and costs of collection shall be paid by owner, whether suit be filed or not.

ALL PARTIES AGREE

If any additional work is deemed necessary by the local building inspector, said work will not be performed without additional authorization from owner or owner's agent. This contract price does not include the charge of any Inspection Report fees. Circle the items you wish performed by The Company, below and enter total amount above:

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.

CANCELLATION POLICY

All repairs are subject to a \$500 cancellation fee once scheduled. If notice of cancellation is not submitted 24 hours prior to the start of repairs, a fee of \$1000 will be applied and billed to the responsible party.

DISCLAIMER

Hobbs Pest Solutions, Inc., will not be responsible for damage to hidden pipes, conduit, ducts or their repair.

I have read, understand and agree to the above statements.

Initials: _____

ITEMS

Prefix	Section I	Section II	Further Inspection	Other
1B	320.00	0.00	0.00	0.00
4A	226.00	0.00	0.00	0.00
4B	314.00	0.00	0.00	0.00
9A	289.00	0.00	0.00	0.00
9B	452.00	0.00	0.00	0.00

Property Owner:

Date:

Inspected By:

Date:

Owner's Agent:

Date:

Hobbs Pest Solutions, Inc

P. O. Box 2486
Oroville CA 95965
(530) 624-5390
bhobbs@hobbspestsolutions.com

Page 2 of 2

WORK AUTHORIZATION**Report #: 13896**

Prefix	Section I	Section II	Further Inspection	Other
9D	377.00	0.00	0.00	0.00
9E	201.00	0.00	0.00	0.00
11A	2,311.00	0.00	0.00	0.00
11B	628.00	0.00	0.00	0.00
11C	226.00	0.00	0.00	0.00
Total:	5,344.00	0.00	0.00	0.00
GRAND TOTAL:	5,344.00			

Property Owner:

Date:

Inspected By:

Date:

Owner's Agent:

Date:

INVOICE / STATEMENT

Hobbs Pest Solutions, Inc

P. O. Box 2486
Oroville CA 95965
(530) 624-5390
bhobbs@hobbspestsolutions.com

Date: 05/04/2026

Report Number: 13896

Invoice Number: 13896-1

Escrow Number:

Property Inspected: 54 Greenbrier
Oroville, CA 95966

Bill To: Michael McCilley
54 Greenbrier
Oroville, CA 95966
United States

MOBILE: (916) 247-7455
mmcculley442@gmail.com

Inspection: \$	195.00
Invoice Total: \$	195.00
Payments: \$	195.00
Total Due: \$	0.00

Description of Service

RETAIN THIS COPY FOR YOUR RECORDS

THANK YOU FOR YOUR BUSINESS

CUT HERE

CUT HERE

CUT HERE

INVOICE / STATEMENT

Hobbs Pest Solutions, Inc

P. O. Box 2486
Oroville CA 95965
(530) 624-5390
bhobbs@hobbspestsolutions.com

Date: 05/04/2026

Report Number: 13896

Invoice Number: 13896-1

Escrow Number:

Property Inspected: 54 Greenbrier
Oroville, CA 95966

Bill To: Michael McCilley
54 Greenbrier
Oroville, CA 95966
United States

MOBILE: (916) 247-7455
mmcculley442@gmail.com

Inspection: \$	195.00
Invoice Total: \$	195.00
Payments: \$	195.00
Total Due: \$	0.00

Description of Service

RETURN THIS COPY WITH REMITTANCE

THANK YOU FOR YOUR BUSINESS



4A



4B



11A



11A



11A



11A



9A



11B



9A, 9B



11A



9B



9B



9D



9D



9D



9D



9D



9B



1B



1B