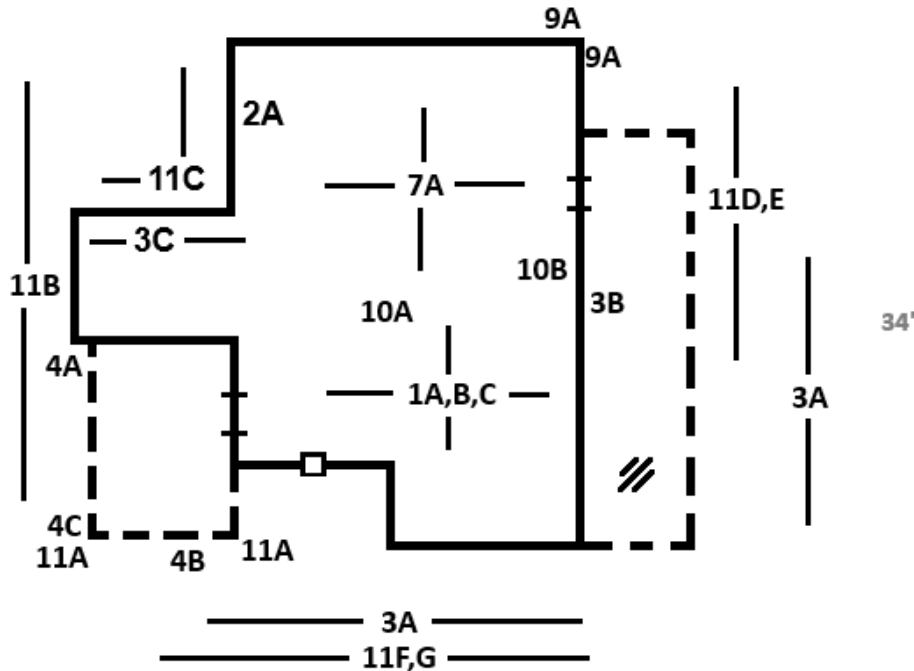


Building No. 25192	Street N Center St	City Los Molinos	Zip 96055-9783	Date of Inspection 09/02/2026	Number of Pages 1 of 10
Hunters Services Inc. 2060 3rd Street Oroville, CA 95965 Tel 530-342-8950 Fax 530-453-3727 Registration #: PR 6309			A LICENSED PEST CONTROL OPERATOR IS AN EXPERT IN HIS/HER FIELD. QUESTIONS RELATIVE TO THIS REPORT SHOULD BE REFERRED TO HIM/HER. Report #: 17126		
Ordered by: Agent: Lpt Realty, Inc. Luci Hawes Los Molinos, CA 96055-9783 530-200-2264		Property Owner and Party of Interest: Agent: Lpt Realty, Inc. Luci Hawes 10620 Treena St Suite 230 San Diego, CA 92131-1140 530-200-2264		Report sent to: Agent: Lpt Realty, Inc. Luci Hawes Los Molinos, CA 96055-9783 530-200-2264	
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐					
General Description: Single-Story, Single-Family Home, Hardboard Siding / Trim, Metal / Tile / Composition Roof, Unoccupied, Unfurnished.			Inspection Tag Posted: Substructure		
			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.					



Jeremiah Knight

43M-41 (REV. 04/2015)

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
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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 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. 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

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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: | Fungus/Dry Rot, Subterranean Termites, Earth to Wood Contact, Inaccessible Areas |
| 2. SHOWER: | Water Tested, Rock Tested, Leaks, Inaccessible Areas, Further Inspection |
| 3. FOUNDATIONS: | Earth to Wood Contact, Fungus/Dry Rot, Excessive Moisture, Inaccessible Areas |
| 4. PORCHES: | Subterranean Termites, Fungus/Dry Rot, Excessive Moisture, Wood Porch |
| 5. VENTILATION: | Appears Adequate For Wood Destroying Organism Purposes, Inaccessible Areas |
| 6. ABUTMENTS: | Wood Porch, Concrete Patio, Inaccessible Areas, Further Inspection |
| 7. ATTIC SPACES: | Insulated, Inaccessible Areas, Further Inspection |
| 8. GARAGES: | None Noted |
| 9. PATIOS AND/OR DECKS: | Concrete Patio, Inaccessible Areas, Further Inspection |
| 10. INTERIOR: | Excessive Moisture, Unoccupied, Appliances, Inaccessible Areas |
| 11. EXTERIOR: | Fungus/Dry Rot, Excessive Moisture, Inaccessible Areas, Further Inspection |

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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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.

Description of Findings

SECTION: I SUBSTRUCTURE AREA

Finding: 1B Evidence of subterranean termite activity were noted on the cellulose debris in the substructure.

Recommendation: Remove all subterranean termite infested cellulose debris of a size that can be raked (or larger). Following removal, perform a local treatment for the control of subterranean termites, as appropriate. Treatment is to be applied by a state licensed applicator in accordance with all applicable label directions and California Structural Pest Control Board requirements.

Price: \$276.92

Finding: 1C A wood destroying surface fungus was noted to be infecting portions of the substructure at the subfloor and adjoining wood members.

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: \$319.46

FOUNDATIONS

Finding: 3B Fungus damage was noted to the foundation at the beam. 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: \$481.36

PORCHES

Finding: 4A Evidence of subterranean termites was noted to the porch at the rim joist.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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Recommendation: Treat the structure for the control of subterranean termites and remove accessible shelter tubes where possible. Treatment shall consist of applying a registered termiticide to the soil adjacent to the foundation and other areas of potential subterranean termite entry in accordance with the product label directions and accepted industry practices. Treatment to be applied by a state licensed applicator according to label instructions. Treatment methods may include, but are not limited to, the following depending on construction and accessibility: Trenching and/or rodding soil adjacent to the exterior foundation. Drilling and treating abutting or attached concrete slabs, cold joints, expansion joints, garage slabs, or interior slabs where applicable. Drilling and treating areas of brick veneer, stone veneer, or similar construction where termite entry is possible. Trenching and/or rodding soil adjacent to foundation piers, plumbing penetrations, and other structural elements in the substructure where accessible. Registered termiticides that may be used include products containing active ingredients such as Fipronil, Imidacloprid, Bifenthrin, Cypermethrin, or other approved materials applied according to label directions. Accessible termite shelter tubes will be removed or scraped down at the time of treatment when feasible. Treatment does not include areas that are inaccessible or concealed without alteration of the structure. Upon completion of the treatment, treatment completion tag will be posted or provided as required. Warranty information for this type of treatment, including any available renewable retreatment warranty options, will be provided upon request by the owner or their authorized agent.

Price: \$1,400.00

Finding: 4C Fungus damage was noted to the porch at the rim joist. 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: Bid/Estimate can be provided at owners/3rd Party request

EXTERIOR

Finding: 11A Fungus damage was noted to the exterior at the rafter tail(s). 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: \$180.00

Finding: 11D A wood destroying surface fungus was noted to be infecting portions of the exterior at the rafter tail(s) and roof sheathing.

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: \$110.00

SECTION: II SUBSTRUCTURE AREA

Finding: 1A Earth to wood contact was noted to the substructure at the support posts.

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Recommendation: Break the earth wood contact by installing a concrete pad between the wood member and the soil.

Price: \$2,700.00

SHOWER

Finding: 2A Hall bathroom toilet stool noted to be loose. Loose toilet stools may lead to cracks in the plumbing seals creating an excessive moisture condition.

Recommendation: Remove toilet, install a new wax seal, inspect exposed wood members prior to re-setting the toilet. Owner/agent should engage the services of a licensed contractor to check for leaks and to perform any corrective work needed.

Price: \$150.00

FOUNDATIONS

Finding: 3A Earth to wood contact was noted at the foundation and form boards.

Recommendation: Remove and dispose of all wood form material at the foundation to eliminate a condition conducive to subterranean termites. Following removal, perform a localized treatment, as appropriate, for the control of subterranean termites. If removal of the form wood is not feasible, locally treat the form wood. All treatment shall be performed by a state licensed applicator in accordance with all applicable label directions and California Structural Pest Control Board requirements.

Price: Price Included with Finding 4A

Finding: 3C Conditions conducive to excessive moisture were observed at the substructure due to portions of the foundation missing entirely.

Recommendation: Owner/agent to contact appropriate trades to make the proper corrections/repairs.

Price: Others are to conduct this Item/Repair

PORCHES

Finding: 4B Excessive moisture damage was noted to the porch at the steps.

Recommendation: Remove and replace, repair, or re-support wood members damaged by excessive moisture. Note: Removal of damaged materials and/or completion of repairs may reveal 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: \$200.00

INTERIOR

Finding: 10A Excessive moisture damage was noted to the interior at the base boards in multiple/various locations.

Recommendation: Remove and replace, repair, or re-support wood members damaged by excessive moisture. Note: Removal of damaged materials and/or completion of repairs may reveal 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: Bid/Estimate can be provided at owners/3rd Party request

Finding: 10B Excessive moisture damage was noted to the interior at the cabinet.

Recommendation: Remove and replace, repair, or re-support wood members damaged by excessive moisture. Note: Removal of damaged materials and/or completion of repairs may reveal 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: \$350.00

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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EXTERIOR

- Finding: 11B Excessive moisture damage was noted to the exterior at the decorative outriggers.
Recommendation: Remove and replace, repair, or re-support wood members damaged by excessive moisture. Note: Removal of damaged materials and/or completion of repairs may reveal 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: \$290.00
- Finding: 11E Conditions conducive to excessive moisture were observed to the exterior at the roof sheathing and rafter tails.
Recommendation: Correct the conditions conducive to excessive moisture at the exterior rood sheathing and rafter tails. Repairs and/or maintenance should be performed as necessary to reduce moisture accumulation and help prevent wood deterioration and wood-destroying organism activity.
Price: \$126.11
- Finding: 11F Excessive moisture conditions were noted to the exterior at the window casing(s) caused by deteriorating caulk.
Recommendation: Reseal/caulk as needed to correct the conducive conditions.
Price: \$160.00
- Finding: 11G Peeling paint were noted to the exterior at the trim causing an excessive moisture condition.
Recommendation: Paint to correct the conducive condition.
Price: \$972.04

UNKNOWN FURTHER INSPECTION

ATTIC SPACES

- Finding: 7A Damaged/soiled insulation were noted to the attic due to rodent activity.
Recommendation: Remove and replace the damaged/soiled insulation at the attic and replace it with the same quantity.
Price: \$4,795.00

PATIOS AND/OR DECKS

- Finding: 9A Portions of the deck are inaccessible due to inadequate clearance (less than 12") between the bottom of the joists and the soil.
Recommendation: Owner/Agent should provide access by removing the obstructing board(s), as necessary, to permit inspection of the concealed area. Upon completion, contact Hunters Services to schedule a further inspection. A Supplemental Report will be issued following the inspection for an additional fee.
Price: Bid/Estimate can be provided at owners/3rd Party request

EXTERIOR

- Finding: 11C A partial inspection was completed at the exterior due to heavy vegetation making other areas inaccessible.
Recommendation: Owner/Agent should provide access by removing or trimming heavy vegetation, as necessary, to permit inspection of the concealed area(s). Upon completion, contact Hunters Services to schedule a further inspection. A Supplemental Report will be issued following the inspection for an additional fee.
Price: Bid/Estimate can be provided at owners/3rd Party request

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Section I Total:	\$2,767.74
Section II Total:	\$4,948.15
Unknown Further Inspection:	\$4,795.00

Grand Total:	\$12,510.89
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WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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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.

Owner/agent should engage the services of a licensed roofing contractor to determine the present condition of the roof and to make any necessary repairs to the roof or the roof coating system.

Attic limited to a visual inspection from the access opening only, due to insulation. No adverse conditions were noted at the time of inspection; therefore no recommendation is necessary at this time. 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.

A portion of the flooring was noted to be unlevel at time of inspection. No evidence of infection or infestation was noted at this time, however, periodic inspection is advised.

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.

The patio cover is blocking access to the roof overhang. No representation made regarding the inaccessible portions of the eaves. If desired, these areas will be inspected after the owner makes them accessible.

Peeling paint noted at the structure causing excessive moisture condition.

Dried water stains were noted on the ceiling. No apparent moisture or pest related problems were noted due to this condition. If parties of interest desire further information contact a licensed roofing contractor to determine the integrity of the roof.

A portion of the eave line was inaccessible due to height. Hunters Services renders no opinion regarding any conditions

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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.

Cracks were noted in the foundation and/or siding. This could lead to an unwanted pest or moisture intrusion. To avoid future problems, owner is advised to seal all cracks as necessary.

It was noted that the flooring was extremely unlevelled and should be assessed by the appropriate party for further inspection/assessment.

Inaccessible areas noted. Further inspection recommended.