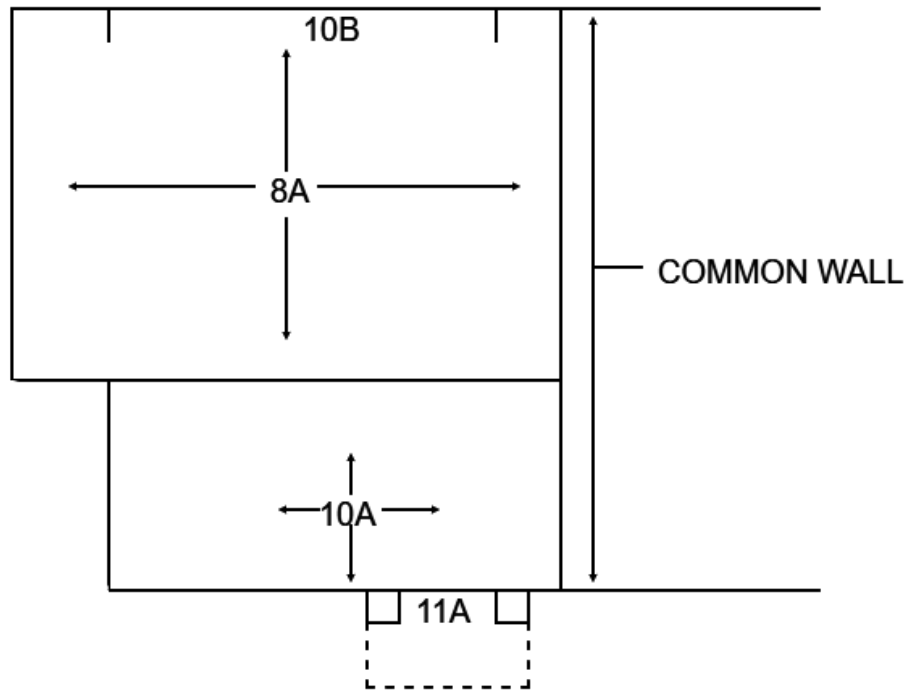


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 2218	Street Hutchinson St	City Chico	ZIP 95928	Date of Inspection 09/23/2026	Number of Pages 4
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 # : 43841 Registration # : PR3779 Escrow # : ☐ CORRECTED REPORT	
Ordered by: Stephanie Sinnott Edgewood Realty stephanielsinnott@gmail.com		Property Owner and Party of Interest: Stephanie Sinnott Edgewood Realty stephanielsinnott@gmail.com		Report sent to: Stephanie Sinnott Edgewood Realty stephanielsinnott@gmail.com	
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐					
GENERAL DESCRIPTION: Single family residence; vacant, 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*

STONE RIDGE TERMITE AND PEST

Page 2 of 4 inspection report

2218	Hutchinson St	Chico	CA	95928
Address of Property Inspected		City	State	ZIP
09/23/2026	43841			
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.

STONE RIDGE TERMITE AND PEST

Page 3 of 4 inspection report

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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.

This report is limited to unit #2218 only at the request of Stephanie Sinnott. A complete inspection is recommended.

8. GARAGES

8A - Further Inspection

FINDING: Portions of the garage are inaccessible for inspection due to occupant's storage along the perimeter walls.

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

10. OTHER - INTERIOR

10A - Section II

FINDING: Stains and moisture damage noted at the living room flooring. 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 moisture damaged portions of the flooring. 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.

10B - Section II

FINDING: Stains (dry) were noted at the upstairs bathroom sink cabinet bottom.

RECOMMENDATION: Interested parties should engage the services of a licensed plumber to check for leaks and make repairs as needed.

11. OTHER - EXTERIOR

11A - Section I

FINDING: Stains and fungus damage noted at the door jambs. 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 jambs and replace with new material.

STONE RIDGE TERMITE AND PEST

Page 4 of 4 inspection report

2218	Hutchinson St	Chico	CA	95928
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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.

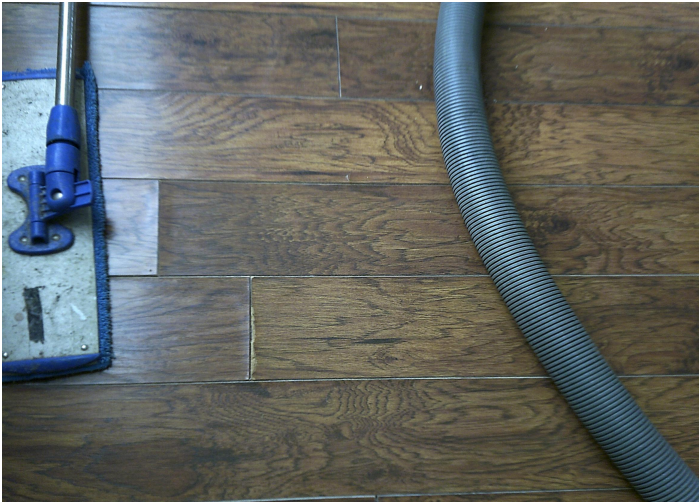
Please take a few moments to read and become familiar with the content. State law requires that you be given the following information:

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



10A



10B



11A

INVOICE / STATEMENT

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

Date: 09/23/2026

Report Number: 43841

Invoice Number: 43841-1

Escrow Number:

Property 2218 Hutchinson St
Inspected: Chico, CA 95928

Bill To: Stephanie Sinnott
Edgewood Realty

stephanielsinnott@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

INVOICE / STATEMENT

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RETURN THIS COPY WITH REMITTANCE

THANK YOU FOR YOUR BUSINESS