WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	ZIP	Date of Inspection	Number of Pages
19	Kimberlee Lane	Chico	95926	08/03/2026	4

HOUSE DETECTIVE TERMITE CONTROL INC
302 Bellamy Terrace
CHICO CA 95973
(530) 591-7079
hdetective@att.net

Report # : 16795
Registration # : PR5960
Escrow # :
☐ CORRECTED REPORT

Ordered by:	Property Owner and Party of Interest:	Report sent to:
Megan Page Keller Williams Realty		

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

GENERAL DESCRIPTION:
One story wood frame single family dwelling.

Inspection Tag Posted:
At the water heater

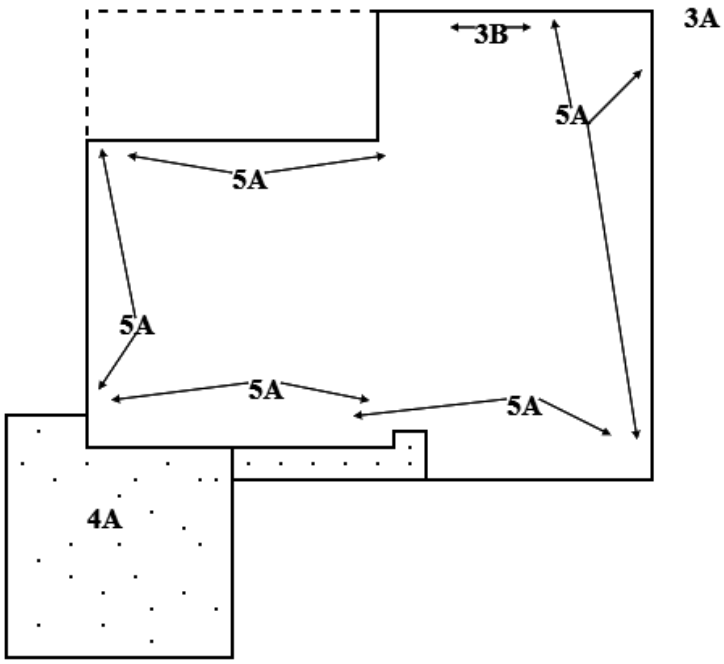
Other Tags Posted:

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.

Diagram Not To Scale



Inspected By: Gregory D Hosler **State License No.** OPR10012 **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, 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.

HOUSE DETECTIVE TERMITE CONTROL INC

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Address of Property Inspected		City	State	ZIP

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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 visible evidence of active infestation, infection or conditions that have resulted in or from infestations or infections. 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.

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.

SECTION III / 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.

3. FUNGUS / DRYROT:

3A - Section I

FINDING: Fungus damage was found to the end portion of the roof barge rafter where indicated.

RECOMMENDATION: Remove the damaged end of the roof barge rafter and replace with new material. Prime paint only.

3B - Section I

FINDING: Fungus damage was found to sections of subarea rim joist and subfloor with possible hidden damage above the floor line. The damage appears to have been caused by wind driven rain at the vent opening.

RECOMMENDATION: Remove areas of stucco to allow for repairs and further inspections. Remove the damaged framing and subfloor and replace with new material. Check for hidden damage. After all repairs are completed install new paper, wire and stucco to reasonably blend with existing ready for painting.

4. OTHER FINDINGS:

4A - Section II

FINDING: Water stains (dry) were noted on the ceiling in the garage from an apparent past roof leak.

RECOMMENDATION: Any further information or questions regarding the stain should be directed to a roofing company. Periodic inspections are advised.

5. FURTHER INSPECTION:

5A - Further Inspection

FINDING: Portions of the subarea were inaccessible due to heating ducts and plumbing lines blocking access. Flashlight visual inspection revealed no further outward signs of any infestations or infections where accessible this date.

RECOMMENDATION: Further inspection will be performed upon request after proper access has been provided.

NOTES:

Note A

Evidence of past subterranean termite treatments were noted along the front of the structure by others. No visible signs of any termite activity were noted in the accessible areas this date. Periodic inspections are advised.

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Note B

This inspection is from ground level only. We do not go on the roof. No opinion to areas which could not be probed from the ground.

Note C

Bowed siding was noted at the front porch area. Loose and bowed window trim was noted at the rear of the structure. We advise the owner to keep areas sealed and painted.

Note D

Guarantee: All work performed is guaranteed fro a period of one (1) year from the date of completion, unless specifically mentioned elsewhere herein; except plumbing, grouting, or caulking which is guaranteed for 90 days.

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WORK AUTHORIZATION

Report #: 16795

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

Address of Property : 19 Kimberlee Lane
City: Chico
State/ZIP: CA 95926

The inspection report of the company dated, **08/03/2026** 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.

ITEMS

Prefix	Section I	Section II	Further Inspection	Other
3A	390.00	0.00	0.00	0.00
3B	2,065.00	0.00	0.00	0.00
4A	0.00	Other trades	0.00	0.00
5A	0.00	0.00	Upon request	0.00
Total:	2,455.00	0.00	0.00	0.00

GRAND TOTAL: 2,455.00

Property Owner: _____ Date: _____ Inspected By: _____ Date: _____

Owner's Agent: _____ Date: _____

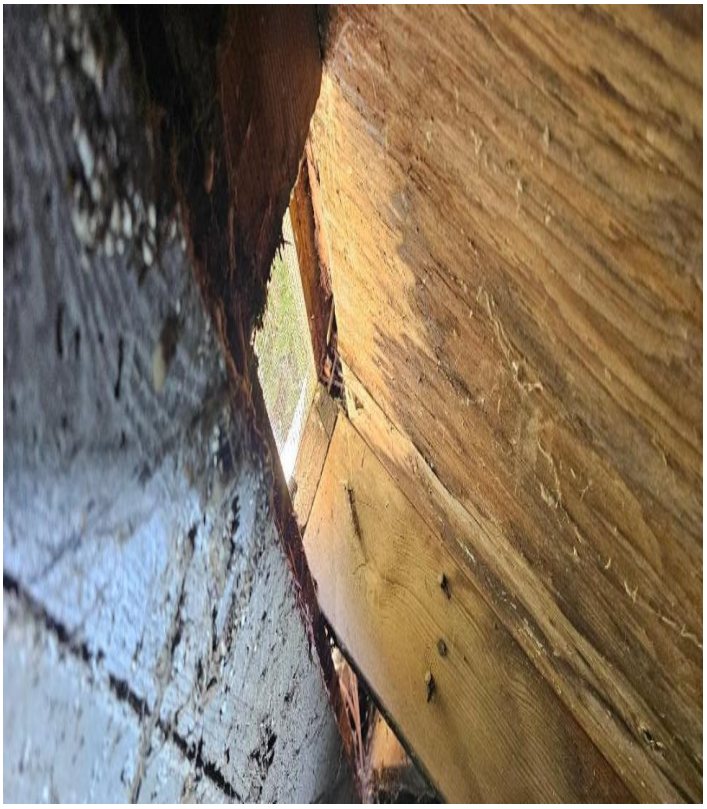
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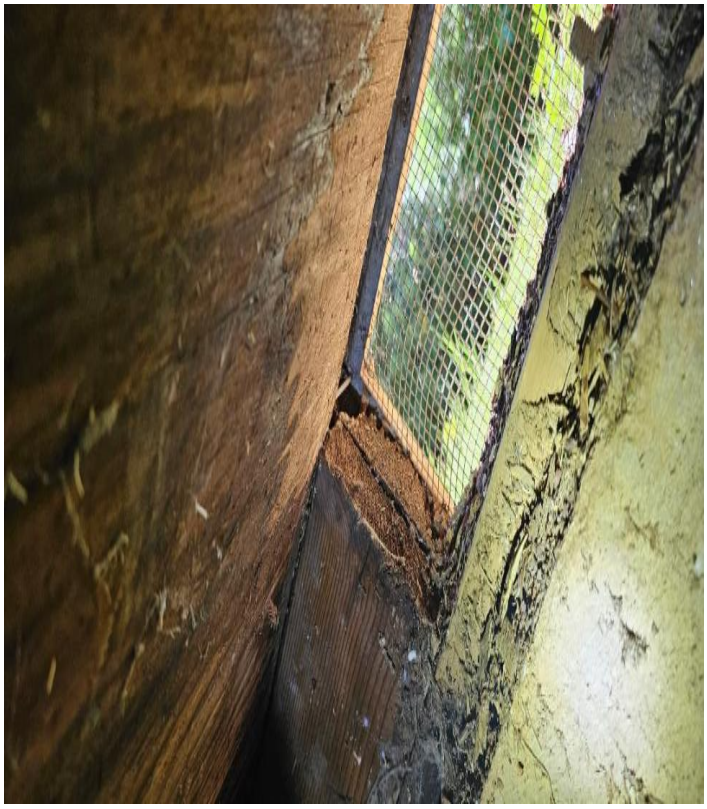
Front of the structure.



3A - Damaged roof barge rafter end.



3B - Damaged framing and subfloor.



3B - Damaged framing and subfloor.

INVOICE / STATEMENT

HOUSE DETECTIVE TERMITE CONTROL INC
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Date: 08/03/2026
Report Number: 16795
Invoice Number: 16795-1
Escrow Number:

Property Inspected: 19 Kimberlee Lane
Chico, CA 95926

Bill To: Megan Page
Keller Williams Realty

meganpage@kw.com

Inspection: $	200.00
Invoice Total: $	200.00
Payments: $	0.00
Total Due: $	**200.00**

Description of Service
Original inspectoin fee.

RETAIN THIS COPY FOR YOUR RECORDS
THANK YOU FOR YOUR BUSINESS

CUT HERE *CUT HERE* *CUT HERE*

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