

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building Address: 1310 Loma Dr. # A- C, Hermosa Beach, CA 90254		Date of Inspection 02/14/2023	Number of Pages 6
	A-1 BONDED TERMITE, INC. 1000 E Discovery Ln a1bondedtermite.com Anaheim, CA 92801 a1email@a1bondedtermite.com (714) 502-9230		Report # W25522
			Lic. Registration # PR4986
			Escrow #
Ordered by: Bruce Haroldson PO BOX 325 Hermosa Beach, CA 90254	Property Owner and/or Party of Interest: Bruce Haroldson PO BOX 325 Hermosa Beach, CA 90254	Report Sent to: Bruce Haroldson PO BOX 325 Hermosa Beach, CA 90254	
COMPLETE REPORT <input type="checkbox"/> LIMITED REPORT <input checked="" type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: 2 story stucco wood frame 3 unit triplex with attached garage raised wood concrete floors furnished & vacant		Inspection Tag Posted: Meter Box	
		Other Tags Posted: None	
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 <input type="checkbox"/> Drywood Termites <input checked="" type="checkbox"/> Fungus / Dryrot <input type="checkbox"/> Other Findings <input type="checkbox"/> Further Inspection <input type="checkbox"/> <small>If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for the details on checked items.</small>			

The drawing is located on the final page.

This Diagram is not to scale

Inspected by: Geoff A Inman State License No. OPR9480 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 preceeding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Ste. 1500, Sacramento, California 95815.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with the services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov

SECOND PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

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What is a Wood Destroying Pest and Organism Inspection Report?

The following 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 finding as to the presence or absence of wood destroying insects or organisms in visible and accessible areas on the date of inspection and contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the wood destroying pest & organism inspection report are governed by the structural pest control act and its rules and regulations.

Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to this report. This report does not address any such defects as they are not within the scope of the license of the inspector or the company issuing this report.

The following areas are considered inaccessible for purposes of inspection or are not included in a normal inspection report and therefore are excluded in this report: the interior of hollow walls; spaces between an upstairs floor and the ceiling below or a porch deck and soffit below; stall showers over finished ceilings; such structural segments as areas enclosed by bay windows, buttresses, built in cabinet work, areas under floor covering; any areas requiring the removal of storage, furnishings or appliances; any areas to which there is no access without defacing or removing lumber, masonry or finished workmanship.

Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These include but are not limited to: inaccessible and/or, insulated attics or portions thereof, attics with less than 18" clear crawl space, the interior of hollow walls; spaces between a floor or porch deck and the ceiling below; areas where there is no access without defacing or tearing out lumber, masonry or finished work; make inspection impractical; and areas or timbers around eaves that would require use of an extension ladder.

Certain areas may be inaccessible for inspection due to construction or storage. We recommend further inspection of areas where inspection was impractical. Re: Structural Pest Control Act, Article 6, section 8516 (b), paragraph 1990 (l). Amended effective March 1, 1974. Stall shower, if any, are water tested in compliance with Section 1991 (12) of the Structural Pest Control Act. The absence or presence of leaks through sub-floor, adjacent floors or walls will be reported. This is a report of the condition of the stall shower at the time of inspection only, and should not be confused as a guarantee. Although we make a visual examination, we do not deface or probe into window or door frames, decorative trim, roof members, etc., in search of wood destroying pests or organisms.

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 is necessary. Any guarantees must be received from parties performing repairs.

Note: All repair bids on this report are to repair existing structures as noted on our report. It is the responsibility of the owner of this property to inform A1 Bonded Termite if some existing structure being repaired is not permitted or not built to code. It is the property owners responsibility prior to approving any repairs to check with the City Building Dept. to see if permits are required for the work estimated below. If required, the property owner will need to pull permits as an owner builder and notify A1 Bonded Termite. Any additional work required by City Building Dept. and/or field inspectors will be at an additional cost.

NOTE: We do not inspect or certify plumbing, plumbing fixtures, etc.

NOTE: "The exterior surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contract a roofing contractor who is licensed by the Contractor's State License Board."

"NOTICE: The charge for service that this company subcontracts to another person or entity may include the company's charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept A1 Bonded Termite's bid or you may contract directly with another registered company licensed to perform the work. If you choose to contract directly with another registered company, A1 Bonded Termite will not in any way be responsible for any act or omission in the performance of work that you directly contract with another to perform."

"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.

"Local treatment is not intended to be an entire structure treatment method. If infestations or wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated."

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NOTICE TO OWNER

Under the California Mechanic's Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who help to improve your property, but is not paid for his 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 sub-contractor, laborers, or suppliers remain unpaid. To preserve their right to file a claim of 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.

NOTE: If the Home Owner fails to pay billing in full, A1 Bonded Termite will have the right to be paid back for all its costs and expenses to the extent not prohibited by applicable law. Those expenses include, for example (but not limited to), reasonable attorney's fees. If for any reason this account is to be turned over to our collection agency, You will be responsible for all cost of collecting the debt.

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.

FINDINGS AND RECOMMENDATIONS

NOTE: This is a limited inspection report requested by the owner and limited to the inspection of the EXTERIOR only.
Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

Substructure: not inspected

Stall Shower: not inspected

Foundations: not inspected

Porches - Steps: concrete & inaccessible inaccessible sealed landing

Ventilation: not inspected

Abutments: none

Attic Spaces: not inspected

Garages: attached 3 car garage, exterior only

Decks - Patios: attached wood deck

Other Interior: not inspected

Other Exterior:

- Findings and Recommendations continued on next page -

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- Findings and Recommendations continued from previous page -

- 11A (Section I)
FINDINGS: Evidence of drywood termite infestation(s) found at time of inspection at exterior as indicated on the diagram.
RECOMMENDATION: Vacate the premises and seal the structure for fumigation with Vikane Gas. Remove or cover accessible evidence of infestation. Fumigation warranted for two-years from completion date. Occupants Notice of Fumigation and Pesticide Disclosure form must be signed prior to fumigation. See fumigation notice for terms and liabilities.
- 11B (Section I)
FINDINGS: Evidence of termite damaged wood members found at time of inspection at exterior as indicated on the diagram.
RECOMMENDATION: Contact proper tradesman to inspect and replace damaged wood members and correct cause of any adverse conditions associated. If any additional possible adverse conditions are found during repairs, contact A-1 Bonded Termite, Inc.. to inspect and issue a supplemental report indicating the absence or presence of any infection and/or adverse condition. Additional findings will result in a supplemental estimate with additional charges in addition to the original estimate provided. This company does not warrant work performed by others.

In accordance with the laws and regulation of the State of California, we are required to provide you with the following information prior to application of pesticides to your property.

"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 Dept. of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the State finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon 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 (800) 876-4766 and your pest control operator immediately." Effects of over exposure to these materials can include tremors and tonic and colonic convulsions.

For further information, contact any of the following:

A1 Bonded Termite	(714) 502-9230
Poison Control Center	(800) 876-4766
(Health Questions) County Health Dept.	
Orange County	(714) 921-2713
Los Angeles County	(213) 250-8055
San Bernardino County	(909) 387-6280
Riverside County	(909) 358-5000
(Application Info.) County Agriculture Commission	
Orange County	(714) 955-0100
Los Angeles County	(626) 575-5465
San Bernardino County	(909) 387-2115
Riverside County	(951) 955-3000

Structural Pest Control Board (Regulatory Info.) (916) 561-8704
2005 Evergreen Street, Suite 1500, Sacramento, Ca. 95815

TERMITE AND FUNGUS CONTROL CHEMICALS

Vikane (EPA Reg. No. 62719-4)

Active Ingredients: Vikane-sulfuryl floride 99.8%, Inert Ingredients 0.2%

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TERMS & CONDITIONS OF WORK:

SCOPE OF WORK

A-1 Bonded Termite, Inc. will perform the work as disclosed in the inspection report. All work shall be performed in a workmanlike manner in compliance with the Structural Pest Control Act of the State of California and the Department of Agriculture relating to such work. We will exercise due care but assume no responsibility for damage to shrubbery, vines, plants, plumbing, electrical, roof, or other property damage that may occur during the fumigation process. We recommend you take any steps necessary to prevent any damage to your property. A-1 Bonded Termite, Inc. does not provide on-site security and does not assume any responsibility in the case of vandalism or breaking and entering during the time work is performed on the property. We also recommend that you contact your insurance agent and verify that you have insurance coverage to protect against damage, vandalism, or theft from your property. A-1 Bonded Termite, Inc. shall not be liable, as to the completion of the work, for any delay that may be caused by reason or on account of inclement weather conditions, any strike or workmanship, unavoidable accidents, inability to secure materials or to use materials in the performance of the work by reason of laws or regulations of the State of California, or any other circumstances beyond their control. No such delay shall be deemed a default on the part of the contractor.

TERMS/CONDITIONS

The prices in this estimate are effective for thirty (30) days from the date of the inspection. The total amount of this contract is due upon completion and executor of the Work Authorization Contract agrees to ensure payment is paid in full. A-1 Bonded Termite, Inc. will grant a 30 day grace period to escrow transactions only if the payment is to be made through escrow and that such escrow information is disclosed on the Work Authorization Contract. After 30 days, regardless of the state of the escrow transaction, any amount due will be due and payable by the executor of Work Authorization Contract. Executor of said Work Authorization Contract agrees to pay reasonable attorney's fees if suit is required by this company to enforce any terms of this contract, together with the costs of such action, whether or not suit proceeds to judgment.

CONDITIONAL GUARANTEE:

A-1 Bonded Termite, Inc. guarantees all work performed by this company for one (1) year including local treatment and repairs. Fumigation is guaranteed for two (2) years and is limited to the pest disclosed in this inspection report. The company is not responsible for any future infestation, dry rot, or adverse conditions beyond the time of inspection. In the event that a re-treatment, re-fumigation, or any other repair work is to be performed to honor a guarantee issued by A-1 Bonded Termite, Inc.; the homeowner will be responsible to make the property available for any work to be performed. A-1 Bonded Termite, Inc. will not be liable for any cost of vacating or preparing the residence for re-treatment; and/or repairs. NOTE: A new and/or extension of guarantee is never given for re-treatments done under original guarantee.

CANCELLATION

To cancel this transaction, please contact our office via email and/or voice message within 24 hours of work start date stating your desire to cancel the transaction. Cancellations must be received prior to crew arrival or material purchase or restocking charges may apply.

PAYMENT TERMS

Payment is due and payable upon completion of the work. Acceptable payment methods are cash, check, Visa, Mastercard, or American Express. Invoices are sent via the same method as the original report (email or mail). The amount due is the amount authorized on the work authorization contract unless you have been notified and agreed to additional services. The amount is due and payable whether or not an invoice has been received. It is the responsibility of the executor of the contract to ensure receipt of an invoice.

DISCOUNT (if applicable)

All discounts offered to customers are contingent that payment is made upon completion of work. Payment must be received within 10 days from the date of completion or discount is VOID. No payment terms are extended under any circumstances and payment for services is due at the time services are rendered. It is the customer's responsibility to ensure receipt of invoice and receipt of payment.

The amount due is the amount authorized on the work authorization contract unless you have been notified and agreed to additional services and an amended work authorization will be provided.

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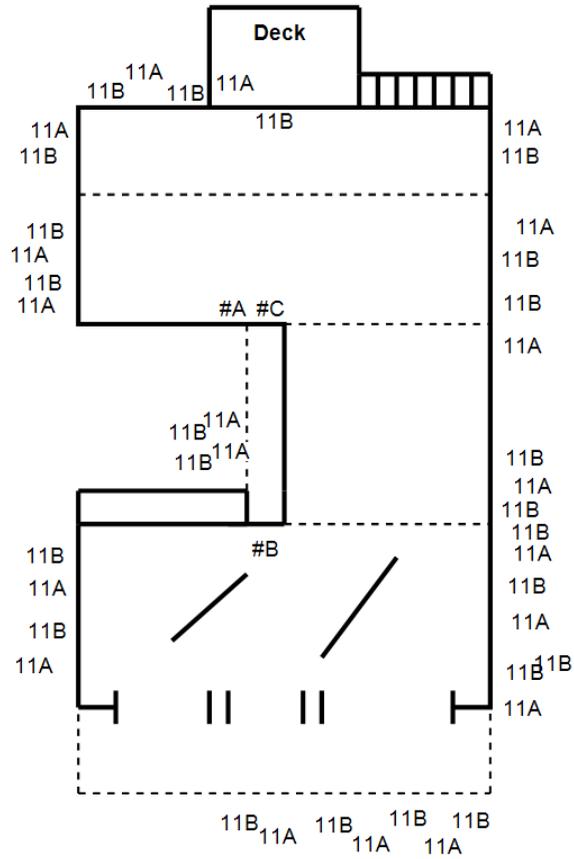
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This Diagram is not to scale





A-1 BONDED TERMITE, INC.

1000 E Discovery Ln a1bondedtermite.com
Anaheim, CA 92801 a1email@a1bondedtermite.com
(714) 502-9230

Work Authorization

Address: 1310 Loma Dr.; # A- C Hermosa Beach, CA 90254
Report # W25522 Report Date: 02/14/2023
The terms of this contract are agreed upon as set forth in the above noted report.

Findings and Recommendations estimated by this Company:

Item	Approval	Primary Estimate	Section
11A	<input type="checkbox"/>	\$3,014.00	I

Complete all of the items quoted above with Primary Estimate.

Total Estimate \$3,014.00

Complete only the above Items checked.

Total \$ _____

Findings and Recommendations NOT estimated by this Company:

Owner or Authorized Representative shall contract others for completion of these items.

Items: 11B

I have read and understand the terms of the Report referenced above and agree to the terms and conditions set forth.

A1 Bonded Termite is hereby authorized to complete the Items selected above and it is agreed that payment shall be made as follows:

Payment shall be made as follows: *With close of Escrow* \$ _____ *Deposit* \$ _____ *on Completion*

Escrow Number: _____ Escrow Company: _____ Escrow Officer: _____

Phone () _____ - _____ Email: _____ Address: _____

Owner or Authorized Representative: Owner Representative's Title: _____

Print Name: _____ X _____ Date _____

Owner or Authorized Representative: Owner Representative's Title: _____

Print Name: _____ X _____ Date _____