Building No.	Street	City	Zip	Date of Inspection	Number of Pages
441	Gould Ave	Hermosa Beach	90254	04/14/2025	1 of 8



Smart Pest Control 2323 Main Irvine, CA 92614 855-305-2226 Registration No. PR8607

Report Number: 440309

Ordered By:

Property Owner and/or Party of Interest:

Report Sent To:

C/o Bye Bye House 441 Gould Ave Hermosa Beach, CA 90254 C/o Bye Bye House 441 Gould Ave Hermosa Beach, CA 90254 C/o Bye Bye House 441 Gould Ave

Hermosa Beach, CA 90254

COMPLETE REPORT

LIMITED REPORT

SUPPLEMENTAL REPORT

REINSPECTION REPORT

General Description: 2 Story, Stucco & Frame, Single Family, , Composition Roof, , Attached garage

Inspection Tag Posted: No Practical Location

Other Tags Posted:

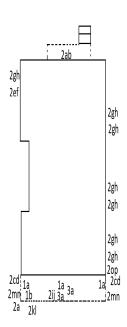
An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

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.

Key: 1 = Subterranean Termites 2 = Drywood Termites 3 = Fungus/Dryrot 4 = Other Findings 5 = Further Inspection DRAWING NOT TO SCALE

Diagram not drawn to scale



Inspected by: William Rodriguez

State License No. OPR13617

Signature:

ol Board during the preceding two years. To obtain copies contact: Stru

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, CA 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. 43M-41 (Rev. 10/01)

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
441	Gould Ave	Hermosa Beach	90254	04/14/2025	2 of 8

Please allow 7 to 10 days advance notice for scheduling of work.

"NOTICE: The Structural Pest Control Board encourages competitive business practices among registered companies. 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."

"NOTICE: The charge for service that this company subcontracts to another registered company may include the company's charges for arranging and administering such service that are in addition to the direct costs associated with paying the subcontractor. You may accept our 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, we 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."

If requested by the person ordering this report, a reinspection of the structure will be performed. This request must be within four months of the date of this inspection and there will be a reinspection fee. The reinspection will be performed within ten (10) working days of the request, and the reinspection fee will not exceed the cost of the original 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 Contractors State License Board.

During the fumigation and aeration period, the possibility of burglary and vandalism exists, as it does any time you leave your home. We recommend you take necessary steps to prevent this. We do not provide on-site security. We assume no liability for the above.

When fumigating your home, the roof surface and perimeter areas of the building must be walked upon, and damages may occur. Although the utmost care will be exercised, this company, or their subcontractor, will not assume any liability for damage to these areas.

When we fumigate this company will not be liable for damage to plants, paint, roofs, or TV antennas. Reasonable care will be exercised in the performance of our work. The fumigation cannot be done in strong winds or rain and will be rescheduled if there is inclement weather. We warranty fumigations for a period of two years. Evidence of infestation will be removed or covered.

Wood destroying organism inspections are limited to visible and accessible areas only. A very careful inspection was made of this property upon this date, and no other evidence of wood destroying organisms and/or adverse conditions were noted other than as mentioned in the body of this report. Should additional evidence of wood destroying organisms become apparent in the future, or during the course of corrective work, another inspection must be made outlining findings, recommendations, and cost. A guarantee of one (1) year is given on immediate areas chemically treated, and/or all corrective work performed by this company, only. Fumigation for the control of drywood termites is guaranteed for two (2) years.

"State law requires that you be given the following information: CAUTION - PESTICIDES / TERMITICIDES ARE TOXIC CHEMICALS. Structural pest control companies are registered and regulated by the Structural Pest Control Board, and apply pesticides/termiticides which are registered and approved for use be the California Department of Food and Agriculture 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 of dizziness, headache, nausea, reduced awareness, slowed movement, garbled speech or difficulty breathing, leave the structure immediately and seek medical attention by contacting your physician immediately.

For further information, contact any of the following; for health questions – The County Health Department; for application information – The County Agricultural Commissioner; and for regulatory information – The Structural Pest Control Board, 2005 Evergreen St., Suite #1500, Sacramento, California 95815-3831.

(Phone numbers listed below)

Poison Control Center: 800-222-1222

County Health Department: 805-677-5225 and 805-681-5100 and 310-338-3200

County Ag Commissioner: 805-388-4343 Structural Pest Control Board: 916-561-8700

We strive for excellence in the performance of inspections and all corrective work, having more than a third of a century of experience in the fields of pest control and structural repairs. We have made a careful inspection of your structure(s) and have selected the best possible corrective measures while maintaining the lowest possible cost level. Should you have any questions regarding the findings and recommendations outlined in our report please do not hesitate to call us. We will be more than happy to help you understand the conditions that exist in your home as outlined in this report, to include all of the options available to you in the correcting of these conditions.

There are certain areas of a structure which are considered impractical for inspection and were not inspected due to the possibility of damage to the structure and/or furnishings in an occupied or unoccupied structure. These areas were not inspected unless specifically included in the report: Furnished interiors, or spaces beneath and/or behind furniture/furnishings; inaccessible attics or portions thereof; the interior of finished hollow, block or frame walls; spaces between a floor or porch deck and the ceiling or soffit below; stall showers over finished ceilings; abutments, and/or floors beneath coverings; such structural segments as porte cocheres, enclosed bay windows, buttresses, and similar areas to which there is no access without defacing or tearing out

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
441	Gould Ave	Hermosa Beach	90254	04/14/2025	3 of 8

lumber, masonry or finished work; built-in cabinet work, and areas where storage conditions or locks make inspection impracticable. The inspection does not include inspection of the roof covering, plumbing, heating, electrical, or mechanical systems in the structure. The inspection will not detect building code violations. If any information is desired about any of these areas, a company who makes home inspections should be engaged. This inspection is limited to the disclosure of wood-destroying organisms and related adverse conditions only and does not include reporting of general pest organisms and/or rodents. Wood fences and gates are not considered part of the structure(s) and were not inspected or conditions included in this report. Upstairs stall shower(s) were not water tested due to finished ceilings below. (If water stains are present, or become apparent, we suggest further inspection by an appropriate tradesperson). Second story eave structure(s), beyond the reach of decks or balconies, or eave structure(s) above ten (10) feet, were not probed due to the inaccessibility of these areas. A visual inspection only was performed. If a detailed probing inspection is required, there will be an additional charge. A supplemental report will be issued outlining findings, recommendations, and cost, if applicable. When structural repairs are performed, reconstruction will be done to match existing construction design only and not as an improvement in design. If improvement(s) of existing structural design is desired or required it will be performed at an additional cost. Size(s) of replaced wood may differ from size(s) of wood used in the original construction. We will endeavor to match existing wood sizes as close as possible according to standard building practices without incurring additional costs for specialized milling. We do not normally prime, paint, or stain replaced wood/timbers and/or repaired surfaces, unless specifically included in the body of this report. If priming, painting, or staining of replaced wood/timbers and/or repaired surfaces is required or requested, it will be performed to blend with the color of existing surfaces only, and there may be an additional charge. (Note: An exact color match may not be possible due to aging of paint, or stain, on existing surfaces). We guarantee only the area(s) chemically treated and/or work performed by this company for a period of one (1) year from the date of completion, unless otherwise stated in the Wood Destroying Pests and Organisms Inspection Report, or Standard Notice of Work Completed and Not Completed.

This inspection and report does not include the detection, disclosure, and/or testing for mold. Whereas the presence of mold can indicate the conditions that cause the mold, these same conditions may cause the development of a wood destroying fungi, (high humidity, excessive moisture, lack of ventilation, plumbing leaks, roof leaks, exterior sprinkler/watering patterns, sewer line leaks, high water tables). The actual presence of mold does not indicate the presence of a wood destroying organism form of fungi. Should interested parties be concerned about the presence of mold, we suggest further inspection by an appropriate mold expert and/or tradesperson. (It is possible for mold, as it is with wood destroying organisms, or any microscopic organisms, to be concealed and, therefore, not evident at the time of inspection(s), and to become apparent during the course of time).

Wood destroying organism inspections are limited to visible and accessible areas only. It is possible for wood destroying organisms, infestations, and infections to be concealed and, therefore, not evident at the time of our inspection, and to become apparent during the course of time. A very careful inspection was made of this property on this date, and no other evidence of wood destroying organisms and/or adverse conditions were noted other than as mentioned in the body of this report. Should evidence of wood destroying organisms become apparent in the future, or during the course of corrective work performed by this company, a licensed contractor, handyman, and/or owner, another inspection must be made outlining findings, recommendations, and

A wood-destroying organism report is regarded by the State of California legal system as a legal document, and subject to scrutiny and discipline under the Department of Consumer Affairs, Structural Pest Control Act, Rules and Regulations.

"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 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 the inspection and cannot be defined as Section I or Section II."

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
441	Gould Ave	Hermosa Beach	90254	04/14/2025	4 of 8

### FINDINGS AND RECOMMENDATIONS

		FINDINGS AND RECOMMENDATIONS
Item	Finding	Recommendation
1A	FINDING: Subterranean termites noted at garage door jamb marked on diagram.	Drill and chemically local treat Drywood or Subterranean Termite infested timbers with registered chemical in visible and accessible areas for the eradication and control of Drywood Termites or Subterranean Termites.
		Remove and replace subterranean termite damaged timbers, as necessary. (Patch minor damage caused by subterranean termites where possible and practical).
2A	FINDING: Evidence of drywood termites where noted at second story fascia beam as marked on diagram. ***rain gutters	Due to the nature of these infestations, it will be necessary to seal the entire structure and fumigate it with Vikane (Sulfuryl Fluoride), using Chloropicrin as a warning agent. The entire structure must be vacant for at least 72 hours for this process. We will contact The Gas Company to shut off the natural gas to this structure prior to fumigation, after this is scheduled it will be the owners responsibility to contact the gas company to restore when the fumigation is complete. We will use all due caution in our operation; however, we assume no liability for any damage to the roof covering, solar panels, TV antenna or plantings adjacent to the structure. The occupants must sign the Occupant's Fumigation Notice and comply with all of the instructions. The fumigation will not be done in high winds or heavy rain. The job will have to be rescheduled as weather permits. We will remove or cover evidence of drywood termites. A roof release must be signed for tile and sensitive roofs. ****HAS A THREE YEAR WARRANTY ON FUMIGATION****
2B	FINDING: Evidence of drywood termite infestation and damage was noted at second story fascia beam as marked on diagram.	Remove and replace fungus infected/fungus damaged and drywood termite damaged timbers, as necessary. (Patch minor damage caused by drywood termites and fungus infection, where possible and practical). Special order materials may take up to 5 working days for delivery.
2C	FINDING: Evidence of drywood termites was noted at second story beam as marked on diagram.	See fumigation recommendation for the extermination of all drywood termite infestations.
2D	FINDING: Evidence of drywood termite infestation and damage was noted at where marked on diagram second story fascia	Remove and replace fungus infected/fungus damaged and drywood termite damaged timbers, as necessary. (Patch minor damage caused by drywood termites and fungus infection, where possible and practical). Special order materials may take up to 5 working days for delivery.
2E	FINDING: Evidence of drywood termite infestation and damage was noted at where marked on diagram second story fascia	See fumigation recommendation for the extermination of all drywood termite infestations.
2F	FINDING: Evidence of drywood termite infestation and damage was noted at where marked on diagram Second story fascia	Remove and replace fungus infected/fungus damaged and drywood termite damaged timbers, as necessary. (Patch minor damage caused by drywood termites and fungus infection, where possible and practical). Special order materials may take up to 5 working days for delivery.
2G	FINDING: Evidence of drywood termites were noted where marked on second story rafter beam as marked on diagram.	See fumigation recommendation for the extermination of all drywood termite infestations.
2Н	FINDING: Evidence of drywood termite infestation and damage was noted at second story rafter beam as marked on diagram.	Remove and replace fungus infected/fungus damaged and drywood termite damaged timbers, as necessary. (Patch minor damage caused by drywood termites and fungus infection, where possible and practical). Special order materials may take up to 5 working days for delivery.
2I	FINDING: Evidence of drywood termites were noted under balcony frame as marked on diagram.	See fumigation recommendation for the extermination of all drywood termite infestations.

Zip

City

Building No.

Street

**Date of Inspection** 

Number of Pages

	441	Gould Ave	Hermosa Beach	90254	04/14/2025	5 of 8	
2J	FINDING: Evidence drywood termite infestation and dam was noted at under balcony frame as mon diagram.	finding.	ntact an appropriate licensed cor	ntractor for fur	her inspection and any needed correction	ons of the condition as noted in this	
2K	FINDING: Evidenc drywood termites w noted balcony post marked on diagram	vere as	See fumigation recommendation for the extermination of all drywood termite infestations.				
2L	FINDING: Evidenc drywood termite infestation and dam was noted at where marked on diagram balcony post	finding.	Owner is to contact an appropriate licensed contractor for further inspection and any needed corrections of the condition as noted in this finding.				
2M	FINDING: Evidence drywood termites we noted at balcony raimarked on diagram	vere il as	See fumigation recommendation for the extermination of all drywood termite infestations.				
2N	FINDING: Evidence drywood termite infestation and dam was noted at balcor as marked on diagrams.	finding. age y rail	Owner is to contact an appropriate licensed contractor for further inspection and any needed corrections of the condition as noted in this finding.				
20	FINDING: Evidence drywood termites we noted where marked diagram second sto sheat line	vere d on	See fumigation recommendation for the extermination of all drywood termite infestations.				
2P	FINDING: Evidenc drywood termite infestation and dam was noted at where marked on diagram second story sheatli	by drywood te age delivery.	Remove and replace fungus infected/fungus damaged and drywood termite damaged timbers, as necessary. (Patch minor damage caused by drywood termites and fungus infection, where possible and practical). Special order materials may take up to 5 working days for delivery.				
3A	FINDING: Fungus infection and dama was noted at garage jamb as marked on diagram.	ge by drywood te	Remove and replace fungus infected/fungus damaged and drywood termite damaged timbers, as necessary. (Patch minor damage caused by drywood termites and fungus infection, where possible and practical). Special order materials may take up to 5 working days for delivery.				
			N	OTES			
Chen	nical(s) to be Used:						
Pesti	cide		EPA Number		Ingredients		

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
441	Gould Ave	Hermosa Beach	90254	04/14/2025	6 of 8

## Cost Breakdown

Cost Breakdown		
Finding and Recommendation	Primary Amount	Secondary Amount
1A FINDING: Subterranean termites noted at garage door jamb marked on diagram.	\$1,090.00	
Drill and chemically local treat Drywood or Subterranean Termite infested timbers with registered chemical in visible and accessible areas for the eradication and control of Drywood Termites or Subterranean Termites.		
Remove and replace subterranean termite damaged timbers, as necessary. (Patch minor damage caused by subterranean termites where possible and practical).		
Secondary Cost Option: included in 2b		
2A FINDING: Evidence of drywood termites where noted at second story fascia beam as marked on diagram. ***rain gutters	\$2,816.00	
Due to the nature of these infestations, it will be necessary to seal the entire structure and fumigate it with Vikane (Sulfuryl Fluoride), using Chloropicrin as a warning agent. The entire structure must be vacant for at least 72 hours for this process. We will contact The Gas Company to shut off the natural gas to this structure prior to fumigation, after this is scheduled it will be the owners responsibility to contact the gas company to restore when the fumigation is complete. We will use all due caution in our operation; however, we assume no liability for any damage to the roof covering, solar panels, TV antenna or plantings adjacent to the structure. The occupants must sign the Occupant's Fumigation Notice and comply with all of the instructions. The fumigation will not be done in high winds or heavy rain. The job will have to be rescheduled as weather permits. We will remove or cover evidence of drywood termites. A roof release must be signed for tile and sensitive roofs. ****HAS A THREE YEAR WARRANTY ON FUMIGATION*****		
2B FINDING: Evidence of drywood termite infestation and damage was noted at second story fascia beam as marked on diagram.	\$3,270.00	
Remove and replace fungus infected/fungus damaged and drywood termite damaged timbers, as necessary. (Patch minor damage caused by drywood termites and fungus infection, where possible and practical). Special order materials may take up to 5 working days for delivery.		
2C FINDING: Evidence of drywood termites was noted at second story beam as marked on diagram.		
See fumigation recommendation for the extermination of all drywood termite infestations.		
Primary Cost Option: included in 2a		
2D FINDING: Evidence of drywood termite infestation and damage was noted at where marked on diagram second story fascia		
Remove and replace fungus infected/fungus damaged and drywood termite damaged timbers, as necessary. (Patch minor damage caused by drywood termites and fungus infection, where possible and practical). Special order materials may take up to 5 working days for delivery.		
Primary Cost Option: included in 2b		
2E FINDING: Evidence of drywood termite infestation and damage was noted at where marked on diagram second story fascia		
See fumigation recommendation for the extermination of all drywood termite infestations.		
Primary Cost Option: included in 2a		
2F FINDING: Evidence of drywood termite infestation and damage was noted at where marked on diagram Second story fascia		
Remove and replace fungus infected/fungus damaged and drywood termite damaged timbers, as necessary. (Patch minor damage caused by drywood termites and fungus infection, where possible and practical). Special order materials may take up to 5 working days for delivery.		
Primary Cost Option: included in 2b		
2G FINDING: Evidence of drywood termites were noted where marked on second story rafter beam as marked on diagram.		
See fumigation recommendation for the extermination of all drywood termite infestations.		
Primary Cost Option: included in 2a		
2H FINDING: Evidence of drywood termite infestation and damage was noted at second story rafter beam as marked on diagram.		
Remove and replace fungus infected/fungus damaged and drywood termite damaged timbers, as necessary. (Patch minor damage caused by drywood termites and fungus infection, where possible and practical). Special order materials may take up to 5 working days for delivery.		
Primary Cost Option: included in 2b		
21 FINDING: Evidence of drywood termites were noted under balcony frame as marked on diagram.		
See fumigation recommendation for the extermination of all drywood termite infestations.		
Primary Cost Option: unknown		

Zip

90254

**Date of Inspection** 

04/14/2025

Number of Pages

7 of 8

City

Hermosa Beach

441 Gould Ave	Hermosa Beach	90254	04/14/2025	/ 01	8
2J FINDING: Evidence of drywood termite inf	estation and damage was noted	at under balo	cony frame as marked on diagram.		\$0.00
Owner is to contact an appropriate licensed contra finding.	ctor for further inspection and any	y needed corre	ctions of the condition as noted in this		
Primary Cost Option: unknown					
2K FINDING: Evidence of drywood termites v	vere noted halcony nost as marl	zed on diagra	m	-	
See fumigation recommendation for the extermina		Ü			
<u>C</u>	tion of all drywood termite infest	ations.			
Primary Cost Option: included 2a 2L FINDING: Evidence of drywood termite in	fostation and damage was noted	l at whore me	rkad an diagram balcany nast	-	
	_				
Owner is to contact an appropriate licensed contra finding.	ctor for further inspection and any	y needed corre	ctions of the condition as noted in this		
Primary Cost Option: unknown					
2M FINDING: Evidence of drywood termites v	vere noted at balcony rail as ma	arked on diag	ram.		
See fumigation recommendation for the extermina	tion of all drywood termite infest	ations.			
Primary Cost Option: included in 2b					
2N FINDING: Evidence of drywood termite in	festation and damage was noted	d at balcony r	ail as marked on diagram.		
Owner is to contact an appropriate licensed contra finding.	ctor for further inspection and any	y needed corre	ctions of the condition as noted in this		
Primary Cost Option: unknown					
2O FINDING: Evidence of drywood termites v	vere noted where marked on dia	agram second	story sheat line		
See fumigation recommendation for the extermina	tion of all drywood termite infest	ations.			
Primary Cost Option: included in 2a					
2P FINDING: Evidence of drywood termite in sheatline	festation and damage was noted	l at where ma	rked on diagram second story		
Remove and replace fungus infected/fungus dama by drywood termites and fungus infection, where delivery.					
Primary Cost Option: included in 2b					
3A FINDING: Fungus infection and damage w	as noted at garage door jamb a	s marked on o	liagram.		
Remove and replace fungus infected/fungus dama by drywood termites and fungus infection, where delivery.					
Primary Cost Option: included in 2b					
			Section I Total	s: \$7,176.00	\$0.00
			Section II Totals	s: \$0.00	\$0.00
			Other Cost Total	s: \$0.00	\$0.00

Other Costs: While these items are not considered either Section I or Section II they may be considered necessary/mandatory in order to perform the recommended treatments and/or repairs required to issue completion/clearance on this property

Other Costs: While these items are not considered either Section I or Section II they may be considered necessary/mandatory in order to perform the recommended treatments and/or repairs required to issue completion/clearance on this property.

SUBTERRANEN TERRATMENT I. GENERAL SPECIFICATIONS This contract between Smart Pest Control and Customer covers only the primary structure(s) listed above. (No fences, detached garages, out-buildings, decks, or other buildings at the above address are covered by this contract unless specified in writing on the face of this contract.) II. Payment due upon completion. All pest and termite completed at the address shown must be paid in full upon completion unless other arrangements and/or approval is made. Invoice payment is due within 30 days. Please be advised that we will charge 5% interest per month on late invoices. If payment has not been made after 90 days per contract a mechanics lien will be filed on subject property. III. GUARANTEE In fulfilling the condition of this contract, smart Pest Control agrees to control the insects indicated in the original contract for a period of one (1) year from the effective date of this contract, and must maintain the property. III. GUARANTEE In fulfilling the condition of this contract, smart Pest Control agrees to control the insects indicated in the original contract of the structure or conditions of the structure as originally treated. The Purchaser agrees to have full cooperation with Smart Pest Control during the life of this contract, and must maintain the property treated free from any factor contributing to an infestation, such as: Earth/wood contact, Moisture leaks, Condensation, or Debris against/under structure. Purchaser agrees not to make any alterations or additions to structure without notifying the Smart Pest Control in writing for proper treatment to be performed. At no time will damage caused by any of the above listed conditions or alterations be covered under this warranty, IV. INSPECTION The inspection will be or

Report Number: 440309 State License No: OPR13617 Signature: ///

I hereby authorize Smart Pest Control to perform the following items:

**Building No.** 

441

Street

Gould Ave

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
441	Gould Ave	Hermosa Beach	90254	04/14/2025	8 of 8

ALL ITEMS LISTED ADOVE	ALL ITEMS LISTED ABOVE	
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ALL SECTION I ITEMS ONLY

THE FOLLOWING ITEMS ONLY:

USE SUBSTANDARD SECONDARY TREATMENT

Authorized By	Title	Date	Phone Number