

7245 Clybourn Ave.
Sun Valley, CA 91352
Ph: (818) 982-7200
info@twoguystermite.com
www.2guystermite.com

PRINTED

PAGE NO

1 of 1

REPORT #

W18908

Remit To: 2 Guys Termite
P.O Box 1246
Sun Valley, CA 91353

REFERENCE NO.			SERVICE ADDRESS 1505 Wendy Way Manhattan Beach, CA 90266			
INVOICE	DATE	ITEM	BILL DESCRIPTION	AMOUNT	PAYMENTS	BALANCE
20328	10/18/2025 10/23/2025	1	Work completed at the above property. Termite clearance per report. Payment: Check zelle	\$3,580.00	\$3,580.00	\$0.00
PLEASE INCLUDE THE INVOICE NUMBER IN ALL CORRESPONDENCE				GRAND TOTAL		
Balances that remain unpaid for 30 days may be subject to 1 1/2 % per month interest and/or lien fees.				\$0.00		

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

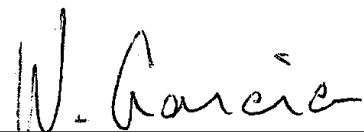
Building Address: 1505 Wendy Way, Manhattan Beach, CA 90266		Date of Inspection 09/05/2025	Number of Pages 7
		7245 Clybourn Ave. Sun Valley, CA 91352 Ph: (818) 982-7200 info@twoguystermite.com www.twoguystermite.com	
		Report # W18908	
		Lic. Registration # PR 5082	
Escrow #			
Ordered by:	Property Owner and/or Party of Interest: c/o agent 1505 Wendy Way Manhattan Beach, CA 90266	Report Sent to:	
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐			
General Description: One-story, single-family residence, composition roof, attached garage, raised foundation, vacant/unfurnished		Inspection Tag Posted: Attic	
		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 ☐ 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 the details on checked items.			

The drawing is located on the final page.

This Diagram is not to scale

Inspected by: Wilfredo C GarciaState License No. FR44702

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:

Address 1505 Wendy Way, Manhattan Beach, CA 90266

09/05/2025

W18908

Date

Report #

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 will be necessary. Any guarantees must be received from parties performing repairs."

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

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.

"NOTICE: The charge for service that this company subcontracts to another registered company 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 2 Guys 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, 2 Guys 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."

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.

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

Address 1505 Wendy Way, Manhattan Beach, CA 9026609/05/2025W18908

Date

Report #

FINDINGS AND RECOMMENDATIONS

Drywood Termites:

- 2A (Section I)
FINDINGS: Evidence of dry-wood termite infestations at garage front fascia, leading into inaccessible areas as indicated on the diagram.
RECOMMENDATION: Vacate the premises and seal the structure(s) for fumigation with Vikane Gas. Remove or cover accessible evidence of infestation. Fumigation warranted for two years. Occupants Notice and Pesticides Disclosure form to be signed by owner/agent prior to fumigation. NOTE: Gas Company will shut off gas prior to fumigation, we will schedule turn off, if you need restore scheduled please notify us for explanation of restore procedures. IMPORTANT: If property has a tile roof, damage is likely, 2 Guys Termite Inc, is NOT responsible for damaged tiles. Any questions regarding liabilities and waivers please call office prior to scheduling. PLANTS ARE LIKELY TO BE DAMAGED DURING FUMIGATION PROCESS IF TOO CLOSE TO FOUNDATION OR EXTERIOR WALLS, OWNER TO MAKE SURE ALL PLANTS ARE TRIMMED AT LEAST 8" AWAY FROM STRUCTURE PRIOR TO FUMIGATION. SOIL WILL ALSO BE DISTURBED AS TARPS NEED TO BE SEALED AT GROUND LEVEL. GRASS, ROCKS, GRAVEL, MULCH OR SOIL MAY BE DISTURBED. 2 GUYS TERMITE INC. DOES NOT GUARANTEE EXACT CONDITION AFTER FUMIGATION. FUMIGATION DURING HIGH WINDS MAY CAUSE UNEXPECTED DAMAGE TO EXTERIOR LIGHTS, AWNINGS, ROOF OR ANY EXTERIOR FIXTURES, 2 GUYS TERMITE INC IS NOT RESPONSIBLE FOR WIND OR RAIN CAUSED DAMAGES. BY SIGNING THIS CONTRACT AND SCHEDULING THIS JOB, YOU UNDERSTAND THE LIABILITIES OF DAMAGE AND HOLD 2 GUYS TERMITE, INC HARMLESS FOR ANY DAMAGE TO AREAS DISCLOSED ABOVE.
- 2B (Section I)
FINDINGS: Evidence of drywood termite damaged wood members noted at time of inspection at garage front fascia as indicated on the diagram.
RECOMMENDATION: At the discretion of our company tradesman, Replace and/or repair termite damaged wood members as necessary. Paint with a primer coat if required. If additional adverse conditions are uncovered during repairs, further inspection will be recommended and a supplemental report will be issued indicating any infection, or additional repairs and/or fumigation if needed. This estimate does not include any permit fees or upgrades that may be required by local city codes.
- 2C (Section I)
FINDINGS: Evidence of drywood termites noted at exterior right side fascia as indicated on diagram.
RECOMMENDATION: See Recommendation 2A (fumigation)
- 2D (Section I)
FINDINGS: Evidence of drywood termite damaged wood members noted at time of inspection at exterior right side fascia as indicated on the diagram.
RECOMMENDATION: At the discretion of our company tradesman, Replace and/or repair termite damaged wood members as necessary. Paint with a primer coat if required. If additional adverse conditions are uncovered during repairs, further inspection will be recommended and a supplemental report will be issued indicating any infection, or additional repairs and/or fumigation if needed. This estimate does not include any permit fees or upgrades that may be required by local city codes.
- 2E (Section I)
FINDINGS: Evidence of drywood termites noted at back fascia as indicated on diagram.
RECOMMENDATION: See Recommendation 2A (fumigation)

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

Address 1505 Wendy Way, Manhattan Beach, CA 9026609/05/2025W18908

Date

Report #

- Findings and Recommendations continued from previous page -

- 2F (Section I)
FINDINGS: Evidence of drywood termite damaged wood members noted at time of inspection at back fascia as indicated on the diagram.
RECOMMENDATION: At the discretion of our company tradesman, Replace and/or repair termite damaged wood members as necessary. Paint with a primer coat if required. If additional adverse conditions are uncovered during repairs, further inspection will be recommended and a supplemental report will be issued indicating any infection, or additional repairs and/or fumigation if needed. This estimate does not include any permit fees or upgrades that may be required by local city codes.
- 2G (Section I)
FINDINGS: Evidence of drywood termites noted at attic wall studs as indicated on diagram.
RECOMMENDATION: See Recommendation 2A (fumigation)

Dryrot / Fungus:

- 3A (Section I)
FINDINGS: Dry-rot wood members found at time of inspection at back door framing as indicated on the diagram. This is due to cracked paint allowing moisture intrusion.
RECOMMENDATION: At the discretion of our company tradesman, repair and/or replace damaged wood as necessary. If additional adverse conditions are uncovered during repairs, further inspection will be recommended and a supplemental report will be issued indicating any infection, or additional repairs required. This estimate does not include any permit fees or upgrades that may be required by local city codes. 1 year warranty on repaired areas only.

Other Findings:

- 4A (Section II)
FINDINGS: Peeling paint noted at exterior window sill.
RECOMMENDATION: If questions arise contact proper tradesman or owner who did repairs for further information or warranty status.
- 4B (Section II)
FINDINGS: Dampness noted to subarea soil. This might be to conditions related to leaks, grade, ventilation or drainage.
RECOMMENDATION: Please contact proper tradesman for further inspection.

Further Inspection:

- 5A (Further Inspection)
FINDINGS: Inspection of attic was limited due to ducting or insulation preventing full access to areas marked on diagram only.
RECOMMENDATION: If practicable make area accessible for further inspection. Issue supplemental report with new findings.
- 5B (Section Unknown)
FINDINGS: Inaccessible areas at subarea due to excessive moisture condition preventing inspection.
RECOMMENDATION: If practicable make area accessible for further inspection. Issue supplemental report with new findings.
-

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

Address1505 Wendy Way, Manhattan Beach, CA 9026609/05/2025W18908

DateReport #

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 Department 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 company immediately." "For further information, contact any of the following:

For further information, contact any of the following:

- 2 Guys Termite(818) 982-7200
- Poison Control Center(800) 876-4766
- (Health Questions) County Health Dept.
Orange County(714) 834-7700
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) 447-7100
Los Angeles County(626) 575-5465
San Bernardino County(909) 387-2115
Riverside County(909) 955-3045
- Structural Pest Control Board (Regulatory Info.) (916) 561-8704
2005 Evergreen St. Ste. 1500, Sacramento, CA 95815

TERMITE AND FUNGUS CONTROL CHEMICALS

Vikane (EPA Reg. No. 62719-4)
Active Ingredients: Vikane-sulfuryl floride 99.5%, Chloropicrin .5%

Bora-Care (EPA Reg. No. 64405-1)
Active Ingredients: DisodiumOctaborateTetrahydrate 40%

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.

By scheduling the work you have agreed to all the terms and conditions. All notes and recommendations regarding treatments repairs and/or fumigations have been agreed upon. If you need detailed information about your job prior to scheduling please contact your inspector.

NOTE: If the Home Owner fails to pay billing in full, 2 Guys 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.

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

Address1505 Wendy Way, Manhattan Beach, CA 90266

09/05/2025

W18908

Date

Report #

Findings and Recommendations estimated by this Company:

Item	Approval	Primary Estimate	Section
2A	☐	\$2,450.00	I
2B	☐	\$350.00	I
2C	☐	Included in 2A	I
2D	☐	\$280.00	I
2E	☐	Included in 2A	I
2F	☐	\$250.00	I
2G	☐	Included in 2A	I
3A	☐	\$250.00	I

☐ Complete all of the items quoted above with Primary Estimate.

Total Estimate\$3,580.00

☐ 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: 4A, 4B, 5A, 5B

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

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

Address 1505 Wendy Way, Manhattan Beach, CA 90266

09/05/2025

W18908

Date

Report #

This Diagram is not to scale

