
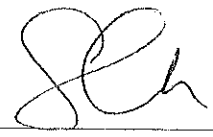


# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 3400	Street Pine Ave.	City Manhattan Beach	Zip 90266	Date of Inspection 10/02/24	Number of Pages 9
		4424 W. PICO BLVD. LOS ANGELES, CA 90019 TEL: (800) 953-8677 FAX: (323) 954-4909		Report #: TT 24368-SC Registration #.PR 3315	
Ordered By:  <p style="text-align: center;">Dan May</p>		Property Owner and/or Party of Interest:		Report Sent To:	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>					
General Description: One Family, Two Stories, Frame/Stucco & Partial Wood Siding(s) & Partial Masonry Brick(s), Residence (Partially Furnished & Partially Occupied), Attached Garage, Composition Shingle Roof				Inspection Tag Posted: <p style="text-align: center;">Garage</p>	
				Other Tag Posted: <p style="text-align: center;">None</p>	
An Inspection has been made of the structure(s) shown 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 checked="" type="checkbox"/> Drywood Termites <input checked="" type="checkbox"/> Fungus/Dryrot <input checked="" type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input checked="" type="checkbox"/>					
If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details or checked items					

See Second Page for Diagram

Inspected: Jonathan S. Chi     
 State License NO. OPR 9290     
 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  
 Contacts: Structural Pest Control Board 2005 Evergreen Street, Suite 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 services performed may be  
 directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or [www.pestboard.ca.gov](http://www.pestboard.ca.gov)

# JON CHI'S TOP TERMITE CO., INC.

## II

### PAGE OF STANDARD INSPECTION OF THE PROPERTY LOCATED AT:

Address of Property Inspected	Bldg.	Street	City
3400	Pine Ave.	Manhattan Beach	
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	October 02, 2024	TT 24368-SC	

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; masonry of finished work; area behind stoves, refrigerators or beneath floor coverings, furnishings; area where incumbrances and storage, conditions, or locks make inspection impractical; and areas or timber around eaves that require use of an extension ladder.

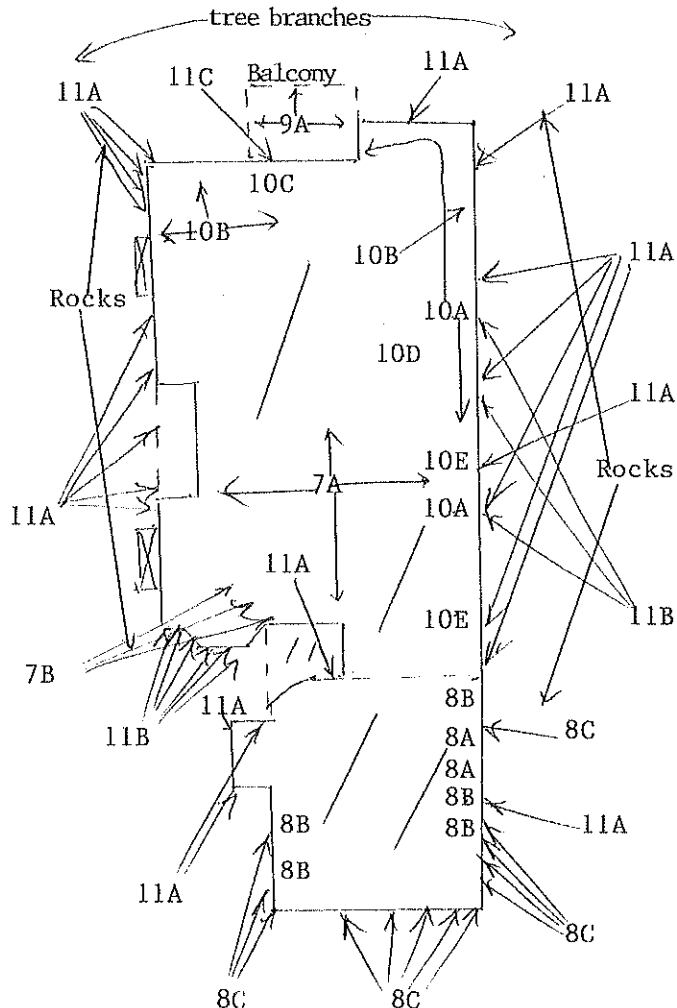
Slab floor construction has become more prevalent in recent years. Floor coverings may conceal cracks in the slab that will allow infestations to enter. Infestation may be concealed by plaster so that a diligent inspection may not uncover the true condition. These areas are not practical to inspect because of health hazards, damage to structure or inconvenience. They were not inspected unless described in this report. We recommend further inspection if there are any questions about noted areas. Re: Structural Pest Control Act, Article 6 Section 8516(b). Paragraph 1990(i). Amended, effective March 01, 1974. NO inspection was made of roof covering (shingles, tiles, etc.) due to inaccessible of roof surface.

Any guaranteed work by Jon Chi Top Termite Co., will have a guarantee period as specified on the individual contract. Jon Chi Top Termite Co., will exercise due care during inspection or treatment, but we cannot assume responsibility for possible damage to broken tile or shingles on roof, plant or shrubbery (plants and shrubbery must be trimmed back 12 inches from structure) or visible paint damage during any fumigation work. Jon Chi Top Termite Co., cannot guarantee against and assume no responsibility for future plumbing, stool, or shower leaks. Wood fences or other structures on the property not connected to the house and garage/ carport are not included in this report unless specifically stated and shown on the diagram.

Unless otherwise noted in this report, Jon Chi Top Termite Co., does not offer bids for or perform structural repairs or modifications.

Notes: If requested by the person ordering this report, a re-inspection of the structure will be performed. This request must be within 4 months of the date of this inspection and there will be a re-inspection fee.

\*Premises were partially furnished and partially occupied at date of inspection. The interior was limited due to obstacles which would be impractical to remove and/or furniture(s). Fences, patio enclosures, ornamental trellises, and/or decorative wood trims are not inspected nor included unless otherwise indicated. This report is limited to structure(s) shown on diagram.



**JON CHI'S TOP TERMITE CO., INC.**

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[SUBSTRUCTURE AREA] - Concrete

[STALL SHOWER]

NOTES: The stall shower(s) was not water tested due to finished ceiling below. This company assumes no responsibility for stall shower(s) beyond the date of inspection. (Section Unknown/Information)

[FOUNDATION] - Concrete

[PORCH - STEP] - Concrete

[VENTILATION] - Okay

[ABUTMENT] - None

[ATTIC SPACE]

NOTES: Attic was limited accessible due to style of construction, insulation, and ducts. If practical, make area(s) accessible for further inspection. Supplemental report will be issued. This company assumes no responsibility for inaccessible area(s). (Section Unknown/Information)

FINDING 7A : Drywood termites noted in attic, 7A on diagram. (Section I)

RECOMMENDATION 7A : Seal the entire structure, and fumigate with a state-approved fumigant (Vikane; sulfuryl fluoride with chloropicrin as warning agent) for the eradication of drywood termites (kaloternes). This process is guaranteed to eliminate all present drywood termites (kaloternes). Remove or cover the evidence of termites, where visible and/or accessible. Top Termite Co., Inc. guarantees fumigation for drywood termites (kaloternes) for two years.

NOTES: Although care will be taken, we do not assume responsibility for possible roof, plants, antenna, chimney, or awning damage during fumigation.

FINDING 7B : Drywood termite damages noted on rafter, blocking, and cripple, 7B on diagram. (Section I)

RECOMMENDATION 7B : Employ an appropriate tradesman to make necessary repairs.

[GARAGE]

NOTES: Garage was partially accessible due to finished walls and finished ceiling. If practical, make area(s) accessible for further inspection. Supplemental report will be issued. This company assumes no responsibility for inaccessible area(s). (Section Unknown/Information)

FINDING 8A : Subterranean termites noted in garage, 8A on diagram. (Section I)

RECOMMENDATION 8A : Drill vertically through floor slab(s) and treat beneath slab(s) for the control of subterranean termite infestation. Fill drilled holes with mortar mix. Remove all accessible evidences (tubes) of subterranean termites. (Chemical: Termidor)

NOTES: This company assumes no responsibility for damage to hidden pipes, conduits or ducts, or their repairs.

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**FINDING 8B :** Drywood termites noted in garage, 8B on diagram. (Section I)

**RECOMMENDATION 8B :** Seal the entire structure, and fumigate with a state-approved fumigant (Vikane; sulfuryl fluoride with chloropicrin as warning agent) for the eradication of drywood termites (kaloterms). This process is guaranteed to eliminate all present drywood termites (kaloterms). Remove or cover the evidence of termites, where visible and/or accessible. Top Termite Co., Inc. guarantees fumigation for drywood termites (kaloterms) for two years.

**NOTES:** Although care will be taken, we do not assume responsibility for possible roof, plants, antenna, chimney, or awning damage during fumigation.

**FINDING 8C :** Drywood termite damages noted on door jambs, door quarter moldings, rafter tails, fascia boards, fascia moldings, and sheatings, 8C on diagram. (Section I)

**RECOMMENDATION 8C :** Employ an appropriate tradesman to make necessary repairs.

**[DECK - PATIO - BALCONY]**

**NOTES:** Balcony was not inspected due to safety issues. This company assumes no responsibility for area(s) that was not inspected. (Section Unknown/Information)

**FINDING 9A :** Even though balcony was not inspected due to safety issues, drywood termite damages and/or fungus damages was noted from below, 9A on diagram. (Section I)

**RECOMMENDATION 9A :** Employ an appropriate tradesman to make necessary repairs.

**[OTHER - INTERIOR]**

**FINDING 10A :** Drywood termites noted on walls and window, 10A on diagram. (Section I)

**RECOMMENDATION 10A :** Seal the entire structure, and fumigate with a state-approved fumigant (Vikane; sulfuryl fluoride with chloropicrin as warning agent) for the eradication of drywood termites (kaloterms). This process is guaranteed to eliminate all present drywood termites (kaloterms). Remove or cover the evidence of termites, where visible and/or accessible. Top Termite Co., Inc. guarantees fumigation for drywood termites (kaloterms) for two years.

**NOTES:** Although care will be taken, we do not assume responsibility for possible roof, plants, antenna, chimney, or awning damage during fumigation.

**FINDING 10B :** Drywood termite damages noted on sub floors and cripple, 10B on diagram. (Section I)

**RECOMMENDATION 10B :** Employ an appropriate tradesman to make necessary repairs.

**FINDING 10C :** Fungus damages noted on French doors and door molding, 10C on diagram. (Section I)

**RECOMMENDATION 10C :** Employ an appropriate tradesman to make necessary repairs.

**FINDING 10D :** Water stain(s) noted on 2<sup>nd</sup> floor closet ceiling, 10D on diagram. (Section II)

**RECOMMENDATION 10D :** Employ an appropriate tradesman to correct cause of water stain(s), and make necessary repairs.

**FINDING 10E :** Water stain(s) and plaster damage(s) noted on 2<sup>nd</sup> floor ceiling and water heater closet walls, 10E on diagram. (Section II)

**RECOMMENDATION 10E :** Employ an appropriate tradesman to correct cause of water stain(s) and plaster damage(s), and make necessary repairs.

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**[OTHER - EXTERIOR]**

**NOTES:** Exterior was partially accessible due to height of structure and plants. If practical, make area(s) accessible for further inspection. Supplemental report will be issued. Area(s) that required the use of an extension ladder was not inspected nor included on this report. This company assumes no responsibility for inaccessible area(s). (Section Unknown/Information)

**FINDING 11A :** Drywood termite damages noted on window casing, trims, fascia boards, gables, rafter tails, fascia moldings, door molding, and water heater closet door & door jambs & door quarter moldings, 11A on diagram. (Section I)

**RECOMMENDATION 11A :** Employ an appropriate tradesman to make necessary repairs.

**FINDING 11B :** Drywood termite damages and/or fungus damages noted on trims, window sills, and window casings, 11B on diagram. (Section I)

**RECOMMENDATION 11B :** Employ an appropriate tradesman to make necessary repairs.

**FINDING 11C :** Fungus damages noted on French doors, door casing, and door jamb, 11C on diagram. (Section I)

**RECOMMENDATION 11C :** Employ an appropriate tradesman to make necessary repairs.

**ESTIMATION OF TERMITE WORK FOR SECTION I ITEMS:**

\$4,190.00(Fumigation for drywood termites) - 7A, 8B, 10A

\$ 450.00(Subterranean termites treatment) - 8A

**TOTAL: \$4,640.00 (Repairs are excluded.)**

\*Cancellation must be reported 3 days in advance of fumigation. \$250.00-\$500.00 cancellation fee will apply if cancelled 2 days prior of fumigation.

**NOTES:** Prior to fumigation, owner must remove gravels & rocks 24" away and cut back all plants a minimum of 12" away from the structure(s).

**NOTES:** We do not provide on-site security during the fumigation procedure. Our insurance company does not cover malicious vandalism or theft.

**NOTES:** In order to complete the fumigation successfully, it will be necessary to cover any plants life which is vining, climbing, trellising, or attached to the structure. Although care will be taken, there will be plant damages. This company assumes no responsibility for any damages that will occur to plant life during the fumigation process (in some cases damage can be extensive).

**NOTES:** Fumigations require the use of masking tape. Where the paint surface is old, oxidized, or improperly applied, peeling or chipping will occur. Even though these surfaces appear to be in good condition we assume no responsibility for any damage.

**NOTES:** If there are decorative Christmas lights around the structure(s), owner must remove lights off property or will be damaged. This company cannot take any responsibility for any damage that may/will occur to the decorative lights during the fumigation process by tarp-method.