
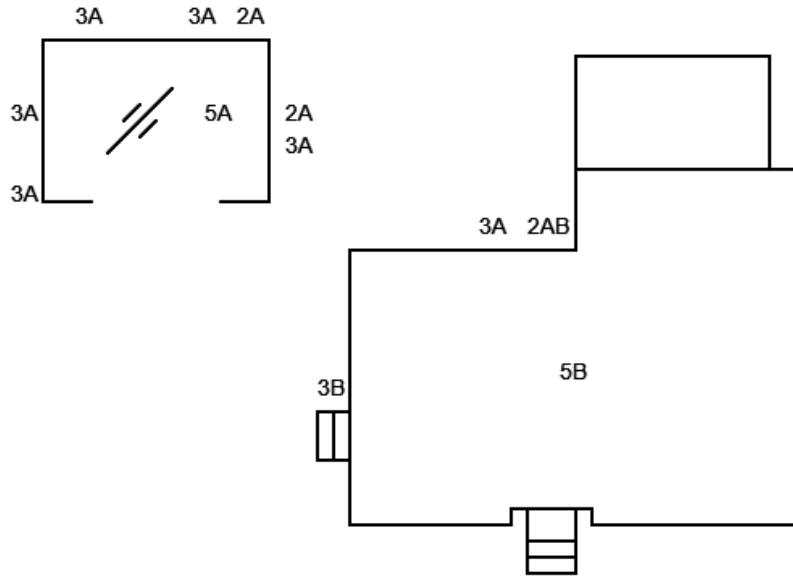


# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 10946	Street Wagner St	City Culver City	ZIP 90230	Date of Inspection 05/08/2026	Number of Pages 4
			<b>Hammer Pest Control</b> PO Box 1078 Monterey Park CA 91754 (323) 318-2477 email@hammerpestcontrol.com www.hammerpestcontrol.com		Report # : 13815 Registration # : PR7795 Escrow # : <input type="checkbox"/> CORRECTED REPORT
			Ordered by: Eric Akutagawa MOBILE: (310) 890-1118 eric.akutagawa@gmail.com	Property Owner and 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 story, stucco, wood sidings, detached garage, composite roof, vacant				Inspection Tag Posted: Subarea	
				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 <input type="checkbox"/> Drywood Termites <input checked="" type="checkbox"/> Fungus / Dryrot <input checked="" type="checkbox"/> Other Findings <input type="checkbox"/> Further Inspection <input checked="" type="checkbox"/>					
<b>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.</b>					

### Diagram Not To Scale



Inspected By: Thomas Aguilar      State License No. FR35308      Signature: *Thomas Aguilar*

# HAMMER PEST CONTROL

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10946	Wagner St	Culver City	CA	90230
Address of Property Inspected		City	State	ZIP
05/08/2026	13815			
Date of Inspection	Corresponding Report No.	Escrow No.		

**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.

# HAMMER PEST CONTROL

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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 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 HIS INSPECTION AND CANNOT BE DEFINED AS SECTION I OR II.

## 2. DRYWOOD TERMITES:

### 2A - Section I

FINDING - Drywood termites at door sill and rafters noted as 2A on diagram.

RECOMMENDATION - Fumigate the structure for the control of drywood termites. Owner/agent to prepare for fumigation as per list of instructions to be furnished by this company. The structure must be vacated until released for re-entry by the licensed fumigator.

**\*Neighbor's permission is required.**

### 2B - Section I

FINDING - Drywood termite damage at door sill noted as 2B on diagram.

Recommendation: Repair/Replace damaged wood work. If damage extends into inaccessible areas,a supplemental report will be issued along with new estimates if within the scope of this company's operation.

## 3. FUNGUS / DRYROT:

### 3A - Section I

FINDING - Fungus damage at fascia boards noted as 3A on diagram.

Recommendation: Repair/Replace damaged wood work. If damage extends into inaccessible areas,a supplemental report will be issued along with new estimates if within the scope of this company's operation.

### 3B - Section I

FINDING - Fungus damage at door jamb noted as 3B on diagram.

Recommendation: Repair/Replace damaged wood work. If damage extends into inaccessible areas,a supplemental report will be issued along with new estimates if within the scope of this company's operation.

## 5. FURTHER INSPECTION:

### 5A - Further Inspection

FINDING - Inaccessible at garage due to no key noted as 5A on diagram.

RECOMMENDATION - If interested parties are concerned, they should make this area accessible or engage the services of a licensed contractor to make area accessible and call for further inspection. Hammer Pest Control will assume no liability for any infestations or infection which maybe concealed in this area. After further inspection, any new findings and/or recommendations will be listed on a supplemental report along with new estimates if within the scope of this company's operation.

### 5B - Further Inspection

FINDING - Inaccessible at attic due to painters noted as 5A on diagram.

# HAMMER PEST CONTROL

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RECOMMENDATION - If interested parties are concerned, they should make this area accessible or engage the services of a licensed contractor to make area accessible and call for further inspection. Hammer Pest Control will assume no liability for any infestations or infection which maybe concealed in this area. After further inspection, any new findings and/or recommendations will be listed on a supplemental report along with new estimates if within the scope of this company's operation.

"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 Pesticides 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 the application you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or Poison Control Center at 1-800-222-1222 and your pest control company immediately". Chemical labels are available upon request.

Poison Control Center	(800) 222-1222
Agricultural Department	(626) 575-5471
Health Department	(213) 989-7140
Structural Pest Control Board	(916) 561-8700
	2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815
Hammer Pest Control	(323) 318-2477



**Hammer Pest Control**  
 PO Box 1078  
 Monterey Park CA 91754  
 (323) 318-2477  
 email@hammerpestcontrol.com  
 www.hammerpestcontrol.com

**WORK AUTHORIZATION**

**Report #: 13815**

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

Address of Property : 10946 Wagner St  
 City: Culver City  
 State/ZIP: CA 90230

**This contract must be received 2 business days prior to work being performed. \$250 trip charge will be applied if cancellation is made with less than one business day notice and/or on site.**

**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**

Payment must be tendered within 3 days of work completion. Property owner and agent agrees to pay all costs, attorneys fees, and interest of 10% from the date due, in the event of non-payment, late payment and litigation or attorneys are used for collections.

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.

	<b>ITEMS</b>				
	<b>Prefix</b>	<b>Section I</b>	<b>Section II</b>	<b>Further Inspection</b>	<b>Other</b>
2A		1,925.00	0.00	0.00	0.00
2B		375.00	0.00	0.00	0.00
3A		1,195.00	0.00	0.00	0.00
3B		450.00	0.00	0.00	0.00
5A		0.00	0.00	Access	0.00
5B		0.00	0.00	Access	0.00
<b>Total:</b>		<b>3,945.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>GRAND TOTAL:</b>		<b>3,945.00</b>			

Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Owner's Agent: \_\_\_\_\_ Date: \_\_\_\_\_