



Interactive Summary

— of Written Inspection Reports and Videos —



Highlighted Action Items with photos



Reports and Documents drop-down menu



Visual Summary PDF for Disclosures



A "Live Chat" button for quick advice



An "Advice Zoom Meeting" button for real time answers



Initial Pricing Snapshot



**VIEW
INSPECTOR'S VIDEOS**

Click Here

Scan QR Code or click the button to view Inspector's Videos



PROPERTY ADDRESS

256 E. Charleston Road
Palo Alto, CA, 94306



REPORT NUMBER

680311



Dear HomeGuard Customer,

Thank You for choosing HomeGuard Incorporated to inspect your home. Enclosed is your inspection report, which includes our findings, recommendations, and repair prices. Please review the enclosed report and repair proposals and feel free to call me with any comments or questions.

Sincerely Yours,

Curtis Reese
Vice President
General Manager

Schedule your repairs today...



**We get the work done
when you need it!**



**We will expedite all
required paperwork!**



**HomeGuard stands
behind its repairs!**

**Contact the HomeGuard Repair Team at 855-331-1900 or
email us HGRepairs@HomeGuard.com**

WOOD DESTROYING PESTS AND ORGANISM INSPECTION REPORT

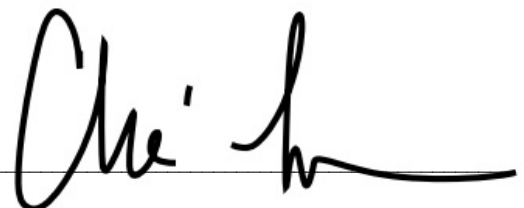
Building No. 256	Street E. Charleston Road	City Palo Alto	ZIP 94306	Date of Inspection 7/14/2026	Number of Pages Page 1 of 12
 510 Madera Avenue San Jose, CA 95112 (855) 331-1900 • Fax (925) 294-1818					
Registration #: PR1452		HomeGuard #: 680311		Escrow #:	
Ordered By: Sharon YC Lee JLee Realty 4260 El Camino Real Palo Alto, CA 94301		Property Owner/Party in Interest: Liwen Xuo 256 East Charleston Road Palo Alto, CA 94306		Report Sent to: Juliana (Leigh) Lee	
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐					
General Description: This is a one story single family dwelling with wood and brick exterior.				Inspection Tag Posted: Utility closet	
				Other Tags Posted: Proven 3/24	
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 to Items on diagram: [1] Section 1 Items [2] Section 2 Items [3] Unknown Further Inspection Items					

**SEE DIAGRAM ON PAGE
2 OF THIS REPORT**

Inspected by: **Che Moreno**

License#: **FR49077**

Signature: _____



You are entitled to obtain copies of all reports and completion notices on this property filed with the board during the preceeding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite1500, 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)561-8700, (800) 737-8188 or www.pestboard.ca.gov.

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AREAS NOT INSPECTED PLEASE READ

We did not inspect the interior of finished walls or behind installed finished cabinet work. This structure contains slab flooring, and in slab floor type of construction, it is possible for Subterranean Termite infestations to be concealed and not evident at the time of our inspection. We assume no liability for any infestations that are not evident at the time of our inspection. Our inspection does not include any electrical, heating, air conditioning, structural adequacy, pest other than wood destroying pest or mechanical systems of the structure and will not detect building code violations. The plumbing was inspected, but only the leaks outlined in our report were found at this time. We assume no responsibility for leaks that occur after the date of this inspection. There may be health related issues associated with the findings reflected in this report. We are not qualified to and do not render an opinion concerning any such health issues. The inspection reflected by this report was limited to the visible and accessible areas only. Questions concerning health related issues, which may be associated with the findings or recommendations reflected in this report, such as the presence of mold, the release of mold spores or concerning indoor air quality should be directed to a Certified Industrial Hygienist. This structure has carpet installed. Although no adverse conditions were evident, we assume no responsibility for the floor under the carpet unless the carpet is removed and we perform a further inspection. As is standard practice within our industry and since our inspectors do not carry a 30' ladder on their vehicle, a portion of the eaves, wood siding and wood windows above 11' were only inspected visually. Upon request and at an additional charge HomeGuard Incorporated will return to the property and further inspect these inaccessible areas by probing the wood members. The area of the foundation concealed behind the stucco, brick or rock wall covering was inaccessible for inspection. There is no evidence of any infestations or infections in this area; however, this covering could possibly conceal infestations or infections. The inaccessible areas listed above which were not inspected will be inspected upon the owner's request and will be conditional to additional inspection fees.

WE GUARANTEE ALL REPAIRS DONE BY THIS COMPANY FOR ONE (1) YEAR AND FUMIGATIONS FOR A PERIOD OF THREE (3) YEARS FROM THE DATE OF COMPLETION WITH THE EXCEPTION OF PLUMBING, GROUTING, CAULKING, RAIN GUTTERS AND RE-SETTING OF TOILETS WHICH ARE GUARANTEED FOR 30 DAYS FROM THE DATE OF COMPLETION. WE CANNOT GUARANTEE WORK PERFORMED BY OTHERS. WE MAKE NO GUARANTEE AGAINST FUTURE INFECTIONS, ADVERSE CONDITIONS, OR CONDITIONS PRESENT BUT NOT EVIDENT AT THE TIME OF OUR 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.

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 differ from company to company. You have the right to seek a second opinion from another company.

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"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 while in progress will be necessary. Any guarantees must be received from parties performing repairs." Work performed by others will be reinspected for a fee of \$195.00 for each trip out to the property. Open wall and open floor inspections are desirable if certification is required.

THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION I AND SECTION II CONDITIONS EVIDENT ON THE DATE OF 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 SECTION II.

Section 1 Items

- 1A.** FINDING: The roof sheathing as indicated on the diagram is damaged by drywood termites.
([See Photo 2](#))

RECOMMENDATION: Remove and replace the damaged wood members to correct this condition. This *Estimated Cost* bid does not include replacement of roof covering. After our repairs have been performed the owner is advised to contact a licensed roofing contractor.

***** (SECTION 1 ITEM) *****

NOTE: For control measures see item 1L of this report.

- 1B.** FINDING: The jamb and trim have been damaged by drywood termites at the rear window. Refer to item 1L for recommendations to control contributing infestation.
([See Photo 3](#))

RECOMMENDATION: Remove and replace all the damaged wood members. If any damage is found to *Estimated Cost* extend into any enclosed areas a supplemental report and bid will be issued.

***** (SECTION 1 ITEM) *****

- 1C.** FINDING: The siding has been damaged by fungus at one or more locations. The contributing moisture source appears to be exposure to the weather.
([See Photo 4](#)) ([See Photo 5](#)) ([See Photo 9](#))

RECOMMENDATION: Remove and replace all the damaged wood members. If any damage is found to *Estimated Cost* extend into any enclosed areas a supplemental report and bid will be issued.

***** (SECTION 1 ITEM) *****

- 1D.** FINDING: The window sill at the left side was found to be damaged by fungus.
([See Photo 6](#))

RECOMMENDATION: Remove and replace the damaged window sill to correct this condition. The *Estimated Cost* contributing moisture source appears to be exposure to the weather.

***** (SECTION 1 ITEM) *****

- 1E.** FINDING: The trim and sill have been damaged by fungus at the front windows. The contributing moisture source appears to be exposure to the weather.
([See Photo 7](#)) ([See Photo 8](#))

RECOMMENDATION: Remove and replace all the damaged wood members. If any damage is found to *Estimated Cost* extend into any enclosed areas a supplemental report and bid will be issued.

***** (SECTION 1 ITEM) *****

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- 1F.** FINDING: The ledger boards at the carport are damaged by fungus. The contributing moisture source appears to have been caused by a failure of the roof covering and/or exposure to weather.
[\(See Photo 10\)](#) [\(See Photo 11\)](#)

RECOMMENDATION: Remove and replace the damaged wood members to correct this condition.
Estimated Cost

***** (SECTION 1 ITEM) *****

NOTE: This carport has corrugated fiberglass roof covering. During the process of our repairs there may be damage to the roof covering. If damage occurs, additional charges would be required for replacement of the corrugated roof covering.

- 1G.** FINDING: The end of the support beam has been damaged by fungus at the carport. The contributing moisture source appears to have been caused by a failure of the roof covering and/or exposure to weather.
[\(See Photo 12\)](#)

RECOMMENDATION: Remove and replace the damaged end of the beam. If damage were to extend into inaccessible areas or if the damage extends beyond what can be repaired, a supplemental report will be issued with additional findings and recommendations.
Estimated Cost

***** (SECTION 1 ITEM) *****

NOTE: This carport has corrugated fiberglass roof covering. During the process of our repairs there may be damage to the roof covering. If damage occurs, additional charges would be required for replacement of the corrugated roof covering.

- 1H.** FINDING: The window sash has been damaged by drywood termites at the living room. This damage appears to be minor.
[\(See Photo 13\)](#)

RECOMMENDATION: Hollow out this area and fill the void with an appropriate wood filler.
Estimated Cost

***** (SECTION 1 ITEM) *****

NOTE: For control measures see item 1L of this report.

- 1I.** FINDING: The trim has been damaged by drywood termites at the living room adjacent to the fireplace. Refer to item 1L for recommendations to control contributing infestation.
[\(See Photo 14\)](#)

RECOMMENDATION: Remove and replace all the damaged wood members. If any damage is found to extend into any enclosed areas a supplemental report and bid will be issued.
Estimated Cost

***** (SECTION 1 ITEM) *****

- 1J.** FINDING: The sheetrock at the living room wall at the right side of the fireplace was found to be damaged by fungus.
[\(See Photo 15\)](#) [\(See Photo 16\)](#)

RECOMMENDATION: Remove the sheetrock in this area to allow for further inspection. Issue a supplemental report with all findings and bids. Note: If no additional findings are made HomeGuard will reinstall sheetrock in this area.
Estimated Cost

***** (SECTION 1 ITEM) *****

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1K. FINDING: The converted garage door and jambs were found to be damaged by fungus. It appears the damage is a result of exposure to the weather.
[\(See Photo 17\)](#) [\(See Photo 18\)](#) [\(See Photo 19\)](#)

RECOMMENDATION: Supply and install a new pre-hung door and jambs to correct this condition. Note:
Estimated Cost The existing door knob and dead bolt if any will be re-installed in the new door unless prior arrangements are made. We at HomeGuard Incorporated are upgrade experts and can provide proposals that include upgraded fixtures, and doors or any other option you may desire. This bid is based on the installation of a readily available door of similar size. An exact match of the existing door may not be possible. If a more exact match is desired, additional fees may apply. Please note that if a special order door is needed to complete this item, there could be a three week delay in getting a replacement door.

***** (SECTION 1 ITEM) *****

1L. FINDING: Drywood termite pellets were evident at the utility closet, exterior and interior, as indicated on the diagram. This property has been fumigated in the past.
[\(See Photo 1\)](#) [\(See Photo 3\)](#) [\(See Photo 20\)](#)

RECOMMENDATION: Remove or mask over all accessible termite pellets to aid in future inspections.
Estimated Cost

***** (SECTION 1 ITEM) *****

Section 2 Items

2A. FINDING: Various exterior wood members were noted to be delaminated and/or weathered at one or more locations. No fungus damage was noted in this area.

RECOMMENDATION: Owner is advised to keep these areas well sealed and painted to prevent future
Estimated Cost moisture intrusion. The contributing moisture source appears to be exposure to the weather.

***** (SECTION 2 ITEM) *****

2B. FINDING: Earth to wood contact was noted where soil is touching the siding at the rear.

RECOMMENDATION: Lower the soil as necessary to break all soil contact with the wood members, and
Estimated Cost provide adequate drainage away from the structure.

***** (SECTION 2 ITEM) *****

2C. FINDING: A gap exists between the floor covering and the base of the hall bathroom tub.

RECOMMENDATION: To prevent moisture entry into this area seal and caulk the gap in the most
Estimated Cost practical way.

***** (SECTION 2 ITEM) *****

2D. FINDING: Some of the grout is loose or missing around the ceramic tile at the master bathroom tub walls.

RECOMMENDATION: Reseal the area in the most practical way. Owner to maintain in a water tight
Estimated Cost condition.

***** (SECTION 2 ITEM) *****

2E. FINDING: There is a gap between the tub spout and wall covering at the master bathroom.

RECOMMENDATION: Secure and seal around the spout in the most practical way.
Estimated Cost

***** (SECTION 2 ITEM) *****

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2F. FINDING: Water stains were noted at the living room sheathing adjacent to the fireplace. This could indicate possible leakage through the roof covering.

RECOMMENDATION: The owner is advised to contact a licensed roofing contractor to inspect the roof *Estimated Cost* covering and make any revisions deemed necessary.

***** (SECTION 2 ITEM) *****

2G. FINDING: There is a plumbing leak at the ADU kitchen sink faucet fixture.

RECOMMENDATION: Reseal or repair this leak in the most practical way.

Estimated Cost

***** (SECTION 2 ITEM) *****

2H. FINDING: There is a plumbing leak at the guest bathroom sink drain.

RECOMMENDATION: Reseal or repair this leak in the most practical way.

Estimated Cost

***** (SECTION 2 ITEM) *****

2I. FINDING: The shelf under the kitchen sink is deteriorated and/or delaminated.

RECOMMENDATION: Remove and replace the shelf as necessary. NOTE: If during the course of our *Estimated Cost* repairs to the sink shelf, it becomes necessary to modify/repair the adjacent plumbing facilities, a supplemental report and bid will be issued.

***** (SECTION 2 ITEM) *****

NOTE: Please be aware that current law dictates that homes constructed prior to 1978 require a company performing the repairs be a Lead Certified Renovation Firm with Certified Renovators. HomeGuard Incorporated is a Lead Certified Renovation Firm, certification number NAT-64235-2 and when required will follow all lead safe work practices as prescribed by the United States Environmental Protection Agency.

NOTE: The outbuilding, decks and pergola were not connected directly to the structure. Therefore, we did not include them in this report.

NOTE: HomeGuard Incorporated assumes no liability for, nor do we guarantee work performed by others. All guarantees, warranties, and permits if required should be obtained from the parties performing the repairs.

NOTE: In our opinion, item(s) listed in this report may require a building permit. If it becomes necessary to install smoke detectors and/or carbon monoxide detectors, this will be performed and charged at \$150.00 per detector. Should the local building department require additional changes or repairs not outlined in this report, there will be an additional charge.

NOTE: If any of the wood repairs outlined in the above report are done by others, an open inspection must be performed by this company if a certification is desired.

NOTE: Unless stated otherwise, HomeGuard Incorporated bids include texturing and priming repaired areas. We will cover repaired sheetrock and wood with one coat of primer for the contracted amount. The repaired area can be painted in a finished color at an additional charge if the owner supplies the paint. Please inquire about this service when scheduling the work. Any texturing will vary from the original texture however we will match as close as possible. All painting will be on the area repaired only. On exterior surfaces texturing and painting will only be done when the weather permits.

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NOTE: If damage is found to extend into any inaccessible areas a supplemental report will be issued listing additional findings, recommendations and bids.

NOTE: Due to the building materials used on this structure, it may be difficult to match the existing mill patterns and materials used in the original construction. HomeGuard Incorporated will replace damaged wood members with material that resembles the existing wood members with standard grade readily available wood members. IF MATCHING THE EXISTING WOOD MEMBERS IS DESIRED IT IS THE OWNERS RESPONSIBILITY TO NOTIFY HOMEGUARD INCORPORATED SO THAT ADDITIONAL COST ASSOCIATED WITH MATCHING CAN BE CALCULATED INTO OUR BID.

NOTE: The interior of this property has recently been painted. We assume no responsibility for any infestations or infections that may be concealed by this fresh paint.

NOTE: The waterproof wall coverings do not extend above the shower head at the guest bathroom. However, no damage was observed at this time. The owner should keep this area well painted and sealed.

NOTE: "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 and your pest control company immediately."

For further information contact any of the following:

HOMEGUARD INCORPORATED	(408) 993-1900
Poison Control Center:	(800) 876-4766
Santa Clara County Agricultural Commission	(408) 918-4600
Santa Clara County Health Department	(408) 918-3400
San Benito County Health Department	(831) 637-5367
San Benito County Agricultural Commission	(831) 637-5344
Alameda County Agricultural Commission	(510) 670-5232
Alameda County Health Department	(510) 267-8000
Contra Costa County Agricultural Commission	(925) 606-6600
Contra Costa County Health Department	(925) 606-5500
San Mateo County Agricultural Commission	(650) 363-4700
San Mateo County Health Department	(650) 573-2582
Structural Pest Control Board	(800) 737-8188
2005 Evergreen Street Ste. #1500, Sacramento, CA 95815-3831	

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

NOTE: Thank you for choosing HomeGuard Incorporated to perform your inspections. If you have any questions regarding this report, please e-mail cmoreno@homeguard.com.

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Report Pictures:

Pictures are provided to assist in clarifying some of the findings made in this report. No relative importance should be placed on these pictures. There are likely to be significant comments that do not have pictures associated with them. The pictures in this report do not illustrate all of the damage associated with a particular item. Please read the report thoroughly and contact the inspector if you have any specific questions.



Photo 01



Photo 02



Photo 03



Photo 04



Photo 05



Photo 06



Photo 07



Photo 08



Photo 09



Photo 10



Photo 11

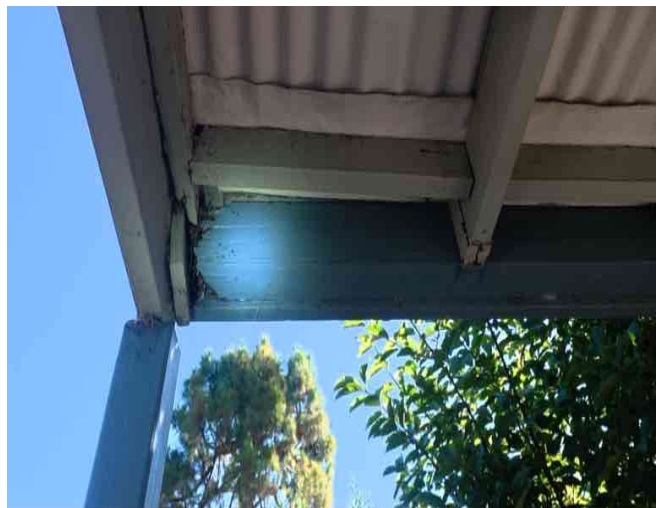


Photo 12



Photo 13



Photo 14



Photo 15

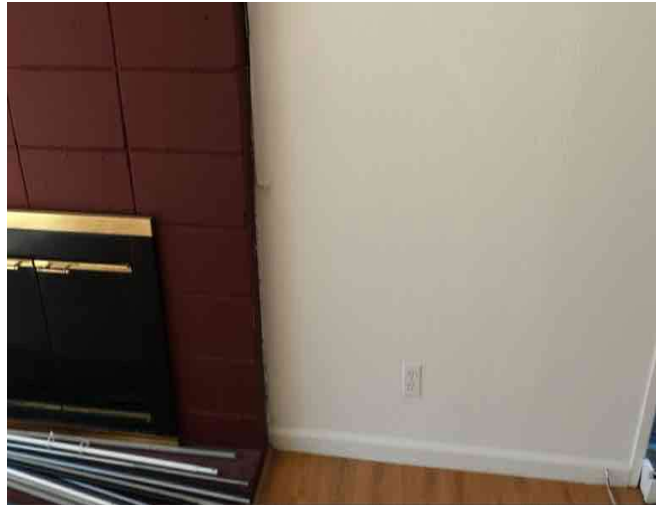


Photo 16

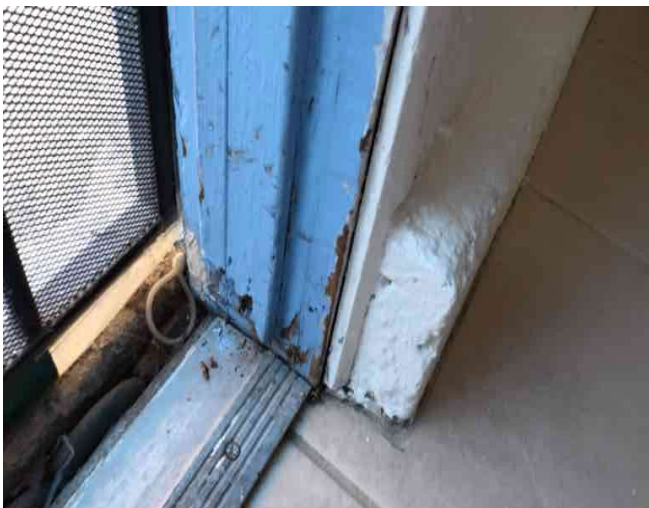


Photo 17

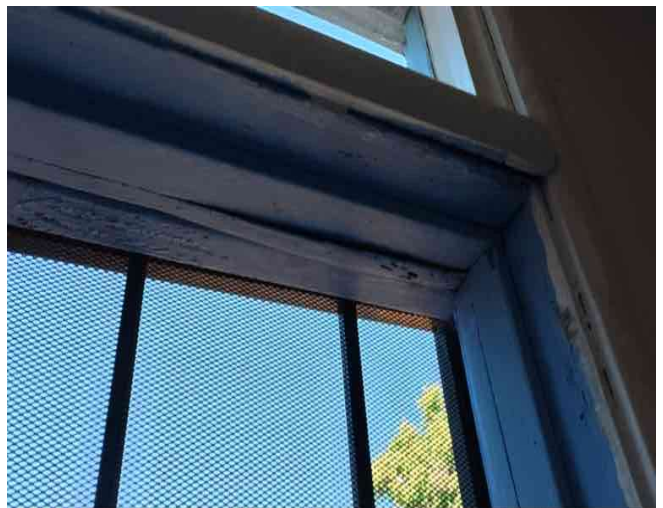


Photo 18

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Photo 19



Photo 20



AUTHORIZATION AGREEMENT
WOOD DESTROYING PESTS AND ORGANISMS CONTRACT
256 E. Charleston Road, Palo Alto, Ca. - Report No. 680311

To schedule work, email or fax this signed Authorization Agreement, or call directly:
email: HGrepairst@HomeGuard.com Fax: (925) 294-1818 Direct: (855) 331-1900

Items to be performed: _____

_____ **Total Price \$** _____ **(plus permit costs if any)**

For the total sum listed above, HomeGuard Incorporated is authorized to proceed with the work described in the above listed item(s) of their termite report no. 680311 for the property located at 256 E. Charleston Road, Palo Alto, Ca.. This amount will be due and payable upon completion of work. It is understood that the contract price does not include the charge of the structural pest control inspection report or re-inspection fees.

HOMEGUARD INCORPORATED AGREES:

1. To guarantee all repairs completed by this company for one year from the date of completion except for plumbing, grouting, caulking, and resetting of toilets, which will be guaranteed for 30 days, and fumigations, which will be guaranteed for 3 years.
2. To be bound to perform this work for the price quoted in our cost breakdown for a period not to exceed 30 days.
3. 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, plant life, rain gutters, roofs; nor for damage or dirtying of stucco, plaster, paint, wall paper or other "finish-work" adjacent to areas where work is performed.
4. To replace damaged wood members with material which resembles, as closely as possible, the existing wood members with builders grade, readily available wood members.

OWNER OR OWNER'S AGENT AGREES:

1. To pay for services rendered upon completion of work. This contract may be canceled at any time by the customer. In the event of such action, customer agrees to pay HomeGuard Incorporated in full for all items already completed, and completed percentages of all items only partially completed. The customer also agrees that in the case of cancelation of the contract, to pay all fees for necessary permits and any associated cost for obtaining permits. In the case of non-payment by owner, reasonable attorney fees and costs of collection shall be paid by the owner whether suit be filed or not.
2. To pay for service charge of 1.5 percent per month or portion of any month beyond 30 days after completion.
3. Owner grants HomeGuard Incorporated, a security interest in the above described real property to secure payment of the sum for work and inspection fee completed.
4. If additional damage is discovered by HomeGuard Incorporated, during the performance of work, company agrees to notify owner or agent of the amount of the damage and the cost of additional work to be done. This work will not be performed unless owner agrees.
5. All plumbing repairs bid in this report are for only the specific repair that is identified. Many times when performing plumbing repairs it becomes necessary to repair or replace adjacent plumbing because of the age or fragility of these components. When this happens the owner or agent will be notified and said repairs will require additional cost and authorization.
6. **Prices provided in this report do not include the costs associated with obtaining permits. Some of these costs may include plan check fees, site plans, engineering plans and time spent at the building department and waiting for building inspections. Permits will be obtained at an additional cost based on the sum total of these costs.**



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WOOD DESTROYING PESTS AND ORGANISIMS CONTRACT
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email: HGREPAIRS@HomeGuard.com

Fax: (925) 294-1818

Direct: (855) 331-1900

NOTICE TO OWNER

"Under the California Mechanics Lien law, any structural pest control operator who 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 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 contractor in full if the subcontractor, laborers or suppliers remain unpaid. To preserve their right to file a claim of lien against your property, certain claimants such as subcontractors and material suppliers are required to provide you with a document entitled "Preliminary Notice". General 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. You can protect yourself from such claim by requiring your contractor to supply you with a payment and performance bond prior to commencing any work of improvement and/or requiring your contractor to provide you with an unconditional lien release signed by each material supplier, subcontractor, and laborer involved in that project phase before making payment on the completed phase of the project."

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 HomeGuard Incorporated'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, HomeGuard Incorporated 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."

BINDING ARBITRATION PROVISION

Any dispute, claim, or controversy arising out of or relating to this agreement or the breach, termination, enforcement, interpretation, or validity thereof including the determination of the scope or applicability of this agreement to arbitrate, shall be determined by arbitration in the county of the property mentioned in this contract before one arbitrator. The arbitration shall be administered by JAMS pursuant to its comprehensive arbitration rules and procedures. Judgement on the award may be entered in any court having jurisdiction. This clause shall not preclude parties from seeking provisional remedies in aid of arbitration from a court of appropriate jurisdiction. The parties agree that the arbitrator shall be a retired judge from the county in which the arbitration takes place.

NOTICE OF THREE-DAY RIGHT TO CANCEL

You, the purchaser of services, have the right to cancel this contract within 3 business days. You may cancel by emailing, mailing, faxing or delivering a written notice to the HomeGuard Incorporated at 58 Wright Brothers Avenue, Livermore, CA 94551 by midnight of the third business day after you received a signed and dated copy of the contract that includes this notice. Include your name, your address, and the date you received a signed copy of the contract and this notice.

If you cancel, HomeGuard Incorporated must return to you anything you paid within 10 days of receiving the notice of cancelation. For your part, you must make available to HomeGuard Incorporated at your residence, in substantially as good condition as you received it, any goods delivered to you under this contract or sale. Or, you may, if you wish, comply with HomeGuard Incorporated's instructions on how to return the goods at the contractor's expense and risk. If you do make the goods available to HomeGuard Incorporated and HomeGuard Incorporated does not pick them up within 20 days of the date of your notice of cancelation, you may keep them without any further obligation. If you fail to make the goods available to HomeGuard Incorporated, or if you agree to return the goods to the HomeGuard Incorporated or fail to do so, then you remain liable for performance of all obligations under the contract.

Signature: _____ Date: _____



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256 E. Charleston Road, Palo Alto, Ca. - Report No. 680311

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email: HGrepairst@HomeGuard.com

Fax: (925) 294-1818

Direct: (855) 331-1900

This job has been bid as if all section one items are being performed. If the owner would like to select individual items, it may require HomeGuard Incorporated to provide a new price for these items. The minimum service charge is \$225 regardless of the price on the individual item.

Section 1:

<u>1A</u>	\$574	<u>1B</u>	\$942	<u>1C</u>	\$3,312	<u>1D</u>	\$592	<u>1E</u>	\$829	<u>1F</u>	\$515	<u>1G</u>	\$710
<u>1H</u>	\$98	<u>1I</u>	\$198	<u>1J</u>	\$985	<u>1K</u>	\$1,658	<u>1L</u>	\$297	Section 1 \$10,710			
plus permit fees													

Section 2:

<u>2A</u>	Owner	<u>2B</u>	Owner	<u>2C</u>	\$98	<u>2D</u>	\$158	<u>2E</u>	\$52	<u>2F</u>	OthTrd	<u>2G</u>	\$717
<u>2H</u>	\$430	<u>2I</u>	\$474	Section 2 \$1,929 plus non-bid items plus permit fees									

OWNER OR OWNERS AGENT

DATE

BY: _____, HomeGuard Incorporated

X _____

ESCROW OFFICER: _____

Print Name _____

ESCROW PHONE NO: _____

Phone No _____

ESCROW CO/NO: _____

email _____

Name of person providing access _____ **Phone Number** _____

IS UPGRADING OR CHOICE OF LINOLEUM OR TILE DESIRED? Yes___ No___

***If there is no choice, neutral colors will be installed there may be additional charges for special materials chosen**

Upgrades (if requested) List each upgrade separately:

_____ estimated cost: _____ initials: _____

_____ estimated cost: _____ initials: _____

I authorize HomeGuard, Incorporated to complete the above listed upgrades. I also agree to pay for these upgrades upon completion of the repairs.

NOTICE OF DELAYED PAYMENT ACCOMMODATION FEE

The charges listed in this contract are due upon the completion of work, however HomeGuard Incorporated can accommodate the escrow process/ delayed payment option and bill directly to escrow if so desired. The fee structure for any delayed billing, is as follows: total work under \$500.00 is \$65.00; total work between \$500.00 and \$2000.00 is \$95.00; total work between \$2000.00 and \$5000.00 is \$135.00; total work above \$5000.00 is \$225.00. The delayed payment accommodation fee will be waived when payment is received by HomeGuard Incorporated within five (5) days of issuance of the Notice of Completion.

PLEASE BE SURE TO SIGN AND SEND ALL PAGES



AUTHORIZATION AGREEMENT
WOOD DESTROYING PESTS AND ORGANISIMS CONTRACT
256 E. Charleston Road, Palo Alto, Ca. - Report No. 680311

To schedule work, email or fax this signed Authorization Agreement, or call directly:

email: HGrepairst@HomeGuard.com

Fax: (925) 294-1818

Direct: (855) 331-1900

NOTICE OF CANCELLATION

(ENTER DATE OF TRANSACTION)

You may cancel this transaction, without any penalty or obligation, within 3 business days from the above date.

If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within 10 days following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.

If you do make the goods available to the seller and the seller does not pick them up within 20 days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation.

If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail, emailing, faxing or deliver a signed and dated copy of this cancellation notice, or any other written notice to: HomeGuard Incorporated, 58 Wright Brothers Avenue, Livermore, CA 94551 not later than midnight of _____ (date).

I hereby cancel this transaction _____ (date)

(Owners Signature)



Invoice

Invoice Date: 7/14/2026

Invoice No: 1202341T

Bill To:

Lisa Albritton
Chicago Title
425 Sherman Ave, #200
Palo Alto, CA 94306

Property Information:

Address: 256 E. Charleston Road
Palo Alto, CA 94306
Report No: 680311TPR
Escrow#:

Billing Information

7/14/2026	WDO Inspection	\$555.00
Total Due:		\$555.00

DUE UPON RECEIPT

Please remit to: 510 Madera Ave., San Jose, CA 95112

There is a \$25 fee for all returned checks