



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. 26854	Street Grandview Avenue	City Hayward	ZIP 94542	Date of Inspection 3/5/2026	Number of Pages Page 1 of 13
<div style="display: flex; align-items: center; justify-content: center;"><div>58 Wright Brothers Avenue Livermore, CA 94551 (855) 331-1900 • Fax (925) 294-1818</div></div>					
Registration #: PR1452		HomeGuard #: 672252		Escrow #:	
Ordered By: Juliana (Leigh) Lee JLee Realty 4260 El Camino Real Palo Alto, CA 94301		Property Owner/Party in Interest: Pauline Chin 26854 Grandview Avenue Hayward, CA 94542		Report Sent to:	
COMPLETE REPORT <input type="checkbox"/> LIMITED REPORT <input checked="" type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>					
General Description: This is a two story single family dwelling with vinyl exterior, limited to the main structure, excluding the attached deck.				Inspection Tag Posted: Garage	
				Other Tags Posted: None noted	
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 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 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: **Darian X Backeroff**

License#: **FR66295**

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

This report is an inspection for wood destroying pests and organisms to a furnished, occupied structure. Some areas of the structure were inaccessible for inspection due to furnishings, appliances, floor covering, and/or stored personal property. We did not inspect areas immediately under furnishings or appliances, nor did we inspect inside finished walls or ceilings. 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 and only the leaks outlined in our report were found at this time. However, 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 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, the presence of mold, the release of mold spores or concerning indoor air quality should be directed to a Certified Industrial Hygienist. Portions of the attic were not inspected due to lack of clearance space. We did not inspect the interior of enclosed abutments or hollow stucco rails. We ran the water at the upstairs fixtures for a brief period of time so that exposed plumbing and fixtures could be checked for leaks. However, we did not run the water long enough to detect leakage from any plumbing that was concealed. Any leaks found are referenced in the report. If interested parties desire, and only after concealed plumbing has been exposed, HomeGuard Incorporated will return to the property and perform further inspections. As is standard practice within our industry and since our inspectors do not carry a 30' ladder on their vehicle, the eaves, wood siding and wood windows above 11' were only inspected visually from the ground. 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 under the water heater or furnace pedestal was not inspected. 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 main garage door was found to be damaged by fungus. It appears the damage is a result of exposure to the weather. (See Photo 1) (See Photo 2)

RECOMMENDATION: Remove and replace this door with a white non-insulated roll up garage door.

Estimated Cost Note: This bid does not include a new garage door opener or any windows or insulation in the door. If these options are desired it can be performed at an additional charge. Please contact HomeGuard Incorporated for any additional upgrades. If additional framing or adjustments need to be completed in order to install the new door or an updated opener to meet current code is needed, a supplemental report with additional findings, recommendations and costs will be issued.

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

1B. FINDING: The main garage door jamb at the left side was found to be fungus damaged. (See Photo 3)

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

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

1C. FINDING: The garage man door jambs were found to be damaged by fungus. It appears the damage is a result of exposure to the weather. (See Photo 4) (See Photo 5) (See Photo 6)

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) *****

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1D. FINDING: The trim has been damaged by fungus where indicated on the diagram. The contributing moisture source appears to be exposure to the weather. (See Photo 7)

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) *****

1E. FINDING: The fascia has been damaged by fungus and drywood termites where indicated on the diagram. The contributing moisture source appears to have been caused by a failure of the roof covering and/or exposure to weather. (See Photo 8) (See Photo 9)

RECOMMENDATION: Remove and replace the damaged fascia to correct this condition. This bid *Estimated Cost* includes repair of the roof covering if disturbed by our repairs. If existing gutters need to be removed to perform the repairs then our bid also includes reinstallation of original gutters. If it becomes necessary or desirable to install new gutters this will be done only if authorized and at an additional cost. The guarantees on the roof covering are limited to the areas where the repairs were performed.

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

1F. FINDING: The barge rafter(s) as indicated on the diagram are damaged by fungus. The contributing moisture source appears to be exposure to the weather. (See Photo 8) (See Photo 9)

RECOMMENDATION: Remove and replace a section of the damaged barge rafter(s) to correct this *Estimated Cost* condition. This bid includes repair of the roof covering if disturbed by our repairs. If existing gutters need to be removed to perform the repairs then our bid also includes reinstallation of original gutters. If it becomes necessary or desirable to install new gutters this will be done only if authorized and at an additional cost. The guarantees on the roof covering are limited to the areas where the work was performed.

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

1G. FINDING: Drywood termite pellets were evident at the roof eaves, as indicated on the diagram. This property has been treated in the past. (See Photo 9)

RECOMMENDATION: Remove or mask over all accessible termite pellets and return in 30 to 45 days to *Estimated Cost* further inspect this area for evidence of activity. Upon completion of the further inspection, we will issue a supplemental report listing all findings, recommendations, and bids.

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

1H. FINDING: There is cellulose debris in earth contact in the substructure area and evidence of subterranean termites was noted in the cellulose debris. (See Photo 12) (See Photo 17)

RECOMMENDATION: Remove the cellulose debris of a size that can be raked from the substructure *Estimated Cost* area.

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

1I. FINDING: There are subterranean termite infested form boards in earth contact in the substructure area. (See Photo 13)

RECOMMENDATION: Remove as much of the form boards as practical and chemically treat the *Estimated Cost* remainder with Termidor HE (Fipronil:5-amino-1-(2,6-dichloro-4-(trifluoromethyl)phenyl)-4-((1,8,5)-trifluoromethyl)sulfinyl)-1-H-pyrazole-3-carbonitrile. NOTE: In order to perform this treatment the property must be vacated during the treatment and three hours after the treatment is performed.

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

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1J. FINDING: The subfloor was insulated. This conceals the wood members of the substructure. Further inspection is recommended. Active infection or infestation was noted in the area. (See Photo 18) (See Photo 19) (See Photo 20)

RECOMMENDATION: Remove the insulation from the perimeter of the structure and at all water pipe penetrations or from areas where fungus was noted. Inspect the exposed wood members, and issue a supplemental report listing all findings, recommendations, and bids. Reinstall the insulation where removed upon completion.

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

1K. FINDING: There is evidence of subterranean termite migratory tubes however this property was treated in the past. (See Photo 22)

RECOMMENDATION: Break down and brush away all subterranean termite migratory tubes. Return to the property in 30 to 45 days to further inspect to determine if this infestation is active. All findings recommendations for treatments and bids will be issued in a supplemental report.

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

Section 2 Items

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

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

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

2B. FINDING: Water stains are evident at the bedroom ceiling as indicated on the diagram. This could indicate leakage through the roof covering.

RECOMMENDATION: The owner should contact HomeGuard Incorporated to arrange for a licensed roof inspector from our roofing division to inspect this area and provide a bid to repair the roof covering if necessary.

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

2C. FINDING: The window is lower than the shower head at the master bathroom. This could allow moisture intrusion onto the enclosed framing.

RECOMMENDATION: The owner is to keep this area well sealed and as dry as possible. Consideration should be given to installing a water proof window curtain to prevent moisture intrusion.

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

2D. FINDING: A gap exists between the floor covering and the base of the master bathroom stall shower.

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

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

2E. FINDING: Water stains were noted at the attic sheathing. This could indicate possible leakage through the roof covering.

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

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

2F. FINDING: There is cellulose debris in earth contact in the substructure area. (See Photo 14)

RECOMMENDATION: Remove cellulose debris of a size that can be raked from the substructure area.

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

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2G. FINDING: The clothes dryer is vented into the substructure area. This is an excessive moisture condition. (See Photo 15)

RECOMMENDATION: The owner will need to contact the appropriate trades to make repairs to this item.

Estimated Cost

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

2H. FINDING: The substructure area soil was crawlspace where indicated on the diagram. (See Photo 16)

RECOMMENDATION: The owner should engage the services of the appropriate tradesperson to check this condition and make any repairs deemed necessary.

Estimated Cost

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

Further Inspection Items

3A. FINDING: Water stains were noted on the ceiling in the master bedroom. (See Photo 10)
(See Photo 11)

RECOMMENDATION: Open this area to determine the source of these stains and if any damage exists.

Estimated Cost All findings, recommendations, and bids will be issued in a supplemental report.

This bid is to open the area and further inspection only.

***** (FURTHER INSPECTION ITEM) *****

3B. FINDING: A portion of the subarea was noted to be inaccessible due to insufficient clearance between the soil and the ducting. (See Photo 21)

RECOMMENDATION: Excavate trenches under the ducting to allow further inspection of these areas. All

Estimated Cost findings, recommendations, and bids will be issued on a supplemental report.

***** (FURTHER INSPECTION ITEM) *****

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.

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: Note: It is likely that the damage mentioned above will extend into inaccessible areas. If this is the case a supplemental report and bid will be issued

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NOTE: WE AT HOMEGUARD INCORPORATED ARE UPGRADE EXPERTS AND CAN PROVIDE PROPOSALS THAT INCLUDE TILE, MARBLE, GRANITE, UPGRADED FIXTURES, CUSTOM SHOWER DOORS, UPGRADED WINDOWS AND DOORS OR ANY OTHER OPTIONS YOU MAY DESIRE.

NOTE: There is evidence of repairs by others to the interior. Any guarantees for these repairs must be obtained from the persons or firms performing the repairs. This note is for general information only.

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: 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: 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: 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
Alameda County Agricultural Commissioner	(510) 670-5232
Alameda County Health Department	(510) 267-8000
Contra Costa County Agricultural Commissioner	(925) 608-6600
Contra Costa County Health Department	(925) 608-5500
San Joaquin Agricultural Commissioner	(209) 953-6000
San Joaquin Health Department	(209) 468-3420

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 areas of local treatment, they may not be exterminated.

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NOTE: This property has recently been remodeled. We assume no responsibility for any infestations or infections that may be concealed by any new construction or installations. 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: This property has recently been painted. We assume no responsibility for any infestations or infections that may be concealed by this fresh paint.

NOTE: This structure shows past evidence of subterranean termites. The migratory tubes have been removed and there is a chemical tag stating a past termiticide treatment was done. As there is no present activity at the time of this inspection, no recommendation is made. We do not warranty against future infestations that may occur.

NOTE: Should the further inspection items noted in this report not be performed, HomeGuard Incorporated will assume no liability for any infestations or infection which may be concealed in these areas.

NOTE: Portions of the attic were inaccessible for inspection due to construction detail. However, no outward evidence of active infestation or infection was noted at this time

NOTE: The attic was insulated; therefore, our inspection is limited to the visible and accessible wood members only.

NOTE: HomeGuard Incorporated recommends that all desired further inspection items be performed prior to any treatments being performed.

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

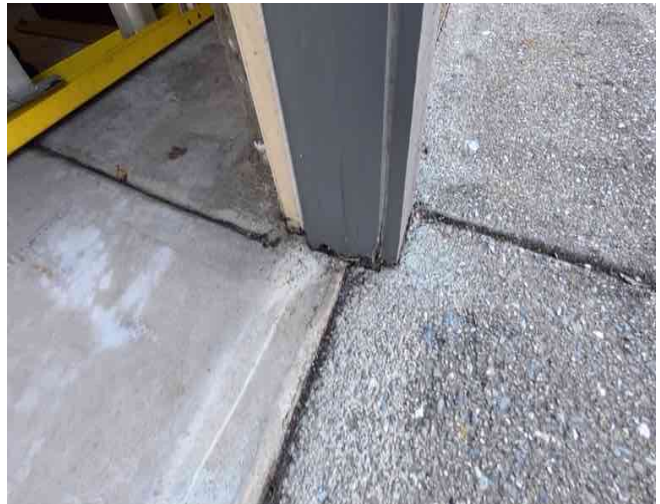


Photo 04



Photo 05



Photo 06

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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



Photo 21



Photo 22



AUTHORIZATION AGREEMENT
WOOD DESTROYING PESTS AND ORGANISMS CONTRACT
26854 Grandview Avenue, Hayward - Report No. 672252

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

email: HGREPAIRS@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. 672252 for the property located at 26854 Grandview Avenue, Hayward. 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 cancellation 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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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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email: HGregairs@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 \$275 regardless of the price on the individual item.

Section 1:

<u>1A</u>	\$3,525	<u>1B</u>	\$660	<u>1C</u>	\$1,525	<u>1D</u>	\$525	<u>1E</u>	\$1,695	<u>1F</u>	\$1,760	<u>1G</u>	\$297
<u>1H</u>	\$297	<u>1I</u>	\$526	<u>1J</u>	\$745	<u>1K</u>	\$132	Section 1 \$11,687					
								plus permit fees					

Section 2:

<u>2A</u>	\$98	<u>2B</u>	OthTrd	<u>2C</u>	Owner	<u>2D</u>	\$98	<u>2E</u>	OthTrd	<u>2F</u>	\$296	<u>2G</u>	Owner
<u>2H</u>	OthTrd	Section 2 \$492											
plus non-bid items													
plus permit fees													

Further Insp.:

<u>3A</u>	\$429	<u>3B</u>	\$345	<u>F.I.</u>	\$774
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
26854 Grandview Avenue, Hayward - Report No. 672252

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: 3/5/2026

Invoice No: 1178157T

Bill To:

Pauline Chin
26854 Grandview Avenue
Hayward, CA 94542

Property Information:

Address: 26854 Grandview Avenue
Hayward, CA 94542
Report No: 672252TPRS
Escrow#:

PAID
DO NOT REMIT

Billing Information

3/5/2026 Limited WDO Inspection

\$515.00

Pay-At-Time Discount

\$0.00

Total Due:

\$515.00

DUE UPON RECEIPT

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

There is a \$25 fee for all returned checks