

# WOOD DESTROYING PESTS AND ORGANISM INSPECTION REPORT

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**58 Wright Brothers Ave  
Livermore, CA 94551  
(925) 294-1800 • Fax (925) 294-1816  
Registration # PR1452**

HomeGuard Rpt #: **064257**

Ordered By: <b>Ken Jacobs</b>	Property Owner/Party in Interest	Report Sent to: Escrow#:
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COMPLETE REPORT 
                 
 LIMITED REPORT 
                 
 SUPPLEMENTAL REPORT 
                 
 REINSPECTION REPORT

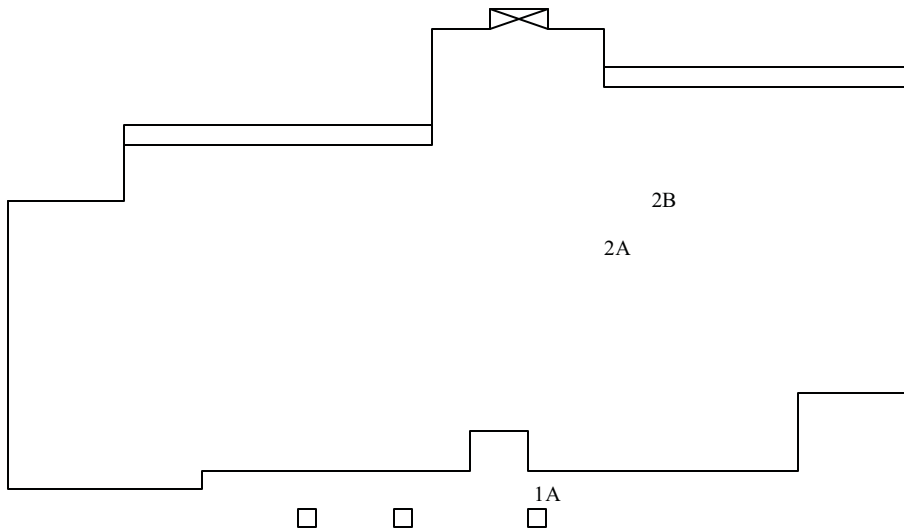
General Description: <b>One story single family residence with a wood siding and brick veneer exterior, excluding the wood decks.</b>	Inspection Tag Posted: <b>Garage</b> Other Tags Posted: <b>None noted</b>
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**An inspection has been made of the structure(s) 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**



Inspected by: **D.Scott Hyslop**

License#: **OPR7686**

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, 1418 Howe Avenue, Suite 18, Sacramento, California 95825-3204.

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](http://www.pestboard.ca.gov).

**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 electric, heating, or mechanical systems of the structure. Our inspection will not detect building code violations. If any information is desired about any areas mentioned, a company which makes home inspections should be engaged. 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 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, 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 covering under the carpet unless we remove the carpet. We did not inspect the interior of enclosed abutments or hollow stucco rails. A portion of the attic was not inspected due to insulation covering the lower wood members of the attic. The subfloor is insulated below the structure. There is no evidence of any infestation in these areas; however, this insulation could possibly conceal infestations. We assume no responsibility for any infestations concealed by this insulation. The area under the water heater or furnace pedestal was not inspected. The areas inside the soffited eaves were not inspected.

The inaccessible areas listed above which were not inspected will be inspected upon the owner's request and may be conditional to additional inspection fees.

**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.**

"This company will reinspect repairs done by others within four months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each reinspection. The reinspection must be done within ten (10) working days of request. The reinspection is a visual inspection and if inspection of concealed areas is desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs."

**NOTE:** Work performed by others will be reinspected for a fee of \$125.00 for each trip out to the property. Open wall and open floor inspections are desirable if certification is required.

**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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**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 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.**

**NOTE: WE GUARANTEE ALL REPAIRS DONE BY THIS COMPANY FOR ONE YEAR FROM THE DATE OF COMPLETION. WITH THE EXCEPTION OF PLUMBING, GROUTING, CAULKING AND RE-SETTING OF TOILETS WHICH ARE GUARANTEED FOR 30 DAYS FROM THE DATE OF COMPLETION. WE CANNOT GUARANTEE WORK DONE BY THE OWNER OR OWNER'S AGENT. WE MAKE NO GUARANTEE AGAINST FUTURE INFECTIONS, ADVERSE CONDITIONS, OR CONDITIONS PRESENT BUT NOT EVIDENT AT THE TIME OF OUR INSPECTION.**

### **Section 1 Items**

**1A. FINDING:** The trim has been damaged by fungus at the front overhang column. (See Picture 1)

**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.

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

### **Section 2 Items**

**2A. FINDING:** Some of the grout is loose or missing around the ceramic tile on the hall bathroom tub surround.

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

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

**2B. FINDING:** Some of the grout is loose or missing around the ceramic tile on the master bathroom stall shower.

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

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

**NOTE:** HomeGuard Incorporated does no texturing, painting, or wall papering. However, we will cover exterior wood work with one (1) coat of white primer weather permitting.

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

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

NOTE: Thank you for using HomeGuard Incorporated. If you have any questions regarding this report, please call and ask for Scott Hyslop. Please bear in mind that the inspectors have full schedules during the day and can only be reached by phone early in the morning and late in the afternoon. The inspector will make every effort to make contact with you when he is available.

If you require further assistance or wish to schedule work as recommended in this report, please feel free to contact our office. We are here to assist you!

### Report Pictures:

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Picture 1



58 Wright Brothers Ave  
 Livermore, CA 94551  
 (925) 294-1800  
 Fax (925) 294-1818

Initials \_\_\_\_\_

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# AGREEMENT

HomeGuard Incorporated is authorized to proceed with the work outlined in items \_\_\_\_\_ of their termite report no. 064257 for the property located at 1360 Huston Road, Walnut Creek for a total sum of \$\_\_\_\_\_. 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 EXTERMINATORS, INC. 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.
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 standard grade, readily available wood members.

**OWNER OR OWNER'S AGENT AGREES:**

1. To pay for services rendered upon completion of work. This contract may canceled at any time by the customer. In the event of such action, customer agrees to pay HomeGuard Incorporated in full for any work already performed and the cost of materials and permits, plus 15% of the total contract price to cover job set up and administration expenses. 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 inspeciton 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. If any additional work, plans or engineering is deemed necessary by the local building inspector, said work will not be performed without additional authorization from owner or owner's agent.

**Circle the items you wish to be performed by HomeGuard Incorporated below and enter the total amount above. The minimum service charge for any work is \$150.00. The cost of each item in this report is:**

**Section 1**

1A     \$275     **Total**     **\$275**

**Section 2**

2A     Owner     2B     Owner

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\*\*\*



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**AGREEMENT**

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.

**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 intitled "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 lein 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.

**OWNER OR OWNERS AGENT                      DATE                      BY: \_\_\_\_\_, HomeGuard Incorporated**

**X \_\_\_\_\_ ESCROW OFFICER: \_\_\_\_\_**

**Print Name \_\_\_\_\_ ESCROW PHONE NO: \_\_\_\_\_**

**X \_\_\_\_\_ ESCROW CO/NO: \_\_\_\_\_**

**Print Name \_\_\_\_\_**

Name of person providing access \_\_\_\_\_ Phone Number \_\_\_\_\_

***THIS AGREEMENT IS 2 PAGES  
 PLEASE BE SURE TO SIGN AND SEND BOTH PAGES***