WOOD DESTROYING PESTS AND ORGANISM INSPECTION REPORT

Building No.	Street	City	ZIP	Date of Inspection	Number of Pages
918	Marlin Drive	Vista	92084	11/10/2026	Page 1 of 11

HomeGuard Incorporated
125 Business Center Drive, Suite G
Corona, CA, 92880
(855) 331-1900 • Fax (925) 294-1818

Registration #: PR1452	HomeGuard #: 686479	Escrow #:

Ordered By:	Property Owner/Party in Interest:	Report Sent to:
Zap Martin LPT Realty Inc. 2820 Camino Del Rio South #3 San Diego, CA 92108	Zap Martin LPT Realty Inc. 2820 Camino Del Rio South #300 San Diego, CA 92108	

COMPLETE REPORT ☐ LIMITED REPORT ☑ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐

General Description: **This is an attached multiple story single family dwelling with wood and wood composite fiber board exterior, limited to the interior and exterior of unit 918.**

Inspection Tag Posted: **Water Heater**

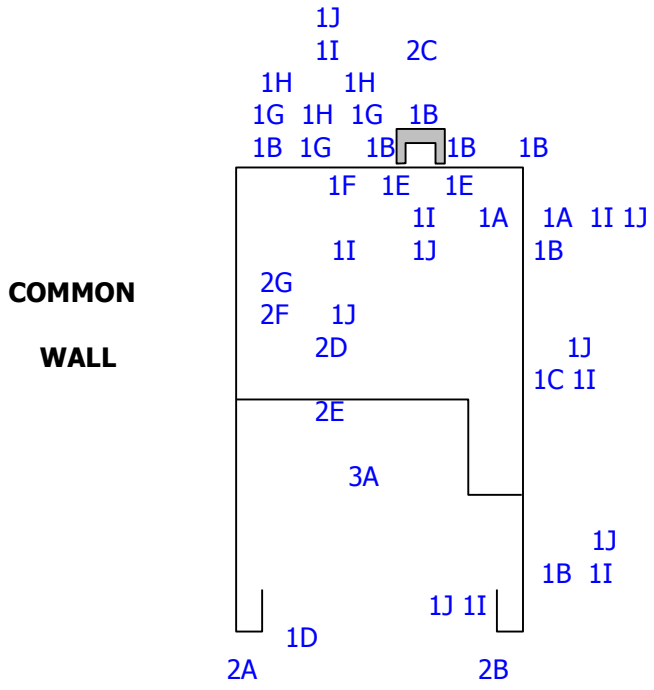
Other Tags Posted: **None noted**

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 ☐ 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: **Bryan Torices** License#: **FR59988** **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.

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. 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 construction, it is possible for Subterranean Termite infestations to be concealed and not evident at the time of our inspection; therefore, 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, pests other than wood destroying pest. We did not inspect mechanical systems of the structure and will not detect building code violations. The roof covering of the structure was not inspected. 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. We inspected the upstairs stall shower but did not water test it as there were no stains underneath to indicate leakage. At the request of interested parties and once the ceiling below the shower has been opened HomeGuard Incorporated can return to the property and perform a water test on this shower. 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 agent has requested an inspection of the interior and exterior of unit 918. This unit shares a wall with a neighboring unit. Since we have not been contacted by the owners of the other unit, this is therefore a limited report. Further inspection of the entire building is recommended and will be done upon request at an additional charge. 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 DRYWOOD FUMIGATIONS FOR A PERIOD OF THREE (3) YEARS AND BEETLE FUMES FOR A PERIOD OF ONE(1) YEAR FROM THE DATE OF COMPLETION WITH THE EXCEPTION OF PLUMBING, GROUTING, CAULKING, RAIN GUTTERS AND RE-SETTING OF TOILETS WHICH ARE GUARANTEED FOR 90 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.

"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 $75.00 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 window trim has been damaged by drywood termites at the master bedroom patio area.
(See Photo 1) (See Photo 2) (See Photo 17)

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

NOTE: The bid for this item includes both first and second story repairs.

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

1B. FINDING: The lap siding has been damaged by fungus and drywood termites at the areas indicated on the diagram. The contributing moisture source appears to be exposure to the weather.
(See Photo 3) (See Photo 4) (See Photo 5)

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

NOTE: This bid includes removing a portion of the fence in order to facilitate our repairs. Once repairs are completed, we will reinstall the same fence.

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

1C. FINDING: The door trim has been damaged by drywood termites at the left side of the main entry door.
(See Photo 6)

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)**********

1D. FINDING: The left side jamb at the main garage door is fungus damaged. It appears the damage is a result of exposure to the weather.
(See Photo 7)

RECOMMENDATION: Cut off the bottom of the door jamb and fill the void with concrete or an appropriate wood filler.
Estimated Cost

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

1E. FINDING: The trim has been damaged by fungus and drywood termites at the chimney box. The contributing moisture source appears to be exposure to the weather.
(See Photo 8) (See Photo 9)

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)**********

1F. FINDING: The frieze blocking has been damaged by drywood termites at the rear of the structure.
(See Photo 10)

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)**********

1G. FINDING: The rafter tails at the rear of the structure are damaged by drywood termites.
(See Photo 11) (See Photo 12) (See Photo 13)

RECOMMENDATION: Remove and replace the end of the damaged rafter tail(s) and install a new sister section alongside for support.
Estimated Cost

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

1H. FINDING: The roof sheathing has been damaged by drywood termites at the rear of the structure.
(See Photo 14) (See Photo 15) (See Photo 16)

RECOMMENDATION: *Estimated Cost* Remove and replace the damaged sheathing to correct this 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 expense. The guarantees on the roof covering are limited to the areas where the repairs were performed.

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

1I. FINDING: Infestation by Drywood Termites was noted at the siding, trims, rafters, sheathing, bedroom wall and attic.
(See Photo 8) (See Photo 18) (See Photo 19)

RECOMMENDATION: *Estimated Cost* Due to the nature of these infestations, it will be necessary to seal the entire structure and fumigate it with Vikane (sulfuryl fluoride), using Chloropicrin as a warning agent. The entire structure must be vacant for this process. It is the owners responsibility to make any preparations required by the fumigators or to have someone to do so at a separate expense and to have the gas turned back on when the fumigation is complete. "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."
HomeGuard Incorporated guarantees all fumigations for a period of three years from the date of completion.

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

1J. FINDING: Drywood termite pellets were evident as noted in the above recommendation.
(See Photo 6) (See Photo 18) (See Photo 19)

RECOMMENDATION: *Estimated Cost* Remove and/or mask over all accessible termite pellets. It is possible for the drywood termite pellets to sift down or reappear in these areas where they have been masked over.

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

Section 2 Items

2A. FINDING: Earth to wood contact was noted where soil is touching the siding at the front of the structure.

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

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

2B. FINDING: The siding was noted to be delaminated and/or weathered at the front of the structure. No fungus damage was noted in this area.

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

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

2C. FINDING: The exterior flashing end caps at the chimney siding is missing.
RECOMMENDATION: Install new flashing end caps to prevent future moisture intrusion.
Estimated Cost

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

2D. FINDING: The shelf and toe kick under the kitchen sink is deteriorated and/or delaminated.
RECOMMENDATION: Remove and replace the shelf as necessary. NOTE: If during the course of our repairs to the sink shelf, it becomes necessary to modify/repair the adjacent plumbing facilities, a supplemental report and bid will be issued.
Estimated Cost

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

2E. FINDING: The toilet is loose or improperly mounted at the upstairs hall bathroom.
RECOMMENDATION: Reinstall the toilet correctly using a new no-seep toilet seal. If, upon removing the toilet a cracked toilet or damaged toilet flange is revealed there would be additional charges for a new toilet or repairs to the toilet flange.
Estimated Cost

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

2F. FINDING: The escutcheon at the master bathroom shower head was noted to be loose.
RECOMMENDATION: Re-secure and reseal around the escutcheons in the most practical way.
Estimated Cost

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

2G. 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)**********

Further Inspection Items

3A. FINDING: Water stains were noted on the ceiling in the garage.
(See Photo 20) (See Photo 21)
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)**********

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

NOTE: A tiled surface was noted over the master bathroom floor. There is no outward sign of infestation or infection however we cannot represent the condition of floors beneath the tiled areas.

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

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: 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: 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

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

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

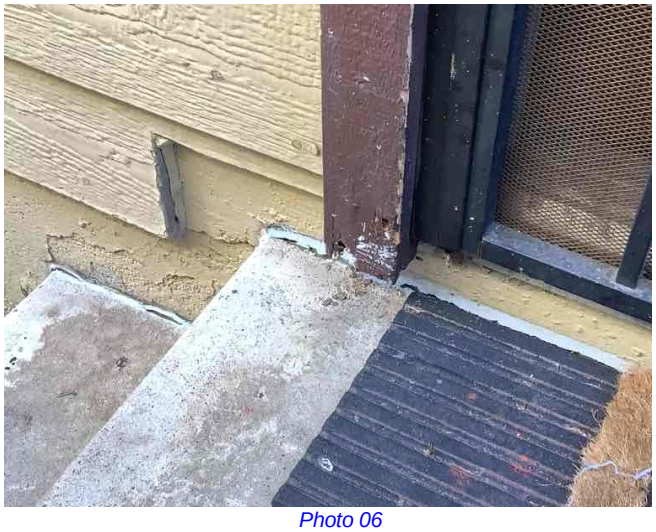


Photo 06



Photo 07

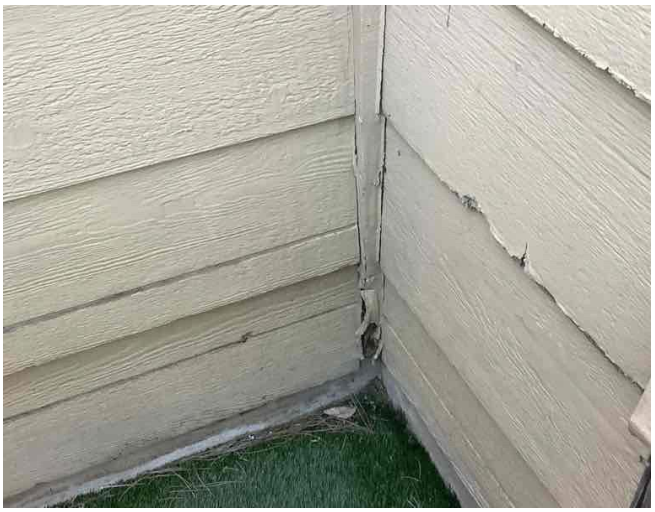


Photo 08



Photo 09



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21

Fact Sheet for Vikane* (Sulfuryl Fluoride)

In the interest of Dow AgroScience's commitment to product stewardship, this fact sheet is intended to provide basic information about the product and how it is used. If you have specific questions about your fumigation, refer to documents provided by the fumigator or call the fumigator listed on the warning signs posted on your structure. If you have questions about Vikane gas fumigant (the fumigant used) or the procedures described, call the Dow AgroSciences Customer Information Center at 1-800-352-6776.

WHY BUILDINGS ARE FUMIGATED

Insects that feed or tunnel into wood can seriously damage houses, apartments, and other dwellings or structures. Each year termites or other wood destroying insects damage more than 5 million homes. Other pests, such as bed bugs, may be dispersed throughout rooms and can be difficult to locate and control quickly and completely. Depending on the extent or location of the infestation, fumigation is the only total control method proven to eliminate certain infestations of wood destroying insects, bed bugs, and other structure-infesting pests.

HOW BUILDINGS ARE FUMIGATED

Because Vikane is a gas, prior to fumigation the structure is completely sealed. This serves to contain Vikane in the building so it can penetrate wood and building contents to thoroughly eliminate the pests. Depending on the construction of the building, the doors and windows may be sealed with tape and a plastic sheet, or the structure may be covered with a tarp. The building will remain sealed for 2 to 72 hours depending on the specifics of the job. Warning signs are posted around the building notifying people to keep out.

After the fumigation period is completed, a professional fumigator will aerate the structure using fans for a prescribed aeration period. Once the dwelling has been thoroughly aerated, the fumigator is required to measure the level of any fumigant remaining in the living space to ensure it is below the EPA approved concentration for re-entry by the occupants. Extremely low levels of fumigant can remain for a short period of time in dead air spaces between walls and inside cabinets as well as porous materials such as furniture. The small amount of fumigant in these areas will continue to dissipate for a few hours after the fumigation but at levels well below the established safe re-entry concentration. Your building will not be cleared for re-occupancy until it is safe to enter. The fumigator will post a notice on your building indicating the day and time for re-entry. Structures can be occupied only when the concentration is 1 part per million or less (this represents a margin of safety – laboratory animals have been exposed to 100 parts per million for 2 weeks with no adverse effects). Because Vikane is a true gas and not a vapor, aeration is rapid. Recent studies demonstrated that in most structures levels are less than 1 part per million after the aeration period and have no detectable levels of vikane within 24 hours after the start of the aeration.

Sulfuryl Fluoride is a colorless, odorless gas, so a warning agent is added to the building, which causes watery eyes and a scratchy throat. If you experience these symptoms in a structure that has been recently fumigated, you should leave immediately and call the pest control company to have your building re-tested.

SULFURYL FLUORIDE (POTENTIAL HEALTH RISK FROM OVEREXPOSURE)

Sulfuryl flouride is a gas and can potentially enter your body only through inhalation. Because it is a gas, it does not stay on dry surfaces; therefore, there is no exposure from touching treated surfaces.

Nervous system and respiratory irritation:

Overexposure to high levels of Sulfuryl Fluoride can result in nose and throat irritation and nausea. At high concentrations (such as those used during the fumigation) it can cause excess fluid in the lungs, sleepiness, pneumonia, and convulsions. These sympoms would be expected to appear within 8 hours after such an exposure. In the unlikely event you experience these symptoms a the building that has been recently fumigated, you should leave immediately. Consult your physician and call the pest control company to have your building re-tested.

Additional studies:

Sulfuryl flouride has not been shown to cause birth defects in pregnant animals exposed under experimental conditions. In addition, current studies have demonstrated there are not mutagenic or genotoxic effects caused by exposure to sulfuryl flouride.

Safety Precautions and Homeowner Preparation

- Discuss the treatment program in advance with your pest control company so you fully understand what will be done and what you need to do.
- Carefully follow the instructions you are given about what items you are to remove from your building.
- Stay out of the treated building until it is cleared by your pest control company for re-entry.
- If you are interested or concerned, you should ask your pest control company to show the records of how you building was aerated before it was cleared for re-entry.
- You may wish to increase ventilation by opening doors and windows.

If you have specific questions about your fumigation, refer to documents provided by the fumigator or call the fumigator listed on the warning signs posted on your structure. Call the Dow AgroSciences Customer Informations Center at 1-800-352-6776 if you need additional information or have questions concerning this product.

*Trademark of Dow AgroSciences

AUTHORIZATION AGREEMENT

WOOD DESTROYING PESTS AND ORGANISIMS CONTRACT

918 Marlin Drive, Vista, Ca. - Report No. 686479

HomeGuard Incorporated

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. 686479 for the property located at 918 Marlin Drive, Vista, 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 90 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. Subject to applicable cancellation rights, the customer may cancel this contract at any time. In the event of cancellation, the customer agrees to pay HomeGuard Incorporated for all work completed, the portion of any work partially completed, and materials purchased specifically for the project, including applicable nonrefundable material costs, restocking fees, return shipping, and reasonable handling expenses actually incurred. Materials retained by the customer shall remain the financial responsibility of the customer, regardless of whether installation has commenced. If the customer requests delivery of materials not yet delivered, additional reasonable delivery and labor charges may apply. The customer also agrees to pay all permit fees and associated costs incurred in obtaining necessary permits. In the event of nonpayment, the owner agrees to pay reasonable attorney fees and collection costs, whether or not legal action is filed, to the extent permitted by law.
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. 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 costs associated with obtaining required permits. Additional costs may include, but are not limited to, permit fees, plan check fees, site plans, engineering plans, and other fees charged by the applicable jurisdiction. Time spent by HomeGuard personnel obtaining permits, coordinating with the building department, and attending or waiting for required building inspections will be billed at a rate of $125.00 per hour. Permit-related fees and charges will be billed in addition to the prices provided in this report.**

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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 of 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."

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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WOOD DESTROYING PESTS AND ORGANISIMS CONTRACT

918 Marlin Drive, Vista, Ca. - Report No. 686479

HomeGuard Incorporated

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

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:

1A	$264	1B	$1,897	1C	$154	1D	$74	1E	$352	1F	$150	1G	$361
1H	$1,100	1I	$1,643	1J	$131	**Section 1**	**$6,126**						
						plus permit fees							

Section 2:

2A	Owner	2B	Owner	2C	Owner	2D	$734	2E	$277	2F	$74	2G	$35

Section 2 $1,120
plus non-bid items
plus permit fees

Further Insp.:

3A	$347	**F.I.**	**$347**
		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

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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)

HomeGuard Incorporated

Invoice

Invoice Date: **11/10/2026**
Invoice No: **1220661T**

Bill To:

Zap Martin
LPT Realty Inc.
2820 Camino Del Rio South #300
San Diego, CA 92108

Property Information:

Address: **918 Marlin Drive**
Vista, CA 92084
Report No: **686479TPR**
Escrow#:

Billing Information

11/10/2026 Limited WDO Inspection	**$45.00**
Pay-At-Time Discount	**($40.00)**
Total Due:	**$5.00**

DUE UPON RECEIPT
Please remit to: 510 Madera Ave., San Jose, CA 95112
There is a $25 fee for all returned checks