

HomeGuard Incorporated

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. 12700	Street State Route 1	City Point Reyes Station	ZIP 94956	Date of Inspection 8/7/2020	Number of Pages Page 1 of 29
 <div style="display: inline-block; vertical-align: middle; margin-left: 10px;"> <p>16-C Pamaron Way Novato, CA 94949 (855) 331-1900 • Fax (925) 294-1818</p> </div>					
Registration #: PR1452		HomeGuard #: 528193		Escrow #:	
Ordered By: George DeSalvo Compass Real Estate 1305 Grant Avenue Novato, CA 94945		Property Owner/Party in Interest: George DeSalvo Compass Real Estate 1305 Grant Avenue Novato, CA 94945		Report Sent to:	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>					
General Description: This is a one story single family dwelling with wood, stucco and brick exterior, excluding the attached deck.				Inspection Tag Posted: Kitchen Sink	
				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 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: **Dean R Misner**

License#: **OPR10780**

Signature: _____



You are entitled to obtain copies of all reports and completion notices on this property filed with the board during the preceding 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. 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. The attic was not inspected due to lack of clearance space. We did not inspect the interior of enclosed abutments or hollow stucco rails. A portion of the structure appears to be sleeper floor construction and was inaccessible for physical inspection. No outward signs of infestations or infections were visible at this time. 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: Infestation by Drywood Termites was noted at the exterior rafters, patio cover, front deck, attic rafters at the main house and the detached guest house. (See Photo 2) (See Photo 54) (See Photo 94)

RECOMMENDATION: 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) *****

1B. FINDING: Drywood termite pellets were evident as noted in the above recommendation. (See Photo 2) (See Photo 55)

RECOMMENDATION: 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) *****

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1C. FINDING: The rafter tail(s) as indicated on the diagram are damaged by fungus and drywood termites. The contributing moisture source appears to be exposure to the weather. (See Photo 2) (See Photo 6) (See Photo 29)

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

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

1D. FINDING: The fascia has been damaged by drywood termites where indicated on the diagram. (See Photo 3)

RECOMMENDATION: Remove and replace the damaged fascia 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 cost. The guarantees on the roof covering are limited to the areas where the repairs were performed.

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

1E. FINDING: The wood members of the front patio cover has been damaged by fungus and drywood termites. (See Photo 5) (See Photo 7) (See Photo 13)

RECOMMENDATION: Remove and replace the entire front patio cover to eliminate these structural deficiencies.

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

1F. FINDING: The thresholds at the two doors as indicated on the diagram have been damaged by fungus. (See Photo 8) (See Photo 9)

RECOMMENDATION: Remove the thresholds and replace with new materials.

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

1G. FINDING: The front deck hand railings have been damaged by fungus. The contributing moisture source appears to be exposure to the weather. (See Photo 10) (See Photo 11)

RECOMMENDATION: Remove and replace the structurally damaged wood members. If damage is found to extend into inaccessible areas, a supplemental report will be issued with any findings, recommendations, and/or bids.

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

1H. 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 12) (See Photo 15)

RECOMMENDATION: Remove and replace a section of the damaged barge rafter(s) 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 cost. The guarantees on the roof covering are limited to the areas where the work was performed.

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

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1I. FINDING: The window stool has been damaged by fungus at the front. The contributing moisture source appears to be exposure to the weather. (See Photo 16)

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) *****

1J. FINDING: The fascia board and deck boards at the front deck has been damaged by drywood termites. The contributing moisture source appears to be exposure to the weather. (See Photo 19) (See Photo 42) (See Photo 43)

RECOMMENDATION: Remove and replace the damaged wood members. If damage is found to extend into inaccessible areas, a supplemental report will be issued with any findings, recommendations, and/or bids.

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

1K. FINDING: The wood members of the rear patio cover have been damaged by fungus and drywood termites. Refer to item(s) for recommendations to control contributing moisture source and or infestation. (See Photo 26) (See Photo 27) (See Photo 32)

RECOMMENDATION: Remove and replace the entire rear patio cover to eliminate these structural deficiencies.

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

1L. FINDING: The center ridge rafter as indicated on the diagram is damaged by drywood termites. (See Photo 28)

RECOMMENDATION: Remove and replace the entire center rafter 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 cost. The guarantees on the roof covering are limited to the areas where the repairs were performed.

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

1M. FINDING: The support post(s) at the rear were found to be damaged by fungus. The contributing moisture source appears to be exposure to the weather. (See Photo 34) (See Photo 36)

RECOMMENDATION: Remove and replace the damaged post(s) to correct this condition.

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

1N. FINDING: The doors at the main house, and detached guest house was found to be damaged by fungus. It appears the damage is a result of exposure to the weather. (See Photo 39) (See Photo 69) (See Photo 70)

RECOMMENDATION: Supply and install a new pre-hung door and jambs to correct this condition. Note: 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. 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. An exact match of the existing door may not be possible.

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

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1O. FINDING: The master bedroom window sill has been damaged by drywood termites. The contributing moisture source appears to be exposure to the weather. (See Photo 40)

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*****

1P. FINDING: The kitchen floor has been damaged by fungus adjacent to the wall at dining area as seen from the subarea. This floor extends into the hall wall into the hall bathroom. (See Photo 58) (See Photo 60)

RECOMMENDATION: Open the floor to repair damaged underlayment as necessary. Install new underlayment and new builder's grade neutral colored vinyl floor covering over the floor area. When the underlayment is removed, if additional contributing factors are found or if fungus damage to the subfloor or walls is revealed, we would issue a supplemental report and bid. It will be the owner's responsibility to remove and reinstall all appliances and furnishings. If this property has a dishwasher, it may be necessary to remove it in order to properly affect this repair. In the event that we remove the dishwasher, we will reinstall it. If the dishwasher is found to be leaking upon reinstallation there will be additional charges to make needed repairs. We at HomeGuard Incorporated are upgrade experts and can provide proposals that include tile, marble, granite, upgraded fixtures, upgraded windows and doors or any other option you may desire.
*****SECTION 1 ITEM*****

1Q. FINDING: The interior dining area window trim has been damaged by drywood termites. (See Photo 62)

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*****

1R. FINDING: The detached bathroom door has been damaged by fungus. It appears the damage is a result of exposure to the weather. (See Photo 64)

RECOMMENDATION: Supply and install a new door. We intend to reuse the existing hardware. We at HomeGuard Incorporated are upgrade experts and can provide proposals that include upgraded windows and doors or any other option you may desire. 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. An exact match of the existing door may not be possible.
*****SECTION 1 ITEM*****

1S. FINDING: The roof sheathing and rafters as indicated on the diagram is damaged by fungus and drywood termites. The contributing moisture source appears to have been caused by a failure of the roof covering. (See Photo 66)

RECOMMENDATION: Remove and replace the damaged wood members 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 cost. The guarantees on the roof covering are limited to the areas where the repairs were performed.
*****SECTION 1 ITEM*****

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1T. FINDING: The threshold has been damaged by fungus rear guest house. The contributing moisture source appears to be exposure to the weather. (See Photo 71)

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) *****

1U. FINDING: The two right side doors and jambs has been damaged by fungus. The contributing moisture source appears to be exposure to the weather. (See Photo 79) (See Photo 82)

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) *****

1V. FINDING: Evidence of moisture penetration and damage was noted at the laminate counter in the detached guest house kitchen. (See Photo 92) (See Photo 93)

RECOMMENDATION: Remove the sink. Remove the damaged countertop and replace any damaged support framing. Install a new laminate counter with backsplash. Unless prior arrangements have been made, a builder's grade, readily available laminate counter will be installed. Re-plumb and reset the existing sink. We at HomeGuard Incorporated are upgrade experts and can provide proposals that include tile, marble, granite, upgraded fixtures, upgraded windows and doors or any other option you may desire. If additional contributing moisture conditions are found, a supplemental report will be issued listing all findings, recommendations and bids.

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

1W. FINDING: There is fungus infected cellulose debris in earth contact in the substructure area. (See Photo 96) (See Photo 101)

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

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

1X. FINDING: The subfloor has been damaged by fungus subarea. (See Photo 98) (See Photo 99)

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: There is vegetation in contact with the structure. (See Photo 1) (See Photo 20) (See Photo 63)

RECOMMENDATION: The owner is advised to cut back the vegetation to avoid contact with the structure.

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

2B. FINDING: Cracks and/or voids were noted in the brick veneer at the wall as indicated on the diagram. (See Photo 4) (See Photo 18)

RECOMMENDATION: Seal these cracks or voids, using mortar or exterior caulk as needed.

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

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2C. FINDING: Minor stress cracks were noted in the exterior stucco as indicated on the diagram. (See Photo 14) (See Photo 21) (See Photo 25)

RECOMMENDATION: Seal all cracks that are wider than 1/16 of an inch with a exterior grade paintable sealant. If HomeGuard has supplied a bid for this item it does not include paint.

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

2D. FINDING: The rain gutters and downspouts appear to be leaking and/or clogged (See Photo 17) (See Photo 23)

RECOMMENDATION: The owner should have a sheet metal contractor, or someone in this line of work, clean and/or repair the gutters or downspouts as necessary.

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

2E. FINDING: The ventilators to the substructure area, as indicated on the diagram, are below the exterior earth level which is allowing moisture to enter the substructure area. (See Photo 24)

RECOMMENDATION: Lower soil to eliminate this condition allowing moisture to drain away from the structure.

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

2F. FINDING: The plumbing fittings at the tankless water heater were noted to be corroded. Active leakage evident at this time. (See Photo 37)

RECOMMENDATION: Repair or replace the corroded fittings to prevent against leakage.

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

2G. FINDING: Water stains are evident at the tool room wood ceiling and the rear guest house sheathing as indicated on the diagram. This could indicate leakage through the roof covering. (See Photo 38) (See Photo 73)

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) *****

2H. FINDING: Cracked tiles were noted on the bath floor. (See Photo 44) (See Photo 47)

RECOMMENDATION: The owner is advised to replace the cracked tiles and regrout as necessary.

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

2I. FINDING: The plumbing fittings at the bath sink drain was noted to be heavily corroded. Active leakage not evident at this time. (See Photo 45)

RECOMMENDATION: Repair or replace the corroded fittings to prevent against leakage.

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

2J. FINDING: We observed the following conditions in the course of our inspection: The bathroom toilet tank was noted to be cracked. (See Photo 46)

RECOMMENDATION: The owner should have the proper tradesperson maintain and repair these areas.

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

2K. FINDING: There is a plumbing leak at the hall bath and master bath sink supply valve. (See Photo 48) (See Photo 52)

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

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

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2L. FINDING: The window is lower than the shower head at the hall bath. This could allow moisture intrusion onto the enclosed framing. (See Photo 49)

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) *****

2M. FINDING: Cracked tiles were noted on the hall bath room. (See Photo 50)

RECOMMENDATION: The owner is advised to replace the cracked tiles and regrout as necessary.

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

2N. FINDING: Some of the grout is loose or missing around the ceramic tile in the master bath tub. (See Photo 51)

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

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

2O. FINDING: The toilet is loose or improperly mounted at the master bathroom. (See Photo 53)

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.

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

2P. FINDING: The subarea ventilators at finished concrete surfaces are below the exterior grade level. This can allow moisture to run into the substructure area. (See Photo 75)

RECOMMENDATION: Install concrete dams around these vents.

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

2Q. FINDING: We observed the following conditions in the course of our inspection: The front door to the detached guest house was noted weathered. (See Photo 86)

RECOMMENDATION: The owner should have the proper tradesperson maintain and repair these areas.

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

2R. FINDING: The plumbing fittings at the hall bath sink drain were noted to be heavily corroded. Active leakage not evident at this time. (See Photo 88)

RECOMMENDATION: Repair or replace the corroded fittings to prevent against leakage.

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

2S. FINDING: The toilet is loose or improperly mounted at the detached guest house master bathroom. (See Photo 89)

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.

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

2T. FINDING: Some of the grout is loose or missing around the ceramic tile in the detached master bath tile floor and walls. (See Photo 90) (See Photo 91)

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

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

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2U. FINDING: The exit door is delaminated and/or deteriorated. It appears the damage is a result of exposure to the weather. (See Photo 95)

RECOMMENDATION: Supply and install a new door. We intend to reuse the existing hardware. 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. An exact match of the existing door may not be possible.

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

2V. FINDING: The plumbing fittings at the valve were noted to be heavily corroded. Active leakage was not evident at this time. (See Photo 102)

RECOMMENDATION: Repair or replace the corroded fittings to prevent against leakage.

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

Further Inspection Items

3A. FINDING: This home was constructed without the use of a weep screed at the base of the stucco. Although this was an accepted construction method it does create an area that can allow subterranean termites to access the home without being detected. This area can also allow condensation to build up and not drain properly. (See Photo 33) (See Photo 65)

RECOMMENDATION: If further information is desired it will be necessary to install a series of test holes to allow for further inspection. All findings, recommendations and bids will be issued in a supplemental report. If no additional damage is noted, the test holes in the stucco will be patched back up. We will attempt to match the texture as close as possible, however the texture may differ from the existing.

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

3B. FINDING: We were unable to inspect the roof eaves properly due to bird netting installed at the main house around the structure. (See Photo 35)

RECOMMENDATION: The bird netting should be removed away from the roof eaves in this area to allow for further inspection. All findings, recommendations, and bids will be issued in a supplemental report.

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

3C. FINDING: A portion of the attic was inaccessible for inspection due to storage. (See Photo 56) (See Photo 72)

RECOMMENDATION: After the storage has been removed from this area, HomeGuard Incorporated should be contacted to further inspect. We will list all findings, recommendations, and bids in a supplemental report.

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

3D. FINDING: We were unable to inspect the interior of the rear guest house storage room due to stored personal property. (See Photo 74)

RECOMMENDATION: The storage should be moved away from the walls in this area to allow for further inspection. All findings, recommendations, and bids will be issued in a supplemental report.

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

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3E. FINDING: The access opening to the substructure area appears to be covered by carpets or personal property. Therefore no portion of the subarea was inspected. The crawl space contains important structural components that should be evaluated for a complete analysis of this property. (See Photo 78) (See Photo 81)

RECOMMENDATION: Further inspection is recommended. The owner should locate the subarea access. At that time we would return and inspect. In the event that it is necessary or desirable to cut a new access opening, upon request we will supply a price for installing the access opening.

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

3F. FINDING: The abutments as indicated on the diagram, are inaccessible for inspection. (See Photo 80)

RECOMMENDATION: Install test holes through the exterior stucco to allow for further inspection. All findings, recommendations, and bids will be issued on a supplemental report.

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

3G. FINDING: We were unable to inspect a portion of the interior of the guest house stall shower due to stored personal property. (See Photo 87)

RECOMMENDATION: The owner should move the storage away from the bath stall shower walls to allow for further inspection. All findings, recommendations, and bids will be issued in a supplemental report.

***** (FURTHER INSPECTION 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: 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.

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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	(707) 769-1900
Poison Control Center:	(800) 876-4766
Contra Costa County Agricultural Commission	(925) 646-5250
Contra Costa Health Department	(925) 646-6014
Marin County Agricultural Commission	(415) 499-6700
Marin County Health Department	(415) 499-3696
Napa County Agricultural Commission	(707) 253-4357
Napa County Health Department	(707) 253-4231
Solano County Agricultural Commission	(707) 784-1310
Solano County Health Department	(707) 784-8600
Sonoma County Agricultural Commission	(707) 565-2371
Sonoma County Health Department	(707) 565-4400

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.

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: 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: 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: Our bid for linoleum is based on builders grade, neutral colored material. Any upgrade material which may be desired would be at an additional charge.

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

Building No.	Street	City	ZIP	Date of Inspection	Number of Pages
12700	State Route 1	Point Reyes Station	94956	8/7/2020	Page 14 of 29

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

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

NOTE: Thank you for choosing HomeGuard Incorporated to perform your inspections. Please e-mail dmsisner@homeguard.com if you have any questions regarding this report.

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

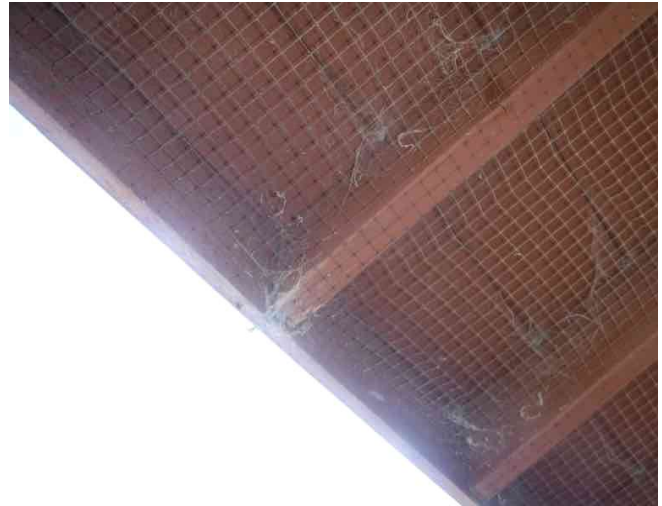


Photo 02



Photo 03



Photo 04

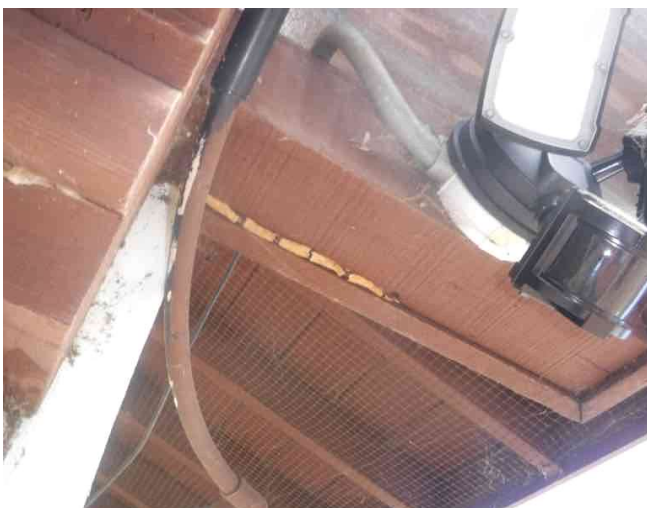


Photo 05



Photo 06



Photo 07



Photo 08

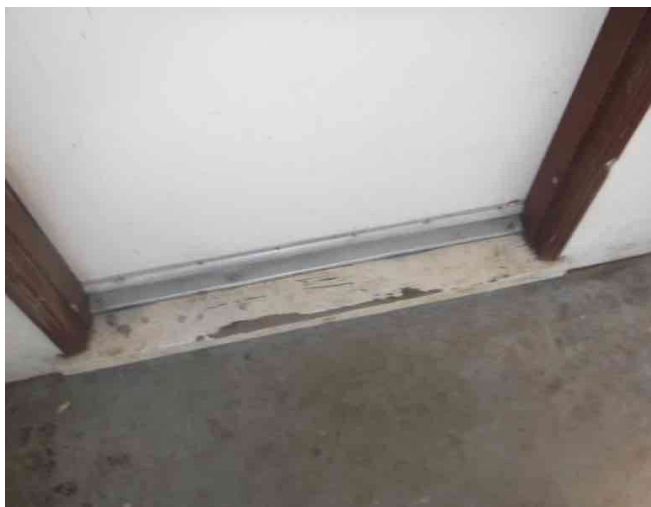


Photo 09

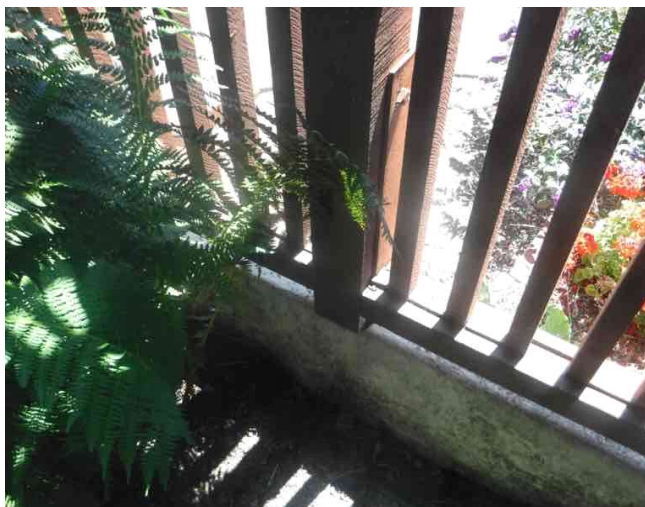


Photo 10

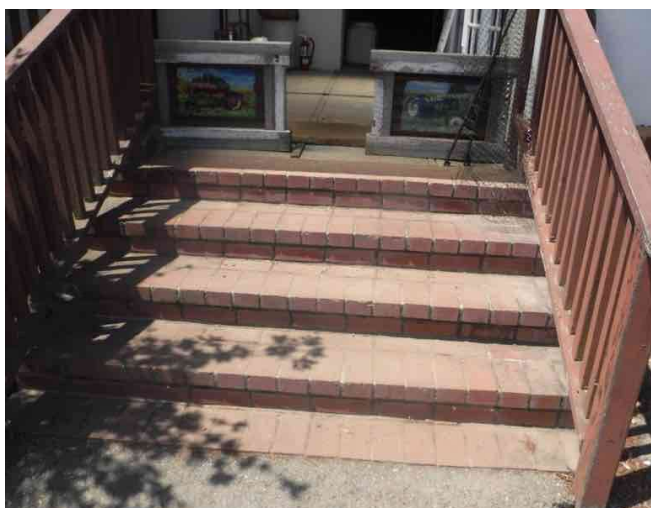


Photo 11



Photo 12

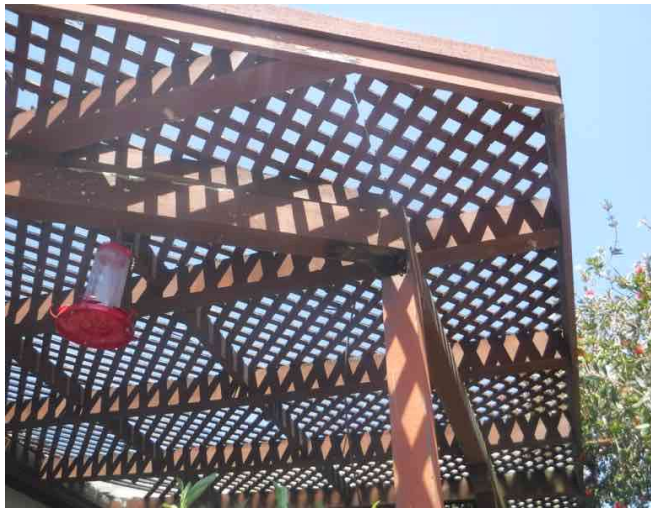


Photo 13



Photo 14

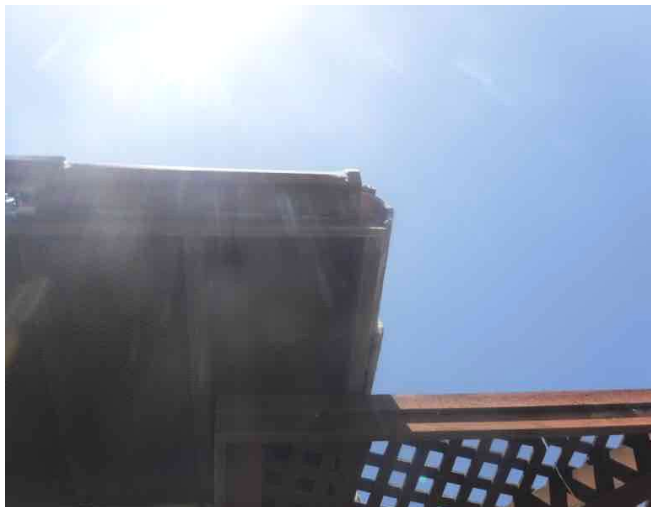


Photo 15



Photo 16

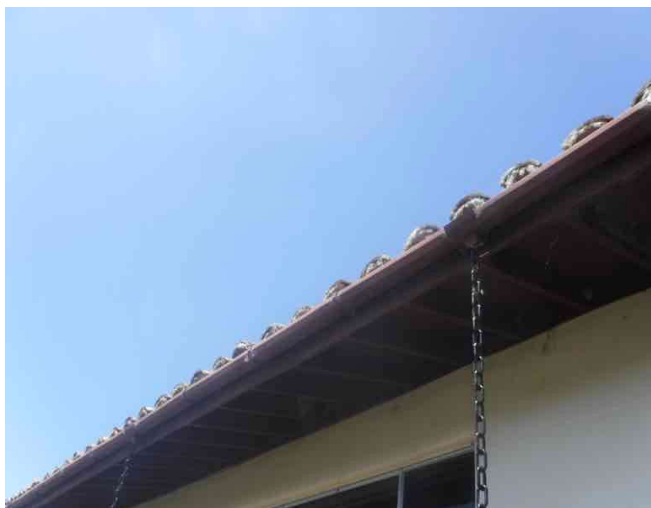


Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29

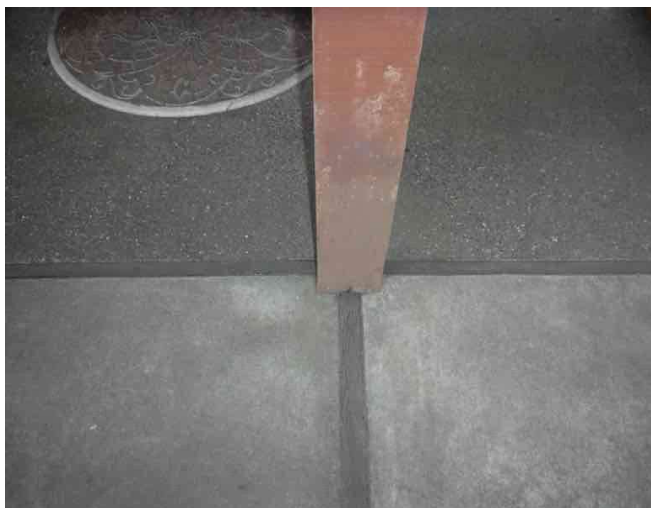


Photo 32



Photo 33



Photo 34



Photo 35

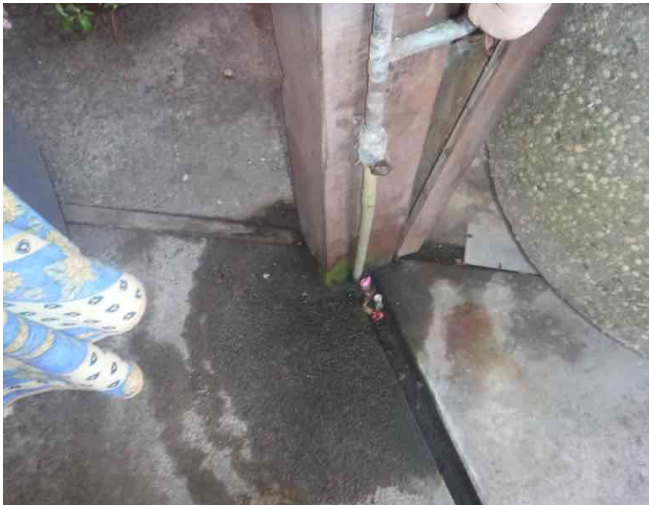


Photo 36

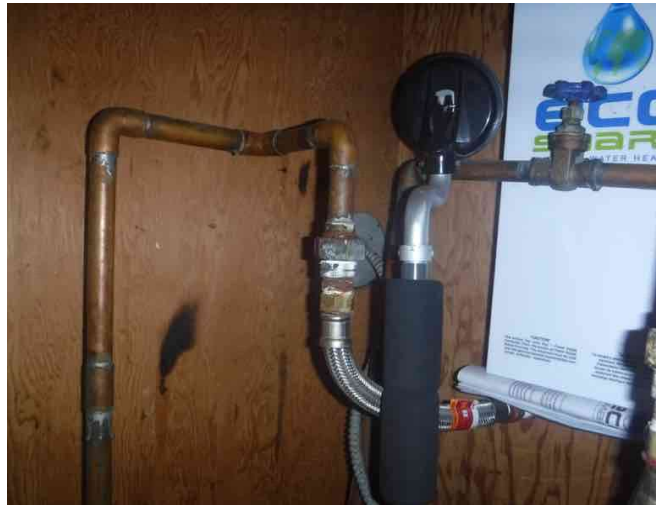


Photo 37



Photo 38

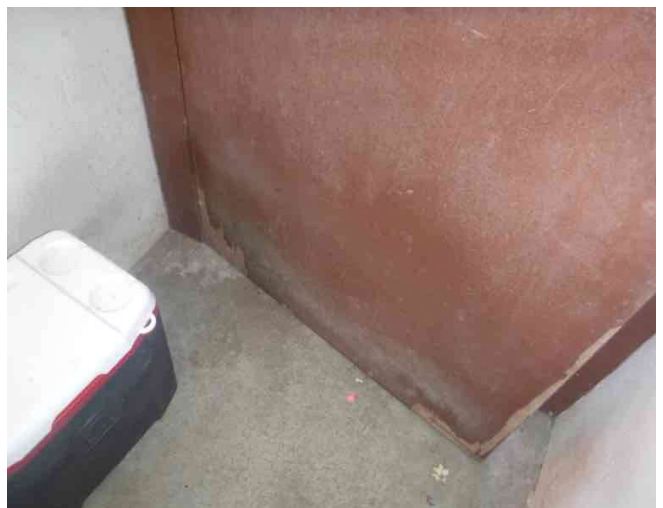


Photo 39



Photo 40



Photo 42



Photo 43

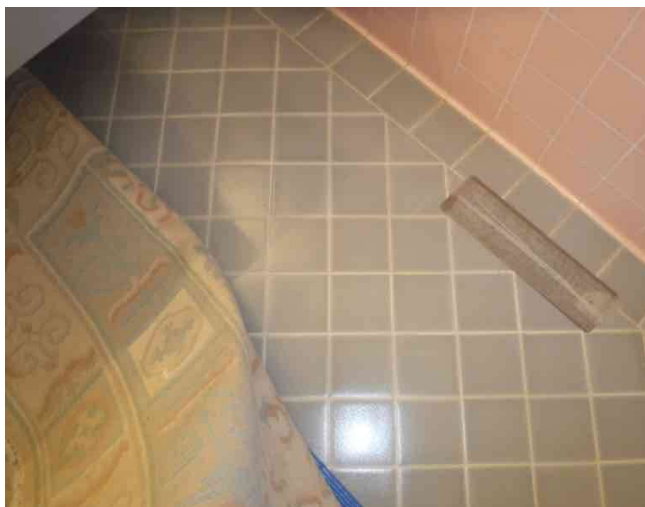


Photo 44



Photo 45



Photo 46

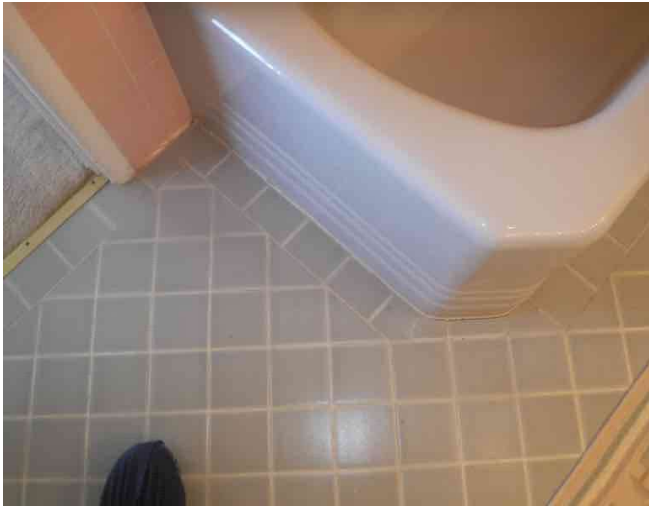


Photo 47



Photo 48



Photo 49



Photo 50

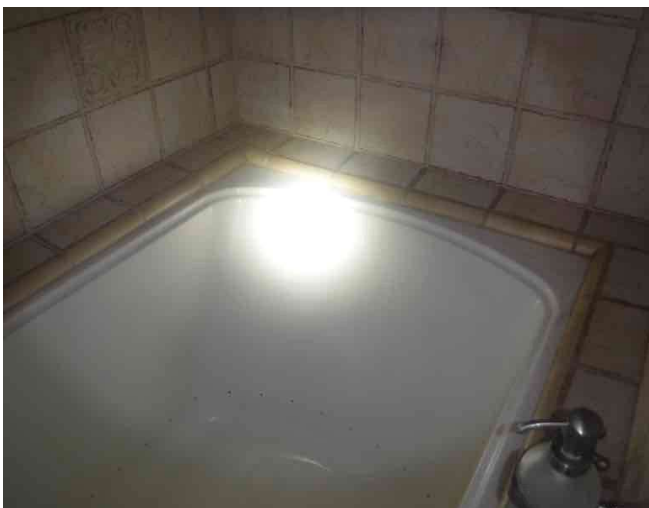


Photo 51

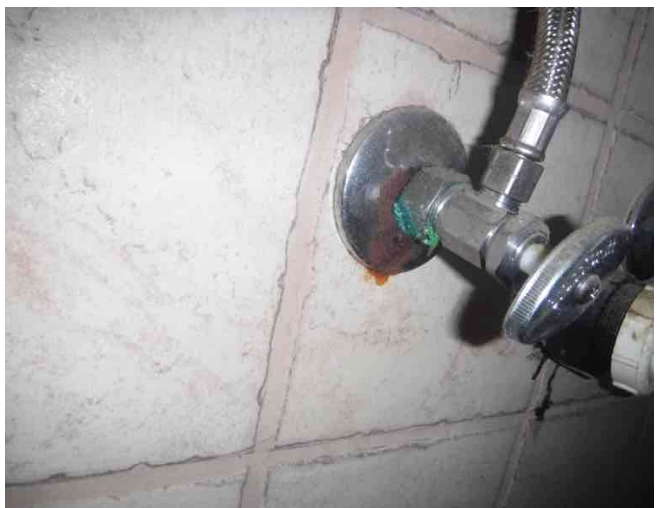


Photo 52

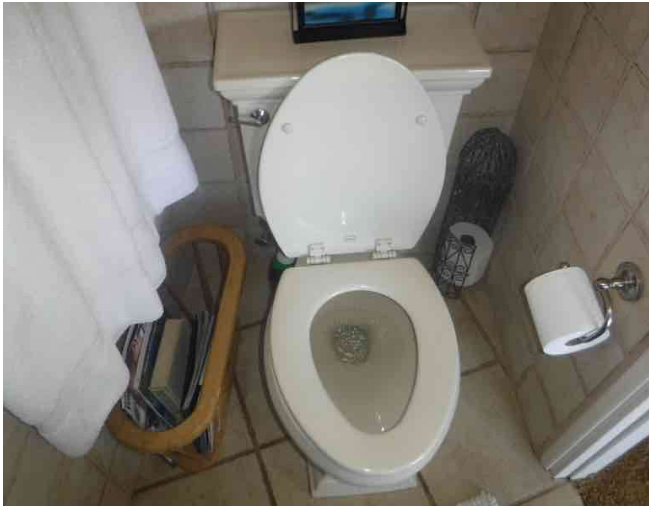


Photo 53



Photo 54



Photo 55



Photo 56



Photo 58

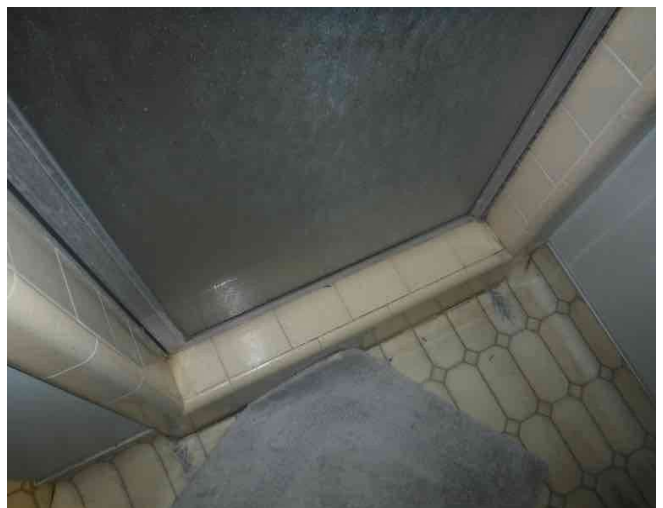


Photo 60



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 69



Photo 70

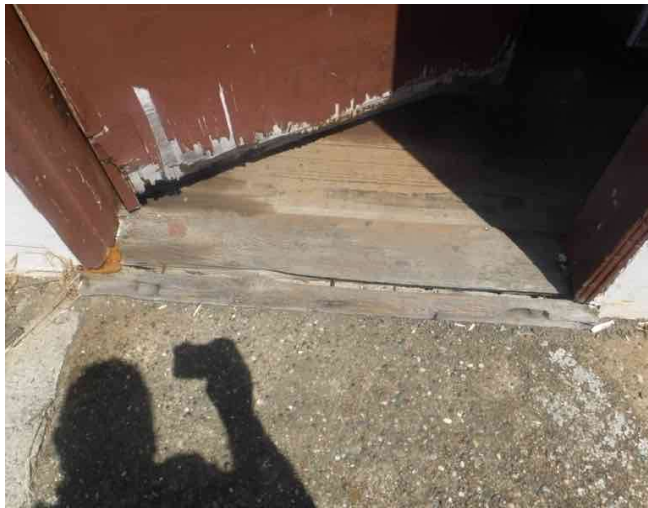


Photo 71



Photo 72



Photo 73

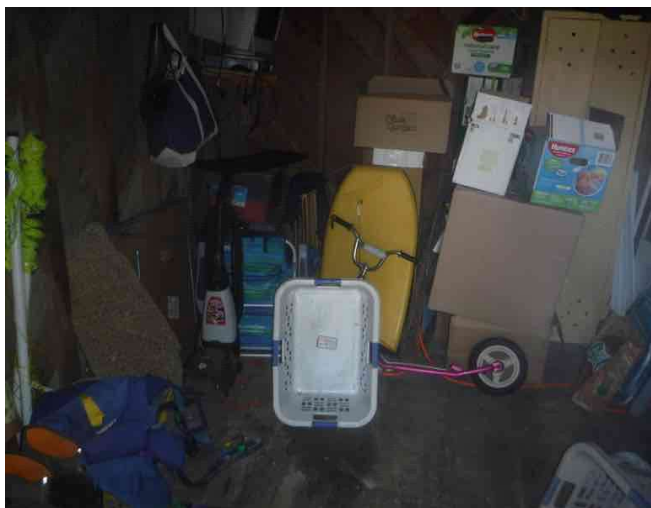


Photo 74



Photo 75



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82

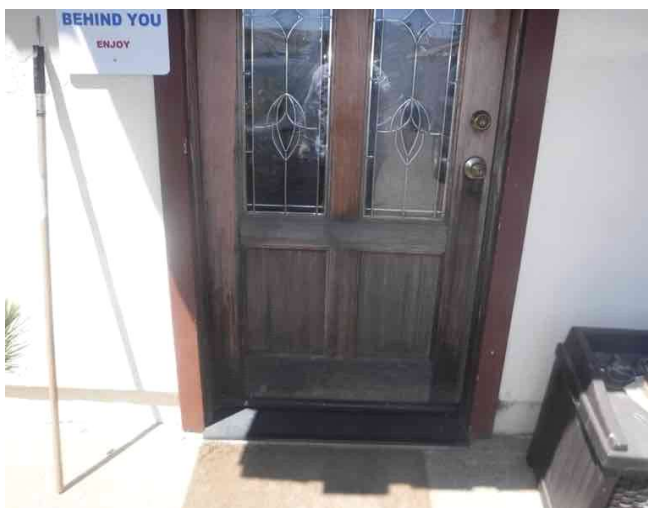


Photo 86



Photo 87



Photo 88



Photo 89

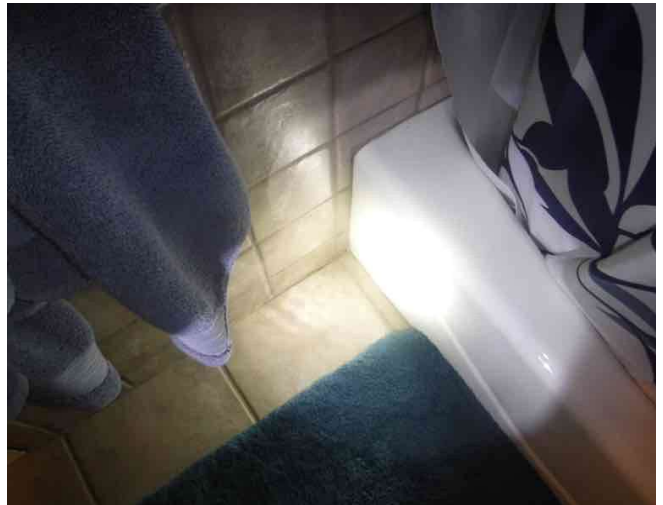


Photo 90

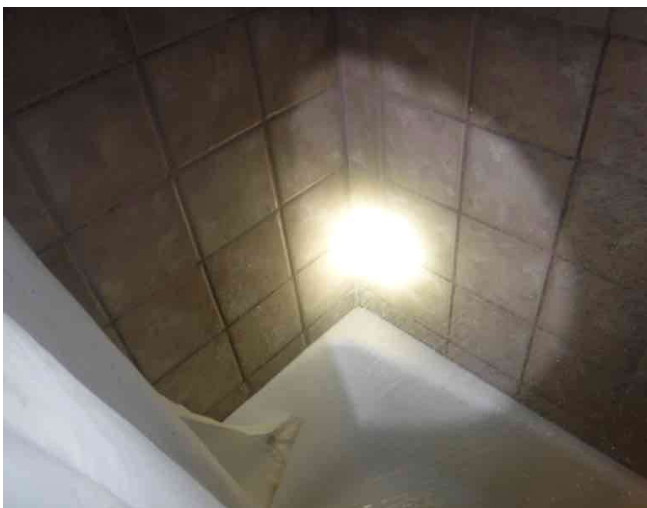


Photo 91



Photo 92



Photo 93



Photo 94



Photo 95



Photo 96

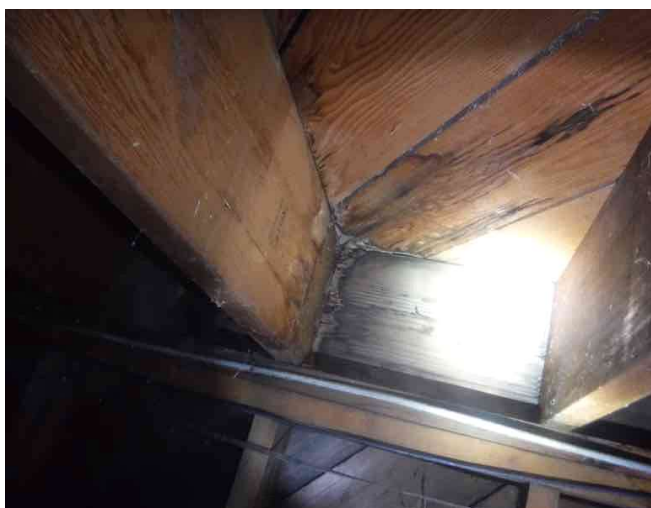


Photo 98

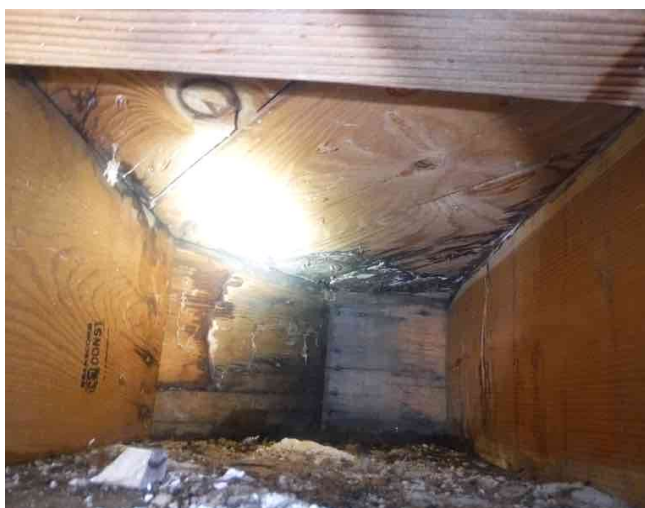


Photo 99

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 fluoride 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 symptoms would be expected to appear within 8 hours after such an exposure. In the unlikely event you experience these symptoms at 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 fluoride 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 fluoride.

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 your 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 Information Center at 1-800-352-6776 if you need additional information or have questions concerning this product.



AUTHORIZATION AGREEMENT
WOOD DESTROYING PESTS AND ORGANISMS CONTRACT
12700 State Route 1, Point Reyes Station - Report No. 528193

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. 528193 for the property located at 12700 State Route 1, Point Reyes Station. 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 time and material for the percentage of items only partially completed. Time and material is calculated at the rate of one hundred and fifty dollars per man-hour and the cost of materials plus 25%. The customer also agrees that in the case of cancelation of the contract prior to starting the job, to pay all costs that have been incurred by Homeguard, such as permits, materials and any other associated costs. 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 cost 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.**



**AUTHORIZATION AGREEMENT
WOOD DESTROYING PESTS AND ORGANISIMS CONTRACT
12700 State Route 1, Point Reyes Station - Report No. 528193**

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 TO OWNER

"Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid.

To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice". Prime contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid."

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.



AUTHORIZATION AGREEMENT
WOOD DESTROYING PESTS AND ORGANISIMS CONTRACT
 12700 State Route 1, Point Reyes Station - Report No. 528193

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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	\$8,511	1B	\$150	1C	\$875	1D	\$500	1E	\$18,480	1F	\$700	1G	\$4,785
1H	\$700	1I	\$575	1J	\$1,285	1K	\$27,980	1L	\$3,285	1M	\$2,600	1N	\$9,145
1O	\$300	1P	\$3,285	1Q	\$250	1R	\$2,285	1S	\$4,350	1T	\$450	1U	\$4,750
1V	\$1,000	1W	\$225	1X	\$1,500	Section 1 \$97,966							
						plus permit fees							

Section 2:

2A	Owner	2B	OthTrd	2C	OthTrd	2D	OthTrd	2E	Owner	2F	Owner	2G	OthTrd
2H	Owner	2I	\$300	2J	OthTrd	2K	\$600	2L	Owner	2M	Owner	2N	\$100
2O	\$250	2P	\$300	2Q	OthTrd	2R	\$300	2S	\$250	2T	\$100	2U	\$2,285
2V	OthTrd	Section 2 \$4,485											
		plus non-bid items											
		plus permit fees											

Further Inspe

3A	\$500	3B	Owner	3C	Owner	3D	Owner	3E	Owner	3F	\$300	3G	Owner
F.I.	\$800												
		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 above \$2000.00 is \$135.00. 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
12700 State Route 1, Point Reyes Station - Report No. 528193**

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 THREE-DAY RIGHT TO CANCEL

You, the buyer, 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: _____

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 Date: 8/8/2020

Invoice No: LIV796547T

Invoice

Bill To: George DeSalvo Compass Real Estate 1305 Grant Avenue Novato, CA 94945	
Property Information: Address: 12700 State Route 1 Point Reyes Station CA, 94956 Report No. 528193TPR Escrow#:	
Billing Information:	
Inspection: 8/7/2020 Complete	\$560.00
Notice of Completion:	\$0.00
Other:	\$0.00
Total Due:	\$560.00

DUE UPON RECEIPT

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

There is a \$25 fee for all returned checks