



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!**

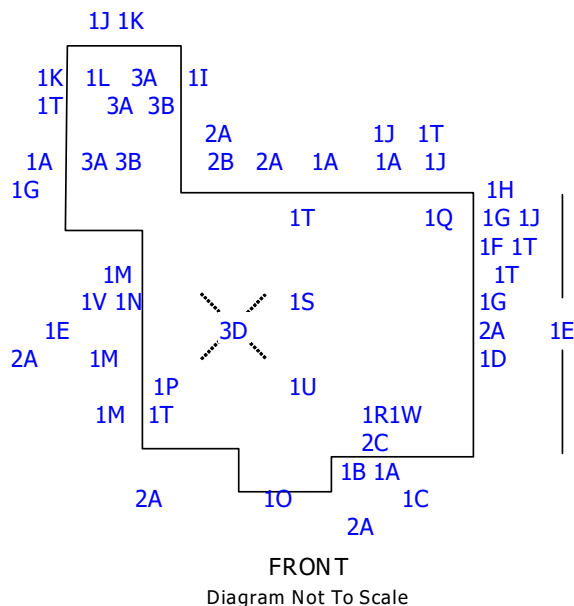


**HomeGuard stands
behind its repairs!**

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

WOOD DESTROYING PESTS AND ORGANISM INSPECTION REPORT

Building No. 8	Street Central Court	City Los Gatos	ZIP 95030	Date of Inspection 9/18/2024	Number of Pages Page 1 of 16
<div style="display: flex; align-items: center;"> <div> 510 Madera Avenue San Jose, CA 95112 (855) 331-1900 • Fax (925) 294-1818 </div> </div>					
Registration #: PR1452		HomeGuard #: 644196		Escrow #:	
Ordered By: Peter Myers Coldwell Banker Real Estate 410 N. Santa Cruz Avenue Los Gatos, CA 95030		Property Owner/Party in Interest: Bill Holt 8 Central Court Los Gatos, CA 95030		Report Sent to:	
COMPLETE REPORT <input type="checkbox"/> LIMITED REPORT <input checked="" type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>					
General Description: This is a two story single family dwelling with wood exterior, excluding the attached deck.				Inspection Tag Posted: Subarea	
				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					



Inspected by: **Donald R Hatch**

License#: **FR59743**

Signature: *Donald Hatch*

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.

Building No.	Street	City	ZIP	Date of Inspection	Number of Pages
8	Central Court	Los Gatos	95030	9/18/2024	Page 2 of 16

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. The enclosed areas inside the cabinets were not inspected. The subfloor is insulated below the structure. There is no evidence of any infestation in this area however, insulation could conceal infestations or infections. We assume no responsibility for any infestations or infections concealed by this insulation. 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. It has been requested by the agent that this report be limited to the main structure, excluding the attached deck only. It is recommended that the entire structure be inspected. HomeGuard Incorporated will upon request, inspect the entire structure at an additional expense. 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.

Building No. 8	Street Central Court	City Los Gatos	ZIP 95030	Date of Inspection 9/18/2024	Number of Pages Page 3 of 16
--------------------------	--------------------------------	--------------------------	---------------------	--	--

"This company will reinspect repairs done by others within four months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each reinspection. The reinspection must be done within ten (10) working days of request. The reinspection is a visual inspection and if inspection of concealed areas is desired, inspection of work while in progress will be necessary. Any guarantees must be received from parties performing repairs." Work performed by others will be reinspected for a fee of \$195.00 for each trip out to the property. Open wall and open floor inspections are desirable if certification is required.

THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION I AND SECTION II CONDITIONS EVIDENT ON THE DATE OF INSPECTION. SECTION I CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION, OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION. SECTION II ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND. FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREA(S) WHICH DURING THE ORIGINAL INSPECTION DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE HIS INSPECTION AND CANNOT BE DEFINED AS SECTION I OR SECTION II.

Section 1 Items

- 1A.** FINDING: The siding has been damaged by fungus at the exterior as indicated on the diagram. The contributing moisture source appears to be exposure to the weather.
(See Photo 1) (See Photo 16)

RECOMMENDATION: Remove and replace all the damaged wood members. If any damage is found to
Estimated Cost extend into any enclosed areas a supplemental report and bid will be issued.
***** (SECTION 1 ITEM) *****

- 1B.** FINDING: The window sill has been damaged by fungus at the front exterior window as indicated on the diagram. The contributing moisture source appears to be exposure to the weather. (See Photo 43)

RECOMMENDATION: Remove and replace all the damaged wood members. If any damage is found to
Estimated Cost extend into any enclosed areas a supplemental report and bid will be issued.
***** (SECTION 1 ITEM) *****

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

RECOMMENDATION: Remove and replace the end of the damaged rafter tail(s) and install a new sister
Estimated Cost section alongside for support.
***** (SECTION 1 ITEM) *****

- 1D.** 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 5)
(See Photo 4)

RECOMMENDATION: Remove and replace the entire barge rafter to correct this condition. This bid
Estimated Cost includes repair of the roof covering if disturbed by our repairs. If existing gutters need to be removed to perform the repairs then our bid also includes reinstallation of original gutters. If it becomes necessary or desirable to install new gutters this will be done only if authorized and at an additional cost. The guarantees on the roof covering are limited to the areas where the repairs were performed.
***** (SECTION 1 ITEM) *****

Building No. 8	Street Central Court	City Los Gatos	ZIP 95030	Date of Inspection 9/18/2024	Number of Pages Page 4 of 16
--------------------------	--------------------------------	--------------------------	---------------------	--	--

1E. FINDING: The end of the support beams have been damaged by fungus at the right side and left side exterior. (See Photo 4) (See Photo 6) (See Photo 5)

RECOMMENDATION: Remove and replace the damaged end of the beam. If damage were to extend *Estimated Cost* into inaccessible areas or if the damage extends beyond what can be repaired, a supplemental report will be issued with additional findings and recommendations.
***** (SECTION 1 ITEM) *****

1F. FINDING: The trim has been damaged by drywood termites at the right side exterior as indicated on the diagram. Refer to item(s) 1S for recommendations to control contributing moisture source and or infestation. (See Photo 7) (See Photo 8)

RECOMMENDATION: Remove and replace all the damaged wood members. If any damage is found to *Estimated Cost* extend into any enclosed areas a supplemental report and bid will be issued.
***** (SECTION 1 ITEM) *****

1G. FINDING: The siding has been damaged by fungus and/or drywood termites at the exterior as indicated on the diagram. Refer to item(s) 1S for recommendations to control contributing moisture source and or infestation. (See Photo 9)

RECOMMENDATION: Remove and replace all the damaged wood members. If any damage is found to *Estimated Cost* extend into any enclosed areas a supplemental report and bid will be issued.
***** (SECTION 1 ITEM) *****

1H. FINDING: The window sill and trims have been damaged by drywood termites at the right side exterior as indicated on the diagram. Refer to item(s) 1S for recommendations to control contributing moisture source and or infestation. (See Photo 10) (See Photo 11)

RECOMMENDATION: Remove and replace all the damaged wood members. If any damage is found to *Estimated Cost* extend into any enclosed areas a supplemental report and bid will be issued.
***** (SECTION 1 ITEM) *****

1I. FINDING: The storage closet door and jamb were found to be damaged by fungus and drywood termites. (See Photo 12) (See Photo 13) (See Photo 14)

RECOMMENDATION: Supply and install a new pre-hung door and jambs to correct this condition. Note: *Estimated Cost* The existing door knob and dead bolt if any will be re-installed in the new door unless prior arrangements are made. We at HomeGuard Incorporated are upgrade experts and can provide proposals that include upgraded fixtures, and doors or any other option you may desire. This bid is based on the installation of a readily available door of similar size. An exact match of the existing door may not be possible. If a more exact match is desired, additional fees may apply. Please note that if a special order door is needed to complete this item, there could be a three week delay in getting a replacement door.
***** (SECTION 1 ITEM) *****

1J. FINDING: The wooden windows and window screens have been damaged by fungus. The contributing moisture source appears to be exposure to the weather. (See Photo 15) (See Photo 16) (See Photo 25)

RECOMMENDATION: Owner is advised to contact the appropriate trades to have the windows and *Estimated Cost* screens replaced.
***** (SECTION 1 ITEM) *****

Building No. 8	Street Central Court	City Los Gatos	ZIP 95030	Date of Inspection 9/18/2024	Number of Pages Page 5 of 16
--------------------------	--------------------------------	--------------------------	---------------------	--	--

1K. FINDING: The siding is in earth wood contact at the exterior as indicated and has been damaged by fungus. The contributing moisture source appears to be exposure to the weather. (See Photo 18) (See Photo 24)

RECOMMENDATION: Remove and replace the damaged siding and grade the soil away from the structure to eliminate the earth wood contact. Note: If additional damage is found when the soil is graded or if damage is found to extend into an enclosed area a supplemental report and bid will be issued.

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

1L. FINDING: A portion of the structure at the downstairs storage closet appears to be a sleeper floor construction and was inaccessible for inspection. Visible fungus damage and drywood termite pellets were observed. (See Photo 17) (See Photo 20)

RECOMMENDATION: Remove the flooring from the perimeter of this area to allow for further inspection. *Estimated Cost* All findings, recommendations, and bids will be issued in a supplemental report.

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

NOTE: The bid price for the previous item includes opening this area and further inspection only. It does not include any repairs or treatments that may be required or closing this area after the further inspection is performed.

1M. FINDING: The roof sheathing has been damaged by carpenter bees where indicated on the diagram. (See Photo 28) (See Photo 29)

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

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

1N. FINDING: The trim has been damaged by carpenter bees at the left side exterior as indicated on the diagram. (See Photo 29)

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

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

1O. FINDING: The window has been damaged by fungus at the front exterior. This damage appears to be minor. The contributing moisture source appears to be exposure to the weather. (See Photo 31)

RECOMMENDATION: Hollow out this area and fill the void with an appropriate wood filler. If damage is *Estimated Cost* found to extend into inaccessible areas a supplemental report with findings, recommendations and bids will be issued.

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

1P. FINDING: The hardwood flooring at the master bedroom adjacent to the French door has been damaged by drywood termites. Refer to item(s) 1S for recommendations to control contributing moisture source and or infestation (See Photo 33)

RECOMMENDATION: Remove and replace the damaged hardwood flooring. Our bid does not include *Estimated Cost* refinishing of the hardwood floor.

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

1Q. FINDING: The trim has been damaged by drywood termites at the interior sunroom as indicated on the diagram. Refer to item(s) 1S for recommendations to control contributing moisture source and or infestation. (See Photo 34)

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

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

Building No.	Street	City	ZIP	Date of Inspection	Number of Pages
8	Central Court	Los Gatos	95030	9/18/2024	Page 6 of 16

1R. FINDING: There is a plumbing leak at the front hall bathroom toilet and shower drain. This led to the damage outlined in item 1W. [\(See Photo 40\)](#) [\(See Photo 41\)](#)

RECOMMENDATION: The owner should have a licensed plumber repair the leakage. All guarantees *Estimated Cost* desired should be secured from the persons or firm that performed the repairs.

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

1S. FINDING: Infestation by Drywood Termites was noted at the exterior, interior. [\(See Photo 3\)](#) [\(See Photo 11\)](#) [\(See Photo 33\)](#)

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) *****

1T. FINDING: Drywood termite pellets were evident as noted in the above recommendation. [\(See Photo 3\)](#) [\(See Photo 17\)](#) [\(See Photo 33\)](#)

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

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

1U. FINDING: Earth to wood contact and fungus damage was noted to several wood members of the foundation. [\(See Photo 30\)](#) [\(See Photo 38\)](#) [\(See Photo 39\)](#)

RECOMMENDATION: Owner to contact the appropriate trades to make the necessary repairs. *Estimated Cost*

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

1V. FINDING: There is evidence of an infestation of Carpenter Bees at the left side sheathing and trims. [\(See Photo 28\)](#) [\(See Photo 29\)](#)

RECOMMENDATION: Treat the infested areas with a registered pesticide Timbor (Disodium Octoborate Tetrahydrate) then fill all emergence holes with steel wool and wood filler. NOTE: In order to perform this treatment the property must be vacated during the treatment and three hours after the treatment is performed.

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

Building No. 8	Street Central Court	City Los Gatos	ZIP 95030	Date of Inspection 9/18/2024	Number of Pages Page 7 of 16
--------------------------	--------------------------------	--------------------------	---------------------	--	--

1W. FINDING: Water has gotten under the hardwood floor in the bathroom. This has caused fungus damage to the subfloor and hardwood floor. (See Photo 32)

RECOMMENDATION: Remove the toilet and remove the existing floor. Remove and replace the *Estimated Cost* damaged subfloor. Install new hardwood floor where removed. If damage is found to extend into inaccessible areas or additional contributing factors are found, a supplemental report will be issued with any findings, recommendations, and bids. 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) *****

Section 2 Items

2A. FINDING: Earth to wood contact was noted where soil is touching the siding and/or framing at the exterior.

RECOMMENDATION: Owner is advised to contact the appropriate trades to lower the soil as necessary *Estimated Cost* to break all soil contact with the wood members, and provide adequate drainage away from the structure.

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

2B. FINDING: The siding is missing at the rear exterior second story as indicated on the diagram.

RECOMMENDATION: Replace the missing siding, if damage is uncovered during the course of repairs a *Estimated Cost* supplemental report with findings, recommendations and bids will be issued.

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

2C. FINDING: The toilet is loose or improperly mounted at the downstairs hall bathroom.

RECOMMENDATION: Reinstall the toilet correctly using a new no-seep toilet seal. If, upon removing the *Estimated Cost* 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) *****

Further Inspection Items

3A. FINDING: Water stains were noted on the ceiling in the downstairs storage closet. (See Photo 21) (See Photo 22) (See Photo 23)

RECOMMENDATION: Open this area to determine the source of these stains and if any damage exists. *Estimated Cost* All findings, recommendations, and bids will be issued in a supplemental report. This bid is to open the area and further inspection only.

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

3B. FINDING: We were unable to inspect the interior of the upstairs and downstairs storage closets due to stored personal property. (See Photo 19) (See Photo 26) (See Photo 27)

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

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

3C. FINDING: Portions of the subarea were inaccessible for inspection due to storage. (See Photo 36) (See Photo 35)

RECOMMENDATION: The owner should move the storage away from the subarea to allow for further *Estimated Cost* inspection. All findings, recommendations, and bids will be issued in a supplemental report.

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

Building No.	Street	City	ZIP	Date of Inspection	Number of Pages
8	Central Court	Los Gatos	95030	9/18/2024	Page 8 of 16

3D. FINDING: The subfloor was insulated; however, no outward infections or infestations were noted at this time. Further inspection is recommended. (See Photo 37)

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

***** (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: 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: 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: A tiled surface was noted over the entry floor, 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: This property has recently been remodeled. We assume no responsibility for any infestations or infections that may be concealed by any new construction or installations. HomeGuard Incorporated assumes no liability for, nor do we guarantee work performed by others. All guarantees, warranties, and permits if required should be obtained from the parties performing the repairs.

Building No.	Street	City	ZIP	Date of Inspection	Number of Pages
8	Central Court	Los Gatos	95030	9/18/2024	Page 9 of 16

NOTE: "State law requires that you be given the following information:

CAUTION-PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Companies are registered and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized. "If within 24 hours following application, you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center and your pest control company immediately."

For further information contact any of the following:

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

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

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

Building No. 8	Street Central Court	City Los Gatos	ZIP 95030	Date of Inspection 9/18/2024	Number of Pages Page 10 of 16
--------------------------	--------------------------------	--------------------------	---------------------	--	---

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

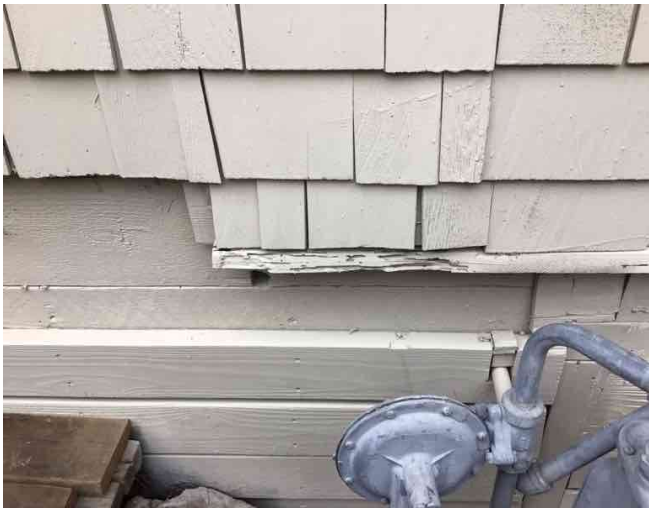


Photo 07



Photo 08



Photo 09



Photo 10

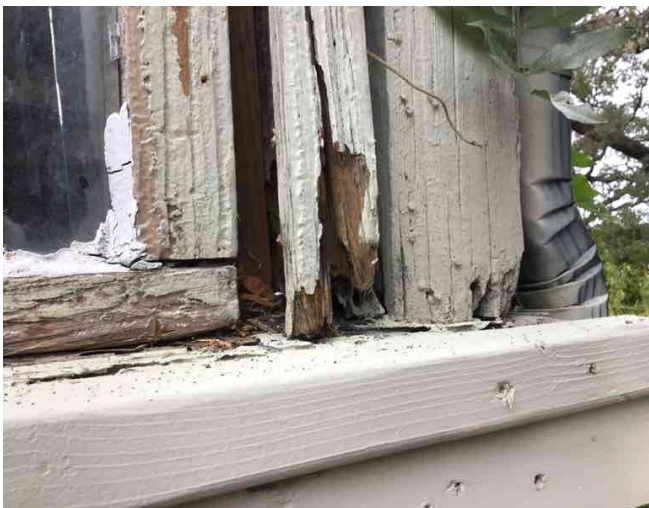


Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19

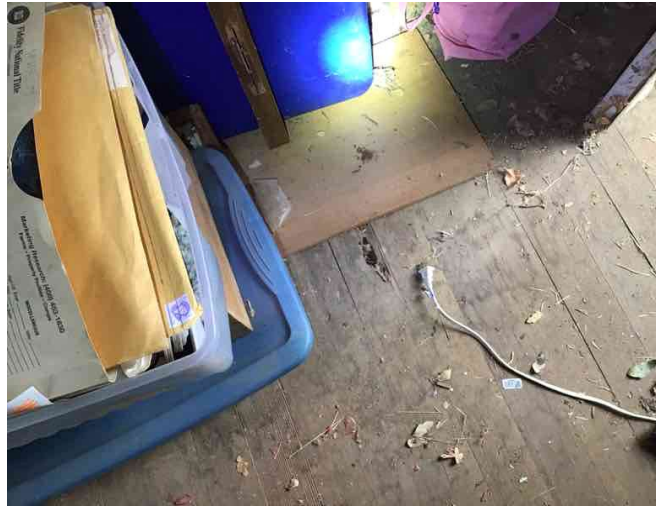


Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29

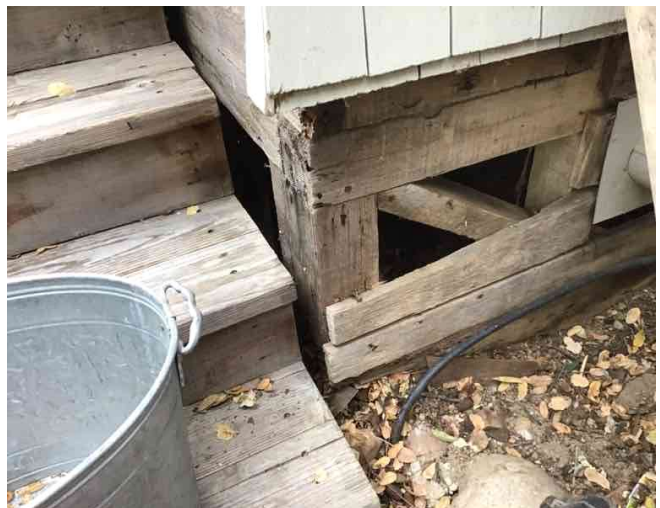


Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35

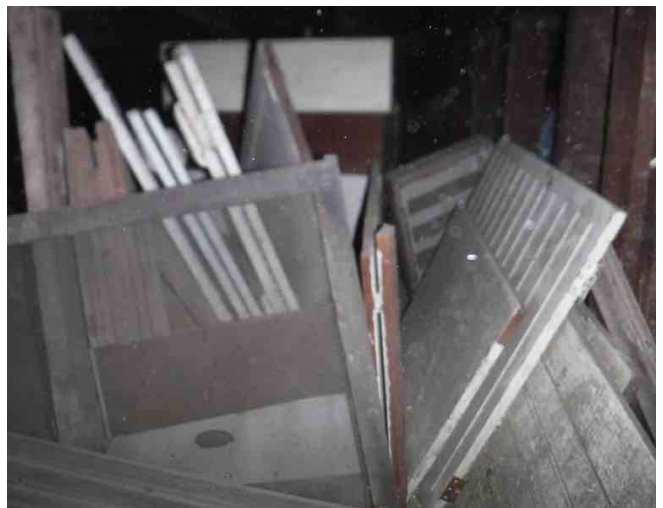


Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 43

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 in 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
8 Central Court, Los Gatos - Report No. 644196

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

email: HGrepairst@HomeGuard.com

Fax: (925) 294-1818

Direct: (855) 331-1900

Items to be performed: _____

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

For the total sum listed above, HomeGuard Incorporated is authorized to proceed with the work described in the above listed item(s) of their termite report no. 644196 for the property located at 8 Central Court, Los Gatos. 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
8 Central Court, Los Gatos - Report No. 644196

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 operator who contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for work or supplies, has the right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your contractor in full if the subcontractor, laborers or suppliers remain unpaid. To preserve their right to file a claim of lien against your property, certain claimants such as subcontractors and material suppliers are required to provide you with a document entitled "Preliminary Notice". General contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid. You can protect yourself from such claim by requiring your contractor to supply you with a payment and performance bond prior to commencing any work of improvement and/or requiring your contractor to provide you with an unconditional lien release signed by each material supplier, subcontractor, and laborer involved in that project phase before making payment on the completed phase of the project."

NOTICE

"The charge for service that this company subcontracts to another registered company may include the company's charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept HomeGuard Incorporated's bid or you may contract directly with another registered company licensed to perform the work.

If you choose to contract directly with another registered company, HomeGuard Incorporated will not in any way be responsible for any act or omission in the performance of work that you directly contract with another to perform."

BINDING ARBITRATION PROVISION

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

NOTICE OF THREE-DAY RIGHT TO CANCEL

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

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

Signature: _____ Date: _____



AUTHORIZATION AGREEMENT
WOOD DESTROYING PESTS AND ORGANISIMS CONTRACT
8 Central Court, Los Gatos - Report No. 644196

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

email: HGregpairs@HomeGuard.com

Fax: (925) 294-1818

Direct: (855) 331-1900

This job has been bid as if all section one items are being performed. If the owner would like to select individual items, it may require HomeGuard Incorporated to provide a new price for these items. The minimum service charge is \$275 regardless of the price on the individual item.

Section 1:

<u>1A</u>	\$2,327	<u>1B</u>	\$395	<u>1C</u>	\$210	<u>1D</u>	\$1,916	<u>1E</u>	\$2,485	<u>1F</u>	\$624	<u>1G</u>	\$1,058
<u>1H</u>	\$863	<u>1I</u>	\$1,706	<u>1J</u>	OthTrd	<u>1K</u>	\$1,268	<u>1L</u>	\$621	<u>1M</u>	\$2,198	<u>1N</u>	\$781
<u>1O</u>	\$108	<u>1P</u>	\$263	<u>1Q</u>	\$456	<u>1R</u>	OthTrd	<u>1S</u>	WillBid	<u>1T</u>	\$198	<u>1U</u>	OthTrd
<u>1V</u>	\$1,447	<u>1W</u>	\$4,982	Section 1 \$23,906 plus non-bid items plus permit fees									

Section 2:

<u>2A</u>	OthTrd	<u>2B</u>	\$707	<u>2C</u>	\$418	Section 2 \$1,125 plus non-bid items plus permit fees							
-----------	--------	-----------	-------	-----------	-------	--	--	--	--	--	--	--	--

Further Insp.:

<u>3A</u>	\$429	<u>3B</u>	Owner	<u>3C</u>	Owner	<u>3D</u>	\$526	<u>F.I.</u>	\$955
									plus non-bid items plus permit fees

OWNER OR OWNERS AGENT

DATE

BY: _____, HomeGuard Incorporated

X _____

ESCROW OFFICER: _____

Print Name _____

ESCROW PHONE NO: _____

Phone No _____

ESCROW CO/NO: _____

email _____

Name of person providing access _____ Phone Number _____

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

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

Upgrades (if requested) List each upgrade separately:

_____ estimated cost: _____ initials: _____

_____ estimated cost: _____ initials: _____

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

NOTICE OF DELAYED PAYMENT ACCOMMODATION FEE

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

PLEASE BE SURE TO SIGN AND SEND ALL PAGES



AUTHORIZATION AGREEMENT
WOOD DESTROYING PESTS AND ORGANISIMS CONTRACT
8 Central Court, Los Gatos - Report No. 644196

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

email: HGrepairst@HomeGuard.com Fax: (925) 294-1818 Direct: (855) 331-1900

NOTICE OF CANCELLATION

(ENTER DATE OF TRANSACTION)

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

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

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

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

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

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

I hereby cancel this transaction _____ (date)

(Owners Signature)



Invoice

Invoice Date: **9/18/2024**

Invoice No: **LIV1103016T**

Bill To:

Peter Myers
Coldwell Banker Real Estate
410 N. Santa Cruz Avenue
Los Gatos, CA 95030

Property Information:

Address: **8 Central Court**
Los Gatos CA, 95030
Report No. **644196TPR**
Escrow#:

Billing Information:

Inspection: **9/18/2024 Complete** **\$535.00**

Notice of Completion: **\$0.00**

Other: **\$0.00**

Total Due: **\$535.00**

DUE UPON RECEIPT

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

There is a \$25 fee for all returned checks

***This Page
Intentionally
Left Blank***