

# 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](mailto:HGRepairs@HomeGuard.com)

**WOOD DESTROYING PESTS AND ORGANISM INSPECTION REPORT**

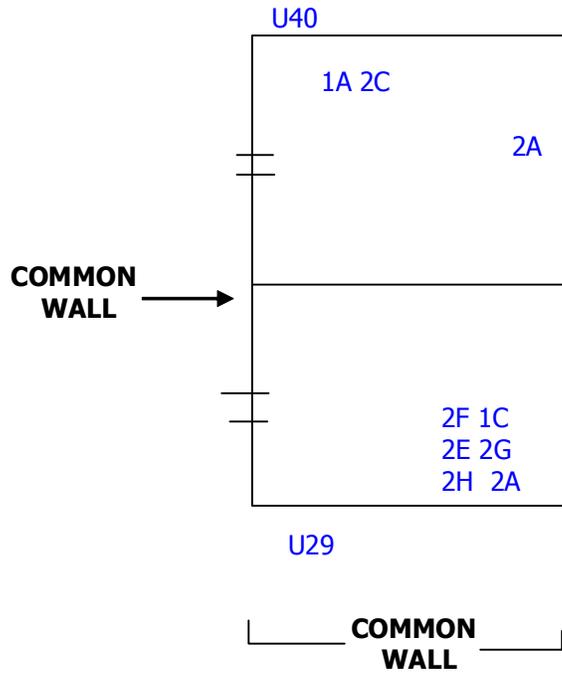
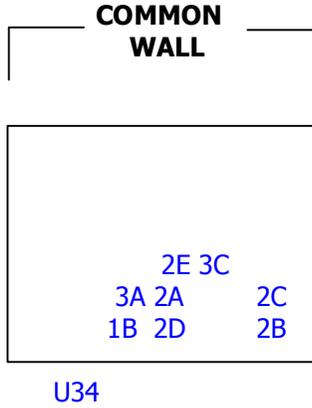
Building No. <b>2718</b>	Street <b>Kollmar Drive #28-40</b>	City <b>San Jose</b>	ZIP <b>95127</b>	Date of Inspection <b>5/17/2025</b>	Number of Pages <b>Page 1 of 9</b>
 <b>510 Madera Avenue San Jose, CA 95112 (855) 331-1900 • Fax (925) 294-1818</b>					
Registration #: <b>PR1452</b>		HomeGuard #: <b>657757</b>		Escrow #: <b>3022240994</b>	
Ordered By: <b>Tessie Figueroa K&amp;K Homes 969 Story Road, Ste. 6075 San Jose, CA 95122</b>		Property Owner/Party in Interest: <b>Tessie Figueroa K&amp;K Homes 969 Story Road, Ste. 6075 San Jose, CA 95122</b>		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: <b>This is a two story multiple family dwelling, limited to the interior only of units 29, 34 and 40.</b>				Inspection Tag Posted: <b>Utility Room</b>	
				Other Tags Posted: <b>See Original</b>	
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 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: **Jeffrey C Read**License#: **FR62274**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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**LIMITED REPORT:** We did not inspect the interior of enclosed abutments or hollow stucco rails. We ran the water at the upstairs fixtures for a brief period of time so that exposed plumbing and fixtures could be checked for leaks. However, we did not run the water long enough to detect leakage from any plumbing that was concealed. Any leaks found are referenced in the report. If interested parties desire, and only after concealed plumbing has been exposed, HomeGuard Incorporated will return to the property and perform further inspections. As is standard practice within our industry and since our inspectors do not carry a 30' ladder on their vehicle, the eaves, wood siding and wood windows above 11' were only inspected visually from the ground. Upon request and at an additional charge HomeGuard Incorporated will return to the property and further inspect these inaccessible areas by probing the wood members. The area inside the soffited eaves was not inspected. 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.

**"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.**

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**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: Water has penetrated through the countertop at the Unit 40 kitchen sink, and has caused fungus damage. (See Photo 1) (See Photo 2)

RECOMMENDATION: Remove the existing counter top and replace any fungus damaged wood *Estimated Cost* members. Install a new ceramic tile counter top in this area. Unless prior arraignments have been made all tile is bid using a builder's grade, neutral color tile with a tight white grout joint. It should also be noted that all tile work regardless of color selection will be done with a tight white grout joint unless specified differently. 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 then a supplemental report and bid will be issued.  
\*\*\*\*\* (SECTION 1 ITEM) \*\*\*\*\*

**1B.** FINDING: The floor at the Unit 34 hall bathroom has been damaged by fungus adjacent to the toilet. (See Photo 5) (See Photo 6)

RECOMMENDATION: Remove the toilet and open the floor to repair the damaged portion of the *Estimated Cost* underlayment as required. Install new underlayment where removed and new builder's grade, neutral colored, luxury vinyl plank (LVP) floor covering over the bathroom floor area. Reinstall the existing toilet using a new no-seep toilet seal. When the underlayment is removed, if additional contributing factors are found or if fungus damage to the subfloor or walls is revealed, or a cracked toilet or damaged closet flange is found, we would issue a supplemental report and bid. Upgrade option: 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) \*\*\*\*\*

**1C.** FINDING: The vanity at the Unit 29 hall bathroom has been damaged by fungus. (See Photo 7)

RECOMMENDATION: Remove and replace the vanity to eliminate this condition. We intend to reuse the *Estimated Cost* existing counter top and fixture. An exact size match of the existing vanity cannot be guaranteed. If during the course of our repairs to the vanity it becomes necessary to modify/repair the adjacent plumbing a supplemental report and bid will be issued. It may also be necessary for the owner to paint the wall directly adjacent to the vanity upon completion of our 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) \*\*\*\*\*

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**Section 2 Items**

**2A.** FINDING: There is a gap between the tub spout and wall covering at the Unit 29, 34 and 40 hall bathrooms.

RECOMMENDATION: Secure and seal around the spout in the most practical way.

*Estimated Cost*

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

**2B.** FINDING: Cracked tiles were noted on the Unit 34 kitchen floor.

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

*Estimated Cost*

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

**2C.** FINDING: There is a plumbing leak at the Unit 34 kitchen sink drain. (See Photo 3)

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

*Estimated Cost*

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

**2D.** FINDING: The toilet is loose or improperly mounted at the Unit 34 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) \*\*\*\*\*

**2E.** FINDING: The sheetrock has been damaged by excessive moisture adjacent to the Unit 34 tub walls.

RECOMMENDATION: Remove and replace the damaged sheetrock. If damage is found to extend into

*Estimated Cost* any inaccessible areas a supplemental report will be issued with any findings, recommendations, and bids.

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

**2F.** FINDING: Some of the grout is loose or missing around the ceramic tile at the Unit 29 kitchen sink countertop and backsplash, and cracked tiles were noted.

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

*Estimated Cost* condition.

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

**2G.** FINDING: The toilet is loose or improperly mounted at the Unit 29 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) \*\*\*\*\*

**2H.** FINDING: Some of the grout is loose or missing around the ceramic tile at the Unit 29 hall bathroom bathtub, and cracked tiles were noted.

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

*Estimated Cost* condition.

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

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**Further Inspection Items**

**3A.** FINDING: The waterproof wall covering is loose and unbounded at the Unit 34 hall bathroom bathtub. (See Photo 10)

RECOMMENDATION: Remove the loose wall coverings to allow for further inspection. All findings, *Estimated Cost* recommendations and bids will be issued in a supplemental report. This bid includes removal of the wall covering and further inspection only.

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

**3B.** FINDING: There are loose ceramic tiles in the Unit 29 hall bathroom bathtub walls. (See Photo 8) (See Photo 9)

RECOMMENDATION: Remove the loose tiles to allow for further inspection. All findings, *Estimated Cost* recommendations, and bids will be issued in a supplemental report. Note: If no damage is found the above bid includes reinstalling the existing tile if this is not possible because of breakage there will be additional cost to the owner. If the tile breaks an exact match of existing tiles may not be possible.

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

**3C.** FINDING: Water stains were noted on the ceiling in the Unit 34 hall closet. (See Photo 4)

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

*Estimated Cost* All findings, recommendations, and bids will be issued in a supplemental report. This bid is to open the area and further inspection only.

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

NOTE: 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.

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

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

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

NOTE: No portion of the subarea was inspected due to it being a common subarea.

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

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## Report Pictures:

Pictures are provided to assist in clarifying some of the findings made in this report. No relative importance should be placed on these pictures. There are likely to be significant comments that do not have pictures associated with them. The pictures in this report do not illustrate all of the damage associated with a particular item. Please read the report thoroughly and contact the inspector if you have any specific questions.



Photo 01



Photo 02



Photo 03



Photo 04



Photo 05

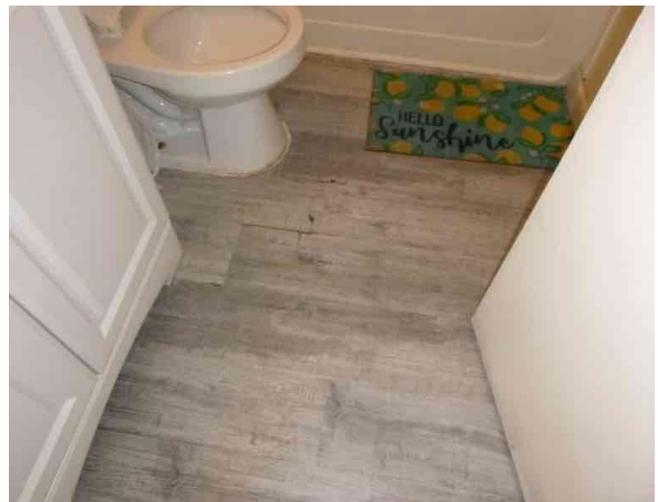


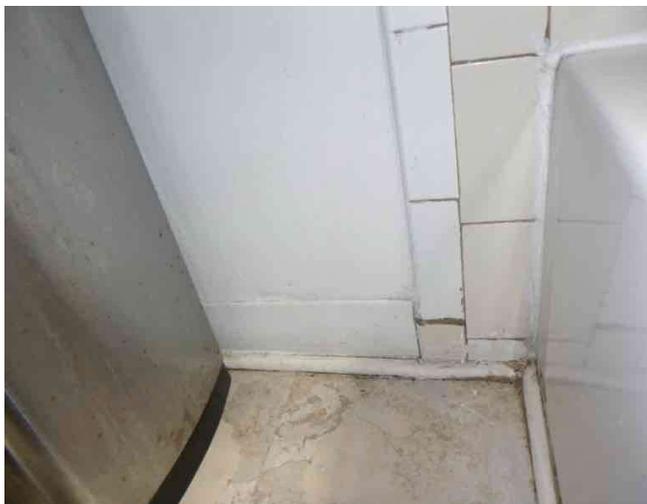
Photo 06



*Photo 07*



*Photo 08*



*Photo 09*



*Photo 10*



**AUTHORIZATION AGREEMENT**  
**WOOD DESTROYING PESTS AND ORGANISIMS CONTRACT**  
**2718 Kollmar Drive #28-40, San Jose - Report No. 657757**

**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. 657757 for the property located at 2718 Kollmar Drive #28-40, San Jose. This amount will be due and payable upon completion of work. It is understood that the contract price does not include the charge of the structural pest control inspection report or re-inspection fees.

**HOMEGUARD INCORPORATED AGREES:**

1. To guarantee all repairs completed by this company for one year from the date of completion except for plumbing, grouting, caulking, and resetting of toilets, which will be guaranteed for 30 days, and fumigations, which will be guaranteed for 3 years.
2. To be bound to perform this work for the price quoted in our cost breakdown for a period not to exceed 30 days.
3. To use reasonable care in the performance of our work but to assume no responsibility for damage to any hidden pipes, wiring, or other facilities or to any, plant life, rain gutters, roofs; nor for damage or dirtying of stucco, plaster, paint, wall paper or other "finish-work" adjacent to areas where work is performed.
4. To replace damaged wood members with material which resembles, as closely as possible, the existing wood members with builders grade, readily available wood members.

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

1. To pay for services rendered upon completion of work. This contract may be canceled at any time by the customer. In the event of such action, customer agrees to pay HomeGuard Incorporated in full for all items already completed, and completed percentages of all items only partially completed. The customer also agrees that in the case of cancellation of the contract, to pay all fees for necessary permits and any associated cost for obtaining permits. In the case of non-payment by owner, reasonable attorney fees and costs of collection shall be paid by the owner whether suit be filed or not.
2. To pay for service charge of 1.5 percent per month or portion of any month beyond 30 days after completion.
3. Owner grants HomeGuard Incorporated, a security interest in the above described real property to secure payment of the sum for work and inspection fee completed.
4. If additional damage is discovered by HomeGuard Incorporated, during the performance of work, company agrees to notify owner or agent of the amount of the damage and the cost of additional work to be done. This work will not be performed unless owner agrees.
5. All plumbing repairs bid in this report are for only the specific repair that is identified. Many times when performing plumbing repairs it becomes necessary to repair or replace adjacent plumbing because of the age or fragility of these components. When this happens the owner or agent will be notified and said repairs will require additional cost and authorization.
6. **Prices provided in this report do not include the costs associated with obtaining permits. Some of these costs may include plan check fees, site plans, engineering plans and time spent at the building department and waiting for building inspections. Permits will be obtained at an additional cost based on the sum total of these costs.**



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**Fax: (925) 294-1818**

**Direct: (855) 331-1900**

**NOTICE TO OWNER**

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

**NOTICE**

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

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

**BINDING ARBITRATION PROVISION**

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

**NOTICE OF THREE-DAY RIGHT TO CANCEL**

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

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



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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:**

1A \$9,625 1B \$1,658 1C \$947 **Section 1 \$12,230**  
plus permit fees

**Section 2:**

2A \$156 2B Owner 2C \$430 2D \$418 2E \$355 2F \$258 2G \$418  
2H \$258 **Section 2 \$2,293**  
plus non-bid items  
plus permit fees

**Further Insp.:**

3A \$630 3B \$630 3C \$429 **F.I. \$1,689**  
plus permit fees

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

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

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

**Phone No** \_\_\_\_\_ **ESCROW CO/NO:** \_\_\_\_\_

**email** \_\_\_\_\_

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

IS UPGRADING OR CHOICE OF LINOLEUM OR TILE DESIRED? Yes\_\_\_ No\_\_\_

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

Upgrades (if requested) List each upgrade separately:

\_\_\_\_\_ estimated cost: \_\_\_\_\_ initials: \_\_\_\_\_

\_\_\_\_\_ estimated cost: \_\_\_\_\_ initials: \_\_\_\_\_

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

**NOTICE OF DELAYED PAYMENT ACCOMMODATION FEE**

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

**PLEASE BE SURE TO SIGN AND SEND ALL PAGES**



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**NOTICE OF CANCELLATION**

\_\_\_\_\_  
(ENTER DATE OF TRANSACTION)

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

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

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

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

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

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

I hereby cancel this transaction \_\_\_\_\_ (date)

\_\_\_\_\_  
(Owners Signature)



**Invoice**

Invoice Date: **5/17/2025**

Invoice No: **1137739T**

**Bill To:**

**Leila Conceicao  
Chicago Title  
18525 Sutter Boulevard #100  
Morgan Hill, CA 95037**

**Property Information:**

Address: **2718 Kollmar Drive #28-40  
San Jose, CA 95127**  
Report No: **657757TR**  
Escrow#: **3022240994**

**Billing Information**

<b>5/17/2025 Limited WDO Inspection</b>	<b>\$685.00</b>
<b>Total Due:</b>	<b>\$685.00</b>

**DUE UPON RECEIPT**

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

*There is a \$25 fee for all returned checks*