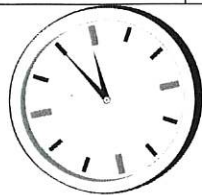


# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

|                              |   |  |                           |
|------------------------------|---|--|---------------------------|
| BUILDING NO.<br><b>20265</b> | STREET, CITY, STATE, ZIP<br><b>Lake Chabot Road, Castro Valley CA 94546</b> | Date of Inspection<br><b>8/16/2024</b> | No. of Pages<br><b>11</b> |
|------------------------------|---|--|---------------------------|



**TIMES UP TERMITE**<sub>INC.</sub>  
 452 Whitney Street • San Leandro, CA 94577  
 510.568.7200 • 510.568.7500 fax

|   |  |   |
|---|--|---|
| Firm Registration No. <b>PR 4539</b>  | Report No. <b>47516</b>  | Escrow No.  |
| Ordered By:<br><b>Michael Erickson<br/>20265 Lake Chabot Road<br/>Castro Valley, CA 94546</b> | Property Owner/Party of Interest<br><b>Michael Erickson<br/>20265 Lake Chabot Road<br/>Castro Valley, CA 94546</b> | Report Sent To:<br><b>Michael Erickson<br/>20265 Lake Chabot Road<br/>Castro Valley, CA 94546</b> |

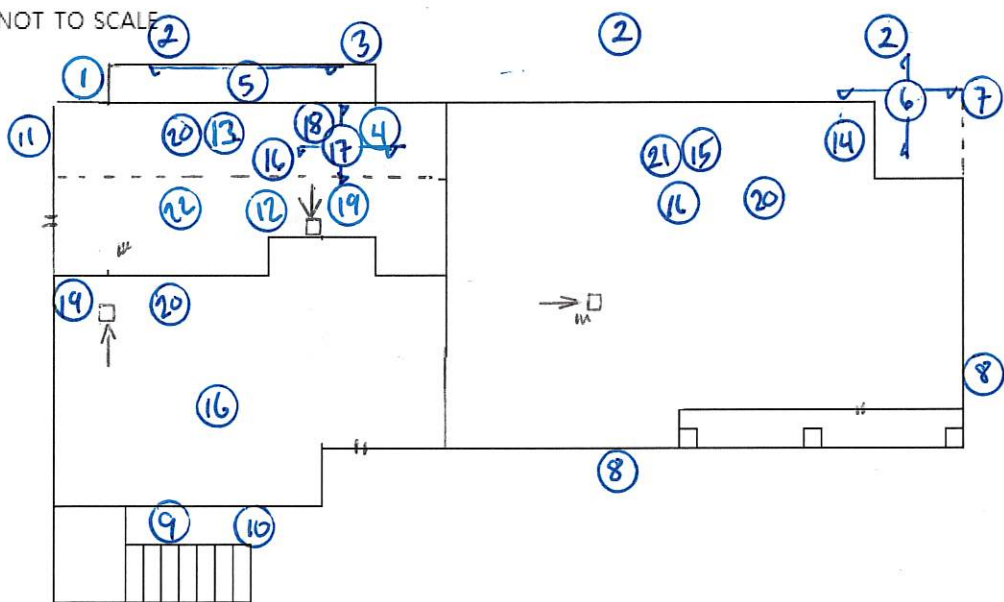
COMPLETE REPORT       LIMITED REPORT       SUPPLEMENTAL REPORT       REINSPECTION REPORT

|  |   |
|--|---|
| General Description:<br><b>Commercial building</b> | Inspection Tag Posted:<br><b>Subarea</b>      |
|  | Other Tags Posted:<br><b>Times Up Termite</b> |

An inspection has been made to the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites       Drywood Termites       Fungus/Dryrot       Other Findings       Further Inspection   
 If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.

DIAGRAM NOT TO SCALE



Inspected by Edgar Serpas State License No. OPR14001 Signature

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, 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) 561-8708, or (800) 737-8188 or www.pestboard.ca.gov. 43M-41 (Rev. 04/2015)

20265

Lake Chabot Road, Castro Valley CA 94546

8/16/2024

47516

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

#### WHAT IS A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT?

READ THIS DOCUMENT, IT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT.

A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying pests and organisms in visible and accessible areas on the date of inspection and contains our recommendations for correcting any infestations, infections or conditions found. The contents of Wood Destroying Pest & Organism Inspection Reports are governed by the Structural Pest Control Act and regulations.

Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating, air conditioning or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information about any such defects as they are not within the scope of the license of the inspector or the company issuing this report.

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of inspection. Some areas of the structure are not accessible to inspection, such as furnished interiors; inaccessible attics or portions thereof; the interior of hollow walls; spaces between a floor or porch deck and the ceiling or soffit below; stall showers over finished ceilings; such structural segments as porte cocheres, enclosed bay windows, buttresses, and similar areas to which there is no access without defacing or tearing out lumber, masonry or finished work; built in cabinet work; floors beneath coverings, areas where storage conditions or locks make inspection impracticable, The reason for this is such an inspection would prohibitive as far as cost and impractical. Infestations or infections may be active in these areas without visible and accessible evidence. Areas that were not inspected are noted in the report. If you desire information about areas that were not inspected, a further inspection may be performed at additional cost.

During the course of repairs, additional damage may be uncovered. Time's Up Termite, Inc. will only be responsible for infestation and/or infection in visible, accessible areas. Should infestations/infections or damage become evident in inaccessible areas, additional charges may occur.

If Time's Up Termite, Inc. is not authorized to do the work as outlined in this report within six months of the date of this inspection, a new inspection may be required.

All work undertaken by Time's Up Termite, Inc. is guaranteed for a period of one year from the date of completion. Exceptions: Glass panels, caulking, grouting, sealing and plumbing repairs of any type performed by this firm are guaranteed for 30 days. Fumigations for drywood termites and wood destroying beetles are guaranteed for five years. Local treatments for subterranean termites & drywood termites are guaranteed for three years at treated areas only. Full treatments for subterranean termites are guaranteed for three years. Local treatments for subterranean termites performed under our Termite Control Service Agreement are guaranteed for one year at treated areas only. Local treatments for wood destroying beetles and fungus are guaranteed for one year for treated areas only.

Registered Structural Pest Control Companies are covered under the Structural Pest Control Operators License and appropriate City Licenses and Permits. All employees are covered by Worker's Compensation Insurance and Companies by Public Liability Insurance.

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 working days of request. This company may reinspect but will not guarantee chemical treating which was not performed by this company. The reinspection is an inspection of visible areas and does not include concealed areas unless inspected while work is in progress. Any guarantees must be received from parties performing repairs.



|              |  |                 |            |
|--------------|--|-----------------|------------|
| 20265        | Lake Chabot Road, Castro Valley CA 94546 | 8/16/2024       | 47516      |
| BUILDING NO. | STREET, CITY, STATE, ZIP                 | INSPECTION DATE | REPORT NO. |

Only a licensed Pest Control firm may apply chemicals including fungicides for the treatment of any wood destroying organisms. (for exceptions see Sec.8555 of the Business and Professional Code, Division 3). We will only guarantee chemical treatment applied by Time's Up Termite, Inc.

Our firm cannot stress enough the importance of keeping all bathroom surfaces well sealed, caulked and grouted at all times and maintained as part of a routine maintenance program. Owner should pay particular attention to the floor covering adjacent to the stall shower openings, tub area and to the tub/shower area walls.

Time's Up Termite, Inc. recommends owners to have a Structural Pest Report every year in conjunction with detailed property maintenance program.

The exterior surfaces of the roof were 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.

**MOLD DISCLAIMER:** There may be health related issues associated with the finding reflected on this report. We are not qualified to and do not render any opinion concerning any such health issues. The inspection reflected by this report was limited to 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.

**NOTICE:** Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestation, termite damage, fungus damage, etc.). However, recommendation to correct these findings may vary from company to company. You have a right to seek a second opinion from another company.

**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 Times Up Termite's bid or you may contract directly with another registered company licensed to perform the work.

This is a separate report which is defined as Section I/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 where found. Further inspection items are defined as recommendation to inspect area(s) where the original inspection did not allow the inspector to access to complete his/her inspection and cannot be defined as Section I or Section II.

#### **FINDINGS & RECOMMENDATIONS:**

ITEM 1 **FINDING:** The 1x4 trims at the A/C unit are damaged by fungus.

**RECOMMENDATION:** Remove and reconstruct damaged wood member(s) with new materials. Paint areas of repair to match existing as close as possible. An exact match is not guaranteed. Should damage extend into inaccessible areas a supplemental report will be issued.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

ITEM 2 **FINDING:** A tree stump noted in the exterior which is infected/infested by fungus.

**RECOMMENDATION:** Remove tree stump as practical.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

20265

Lake Chabot Road, Castro Valley CA 94546

8/16/2024

47516

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

**FINDINGS & RECOMMENDATIONS:**

ITEM 3 FINDING: The TI-11 siding is damaged by fungus.

RECOMMENDATION: Remove approximately 16 sq. ft. of siding. Install appropriate flashing when applicable and reconstruct damaged wood member(s) with new materials. Paint areas of repair to match existing as close as possible. An exact match is not guaranteed. Should damage continue into inaccessible areas a supplemental report will be issued.

NOTE: The siding is to be matched as close as possible, with materials which are readily available from local suppliers. An exact match is not guaranteed.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

ITEM 4 FINDING: The fascia board is infected with an isolated area of fungus.

RECOMMENDATION: Remove the infected area and treat resulting void with Tim-Bor, a registered fungicide, according to label instructions. Patch repair and paint areas of repair to match existing as close as possible. An exact match is not guaranteed.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

ITEM 5 FINDING: The retaining wall is damaged by fungus.

RECOMMENDATION: This condition is addressed to the appropriate licensed contractor for repairs.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

ITEM 6 FINDING: The screed woods are damaged by fungus.

RECOMMENDATION: Remove damaged portions of screed woods and fill voids with concrete mortar.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

ITEM 7 FINDING: The 6x6 support post is damaged by fungus.

RECOMMENDATION: Remove and reconstruct damaged wood member(s) with new materials. Paint areas of repair to match existing as close as possible. An exact match is not guaranteed. Should damage extend into inaccessible areas a supplemental report will be issued.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

ITEM 8 FINDING: Cracks noted to the brick wall. No representation is offered regarding this condition, it is beyond the scope of our inspection.

RECOMMENDATION: For additional information, This condition is addressed to the appropriate licensed contractor.

\*\*\*\*\* This is a Section 2 Item \*\*\*\*\*



20265

Lake Chabot Road, Castro Valley CA 94546

8/16/2024

47516

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

**FINDINGS & RECOMMENDATIONS:**

- ITEM 9 **FINDING:** The bally band is infected/damaged by old drywood termites. This damage/infection is minor and in our opinion there is no structural weakening.
- RECOMMENDATION:** Patch repair and paint areas of repair to match existing as close as possible. An exact match is not guaranteed.  
\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*
- ITEM 10 **FINDING:** Voids noted at the stucco soffits.
- RECOMMENDATION:** Owners should maintain stucco sealed at all times.  
\*\*\*\*\* This is a Section 2 Item \*\*\*\*\*
- ITEM 11 **FINDING:** Form material is in earth-wood contact.
- RECOMMENDATION:** Remove form material as practical. Treat any remaining form material with Tim-Bor, a registered fungicide, according to label instructions.  
\*\*\*\*\* This is a Section 2 Item \*\*\*\*\*
- ITEM 12 **FINDING:** The ceiling in the break room is moisture/water damaged. This condition appears to be from a past roof leak.
- RECOMMENDATION:** Repair the sheetrock as necessary. Should damage continue into inaccessible areas a supplemental report will be issued.  
\*\*\*\*\* This is a Section 2 Item \*\*\*\*\*
- ITEM 13 **FINDING:** Old water stains noted on the ceiling covering where indicated on the diagram. No other adverse condition noted.
- RECOMMENDATION:** Periodic inspections are advised.
- NOTE:** Should owners/interested parties desire additional information regarding this area, upon request remove section(s) of the sheetrock to reveal the condition of the internal framing. A supplemental report will be issued. This will be done at an additional charge.  
\*\*\*\*\* This is a Section 2 Item \*\*\*\*\*
- ITEM 14 **FINDING:** The commode in the 1st floor bathroom where indicated on the diagram is loose.
- RECOMMENDATION:** Reset the commode over a new wax seal. If damage is found after the commode is removed a supplemental report will be issued.  
\*\*\*\*\* This is a Section 2 Item \*\*\*\*\*
- ITEM 15 **FINDING:** The sink faucet is mechanically damaged and leakage noted at the time of this inspection.
- RECOMMENDATION:** Repair the faucet as necessary.  
\*\*\*\*\* This is a Section 2 Item \*\*\*\*\*

20265

Lake Chabot Road, Castro Valley CA 94546

8/16/2024

47516

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

**FINDINGS & RECOMMENDATIONS:**

- ITEM 16 **FINDING:** Cellulose debris scattered on the subarea soil is infected by fungus.
- RECOMMENDATION:** Remove and dispose of cellulose debris of rakeable size.  
\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*
- ITEM 17 **FINDING:** The subfloor framing is infected with surface fungus.
- RECOMMENDATION:** Wire-brush the infected area and treat with Tim-Bor, a registered fungicide, according to label instructions.  
\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*
- ITEM 18 **FINDING:** The subarea is lacking perimeter ventilation which is contributing to the damp/muddy soil condition addressed in item #17.
- RECOMMENDATION:** Install mechanical ventilation to increase the air circulation within the subarea.  
\*\*\*\*\* This is a Section 2 Item \*\*\*\*\*
- ITEM 19 **FINDING:** Others have installed a sump pump. No representation or guarantee is offered regarding the condition or efficiency of the sump pump or to why this moisture condition exists, it is beyond the scope of our inspection.
- RECOMMENDATION:** For additional information, this condition is addressed to the appropriate licensed contractor.  
\*\*\*\*\* This is a Section 2 Item \*\*\*\*\*
- ITEM 20 **FINDING:** It appears the subarea soil takes in moisture during rainy weather. No representation is offered as to the moisture condition, it is beyond the scope of our inspection.
- RECOMMENDATION:** For additional information, This condition is addressed to the appropriate licensed contractor.  
\*\*\*\*\* This is a Section 2 Item \*\*\*\*\*
- ITEM 21 **FINDING:** The wood blocking below the air duct is in earth-wood contact and damaged by fungus.
- RECOMMENDATION:** Remove blocking and secure air duct in the appropriate manner.  
\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*
- ITEM 22 **FINDING:** Efflorescence noted on the foundation. This indicates a moisture condition in the soil. No representation is offered as to the moisture condition, it is beyond the scope of our inspection.
- RECOMMENDATION:** For additional information, This condition is addressed to the appropriate licensed contractor.  
\*\*\*\*\* This is a Section 2 Item \*\*\*\*\*

20265

Lake Chabot Road, Castro Valley CA 94546

8/16/2024

47516

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

**GENERAL INFORMATION:**

The roof eaves and upper portions of the structure were inspected from ground level, therefore our inspection of these components was limited. No adverse conditions were noted unless otherwise mentioned in this report. Should interested parties desire additional information regarding these components, upon request and at an additional charge, we will return to property with high reach equipment and inspect area(s). A supplemental report will be issued.

Old, inactive drywood termite infestation noted within the framing members of the subarea. No corrective measures are necessary. Periodic inspections are advised.

The attic inspection was limited because of insulation, potential damage to the ceiling below and possible safety hazard to the inspector. A visual inspection was performed from the access opening. No adverse conditions noted unless otherwise mentioned in this report. Periodic inspections advised. Should interested parties desire additional information regarding these areas, we will, upon request at an additional charge, inspect these areas after they are made accessible by others.

Should any damage extend into inaccessible areas a supplemental report will be issued. Our cost quotations do not include any repairs to concealed areas other than mentioned in report.

**SPECIAL NOTE:** Repairs to roof covering/gutters are not included in our cost quotation nor are wallpapering, painting or staining of any kind, except as mentioned in the report.

**THE USE OF PHOTOGRAPHS:** If photographs are included in this report it is for illustrative purposes only. Every condition or observation will not have an associated photograph. There is no relationship between the presence or absence of a photograph and the importance of a condition reported. A significant finding may not have an accompanying photograph.

Thank you for allowing Time's Up Termite Inc. to perform the inspection on this property. If you have any questions regarding this report, please call and ask for the inspector. The best time to reach them is early morning.



20265

Lake Chabot Road, Castro Valley CA 94546

8/16/2024

47516

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

OCCUPANTS CHEMICAL NOTICE

TIME'S UP TERMITE, INC. will use pesticide chemical(s) specified below for the control of wood destroying pests or organisms in locations identified in the Structural Pest Control report as indicated above.

(1) The pest(s) to be controlled:

- Subterranean Termites (Reticulitermes)
Fungus or Dry Rot
Dry-Wood Termites (Kaloterme)
Damp-Wood Termites (Zootermopsis)
Wood Destroying Beetles

(2) The pesticide(s) proposed to be used and the active ingredient(s).

- Termidor Foam: Active ingredients: Fipronil
Termidor SC: Active ingredients: Fipronil
Termidor Dry: Active ingredients: Fipronil
Taurus Dry: Active ingredients: Fipronil
Altriset: Active ingredients: Cloranthraniliprole
Tim-Bor: Active ingredients: Disodium Octaborate Tetrahydrate
Bora-Care: Active ingredients: Disodium Octaborate Tetrahydrate
Vikane: Active ingredients: Sulfuryl fluoride
Trelona: Active ingredients: Novaluron

(3) State Law requires that you be given the following information: CAUTION - PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Operators are licensed and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Food and Agriculture, 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 registered Structural Pest Control Company immediately. (This statement shall be modified to include any other symptoms of over exposure which are not typical of influenza.)

For further information, contact any of the following:

- Time's Up Termite, Inc. (510) 568-7200
Alameda County Environmental Health Department (510) 567-6700
Alameda County Department of Agriculture (510) 670-5232
Contra Costa County Environmental Health Department (925) 692-2500
Contra Costa County Department of Agriculture (925) 646-5250
San Mateo County Environmental Health Department (650) 372-6200
San Mateo County Department of Agriculture (650) 363-4700
P.C.O.C. MedNet Hotline (408) 203-3814
Poison Control Center (800) 222-1222
Structural Pest Control (800) 737-8188

Persons with respiratory or allergic conditions, or others who may be concerned about their health relative to this chemical treatment, should contact their physician concerning occupancy during and after chemical treatment prior to signing this Notice.

NO CHEMICAL APPLICATION WILL BE PERFORMED UNTIL SUCH TIME THAT THIS NOTICE IS RETURNED. HAVING READ THE INSTRUCTIONS, I, THE UNDERSIGNED, WILL ACCEPT RESPONSIBILITY FOR ALL THE AFOREMENTIONED.

OWNER/OCCUPANT DATE

OWNER/OCCUPANT DATE

PRINTED NAME

PRINTED NAME



20265

Lake Chabot Road, Castro Valley CA 94546

8/16/2024

47516

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

**Item #1**



**Item #5**



**Item #3**



**Item #6**



**Item #4**



**Item #7**



20265

Lake Chabot Road, Castro Valley CA 94546

8/16/2024

47516

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

**Item #9**



**Item #13**



**Item #11**



**Item #16**



**Item #12**



**Item #17**





20265

Lake Chabot Road, Castro Valley CA 94546

8/16/2024

47516

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

**Item #21**





**TIMES UP TERMITE**<sup>INC.</sup>  
452 Whitney Street • San Leandro, CA 94577  
510.568.7200 • 510.568.7500 fax

## WORK AUTHORIZATION CONTRACT

Address of Property: 20265 Lake Chabot Road, Castro Valley CA 94546  
Inspection Date: 8/16/2024  
Report #: 47516  
Title Co. & Escrow #:

| SECTION 1      | SECTION 2    | FURTHER INSPECTION |
|----------------|--------------|--------------------|
| 1 \$ 585.00    | 8 Others     |                    |
| 2 Others       | 10 Others    |                    |
| 3 \$ 925.00    | 11 \$ 455.00 |                    |
| 4 \$ 555.00    | 12 Others    |                    |
| 5 Others       | 13 Others    |                    |
| 6 Upon Request | 14 Others    |                    |
| 7 Upon Request | 15 Others    |                    |
| 9 \$ 375.00    | 18 Others    |                    |
| 16 \$ 415.00   | 19 Others    |                    |
| 17 \$ 1310.00  | 20 Others    |                    |
| 21 \$ 415.00   | 22 Others    |                    |

We Authorized the Following Section 1 Items to be Performed.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

We Authorized the Following Section 2 Items to be Performed.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

We Authorized the Following Items for Further Inspection.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed Cost Section 1:     \$4,580.00    

Proposed Cost Section 2:     \$455.00      
**Total:**     \$5,035.00    

Proposed Cost Fur.Insp.: \_\_\_\_\_

I have read this work authorization contract and WDO inspection report it refers to. I have read and understand the terms of this work authorization contract and hereby agree to all terms thereof.

**SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED.**

APPROVED AND READ BY: (Print Name / Sign Below)

PHONE NUMBER: (\_\_\_\_) \_\_\_\_\_

APPROVED AND READ BY: \_\_\_\_\_

DATE \_\_\_\_\_

ACCEPTED FOR: \_\_\_\_\_  
TIMES UP TERMITE, INC.

DATE \_\_\_\_\_





TIMES UP TERMITE, INC.  
452 Whitney Street • San Leandro, CA 94577  
510.568.7200 • 510.568.7500 fax

# WORK AUTHORIZATION CONTRACT

Address of Property: 20265 Lake Chabot Road, Castro Valley CA 94546  
Inspection Date: 8/16/2024  
Report #: 47516  
Title Co. & Escrow #:

## TERMS OF CONTRACT

The total amount of this contract is due and payable upon completion of the work listed above unless otherwise specified. Only the work specified in the contract is being done at this time due to owners wishes. Any work performed against an existing title escrow will be the financial responsibility of the individual(s) signing this contract, in the event of a cancelled title escrow.

If the work authorization is not accepted within 30 days of the date set forth above, the terms shall not be binding upon our company. Our minimum charge is \$225.00.

Our company reserves the right to request progress payments, either from an escrow company, individual(s) or part(ies), responsible for payment under this contract. If such progress payments are requested, they shall be disbursed as follow: 1/3 of contract price is to be paid five days before commencement of work; 1/3 of contract price is to be paid half-way point of completion of work (this is to be determined by our company) and the balance will be due payable upon issuance of our Standard Notice Of Work Completed or Not Completed.

Should local city or county building departments require any additional work other than outlined within this Wood Destroying Pests and Organisms report, or should the Building Department require any plans or Structural Engineering specifications, it will not be performed under this agreement. A separate price quotation will be issued and must be approved. Should building department require spark arrestor(s) it will be the owners responsibility to have it installed properly.

During the course of outlined repairs, if defective plumbing, pipes, cracked commodes or flanges are found to be damaged we reserve the right to make additional charges for needed repairs. Some replacement material may not be available in the same configuration, dimension or quality and substitute material will be used which is readily available at local suppliers. Time's Up Termite, Inc. assumes no responsibility or liability for damage to plant life, trees, vines, electrical wiring, pets, tile roofs, plumbing leaks, or changes beyond the control of the company which may occur during the performance of this work. Installation of bait stations require digging/drilling into soil and/or concrete surfaces. It should understood our firm takes no responsibility for any damage which may occur to any buried unforeseen plumbing water or drainpipes, electrical systems, irrigation systems, plant life, any barriers and drainage systems.

In case of non-payment, reasonable attorney's fees and costs of collection shall be paid by the undersigned, whether suit be filed or not. A service charge of 1-1/2 percent, per month will be charged on all balances over 30 days. The 1-1/2 percent, per month, equals 18 percent per annum on the unpaid balances.

Termination - Cancellation of contract. You have the right to unilaterally terminate this contract. Such unilateral termination without justification, however, constitutes a breach of contract. Should property owner/agent breach the contract, and/or walk away from the contract property owner/agent will be held responsible for all lost profits (10%) on the entire contract, this includes all work not completed along with all "cost of performance" which has been completed to the date of termination/cancellation. It is hereby understood and agreed that in any action or proceeding involving a dispute between any party to this contract, arising out of the execution of this agreement, or any work to be performed under the contract, that the prevailing party shall be entitled to receive from the other party, all attorneys' fees and costs incurred in the defense of the dispute.

**Notice to property owners:** (Section 7018 of the California Contractors License Law, Business & Professional Code Div. 3, Chap. 9) Provides under the Mechanic's Lien Law any contractor, subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for his 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 the court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if the subcontractor, laborer, or supplier remains unpaid.

# INVOICE



**TIMES UP TERMITE** INC.

452 Whitney Street • San Leandro, CA 94577

510.568.7200 • 510.568.7500 fax

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| DATE       | REPORT # | ESCROW # | PROPERTY LOCATION                              |
|------------|----------|----------|--|
| 08/20/2024 | 47516    |          | 20265 Lake Chabot Road, Castro Valley CA 94546 |

---

TO: **Michael Erickson**  
**20265 Lake Chabot Road**  
**Castro Valley, CA 94546**

|              |            |            |           |
|--------------|------------|------------|-----------|
| 169482       | 08/16/2024 | Inspection | \$615.00  |
| 169460       | 08/19/2024 | Payment    | -\$615.00 |
| <hr/>        |            |            |           |
| Balance Due: |            |            | \$0.00    |

RETAIN THIS COPY FOR YOUR RECORDS

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DUE AND PAYABLE UPON RECEIPT

1.5% per month charged on all past due accounts. This is an annual percentage rate of 18%  
(Interest charged pursuant to the Robinson-Patman Act)

NOTICE: "Under the Mechanics'Lien law, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for his 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 own contractor in full, if the subcontractor, laborer, or supplier remains unpaid."

**THANK YOU FOR YOUR BUSINESS**