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HomeGuard
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HOME INSPECTION REPORT



PROPERTY ADDRESS

1115 Savoy Street, San Diego

ORDERED BY

Rosalie Rodriguez, Compass

REPORT NUMBER

681861

DATE OF INSPECTION

August 5, 2026

INSPECTOR

Bernardo Ruiz Jr.

Bernardo Ruiz Jr.

HomeGuard.com

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Report Overview

A GENERAL DESCRIPTION OF THE STRUCTURE

This is a two story single family dwelling. Based on the information provided, the structure was built in 1944. Ongoing maintenance is required and improvements to the systems of the home will be needed over time.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

! - IMMEDIATE RECOMMENDED IMPROVEMENTS "ACTION ITEMS"

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations. No relative importance should be placed on the photographs provided in this report. The photographs in this report do not necessarily illustrate all of the damage in any particular finding. Also, not all problem areas will be supported by photographs. If more than one photograph is available for a particular item, additional photographs can be found at the end of the report in the section entitled 'Photographs'. Please contact HomeGuard if you have any questions.

Structure

1. A horizontal crack was observed in the foundation wall at the right and left sides of the structure. Horizontal cracks may result from various factors, including foundation wall movement or stress. In some cases, they can also be caused by the expansion of reinforcing steel due to moisture intrusion, particularly when near the edge of the formwork used during construction. This condition may indicate a potential defect or developing concern. A thorough evaluation is beyond the scope of this visual inspection. We recommend further assessment by a licensed foundation contractor to determine the cause and whether any repairs are warranted.

[\(See Photo 40\)](#)



Photo 40

2. Clothes racks were blocking the attic access opening, therefore, the attic space was not inspected. With access and an opportunity for a complete inspection, conditions in need of attention may be discovered. The personal belongings should be removed so the attic may be inspected.

[\(See Photo 30\)](#)



Photo 30

Structure

3. Vertical cracking was observed in the foundation walls of the structure indicating movement and/or settlement of the structure may have occurred. The rate of movement cannot be predicted during a one-time inspection. A thorough evaluation of this condition is beyond our qualifications. For additional information we recommend contacting a licensed foundation contractor for further evaluation.

[\(See Photo 37\)](#)



Photo 37

Roofing

4. There is a large crack at the back of the chimney. This condition may indicate movement of the chimney. It is impossible to determine the rate of movement during a one time visit to the property. We recommend the advice of a licensed masonry contractor.

[\(See Photo 3\)](#)



Photo 03

5. Repairs to the roof covering are recommended. Damaged, loose or missing roofing material at the roof should be repaired or replaced. All roof penetrations should be examined and sealed as necessary. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor.

[\(See Photo 1\)](#) [\(See Photo 2\)](#)



Photo 01

6. Leaks were noted in the downspouts and/or gutters at various locations. During wet weather conditions these areas are more obvious and during dry weather conditions they are noted from the stains at the areas where the leaks have occurred. We recommend all leaks be repaired.

[\(See Illustration 2D\)](#) [\(See Photo 8\)](#)



Photo 08

Roofing

7. All deteriorated, damaged or rusted out roof plumbing or appliance vent caps should be replaced.

[\(See Photo 6\)](#)



Photo 06

Exterior

8. Water damage was noted at the rear deck(s). We recommend the services of a licensed general contractor and/or structural pest control company.

[\(See Photo 11\)](#)



Photo 11

9. The railing is loose at the deck. It is recommended that this be repaired for improved safety.

[\(See Photo 13\)](#)



Photo 13

10. For safety purposes, railing(s) should be provided at the exterior.

[\(See Illustration 3J\)](#) [\(See Photo 29\)](#)



Photo 29

11. The cracked, heaved, or uneven walkway sections at the various locations pose a potential trip hazard. We recommend corrective action to improve safety and reduce the risk of injury. A qualified contractor should assess the affected areas and perform necessary repairs to ensure a level walking surface.

[\(See Photo 9\)](#)

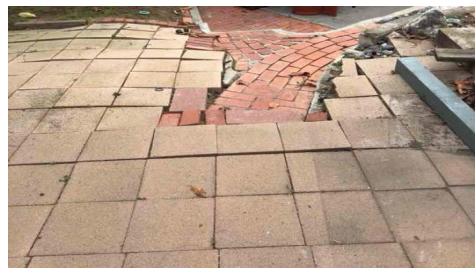


Photo 09

Exterior

12. The retaining wall at the rear shows evidence of significant movement and/or cracks. It is not within the scope of our expertise to determine when rebuilding will become necessary. Further evaluation of this condition by the appropriate tradesperson is recommended.

[\(See Illustration 3E\)](#) [\(See Photo 16\)](#)



Photo 16

13. Water damage was observed to the fascia at the rear. We recommend the services of a licensed general contractor and/or structural pest control company.

[\(See Photo 10\)](#)



Photo 10

14. The railing at the deck is water damaged. We recommend the services of a licensed general contractor and/or structural pest control company.

[\(See Photo 12\)](#)



Photo 12

15. The sprinkler valve at the front section of the walkway presents a trip hazard. This condition should be altered for improved safety.

[\(See Photo 17\)](#)



Photo 17

Exterior

16. The door at the left side hallway swings out over a step. This can be a potential hazard. We recommend that a 3'x3' landing be installed where the door swings out.

[\(See Photo 28\)](#)



Photo 28

17. The lattice is damaged at the deck. We recommend repairing this for cosmetic purposes.

[\(See Photo 14\)](#)



Photo 14

18. The concrete footings at the deck are damaged in various areas. We recommend repairing or replacing the damaged footings.

[\(See Photo 15\)](#)



Photo 15

Electrical

19. Exposed electric connections or open junction boxes at the subarea should be corrected. All electric connections should be made inside approved junction boxes fitted with proper cover plates.

[\(See Photo 38\)](#)

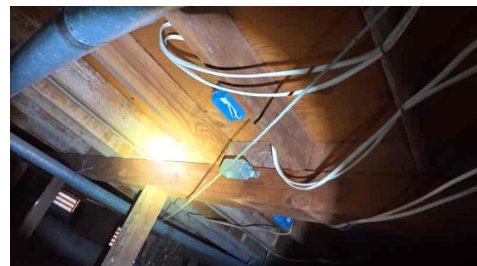


Photo 38

20. The loose light fixture at the exterior should be repaired or replaced.

[\(See Photo 7\)](#)



Photo 07

Electrical

21. One or more outlets at the garage were inoperative at the time of our inspection. Possibly due to turned off switches which were not located during our inspection. These outlets and circuits should be investigated and corrected as necessary. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet at a later date. Repairs or rewiring are recommended at all deficient locations.

[\(See Photo 32\)](#)



Photo 32

22. A ground fault circuit interrupter (GFCI) outlet at the middle hall bathroom and the left side hall bathroom did not function or did not trip when tested with an outside source and/or the test button. This outlet and circuit should be investigated and repaired.

[\(See Photo 23\)](#)



Photo 23

23. Abandoned wiring was noted in the rear. We recommend the wiring be disconnected at its source or terminated in an approved manner in a covered junction box.

[\(See Photo 4\)](#)



Photo 04

24. The service entrance wires have exposed metal visible at the mast splice connection. These should be repaired or replaced. Contact your local utility service provider.

[\(See Illustration 4R\)](#) [\(See Photo 5\)](#)



Photo 05

Heating System

25. The heater thermostats were inoperable at the time of our inspection, and therefore the heater was not tested. We recommend the thermostat be repaired or replaced and proper operation of the heater verified by appropriate trades.

[\(See Photo 20\)](#)



Photo 20

Insulation/Ventilation

26. There is a damaged or disconnected heater duct registers in the living room. We recommend all damaged ducts and registers be repaired or replaced.

[\(See Photo 19\)](#)



Photo 19

Plumbing

27. The kitchen sink faucet hot and cold water controls are reversed. Reversed hot and cold water can result in hot water burns. We recommend that this condition be corrected.

[\(See Photo 21\)](#)



Photo 21

28. The drain is leaking into the crawl space under the hall bathroom. We recommend all leaks be repaired.

[\(See Photo 39\)](#)

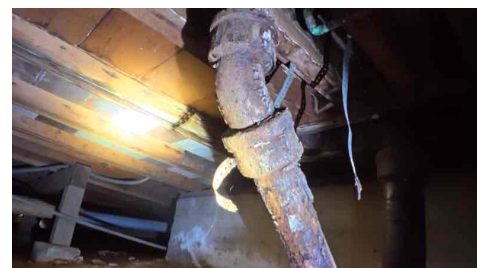


Photo 39

Plumbing

29. The toilet at the hall bathroom is loose and should be properly re-secured, tightened and caulked.

[\(See Illustration 8J\)](#) [\(See Photo 25\)](#)



Photo 25

Interior

30. The walls at the guest bedroom closet and garage are damaged. We recommend it be repaired.

[\(See Photo 22\)](#) [\(See Photo 35\)](#)



Photo 22

31. The door swings out over a step at the garage door. This can be a potential hazard. We recommend that either the door be made to swing inward or that a 3'x3' landing be installed where the door swings out. The door may also be modified to swing in the other direction where there is no step.

[\(See Photo 36\)](#)



Photo 36

32. The ceiling at the garage shows evidence of water stains. It is recommended that the source of these stains be identified and corrected and the surface be refinished.

[\(See Photo 31\)](#)



Photo 31

Interior

33. The base and/or side of the garage kitchen cabinet sink shelf is deteriorated. We recommend the advice and services of a licensed pest control operator for investigation and possible repair of this condition.
([See Photo 34](#))



Photo 34

34. This home does not have enough smoke detectors installed. The installation of smoke detectors should be placed on each floor in non-sleeping areas. In addition, one smoke alarm must be installed in each room where sleeping occurs and one smoke alarm should be located in each hallway that leads directly to sleeping rooms.
([See Photo 24](#))



Photo 24

35. The interior of the fireplace firebox should be repaired where the bricks or mortar are heavily eroded, loose, or cracked. We recommend the advice and servicing of a licensed masonry contractor or fireplace specialist.
([See Photo 18](#))



Photo 18

36. Damaged, splitting or cracking was noted at the guest bedroom door. We recommend it be repaired or replaced for cosmetic consideration and ease of use.
([See Photo 41](#))



Photo 41

Interior

37. California law requires that all homes have a State Fire Marshall approved Carbon Monoxide Detector be installed outside of the sleeping areas in the hallway and on each level of the home including basements. At the time of this inspection a Carbon Monoxide Detector could not be located. We recommend consulting with the owner to see if a Carbon Monoxide Detector exists and if not they should be installed in all required locations.

[\(See Photo 26\)](#)



Photo 26

38. Evidence of vermin activity was observed within the structure. It is likely this evidence will extend into inaccessible areas. The owner is advised to contact the appropriate trade for further evaluation and remedial measures if necessary.

[\(See Photo 27\)](#)



Photo 27

39. Holes in the garage drywall should be repaired as necessary.

[\(See Photo 33\)](#)

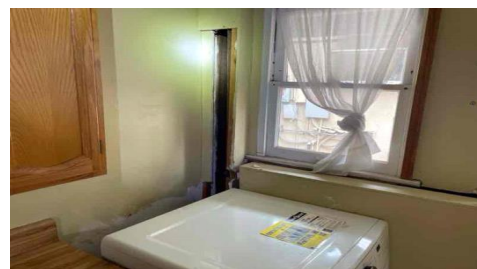


Photo 33

The Scope of the Inspection

All components designated for inspection in the ASHI standards of practice are inspected, except as may be noted in the "Limitations" section within the report. This inspection will not disclose compliance with regulatory requirements (codes, regulation laws, ordinances, etc.)

This inspection is visual only. Only a representative sample of the building and system components was viewed. No destructive testing or dismantling of building components was performed. The strength, adequacy, effectiveness, or efficiency of any system or components was not determined. Not all recommended improvements will be identified in this inspection.

Unexpected repairs should still be anticipated. This inspection should not be considered a guarantee or warranty of any kind. The purpose of our inspection is to provide a general overview of the structure reflecting the conditions present at the time of this inspection. The inspection is performed by visual means only, reflecting only the opinions of the inspector. Nothing in the report, and no opinion of the inspector, should be construed as advice to purchase, or to not purchase, the property. It is the goal of this inspection to put the buyer in a better position to make a buying decision

Our inspection does not address, and is not intended to address, the possible presence of hazardous plants or animals or danger from known and unknown environmental pollutants such as, but not limited to, asbestos, mold, radon gas, lead, urea formaldehyde, underground storage tanks, soil contamination and other indoor and outdoor substances, water contamination, toxic or flammable chemicals, water or airborne related illness or disease, and all other similar or potentially harmful substances and conditions. This property was not inspected for the presence or absence of health related molds or fungi. We are neither qualified, authorized nor licensed to inspect for health related molds or fungi. If you desire information about the presence or absence health related molds, you should contact the appropriate specialist. Be aware that many materials used in building construction may potentially contain hazardous substances. Furthermore, other environmental concerns may exist elsewhere. An environmental specialist should be contacted if additional information is desired about these issues.

PLEASE NOTE: The inspector is NOT required to determine whether items, materials, conditions or components are subject to recall, controversy, litigation, product liability, or other adverse claims or conditions.

PLEASE NOTE: Important disclosure information and other inspection reports may exist. All present and prior disclosures along with other inspection reports should be reviewed and any adverse conditions and/or concerns that may not be mentioned in our report should be addressed prior to the close of escrow. Furthermore, there may be conditions known by the seller that have not been disclosed to us.

PLEASE NOTE: Work performed by others will be reinspected, upon request, for an additional fee for each trip out to the property.

Pictures are provided to assist in clarifying some of the findings made in the 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. Please read the report thoroughly. Sections of this building appear to have been remodeled. We recommend consultation with the owner or local municipality to determine whether the necessary permits were obtained, inspections performed and final signatures received.

BINDING ARBITRATION PROVISION

Any controversy or claim arising out of or relating to the inspection performed by HomeGuard Incorporated shall be settled by final and binding arbitration filed by the aggrieved party with and administered by the American Arbitration Association (hereafter referred to as "AAA") in accordance with its Construction Arbitration Rules in effect at the time the claim is filed. The Rules, information and forms of the AAA may be obtained and all claims shall be filed at any office of the AAA or at Corporate Headquarters, 335 Madison Avenue, Floor 10, New York, New York 10017-4605. Telephone: 212-716-5800, Fax: 212-716-5905, Website: <http://www.adr.org/>. The arbitration of all disputes shall be decided by a neutral arbitrator, and judgment on the award rendered by the arbitrator may be entered in any court having competent jurisdiction thereof. Any such arbitration will be conducted in the city nearest to the property that was inspected by HomeGuard Incorporated having an AAA regional office. Each party shall bear its own costs and expenses and an equal share of the administrative and arbitrators' fees of arbitration. This arbitration Agreement is made pursuant to a transaction involving interstate commerce, and shall be governed by the Federal Arbitration Act, 9 U.S.C. Sections 1-16. THE PARTIES UNDERSTAND THAT THEY WOULD HAVE HAD A RIGHT OR OPPORTUNITY TO LITIGATE THROUGH A COURT AND TO HAVE A JUDGE OR JURY DECIDE THEIR CASE, BUT THEY CHOOSE TO HAVE ANY AND ALL DISPUTES DECIDED THROUGH ARBITRATION. BY SIGNING THIS AGREEMENT, THE PARTIES ARE GIVING UP ANY RIGHT THEY MIGHT HAVE TO SUE EACH OTHER.

Structure

ITEM DESCRIPTIONS:

Attic (Access)	• Location: Closet • Location: Hallway
Roof Structure	• Rafters • Plywood or Orientated Strand Board
Ceiling Structure	• Joist
Wall Structure	• Wood Frame
Floor Structure	• Wood Columns • Wood Floor Beams
Crawlspace/Basement (Access)	• Location: Exterior
Foundation	• Poured Concrete Perimeter

COMMENTS:

The sill appeared to be adequately secured (anchor bolts or straps) to the foundation, unless noted otherwise.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation 'Action Item'.

- ! 1. A horizontal crack was observed in the foundation wall at the right and left sides of the structure. Horizontal cracks may result from various factors, including foundation wall movement or stress. In some cases, they can also be caused by the expansion of reinforcing steel due to moisture intrusion, particularly when near the edge of the formwork used during construction. This condition may indicate a potential defect or developing concern. A thorough evaluation is beyond the scope of this visual inspection. We recommend further assessment by a licensed foundation contractor to determine the cause and whether any repairs are warranted.
(See Photo 40)
- ! 2. Clothes racks were blocking the attic access opening, therefore, the attic space was not inspected. With access and an opportunity for a complete inspection, conditions in need of attention may be discovered. The personal belongings should be removed so the attic may be inspected.
(See Photo 30)
- ! 3. Vertical cracking was observed in the foundation walls of the structure indicating movement and/or settlement of the structure may have occurred. The rate of movement cannot be predicted during a one-time inspection. A thorough evaluation of this condition is beyond our qualifications. For additional information we recommend contacting a licensed foundation contractor for further evaluation.
(See Photo 37)
4. There is a condition known as efflorescence on portions of the foundation walls. This fuzzy material is a salt deposit left when moisture in the foundation evaporates on the inside of the foundation. This indicates an occasional surplus of moisture on the outside of the foundation. Steps could be taken to improve the exterior drainage (See "Roofing" section downspout locations for additional comments/recommendations in regard to this condition).
5. Minor cracks were observed in the foundation walls of the structure. Smaller foundation cracks are not uncommon and often indicate some settlement and/or movement may have occurred. The rate of movement cannot be predicted during a one-time inspection. A thorough evaluation of this condition is beyond our qualifications. For additional information we recommend contacting a licensed foundation contractor for further evaluation.
6. Surface deterioration known as spalling was observed on the exposed foundation walls in the crawl space or basement. This condition is common in many homes and does not usually represent a structural concern. In an effort to prevent long term deterioration, it would be wise to consider repairing or patching deteriorated areas. For further recommendations contact the appropriate tradesperson.
7. The garage floor slab has typical cracks. This is usually the result of shrinkage and/or settling of the slab. No further recommendations are given.

LIMITATIONS:

This is a visual inspection to the accessible areas only. Assessing the structural integrity of a building is beyond the scope of a typical inspection. A certified professional engineer is recommended where there are structural concerns about the building.

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some of the structural components.

Roofing

ITEM DESCRIPTIONS:

Roof	• Composition shingle • Method of inspection: From The Roof.
Chimney	• Masonry • Lined
Gutters and Downspouts	• Metal • Installation Of Gutters/Downspouts: Partial • Downspouts Discharge Location: Above Grade

COMMENTS:

For further evaluation of the roof, we recommend a licensed roofing contractor be consulted.
It is recommended that the seller of the home be consulted regarding any available warranties.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation 'Action Item'.

- ! 1. There is a large crack at the back of the chimney. This condition may indicate movement of the chimney. It is impossible to determine the rate of movement during a one time visit to the property. We recommend the advice of a licensed masonry contractor.
(See Photo 3)
- ! 2. Repairs to the roof covering are recommended. Damaged, loose or missing roofing material at the roof should be repaired or replaced. All roof penetrations should be examined and sealed as necessary. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor.
(See Photo 1) (See Photo 2)
- ! 3. Leaks were noted in the downspouts and/or gutters at various locations. During wet weather conditions these areas are more obvious and during dry weather conditions they are noted from the stains at the areas where the leaks have occurred. We recommend all leaks be repaired.
(See Illustration 2D) (See Photo 8)
- ! 4. All deteriorated, damaged or rusted out roof plumbing or appliance vent caps should be replaced.
(See Photo 6)
5. The gutters are in serviceable condition but only portions of the roof are so equipped, depending upon the soil condition and drainage patterns it may be beneficial to add more gutters and downspouts.
(See Illustration 2K)
6. Portions of the surface granulation are deteriorated and minor surface cracks are developing. These may be normal signs of aging. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor.
7. Minor typical cracking was noted in the masonry chimney. In our opinion, these are cosmetic items, but we recommend the advice and servicing of a licensed masonry contractor or fireplace specialist.
8. The visible roof sheathing is sagging in some areas. We recommend this condition be further evaluated by a licensed general contractor.
9. Debris was noted on the roof covering. We recommend removing all debris to avoid creating water traps and to assist in the shedding of water from the roof.
10. The cap of the masonry chimney has minor cracking visible which can be patched during regular household maintenance.
(See Illustration 2C)
11. Due to the height of the chimney and/or presence of a spark arrestor which was not removed during our examination, the interior of the chimney was not inspected. We recommend the advice and servicing of a licensed masonry contractor or fireplace specialist.
12. The roof and/or plumbing/appliance vent flashing should be re-caulked where worn, loose or missing.
13. Debris was noted inside the gutters. We recommend the downspouts and gutters be cleaned out.
14. The downspouts discharge water adjacent to the structure. Water should be directed to flow at least 5 feet away from the building at the point of discharge. The installation of underground drainage where applicable will help control surface drainage.
15. The roof shows evidence of moss and organic build up in heavily shaded areas. This condition may influence the life expectancy of the roofing. The owner is advised to contact a licensed roofing contractor for further information.
16. The mortar between the chimney bricks has become cracked or soft with age and moisture penetration. The standard repair is to re-point the brickwork by scraping out the old mortar and replacing it with new. We recommend the advice of a licensed masonry contractor.
17. The gutters are cosmetically dented. This does not affect the function of the gutter/downspout system and repair is optional.

LIMITATIONS:

This is a visual inspection to the accessible areas only. Roofing life expectancies can vary depending on several factors. Any estimates on remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc.

- Inspection of the roof mounted solar equipment is beyond the scope of this inspection and is excluded from this report.

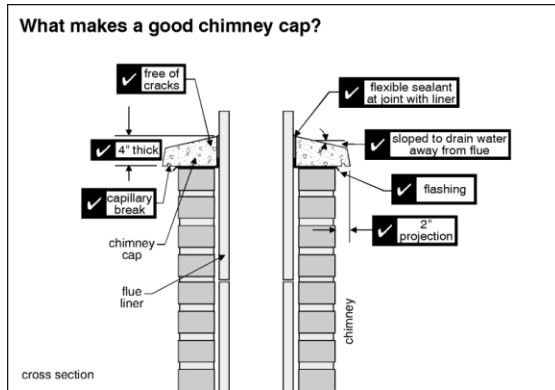


Illustration 2C

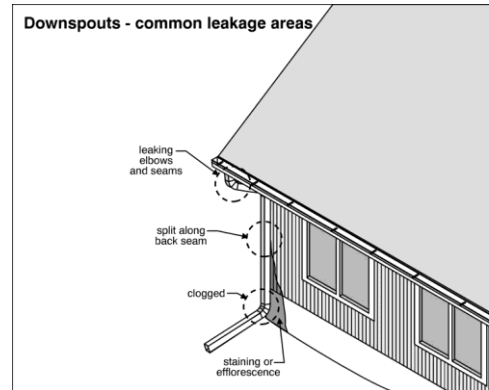


Illustration 2D

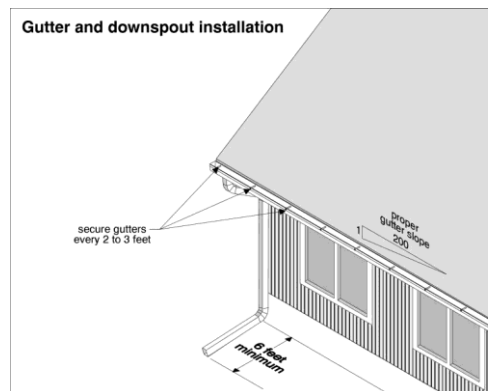


Illustration 2K

Exterior

ITEM DESCRIPTIONS:

Lot Topography	• Gentle slope
Driveway	• Concrete
Walkway & Sidewalks	• Concrete • Pavers
Retaining Walls/Abutments	• Masonry Block • Decorative Brick Planters
Fencing/Gates	• Steel • Vinyl
Porch/Deck, Patio Covers	• Wood • Concrete
Stairs/Railings/Landings	• Wood
Exterior Walls	• Brick Veneer • Stucco
Fascia, Eaves and Rafters	• Wood • Open Rafters • Soffitted Eaves
Windows	• Vinyl • Metal
Doors	• Wood • Sliding Glass
Garage/Carport	• Attached
Garage Door	• Wood
The Swimming Pool Safety Act	• Not Applicable

COMMENTS:

The garage has been converted to a living space. We recommend consultation with the owner to determine if all necessary permits were taken out, inspections performed, and final signatures obtained in regards to the conversion of the garage.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation 'Action Item'.

1. The drywall or wall finish in the garage is damaged, cracked or blemished in one or more areas. We recommend repair or refinishing
- ! 2. Water damage was noted at the rear deck(s). We recommend the services of a licensed general contractor and/or structural pest control company.
[\(See Photo 11\)](#)
- ! 3. The railing is loose at the deck. It is recommended that this be repaired for improved safety.
[\(See Photo 13\)](#)
- ! 4. For safety purposes, railing(s) should be provided at the exterior.
[\(See Illustration 3J\)](#) [\(See Photo 29\)](#)
- ! 5. The cracked, heaved, or uneven walkway sections at the various locations pose a potential trip hazard. We recommend corrective action to improve safety and reduce the risk of injury. A qualified contractor should assess the affected areas and perform necessary repairs to ensure a level walking surface.
[\(See Photo 9\)](#)
- ! 6. The retaining wall at the rear shows evidence of significant movement and/or cracks. It is not within the scope of our expertise to determine when rebuilding will become necessary. Further evaluation of this condition by the appropriate tradesperson is recommended.
[\(See Illustration 3E\)](#) [\(See Photo 16\)](#)
- ! 7. Water damage was observed to the fascia at the rear. We recommend the services of a licensed general contractor and/or structural pest control company.
[\(See Photo 10\)](#)
- ! 8. The railing at the deck is water damaged. We recommend the services of a licensed general contractor and/or structural pest control company.
[\(See Photo 12\)](#)
- ! 9. The sprinkler valve at the front section of the walkway presents a trip hazard. This condition should be altered for improved safety.
[\(See Photo 17\)](#)
- ! 10. The door at the left side hallway swings out over a step. This can be a potential hazard. We recommend that a 3'x3' landing be installed where the door swings out.
[\(See Photo 28\)](#)
- ! 11. The lattice is damaged at the deck. We recommend repairing this for cosmetic purposes.
[\(See Photo 14\)](#)

! 12. The concrete footings at the deck are damaged in various areas. We recommend repairing or replacing the damaged footings.

[\(See Photo 15\)](#)

13. The sheathing boards are punctured by roofing nails. This condition indicates careless installation of the roof but is generally only a cosmetic issue. No action is required.
14. The screen for the sliding glass door is missing. The owner should be consulted regarding any screens that may be in storage. We recommend that it be replaced.
15. The screen for the sliding glass door is torn. We recommend the screen be repaired or replaced.
16. The driveway shows evidence of minor cracking. The cracks could be sealed for a better appearance and to prevent moisture intrusion.
17. The walkways show evidence of minor cracking. The cracks could be sealed for a better appearance and to prevent moisture intrusion.
18. No weep holes were visible in the retaining wall at the rear. Weep holes provide an outlet for water, thereby reducing the soil pressure against the wall. It would be wise to consider the installation of weep holes.
19. The exterior stucco siding material shows evidence of weathering, cracking and/or delaminating (coming apart). Localized repairs, replacement and/or painting may extend the life of the siding. Replacement may eventually be necessary.
20. Vegetation growing on or within 6" of exterior walls should be kept trimmed away from siding, window trims and the eaves.
21. There are minor sized cracks in the exterior stucco that should be patched and sealed as part of preparation for the next painting. Flexible patching materials are recommended rather than rigid patching compounds.
22. Portions of the exterior are weathered/peeling, exposed and subject to damage. We recommend thorough scraping, sanding, caulking and priming prior to applications of a high quality exterior finish.
23. The presence or condition of the fences at the perimeter of the property were not inspected and are not included in this report. Fences immediately adjacent to the house were inspected.
24. The openings in the exterior siding at the various plumbing or gas piping penetrations should be filled to prevent rodent and moisture entry.
25. The exterior brick masonry walls are only a veneer over the basic wood frame construction, the masonry is not a structural element of the house. The veneer walls are cracked and slightly loose in one or more locations. The amount of movement does not suggest a serious structural problem and the rate of movement cannot be predicted during a one-time visit to the home. For a better appearance and to help prevent further deterioration, we recommend the cracks and/or loose bricks be repaired
[\(See Illustration 3U\)](#)
26. The presence or condition of the retaining walls at the perimeter of the property were not inspected and are not included in this report. Retaining walls immediately adjacent to the house were inspected.
27. The main garage door is dented or partially crushed, however, this damage does not appear to affect the operation of the door and appears to be cosmetic in nature. Repairs are considered optional.
28. The decorative landscape retaining walls/planters are damaged. We recommend they be repaired or replaced for better appearance.
29. Portions of the exterior finish on the large garage door are weathered, peeling, exposed and subject to damage. In the near future, we recommend thorough scraping, sanding, caulking and priming prior to applications of a high quality exterior finish.
30. The openings in the exterior siding electrical penetrations should be filled to prevent rodent and moisture entry.
31. The pavers have settled or heaved relative to the house proper. While still functional they should be monitored for further settlement and repaired or replaced as necessary.
32. Minor cracks and splits were noted in the roof sheathing. This is a cosmetic issue and no recommendations are necessary at this time.
33. Minor cracks and splits were noted in the roof rafter. We recommend the rafter be repaired or replaced.
34. Surface deterioration known as spalling was observed on the concrete patio. The deteriorated areas could be patched and sealed for better appearance and to slow future deterioration. However, replacement will ultimately be necessary.
35. Loose, damaged or worn out window weather-strip should be repaired or replaced. This would help to limit moisture intrusion and interior heat loss.

MAINTENANCE ITEMS & GENERAL INFORMATION

36. This home was constructed without the use of a weep screed at the base of the stucco. Although this was an accepted construction method it can allow condensation to build up and not drain properly. For further information we recommend appropriate trades be consulted.

LIMITATIONS:

LIMITATIONS.

This is a visual inspection to the accessible areas only.

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions, site stability and property surface and/or underground drainage runoff.
- Interior finishes (floors, walls, ceilings) and/or insulation restricted the inspection of the garage.
- The detached outbuilding, related equipment and ancillary wiring and plumbing services were not inspected and are excluded from this report.
- The pool/spa, related equipment, ancillary wiring and plumbing services were not inspected and are excluded from this report.

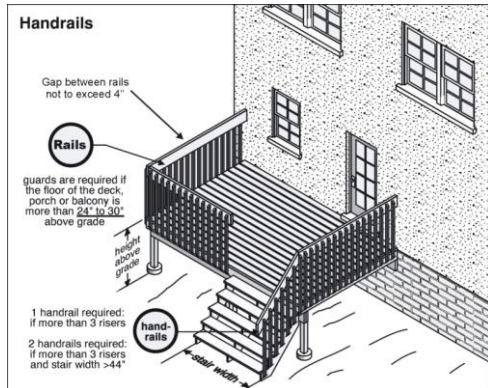


Illustration 3J

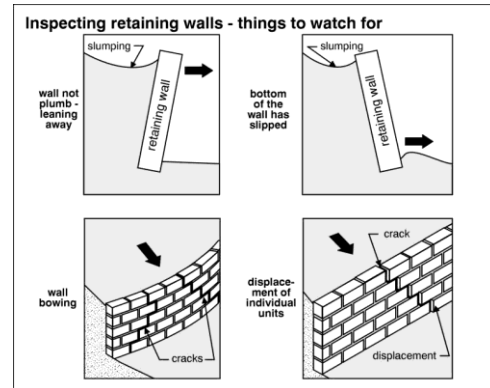


Illustration 3E

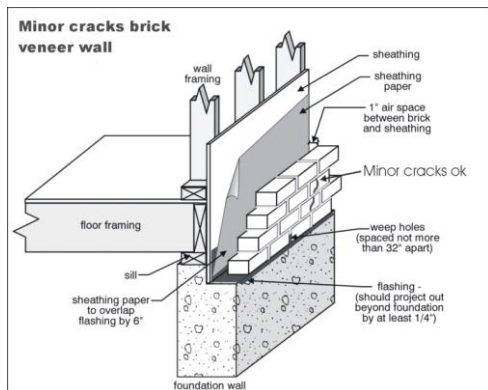


Illustration 3U

Electrical

ITEM DESCRIPTIONS:

Service	• 120/240 volt main service
Service Entrance	• Overhead Service Wires
Service Ground	• Copper Ground Wire
Main Disconnect	• Breakers • Main Service Rating: 200 Amps
Main Distribution Panel	• Breakers • Location: Exterior Left Side • Panel Rating (Amps): 225
Branch/Auxiliary Panel	• Breakers • Location: Exterior Left Side • Panel Rating (Amps): 100 • Panel Rating (Amps): 125
Distribution Wiring	• Copper Wire
Outlets, Switches & Lights	• Grounded
Ground Fault Circuit Interrupters	• Exterior • Bathroom • Kitchen

COMMENTS:

The 3-prong outlets that were tested were appropriately grounded.

Evidence of remodeling or modifications to the electrical system were evident. Inquire with the owner as to their nature and any permits that may have been required. Evaluation of permits, identifying the extent of modifications and code compliance are beyond the scope of this inspection.

Dedicated 240 volt circuits have been provided for all 240 volt appliances within the home.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation 'Action Item'.

- ! 1. Exposed electric connections or open junction boxes at the subarea should be corrected. All electric connections should be made inside approved junction boxes fitted with proper cover plates.
(See Photo 38)
- ! 2. The loose light fixture at the exterior should be repaired or replaced.
(See Photo 7)
- ! 3. One or more outlets at the garage were inoperative at the time of our inspection. Possibly due to turned off switches which were not located during our inspection. These outlets and circuits should be investigated and corrected as necessary. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet at a later date. Repairs or rewiring are recommended at all deficient locations.
(See Photo 32)
- ! 4. A ground fault circuit interrupter (GFCI) outlet at the middle hall bathroom and the left side hall bathroom did not function or did not trip when tested with an outside source and/or the test button. This outlet and circuit should be investigated and repaired.
(See Photo 23)
- ! 5. Abandoned wiring was noted in the rear. We recommend the wiring be disconnected at its source or terminated in an approved manner in a covered junction box.
(See Photo 4)
- ! 6. The service entrance wires have exposed metal visible at the mast splice connection. These should be repaired or replaced. Contact your local utility service provider.
(See Illustration 4R) (See Photo 5)
7. One or more of the branch/auxiliary panel "Dead Front" screws are missing or incorrect. We recommend proper blunt-end screws be installed.
8. The main and/or branch electrical panel is crowded with wiring. A larger panel would be desirable, especially if future remodeling or upgrades are considered.
9. One or more of the lights at various locations are inoperative. This may be due to turned off switches which were not located during our inspection. If the bulb has not failed or the lights switched off, the circuit should be investigated and repaired.
10. Tree limbs should be cut back from the electrical service entrance wires. This work should be done by or coordinated with the utility provider.

MAINTENANCE ITEMS & GENERAL INFORMATION

11. The service ground wire runs into the enclosed wall, therefore it was inaccessible and determining its method of grounding connections to the structure was not noted at this time. This note is for general information only.

12. One or more of the circuit breakers within the branch/auxiliary electrical panel are not of the same manufacture as the panel. Due to the age of the panel, original manufacture circuit breakers may not be readily available. Since no obvious conditions are noted in regards to this condition replacement would be optional.

DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

13. The installation of ground fault circuit interrupter "GFCI" devices is advisable on exterior, garage, bathroom, laundry, and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with "GFCI"s. A ground fault circuit interrupter "GFCI" offers protection from shock or electrocution. Please note that "GFCI" may already be in one or more of these areas. See "description" section above for exact location of any "GFCI" which may be present on this property.
(See Illustration 4L)
14. The size of the electrical service supplied to the home may not be sufficient, depending on the lifestyle of the occupants. A marginally sized electrical service is not a safety concern, but may represent an inconvenience if the main fuses or breakers trip, shutting down the power in all or part of the home. If it is found that the main fuses or breakers trip regularly, a larger electrical service may be desirable. If care is taken not to run major electrical appliances simultaneously, it is unlikely that the service will overload.
15. Today's electrical standard now requires a device called an arc-fault circuit interrupter "AFCI". As defined in proposals for the 1999 NEC, an "AFCI" is a device that provides protection from effects of arc faults by recognizing characteristics unique to arcing, and then de-energizing the circuit upon detection of an arc fault. Its basic application is protection of 15 amp and 20 amp branch circuits in single and multi-family residential occupancies. These devices are now installed in the habitable bedrooms of new construction.

LIMITATIONS:

This is a visual inspection to the accessible areas only. The inspection does not include (if applicable) low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers, central vacuum systems, exterior sprinkler systems, exterior landscape lighting or exterior motion sensor lights. Also smoke detectors out of reach were only visually inspected unless noted otherwise. We recommend these systems be checked by interested parties for proper operation when possible.

- Due to inaccessibility of concealed wiring or undocumented improvements of the structure, we are unable to predict whether the number of circuits within a home will be sufficient for the needs of the occupants during a typical home inspection. If fuses blow or breakers trip regularly, this may indicate that additional loads or remodeling modifications may have been added to existing circuits.
- Inspection of the installation, wiring and function of an electrical vehicle charger is excluded from this report. We recommend consulting the vehicles manufacturer specifications for further information on installation, testing and operation.
- Electrical components concealed behind finished surfaces could not be inspected.
- According to "ASHI" standards only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage may have restricted access to some electrical components.
- Exterior light fixtures on motion or light sensors were not tested.
- One or more added recessed light fixtures appear to have been installed in the ceiling as noted from the attic. Some recessed light fixtures require a certain amount of clearance between the insulation and the metal fixtures, however due to inaccessibility, clearance issues or time limitations we were unable to fully evaluate every light fixture. For additional information we recommend further evaluation of the fixtures by a licensed electrical contractor.
- Inspection of the solar panel electrical system is beyond the scope of this inspection, all inquiries or questions in regards to the operation of the system should be made with the owner or a licensed electrical contractor familiar with type of electrical system.

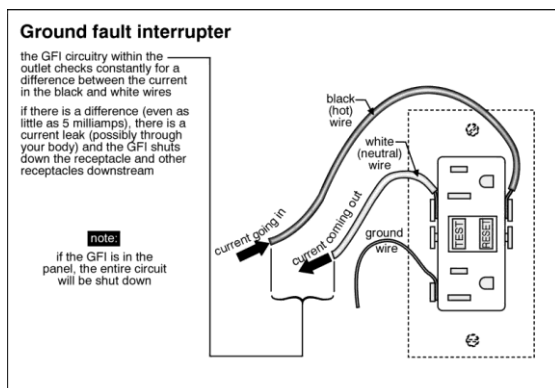


Illustration 4L

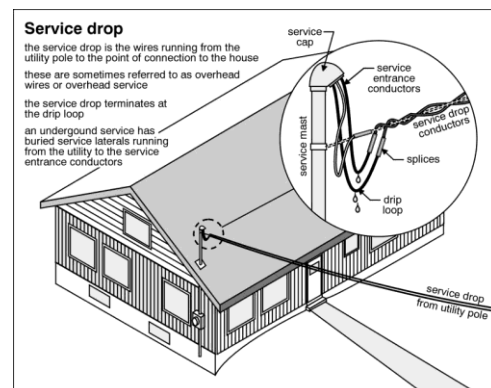


Illustration 4R

Heating System

ITEM DESCRIPTIONS:

Primary Source Heat	• Gas
Heating System	• Forced Air • Manufacturer: Rheem • Location: Crawl Space
Distribution/Ducting	• Ductwork

COMMENTS:

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation 'Action Item'.

- ! 1.** The heater thermostats were inoperable at the time of our inspection, and therefore the heater was not tested. We recommend the thermostat be repaired or replaced and proper operation of the heater verified by appropriate trades. [\(See Photo 20\)](#)
2. The heating system air filter is dirty. We recommend it be serviced or replaced.
3. Dust and debris build up were observed on or around the furnace burners. Cleaning and servicing is recommended.

MAINTENANCE ITEMS & GENERAL INFORMATION

4. There is no permanently installed cooling system present on the property.

LIMITATIONS:

This is a visual inspection to the accessible areas only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection.

- As per ASHI standards determining furnace heat supply adequacy or inadequacy, distribution balance or sizing of the unit or units is not a part of this inspection.
- The wall mount and/or window mounted air conditioning unit (if applicable) was not inspected and are excluded from this report.
- Heating and/or air conditioning registers where accessible were visually inspected. Manual operation of the registers was not performed.
- As per ASHI standards the heat exchanger of the furnace was not inspected and interior portions of the heater were restricted. For additional information we recommend the services of a licensed heating contractor. As a free public service, the local utility company will perform a "safety" review of the heat exchanger and other gas operated components. We recommend that you take advantage of this service before the next seasonal operation.
- Inspection of the heater and/or air conditioner thermostat is limited to operating the unit(s) on and off function only. Testing of the thermostat timer, temperature accuracy, clock, set back functions, etc. were not performed.

Cooling/Heat Pump System

ITEM DESCRIPTIONS:

Cooling System • None

COMMENTS:

LIMITATIONS:

This is a visual inspection to the accessible areas only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time.

Insulation/Ventilation

ITEM DESCRIPTIONS:

Attic/Roof Insulation	• Fiberglass • Depth (inches): 4-8
Exterior Walls Insulation	• Unknown
Crawlspace Insulation	• None
Attic/Roof Ventilation	• Roof Vents • Soffit vents
Crawlspace Ventilation	• Exterior wall vent(s)

COMMENTS:

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation 'Action Item'.

- ! 1. There is a damaged or disconnected heater duct registers in the living room. We recommend all damaged ducts and registers be repaired or replaced.
(See Photo 19)
2. There does not appear to be vents for the garage. The installation of wall vents should be considered to aid in garage ventilation.
3. The exhaust fans in all the bathrooms were dirty. This condition places an extra load on the motor. We recommend that the fan be cleaned and lubricated.
4. One or more of the ventilation screens for the crawl space is torn, damaged or missing. We recommend the damaged or missing ventilation screens be repaired or replaced as necessary.
5. The ventilation screens for the attic/roof are torn, damaged or missing. We recommend the ventilation screens be repaired or replaced.

LIMITATIONS:

This is a visual inspection to the accessible areas only.

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests were performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation "R" values or depths are rough average values.

Plumbing

ITEM DESCRIPTIONS:

Main Water Valve	• Location: Exterior Front
Supply Piping	• Metallic Material
Drain/Waste/Vent	• Plastic Material
Cleanout	• Location: Exterior
Main Gas Valve	• Location: Exterior Rear
Water Heaters	• Manufacturer: Noritz • On Demand Tankless Water Heater • Gas • Location: Exterior
Seismic Gas Shut-off	• Not Present
Excess Flow Gas Shut-off	• Not Present

COMMENTS:

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation 'Action Item'.

- ! 1. The kitchen sink faucet hot and cold water controls are reversed. Reversed hot and cold water can result in hot water burns. We recommend that this condition be corrected.
(See Photo 21)
- ! 2. The toilet at the hall bathroom is loose and should be properly re-secured, tightened and caulked.
(See Illustration 8J) (See Photo 25)
- 3. The shower head in the hall bathroom leaks. We recommend all leaks be repaired.
- ! 4. The drain is leaking into the crawl space under the hall bathroom. We recommend all leaks be repaired.
(See Photo 39)
- 5. The installation of a sediment trap at the furnace appliance gas line is recommended.

DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

- 6. During the process of plumbing fixture renovation, we recommend that exposed older piping be replaced.

LIMITATIONS:

This is a visual inspection to the accessible areas only. We do not determine whether the properties' water supply and sewage disposal are public or private. Testing of the sinks, tubs and shower fixtures is limited to running hot and cold water for a brief moment, we cannot detect backups or obstructions in the homes main drain or sewer lateral systems.

- Water and gas shut-off valves, including but not limited to seismic, excess flow shut-off valves and gas fireplace valves where applicable, were not operated or tested. Identification of these devices is limited to the accessible areas only.
- Portions of the plumbing system concealed by finishes and/or storage (below sinks, below the structure and beneath the yard) were not inspected.
- Water quantity and quality are not tested. The effect of lead content in solder and/or supply lines is beyond the scope of the inspection.
- Inspection of any water conditioning system (filters, purifiers, softeners, etc.) is beyond the scope of this inspection and are excluded from this report.
- Inspection of any lawn sprinkler system is beyond the scope of this inspection and are excluded from this report (unless noted otherwise).
- The interior portions of the water heater were restricted. For additional information we recommend the services of a licensed plumbing contractor. As a free public service, the local utility company will perform a "safety" review of the interior of the water heater and other gas operated components. We recommend that you take advantage of this service before the next seasonal operation.
- HomeGuard Incorporated does not determine if any fixtures or toilets are water conserving.
- Inspection of the solar storage tank and related equipment is beyond the scope of this inspection and are excluded from this report.

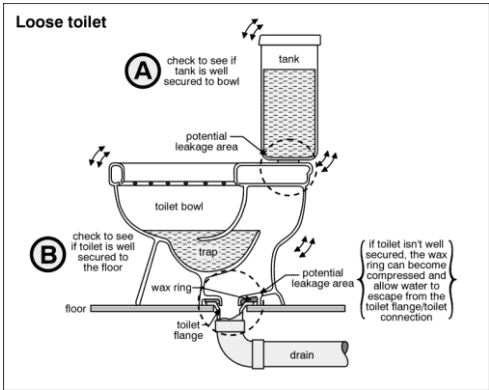


Illustration 8J

Interior

ITEM DESCRIPTIONS:

Kitchen Appliances Tested	• Built in Electric Oven • Gas Cooktop • Microwave • Dishwasher • Waste Disposer • Exhaust Hood
Wall Finishes	• Drywall/Plaster
Ceiling Finishes	• Drywall/Plaster
Floors	• Wood
Doors	• Hollow Core • Pocket
Window Style and Glazing	• Casement • Double/Single Hung • Sliders • Fixed Pane • Single Pane • Double Pane
Stairs/Railings	• Not Present
Fireplace/Wood Stove	• Masonry Fire Box
Cabinets/Countertops	• Wood • Solid Surface
Laundry Facilities/Hookup	• 120 Volt Circuit for Washer • Gas Piping for Dryer • Hot and Cold Water Supply for Washer • Waste Standpipe for Washer • Dryer vent noted
Other Components Inspected	• Smoke Detector • Door Bell (Ring)

COMMENTS:

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation 'Action Item'. INTERIOR

- ! 1. The walls at the guest bedroom closet and garage are damaged. We recommend it be repaired.
([See Photo 22](#)) ([See Photo 35](#))
- ! 2. The door swings out over a step at the garage door. This can be a potential hazard. We recommend that either the door be made to swing inward or that a 3'x3' landing be installed where the door swings out. The door may also be modified to swing in the other direction where there is no step.
([See Photo 36](#))
- ! 3. The ceiling at the garage shows evidence of water stains. It is recommended that the source of these stains be identified and corrected and the surface be refinished.
([See Photo 31](#))
- ! 4. This home does not have enough smoke detectors installed. The installation of smoke detectors should be placed on each floor in non-sleeping areas. In addition, one smoke alarm must be installed in each room where sleeping occurs and one smoke alarm should be located in each hallway that leads directly to sleeping rooms.
([See Photo 24](#))
- ! 5. The interior of the fireplace firebox should be repaired where the bricks or mortar are heavily eroded, loose, or cracked. We recommend the advice and servicing of a licensed masonry contractor or fireplace specialist.
([See Photo 18](#))
- ! 6. Damaged, splitting or cracking was noted at the guest bedroom door. We recommend it be repaired or replaced for cosmetic consideration and ease of use.
([See Photo 41](#))
- ! 7. California law requires that all homes have a State Fire Marshall approved Carbon Monoxide Detector be installed outside of the sleeping areas in the hallway and on each level of the home including basements. At the time of this inspection a Carbon Monoxide Detector could not be located. We recommend consulting with the owner to see if a Carbon Monoxide Detector exists and if not they should be installed in all required locations.
([See Photo 26](#))
- ! 8. Evidence of vermin activity was observed within the structure. It is likely this evidence will extend into inaccessible areas. The owner is advised to contact the appropriate trade for further evaluation and remedial measures if necessary.
([See Photo 27](#))
- ! 9. Holes in the garage drywall should be repaired as necessary.
([See Photo 33](#))
10. The fireplace chimney should be cleaned and inspected prior to the close of escrow.
([See Illustration 9J](#))
11. The operation of some of the sliding windows is rough. We recommend they be cleaned, lubricated and adjusted for smoother operation.
12. One or more interior doors do not latch properly. We recommend that hinges, latches and strike plates be adjusted to restore full operation.

13. The openings in the drywall plumbing penetrations should be filled to prevent rodent entry.
14. There was no "damper stop" on the gas fireplace (A small clamping device installed on the damper to prevent closure of the damper). These are now a standard safety feature to minimize the possibility of exhaust gases entering the structure. Installation of such devices should be considered.
15. Water stains were noted in various window frames, sills and/or jambs. This may indicate possible leaking frames or interior condensate. We recommend monitoring the windows for signs of any leakage and corrected if necessary.
16. Holes were noted in one or more of the interior walls near the doors. This condition appears to be caused by the door knobs. We recommend installation of door stops and the wall surface be repaired and refinished to restore its appearance.
17. Various double pane windows were dirty at the time of our inspection, therefore, the condition of the windows was not fully verified. We recommend the windows be cleaned to verify their thermal seal.
18. The interior wall or ceiling blemishes or minor holes and or cracks are cosmetic and can be repaired in the course of routine maintenance.

KITCHEN

19. The kitchen countertop shows evidence of typical minor wear.
20. Cracked, deteriorated and/or missing caulk and grout at the kitchen tile countertop and/or backsplash should be replaced. A flexible caulking material is recommended.
21. The waste disposer responded to normal operator controls, however, was unusually noisy. The unit may be nearing the end of its useful service life. For attention to the conditions noted and/or cost estimates, if necessary, we recommend the advice of a qualified appliance technician.
22. The kitchen cabinets are in serviceable condition. Several of the doors and drawers need adjustment or minor repairs for smoother operation and proper fit.
23. The kitchen cabinet shows evidence of typical minor wear.

BATHROOMS

- ! 24. The base and/or side of the garage kitchen cabinet sink shelf is deteriorated. We recommend the advice and services of a licensed pest control operator for investigation and possible repair of this condition.**
[\(See Photo 34\)](#)

25. The basin drain stoppers at the hall bathrooms and garage were missing or not functioning properly. We recommend adjustment, repair or replacement.

INSULATION/VENTILATION

26. It may be desirable to replace the window screens where missing or damaged.
27. The kitchen exhaust hood is excessively dirty or greasy. We recommend it be cleaned and serviced.

MAINTENANCE ITEMS & GENERAL INFORMATION

INTERIOR

28. ENVIRONMENTAL ISSUES: Issues Based on the age of this home, there is a possibility the structure may contain asbestos such as ceiling texture, insulation on the distribution piping and/or transit piping and siding. This can only be verified by laboratory analysis. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" damaged, crumbling, or in any state that allows the release of fibers. If replacement necessitates the removal of the acoustic ceiling or insulation, a specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, it is likely that there are other materials within the home that contain asbestos but are not identified by this inspection report.
29. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission CPSC at www.cpsc.gov for further guidance.
30. The evaluation of the thermal pane windows ("dual pane/glazed") is limited to accessible windows exhibiting noticeable conditions at the time of our inspection, such as condensation and/or evidence of moisture developing between the panes of glass. Due to the known design and/or characteristics associated with thermal pane windows, conditions may be discovered at a later date, however seal failure can occur at any time.

DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

KITCHEN

31. The kitchen range does not have a "anti-tip" device. This upgrade would help to keep the range from tipping when the doors are open.

LIMITATIONS:

This is a visual inspection to the accessible areas only. Assessing the quality of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of

this inspection. Comments are general, except where functional concerns exist. Due to texturing and painting of interior surfaces there is no possible way of determining point of origin of any gypsum (sheetrock) material without destructive testing. HomeGuard Incorporated does not perform any destructive testing. Smoke detectors and carbon monoxide detectors were not manually tested. The sensors of these units are not tested. Both smoke detectors and carbon monoxide detectors have a limited life span and should be replaced according to the manufactures instructions.

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- No access was gained to the wall cavities of the home.
- The adequacy of the fireplace draw cannot be determined during a visual inspection.
- The operation of the dishwasher was limited to a filling and draining cycle only, however due to time limitations timers, dryer cycles and/or higher functions were not tested. For additional information in regards to the operation and full function of the dishwasher we recommend consultation with the owner or appropriate trades.
- The washing machine faucets were visually inspected however they were not tested.
- The above listed kitchen appliances were operated unless noted otherwise. These appliances were not inspected for installation according to manufacturer specifications and were not evaluated for performance, efficiency or adequacy during their operation. No refrigerators whether "built in" or portable are operated, inspected or tested.
- All appliances not "built in" to the structure such as washing machine, dryer, refrigerator and/or countertop microwaves were not inspected and are excluded from this report. No refrigerators whether "built in" or portable are operated, inspected or tested.
- Fireplace screens or doors were not inspected (unless otherwise noted) and are excluded from this report.
- The fireplace was visually inspected however the gas burner was not tested.
- Testing of the oven cleaning function is beyond the scope of this inspection. For proper operation and testing of this function we recommend consultation with the existing homeowner.

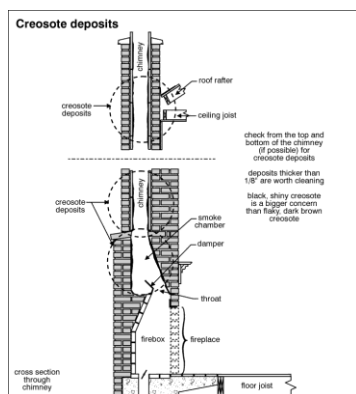


Illustration 9J

Photographs

No relative importance should be placed on the photographs provided in this report. The photographs in this report do not necessarily illustrate all of the damage in any particular finding. Also, not all problem areas will be supported with photographs. Please contact HomeGuard if you have any 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

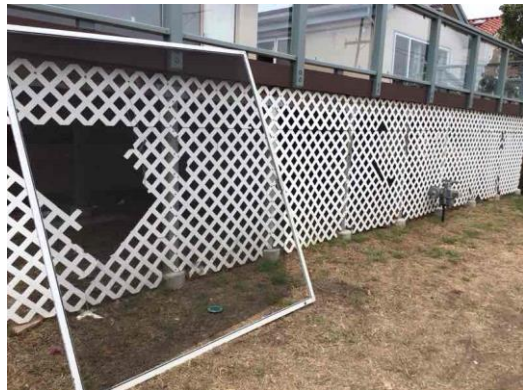


Photo 14



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

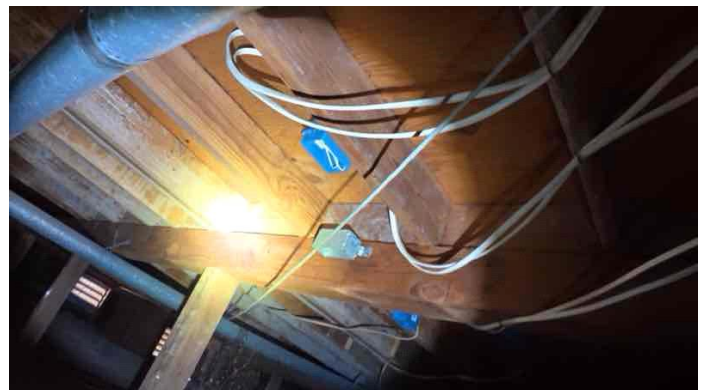


Photo 38



Photo 39



Photo 40



Photo 41

Maintenance Advice

UPON TAKING OWNERSHIP

After taking ownership of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements.

- ☐ Change the locks on all exterior entrances, for improved security.
- ☐ Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Considerations could also be given to a security system.
- ☐ Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- ☐ Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of a fire.
- ☐ Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- ☐ Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- ☐ Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- ☐ Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- ☐ Install rain caps and vermin screens on all chimney flues, as necessary.
- ☐ Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attend the home inspection, these items have been pointed out to you.

REGULAR MAINTENANCE

EVERY MONTH

- ☐ Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- ☐ Examine heating/cooling air filters and replace or clean as necessary.
- ☐ Inspect and clean humidifiers and electronic air cleaners.
- ☐ If the house has hot water heating, bleed radiator valves.
- ☐ Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- ☐ Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- ☐ Repair or replace leaking faucets or shower heads.
- ☐ Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- ☐ Examine the roof for evidence of damage to roof covering, flashings and chimneys.
- ☐ Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- ☐ Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- ☐ Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- ☐ Survey the basement and/or crawl space walls for evidence of moisture seepage.
- ☐ Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- ☐ Ensure that the grade of the land around the house encourages water to flow away from the foundation.

- ☐ Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- ☐ Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood windows frames. Paint and repair window sills and frames as necessary.
- ☐ Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- ☐ Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- ☐ Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- ☐ Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- ☐ Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- ☐ Replace or clean exhaust hood filters.
- ☐ Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- ☐ Replace smoke detector batteries.
- ☐ Have the heating, cooling and water heater systems cleaned and serviced.
- ☐ Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- ☐ Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- ☐ If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- ☐ If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventive treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes. Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!



You trusted HomeGuard to inspect your home.

Now trust us to help you maintain it.

Visit homeguard.com/plus for details.



Received (8 pages)	
Buyer	Date
Buyer	Date

Home Inspection Report



1115 Savoy Street, San Diego

Ordered by: DO NOT CHANGE

..

., CA 0

Inspected by:

A handwritten signature in black ink, appearing to read 'Bernardo Ruiz Jr.'.

Bernardo Ruiz Jr.
August 13, 2026

Report Overview

A GENERAL DESCRIPTION OF THE STRUCTURE

This is a supplemental to our original report no.681861 dated 8/5/2026 and should be made a part thereof.

SUPPLEMENTAL INSPECTION

We returned to provide supplemental inspection to the following area(s): Attic

Structure

ITEM DESCRIPTIONS:

Attic (Access)	• Location: Closet • Location: Hallway
Roof Structure	• Rafters • Plywood or Orientated Strand Board
Ceiling Structure	• Joist

COMMENTS:

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation 'Action Item'.

1. Water stains were evident in the attic and/or garage at the time of inspection. It is unknown whether these stains are from a past or present leak. We recommend consulting the home owner for further information in regards to past or present repairs to the roof.

LIMITATIONS:

This is a visual inspection to the accessible areas only. Assessing the structural integrity of a building is beyond the scope of a typical inspection. A certified professional engineer is recommended where there are structural concerns about the building.

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some of the structural components.

Exterior

COMMENTS:

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation 'Action Item'.

1. The loft installed in the garage was not designed or constructed to support heavy loads. Storage of light items would be appropriate but the storage of heavy files, books, etc. is discouraged.

LIMITATIONS:

This is a visual inspection to the accessible areas only.

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions, site stability and property surface and/or underground drainage runoff.

Electrical

COMMENTS:

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation 'Action Item'.

- ! 1. Running splices, which are improper connections outside of a junction box, were observed in the attic. We recommend connections be joined with approved connectors inside a junction box to prevent accidental contacts or mechanical damage.
[\(See Photo 1\)](#)

LIMITATIONS:

This is a visual inspection to the accessible areas only. The inspection does not include (if applicable) low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers, central vacuum systems, exterior sprinkler systems, exterior landscape lighting or exterior motion sensor lights. Also smoke detectors out of reach were only visually inspected unless noted otherwise. We recommend these systems be checked by interested parties for proper operation when possible.

- Due to inaccessibility of concealed wiring or undocumented improvements of the structure, we are unable to predict whether the number of circuits within a home will be sufficient for the needs of the occupants during a typical home inspection. If fuses blow or breakers trip regularly, this may indicate that additional loads or remodeling modifications may have been added to existing circuits.
- Inspection of the installation, wiring and function of an electrical vehicle charger is excluded from this report. We recommend consulting the vehicles manufacturer specifications for further information on installation, testing and operation.
- Electrical components concealed behind finished surfaces could not be inspected.
- According to "ASHI" standards only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage may have restricted access to some electrical components.
- Exterior light fixtures on motion or light sensors were not tested.

Interior

COMMENTS:

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation 'Action Item'. INTERIOR

- !** 1. Evidence of vermin activity was observed within the structure. It is likely this evidence will extend into inaccessible areas. The owner is advised to contact the appropriate trade for further evaluation and remedial measures if necessary.

LIMITATIONS:

This is a visual inspection to the accessible areas only. Assessing the quality of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments are general, except where functional concerns exist. Due to texturing and painting of interior surfaces there is no possible way of determining point of origin of any gypsum (sheetrock) material without destructive testing. HomeGuard Incorporated does not perform any destructive testing. Smoke detectors and carbon monoxide detectors were not manually tested. The sensors of these units are not tested. Both smoke detectors and carbon monoxide detectors have a limited life span and should be replaced according to the manufactures instructions.

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- No access was gained to the wall cavities of the home.
- The above listed kitchen appliances were operated unless noted otherwise. These appliances were not inspected for installation according to manufacturer specifications and were not evaluated for performance, efficiency or adequacy during their operation. No refrigerators whether "built in" or portable are operated, inspected or tested.
- All appliances not "built in" to the structure such as washing machine, dryer, refrigerator and/or countertop microwaves were not inspected and are excluded from this report. No refrigerators whether "built in" or portable are operated, inspected or tested.
- Fireplace screens or doors were not inspected (unless otherwise noted) and are excluded from this report.
- Testing of the oven cleaning function is beyond the scope of this inspection. For proper operation and testing of this function we recommend consultation with the existing homeowner.

Photographs

No relative importance should be placed on the photographs provided in this report. The photographs in this report do not necessarily illustrate all of the damage in any particular finding. Also, not all problem areas will be supported with photographs. Please contact HomeGuard if you have any questions.



Photo 01



Invoice

Invoice Date **8/13/2026**

Invoice No **1207346P**

Bill To:

Rosalie Rodriguez
Compass
8889 Rio San Diego Dr #200
San Diego, CA 92108

Property Information:

Address: **1115 Savoy Street**
San Diego CA, 92107
Report No: **681861PS**
Escrow#:

Billing Information:

8/13/2026	Supplemental Home Inspection	\$0.00
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Total Due:	\$0.00
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DUE UPON RECEIPT

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

There is a \$25 fee for all returned checks



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
Senior Vice President

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



Sewer Lateral Inspection Report



1115 Savoy Street, San Diego

Ordered by: Rosalie Rodriguez
Compass
8889 Rio San Diego Dr #200
San Diego, CA 92108

Inspected by:


Matthew Klausner
August 5, 2026

SCOPE OF THE INSPECTION:

The sewer lateral of the building at the above property has been inspected by a NASSCO certified inspector employed by HomeGuard, Incorporated. The professional opinion of the inspector contained in this report is solely an opinion and does not constitute a warranty or guarantee. The inspector has inspected all sewer lateral components and documented in general terms the type of sewer lateral material and overall condition at the time of this inspection. Where accessible, HomeGuard, Incorporated has noted all conditions that may compromise any inspected sewer lateral component's ability to function. Verification of actual sewer lateral performance and/or troubleshooting of existing conditions, such as water testing, are NOT included in the scope of our inspection unless specifically requested and mentioned in our report. This is NOT an inspection of the building's drain, waste and venting system. This sewer lateral was not inspected for conformance to local building codes. The inspector has not inspected any inaccessible areas. The inspector has not inspected or tested any attached drainage systems, sewer ejectors or pumps if any are present. All present and prior disclosures along with other inspection reports should be reviewed and addressed prior to the close of escrow.

GENERAL DESCRIPTION:

This is a sewer lateral for a single family residential dwelling. The pipe is 4 inches in size, unknown length, constructed of cast iron, ABS and PVC. The pipe is at a depth of 1 foot at the building, and 3 feet at the curb. This sewer lateral serves 1 structure.

Video of this sewer lateral was recorded on 8/5/2026. The access point for the video camera was the cleanout, and the direction/orientation of the camera is against flow.

INSPECTION VIDEO:

Below is the link to view and download your sewer lateral inspection video.

All videos are made private and can only be viewed with this link. We encourage you to download a copy for your own records as the [link will expire in 90 days.](#)

[Sewer Lateral Inspection Video for 1115 Savoy Street, San Diego](#)

INSPECTION LOG:

The inspection log is a linear record of all issues in the sewer lateral line.

Distance	Code	Remarks	Photo
29 feet	OB	Obstruction	1,2,3

FINDINGS:

1. We could not complete the sewer lateral inspection due to the obstruction and/or blockage as noted in item 1. The inspection was terminated at 29 feet.
2. The pipe material changed as noted in the inspection log, cast iron, ABS and PVC are currently in use.

SUMMARY:

The sewer lateral has FAILED inspection. One or more segments of pipe have failed, will likely fail or is at risk of failing within 5 years. Item(s) 1 need immediate attention and require repair.

We could not complete the sewer lateral inspection; further inspection is required. We could not complete the inspection due to the following condition(s): an obstruction

CORRECTIVE RECOMMENDATION:

The sewer lateral pipe requires cleaning to remove an obstruction. We will clean the pipe using a high-pressured water jetter. The cost of the recommended repair can be found on page 4 of the attached authorization agreement.

After cleaning has been completed, we will further inspect the sewer lateral.

1115 Savoy Street, San Diego - Rpt No.681861

- NOTE:** In our opinion, item(s) listed in this report should be corrected to meet standards set by local building authorities or the waste water management company. Should the local building department or waste water management company require changes to the job, testing or additional repairs not outlined in this report, a supplement report with bid will be issued.
- NOTE:** If the sewer lateral pipe is found to extend deeper than originally quoted or additional damage is discovered during the course of repairs, a supplemental report and bid will be issued.
- NOTE:** Note: If during the course of repairs it is determined that heavy equipment must be used to trench the existing soil to access the sewer lateral, a supplemental report with additional costs will be issued.
- NOTE:** Work performed by others will be reinspected for a fee of \$125 for each inspection. We do not warranty work done by others.
- NOTE:** Some cities, counties and/or waste water management companies require the homeowner obtain a permit of compliance and/or certification of the sewer lateral. We recommend interested parties consult any and all local ordinances for exact details. If required by local ordinance HomeGuard will fill out and submit the necessary form. Any filling fees or costs associated with obtaining a permit or compliance are not included in any bids or the inspection fee unless otherwise stated.
- NOTE:** We will attempt repairs without disturbing any of the concrete features present, however if this cannot be done a supplemental report with bid will be issued.

Report Photographs



Photo 1



Photo 2



Photo 3

HOME IMPROVEMENT CONTRACT AUTHORIZATION AGREEMENT

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

email: hgrepairs@homeguard.com

Fax: (925) 294-1818

Direct: (855) 331-1900

You are entitled to a completely filled in copy of this agreement, signed by both you and HomeGuard, Incorporated before any work may be started.

HomeGuard, Incorporated is authorized to proceed with the work outlined in the recommendations of the sewer lateral report no. 681861 for the property located at 1115 Savoy Street, San Diego.

CONTRACT PRICE

Owner shall pay HomeGuard, Incorporated the fixed sum of \$_____ (the "contract price"), plus permit fees for the work to be performed under this contract, subject to additions and deductions pursuant to change orders agreed upon in writing by the parties, and subject to allowances as provided in the below paragraphs.

DESCRIPTION OF THE PROJECT AND THE DESCRIPTION OF THE SIGNIFICANT MATERIALS TO BE USED AND EQUIPMENT TO BE INSTALLED

Reference the attached report for a description of the project and the materials to be used.

APPROXIMATE START AND COMPLETION DATE

The work to be performed under this contract shall be commenced on approximately _____ (work start date), The project shall be completed by approximately _____ (work completion date), subject to permissible delays as defined in this contract, or by weather conditions.

LIST OF DOCUMENTS TO BE INCORPORATED INTO THE CONTRACT

The following notices are included in the attachment:

- Commercial general liability insurance.
- Workers' compensation insurance.
- Performance of extra or change order work notice.
- Mechanic's lien notice.
- Contractor's Board information.
- Cancellation notice.
- Notice of Three-day right to Cancel.
- Home Inspection Notice.

By initialling the owner acknowledges receipt of attached documents. Initials _____

HOME IMPROVEMENT CONTRACT AUTHORIZATION AGREEMENT

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email: hgrepairs@homeguard.com

Fax: (925) 294-1818

Direct: (855) 331-1900

HOMEGUARD INCORPORATED AGREES:

1. To perform all repairs in a workmanlike manner. We assume no responsibility for work performed by others.
2. To be bound to perform this work for the price quoted above for a period of 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 plants or other life.
4. This contract carries commercial general liability insurance written by Accord Insurance. You may call the insurance company at 925-244-7700 to check the contractor's insurance coverage.
5. HomeGuard Incorporated carries workers' compensation insurance for all employees.

OWNER OR OWNER'S AGENT AGREE:

1. To pay for services rendered including any additional services requested, upon completion of work.
2. To pay a service charge of 1.5% per month or portion of any month beyond 30 days after completion.
3. To grant HomeGuard Incorporated a security interest in the above described real property to secure payment of the sum for work and/or inspection(s) completed.
4. Not to hold HomeGuard, Incorporated responsible for any acts of God.
5. Any landscaping that is disturbed during the course of repairs will be the homeowner's responsibility to repair or replace after the work has been completed.
6. The bid for this repair excludes the repair of any drywall, texture, tile, landscaping, or any access necessary to complete the work detailed.
7. **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.**

BOTH PARTIES AGREE:

1. If additional damage is discovered by HomeGuard Incorporated during the performance of work, the company agrees to notify the owner or owner's agent of the amount of the damage and the cost to perform the additional work. This work will be performed upon written authorization.
2. If any additional work is deemed necessary by the local building inspector, said work will not be performed without authorization from the owner or owner's agent.

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 and fail to do so, then you remain liable for performance of all obligations under the contract.

Signature: _____ Date: _____

HOME IMPROVEMENT CONTRACT AUTHORIZATION AGREEMENT

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

email: hgrepairs@homeguard.com

Fax: (925) 294-1818

Direct: (855) 331-1900

NOTICE TO OWNER - MECHANICS LIEN

Anyone who helps improve your property, but who is not paid, may record what is called a mechanic's lien on your property. A mechanic's lien is a claim, like a mortgage or home equity loan, made against your property and recorded with the County Recorder. Even if you pay your contractor in full, unpaid subcontractors, suppliers, and laborers who help to improve your property may record mechanic's liens and sue you in court to foreclose the lien. If the court finds the lien valid, you could be forced to pay twice or have a court officer sell your home to pay the lien. Liens can also affect your credit.

To preserve their right to record a lien, each subcontractor and material supplier must provide you with a document called a "20-day Preliminary Notice". This notice is not a lien. The purposes of the notice is to let you know that a person who sends you the notice has the right to record a lien on your property if he or she is not paid.

BE CAREFUL. The preliminary notice can be sent up to 20 days after the subcontractor starts work or the supplier provides material. This can be a big problem if you pay your contractor before you have received the preliminary notices. You will not get preliminary notices from your prime contractor or from laborers who work on your project. The law assumes that you already know that they are improving your property.

PROTECT YOURSELF FROM LIENS. You can protect yourself from liens by getting a list from your contractor of all these subcontractors and material suppliers that work on your project. Find out from your contractor when these subcontractors started work and when these suppliers delivered goods and materials. Then wait 20 days, paying attention to the preliminary notices you receive.

PAY WITH JOINT CHECKS. One way to protect yourself is to pay with a joint check. When your subcontractor tells you it is time to pay for the work of a subcontractor or supplier who has provided you with a preliminary notice, write a joint check payable to both the contractor and the subcontractor or material supplier. For other ways to prevent liens, visit CSLB's web site at www.cslb.ca.gov or call CSLB at 1-800-321-2752.

Remember if you do nothing, you risk having a lien placed on your home. This can mean that you may have to pay twice, or face the for sale of your home to pay what you owe.

INFORMATION ABOUT CONTRACTOR'S STATE LICENSE BOARD (CSLB)

CSLB is the State Consumer Protection Agency that licenses and regulates construction contractors. Contact CSLB for information about the license contractor you are considering, including information about disclosable complaints, disciplinary actions and civil judgments that are reported to CSLB. Use only licensed contractors. If you file a complaint against a licensed contractor within the legal deadline (usually 4 years), CSLB has authority to investigate the complaint. Licensed contractors are regulated by laws designed to protect the public. If you use an unlicensed contractor, CSLB may not be able to help you resolve your complaint. Your only remedy may be in a civil court, and you may be liable for damages arising out of any injuries to the unlicensed contractor or the unlicensed contractor's employees.

For more information; Visit CSLB's web site at www.cslb.ca.gov, or call 1-800-321-2752, or write at PO Box 26000, Sacramento, CA 95826

NOTICE TO OWNER - HOME INSPECTION

If a Home Inspection has been or will be performed by HomeGuard Incorporated on this property, the following consumer disclosure applies:

- (1) The same company that performs the sewer lateral inspection and the sewer lateral repairs will perform the home inspection on the same property.
- (2) Any repairs that are authorized by the consumer are for the repairs identified in the sewer lateral inspection report and no repairs identified in the home inspection report are authorized or allowed except as specified in the sewer lateral inspection report.
- (3) The consumer has the right to seek a second opinion on the sewer lateral inspection.

HOME IMPROVEMENT CONTRACT AUTHORIZATION AGREEMENT

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

email: hgrepairs@homeguard.com

Fax: (925) 294-1818

Direct: (855) 331-1900

HomeGuard Incorporated does not guarantee the sewer lateral or any of the below mentioned work performed.

Corrective items:

\$1,134.00

Item(s) 1

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.

NOTE ABOUT EXTRA WORK AND CHANGE ORDERS

Extra work and change orders become part of the contract once the order is prepared in writing and signed by the parties prior to commencement of any work covered by the new change order. The order must describe the scope of the extra work or change, the cost to be added or subtracted from the contract, and the effect the order will have on the schedule of progress payments.

The amount due will be payable upon completion of work. It is understood that the contract price does not include the charge of the inspection report or re-inspection fees. Inspection number 681861 is attached hereto and incorporated herein:

OWNER OR OWNERS AGENT DATE: _____ BY: _____, HomeGuard Incorporated

X _____ DATE _____ ESCROW OFFICER: _____

Print Name _____ ESCROW PHONE NO: _____

Phone No _____ ESCROW CO/NO: _____

email _____

Name of person providing access _____ Phone Number _____

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 \$195.00; 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

HOME IMPROVEMENT CONTRACT AUTHORIZATION AGREEMENT

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

email: hgrepairs@homeguard.com

Fax: (925) 294-1818

Direct: (855) 331-1900

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, email, fax 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 no later than midnight of _____ (date).

I hereby cancel this transaction _____ (date)

(Owners Signature)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/30/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Edgewood Partners Insurance Center (EPIC) [San Ramon - Branch ID 14394] P.O. Box 5003 San Ramon CA 94583	CONTACT NAME: Certificates Department PHONE (A/C, No, Ext): 925-244-7700 FAX (A/C, No): 925-901-0671 E-MAIL ADDRESS: EPICcerts@epicbrokers.com
INSURED HomeGuard Incorporated 510 Madera Avenue San Jose, CA 95112	INSURER(S) AFFORDING COVERAGE INSURER A: New York Marine And General Ins Co INSURER B: Travelers Property Casualty Co of Amer INSURER C: Evanston Insurance Company INSURER D: Redwood Fire and Casualty Insurance Co INSURER E: Houston Casualty Company INSURER F:

License#: 0B29370
HOMEINC1

COVERAGES

CERTIFICATE NUMBER: 240535739

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR BI/PD DED:\$1,000 GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:			GL202500036986	10/1/2025	10/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000 \$
	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☐ UMBRELLA LIAB ☒ EXCESS LIAB DED ☒ RETENTION \$ 0			CUP6T32157525NF	10/1/2025	10/1/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	HOWC627120	10/1/2025	10/1/2026	☒ PER STATUTE E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C E	Professional Liability/E&O Liab Professional Liability/E&O - NHD			MKL7V7PEO004248 H725126709	10/1/2025 10/1/2025	10/1/2026 10/1/2026	\$25K Ded / \$75K \$2,500 Ded \$3M Ea Clm/\$3M Agg \$1M Ea Clm/\$3M Agg

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Proof of Insurance

CERTIFICATE HOLDER

CANCELLATION

EVIDENCE OF COVERAGE

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Invoice Date **8/5/2026**

Invoice No: **1205980S**

Invoice

Bill To:

Rosalie Rodriguez
Compass
8889 Rio San Diego Dr #200
San Diego, CA 92108

Property Information:

Address: **1115 Savoy Street**
San Diego, CA 92107
Report No: **681861PS**
Escrow#:

Billing Information:

8/5/2026	Sewer Lateral Inspection	\$0.00
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Total Due:	\$0.00
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DUE UPON RECEIPT

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

There is a \$25 fee for all returned checks

August 25, 2026

Site: 1115 Savoy Street, San Diego, California 92107

Customer: Rosalie Rodriguez

Received	
Buyer	Date
Buyer	Date

PLUMBING REPORT

We hydro-jetted the entire main sewer line from the property all the way to the city connection in the street. During the inspection, we identified a section of the sewer line located underneath the middle of the roadway where standing water is present. This indicates a possible damaged, settled, or improperly pitched section of pipe.

We highly recommend exposing the affected section of pipe to determine the exact cause of the standing water and replacing the damaged section as necessary.

Although the affected section is located within the city roadway, the homeowner is responsible for maintaining and replacing the private main sewer line from the property to the connection with the city's approximately 8-inch main sewer line.

We also recommend performing a descaling service on the main sewer line to remove corrosion and mineral buildup from the interior walls of the pipe. If left untreated, this buildup can restrict the flow of wastewater and eventually contribute to recurring backups into the home.

The hydro-jetting service performed today removed accumulated sludge, debris, and buildup from the sewer line. Descaling is recommended as an additional service to address corrosion and hardened deposits that may remain attached to the interior of the pipe.

We recommend installing a two-way sewer cleanout in the front yard. This will provide proper access to the main sewer line for future maintenance, including descaling, hydro-jetting, inspections, and clearing potential blockages.



E-Drains, Inc.

7353 El Cajon Boulevard | Ste. 100 | La Mesa, California 91942
8443537246 | info@edrains.com | www.edrains.com

RECIPIENT:

Rosalie Rodriguez
1115 Savoy Street
San Diego, California 92107

Received (5 pages)

Buyer	Date
Buyer	Date

Quote #1441

Sent on Aug 25, 2026

Product/Service	Description	Qty.	Unit Price	Total
Main sewer line repair and replacement in the front yard	We will have to dig in the front yard next to the road a hole 5 feet long by 5 feet wide and 5 feet deep in order to expose main sewer line. Once we create the hole we will have to make a tunnel underneath the road Approximately 11 feet long in order to expose the damaged main line and replace it with new ABS plastic pipe. After the new pipe installation we will do a camera inspection to inspect the rest of the line, once the line is secured and properly connected we will add 3/4 gravel under the pipe to avoid future bends on the pipe. Finally we will fill back the tunnel with proper compaction, after the tunnel is filled we will backfill the hole with proper compaction. We will also provide a descale and jetter service for the rest of the main line as a courtesy. Lifetime warranty on ABS installation	1	\$13,850.00	\$13,850.00

A deposit of 10 percent will be required to begin.



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Reviews

Carol Young



Edy and his team did a terrific job cleaning my kitchen drains and replacing pipes, which required cutting into a drywall. The work was done quickly, quietly and the clean up was spotless. Restoring my wall was done with a perfect match of drywall texture and paint color.

Mark Scholtemeyer



update 8/12/26

Edy is a refreshing find, honest, friendly, courteous, and a straight shooter. I've used him in the past to hydro jet my drains, and his pricing was the best I could find. He always has a great attitude and goes the extra mile.

Today, he came out for a toilet that kept clogging. Rather than immediately jumping to the more expensive hydro jetting option, he took the time to troubleshoot the problem and used a Milwaukee AirSnake. It worked perfectly, the toilet is running like new. He also fixed my garbage disposal and kitchen dr...

Kate Rates



Arrived as scheduled, cleared drain, charged as estimated. All good!

TERMS AND CONDITIONS

IMPORTANT

****Appointment Cancellation Fee:** It is the customer's responsibility to cancel or reschedule an appointment at least 2 hours prior to the scheduled appointment time. Failure to do so will result in a \$100.00 service fee.

*There will be a 4 percent fee added to all credit card payments. The fee can be avoided by making an ACH payment instead.

*By paying your deposit you agree to keep your card on file with us. There are no refunds at all. Payment for all services is due immediately upon completion of work. If payment is not received within 24 hours of completion, the payment method on file will be charged for the full outstanding balance.

* You have the right to cancel this contract within three (3) business days, provided cancellation is submitted in writing. The cancellation period is extended to five (5) business days for senior citizens (65 years of age or older). Written notice of cancellation must be mailed before midnight of the applicable deadline.

*Notice to Payer: Under the Lien Law (sec. 7018, CA Business and Professional Code) any contractor, sub-contractor, 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 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 the sub-contractor, laborer, or supplier is unpaid.

* Customer agrees to pay reasonable attorney's fee's and court cost in the in the event of legal account.

*If you are a home warranty customer and the home warranty company does not pay us in full or at all for your claim, you will be liable for the amount owed. By signing you Agree to these terms.

* \$50 fee for all returned checks

* interest charge on unpaid invoices after 90 days. Interest 2 percent per month or 24 percent per year

* You agree not to initiate a chargeback of any kind. If you do initiate a chargeback of any kind, you agree to pay an additional \$50 fee on top of the balance owed.



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1) NOTICE:

Contractors are required by law to be licensed and regulated by the Contractors State License Board. Any questions concerning a contractor may be referred to the registrar of the board whose address is: Contractors State License Board, PO Box 26000, 3182 Bradshaw Road, Sacramento, CA 95827. On work in excess of \$500.00, you as the owner or tenant have the right to require the contractor to have a performance and payment bond. The cost of procuring this bond will be paid by the purchaser and is not included in the contract.

2) NOTICE TO OWNER:

Under the California Mechanics Lien Law, any contractor, subcontractor, laborer, or other person who helps improve your property, but is not paid for his/her 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, the proceeds of the sale to satisfy indebtedness. This can happen even if you have paid your contractor in full if the subcontractors, laborers, and suppliers remain unpaid. To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or Material suppliers are required to provide you with a document entitled "Preliminary Notice" Original (at Prime) contractors and laborers-for-wages do not have to provide notice. A preliminary 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. (Generally, the maximum time allowed for filing a claim or lien against your property is (90) days from the date of completion of your project.) There will be a \$395 fee charged to you if we ever have to file a lien against your property. In addition, we will charge an interest rate on all unpaid balances of 3 percent per month. There is also a \$250 fee to remove any liens.

3) LIMITED WARRANTY:

A. E-Drains does not warranty any work done by a cable or snake. Most but not all hydro jetting services do come with a one year warranty. Most sewer repairs performed by us come with a lifetime warranty on labor and this warranty is only valid for the home, not the customer. This warranty does not cover faults caused by misuse, negligence, or caused by natural disaster including but not limited to earthquakes. In the event that a manufacturer offers a warranty, said warranty shall negate and supersede contractor's warranty. This warranty is the only warranty by E-Drains, Inc. to CUSTOMER in lieu of all other warranties, expressed or implied.

B. CUSTOMER shall telephone E-Drains, Inc. within 24 hrs of discovery of any warranty claim. E-Drains, Inc. will respond with reasonable promptness 24 hours a day including holidays. We will provide service during business hours Mon-Fri.

C. E-Drains, Inc. shall not be liable for electrical damage or other damage relating to drywall, stucco, room carpet, tile, floor, windows, fixtures, plumbing, furniture and personal property from any defect or delay in responding to said warranty. CUSTOMER must make reasonable steps to mitigate damages.

D. E-Drains, Inc. shall not be liable for lost profits, incidental, special, exemplary, indirect or consequential damages resulting from any work performed or any problem, whether or not covered by this limited warranty.

4) UNFORESEEN CONDITIONS:

A. If conditions and/or circumstances are encountered at the job site which are concealed physical conditions of an unusual nature, which differ materially from that which is visually ascertained, CUSTOMER is to accept responsibility for such a condition and those circumstances outside the control of E-Drains, Inc. and further agrees to pay for any labor or material, including repair to damaged equipment of contractor caused by such a condition and/or circumstances.

B. It is the intent of this provision to make CUSTOMER responsible for all, (1) unforeseen and concealed conditions, and (2) for that which E-Drains, Inc. cannot control. Accordingly, CUSTOMER further agrees to hold E-Drains, Inc. harmless and shall indemnify and defend E-Drains, Inc. and all its agents and employees from and against all claims, damages, losses and expenses, including but not limited to attorney fees, or consequential damages, arising from or as a result of the performance of contractor working, involving, a affecting, or relating to such unforeseen or concealed conditions regardless of whether such damages are caused in part by contractor.

C. Asbestos or other hazardous material remediation work: E-Drains, Inc. has no information whatsoever with respect to asbestos or other hazardous materials or substance in any portion of the customer's property and has not conducted any investigation in connection herewith. E-Drains, Inc. does not perform asbestos or other hazardous materials or substance removal and E-Drains, Inc. shall have no responsibility whatsoever and CUSTOMER expressly releases E-Drains, Inc. from any liability whatsoever and for any claims arising out of its presence, release, remediation, or removal for any cost, losses or damages CUSTOMER may suffer or sustain if it is found to exist on the CUSTOMER'S property. In the event asbestos or other hazardous materials or substances are found to exist on the CUSTOMER'S property or if ordered to obtain a building permit for the work to be performed by E-Drains, Inc. as set forth herein, any remediation action of work, including investigation is required to be performed on the CUSTOMER'S property concerning asbestos or other hazardous materials or substance, all work by E-Drains, Inc. will cease until such time as CUSTOMER has, at CUSTOMER'S sole expense, caused said asbestos or other hazardous materials or substances to be removed in compliance with all applicable laws relating thereto.

5) SOLUTION NOT PERFORMED:

If suggested options are not chosen by the CUSTOMER and a failure is experienced, E-Drains, Inc. is held harmless.



E-Drains, Inc.

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6) STOPPAGES:

- A. At E-Drains, Inc. discretion and in most cases we will not clean any drain line or sewer lines through a roof vent with a snake.
- B. Any drain cleaning cable which becomes stuck in the line is the responsibility of the customer for removal and/or repairs.
- C. If a sewer spill is deemed hazardous material, the cost of clean up is the responsibility of the owner.

7) LICENSE, PERMITS, FEES

- A. CUSTOMER shall furnish and pay for, at their own expense, all taxes, permits, and license fees required to legally perform the repair work in accordance with this agreement.
- B. Access to the property for an agent of administrative authority must be provided within a reasonable time. Should reasonable access not be provided, it may result in additional charges to the CUSTOMER.
- C. If at any time the administrative authority asks for additional works not related to our original contract, the work is the responsibility of the CUSTOMER. E-Drains, Inc. will provide an additional at rate price for that work.
- D. All notices related to work performed by E-Drains, Inc. which are sent to the property owner must be forwarded to E-Drains, Inc. and a reasonable amount of time allowed for the process.

8) PAYMENT:

- A. All work done is on a flat rate basis. The flat rate price includes materials, tax and labor. NO BREAKDOWN WILL BE PROVIDED.
- B. Payment for the work described here within this agreement shall be immediately due upon completion of the work. In the event that the cost of the work described hereunder exceeds \$500.00, progress payments shall be made based on a percentage of completion as determined by E-Drains, Inc., at 25% increments, which shall be due and payable as outline herein, unless otherwise specified in writing.
- C. No deduction shall be made from payments due E-Drains, Inc. on account of penalty, liquidated damages, back-charges for alleged defective work or sums withheld from payment to other COMPANIES, or on account of the cost of charges or defects in the work. Furthermore, CUSTOMER recognizes that failure to pay for service when due shall entitle E-Drains, Inc. to terminate work immediately. In the event that E-Drains, Inc. terminates work for non-payment as herein described, E-Drains, Inc. shall be entitled to all of its reasonable expenses including, but not limited to, cost of labor, materials, a reasonable allowance for overhead and profit, and all other compensation as allowed by law.

9) RIGHT TO TERMINATE IN EVENT OF DISPUTE:

In the event of a dispute between E-Drains, Inc. And Customer, it is agreed by both parties that E-Drains may terminate the work described herein. In the event of such termination, E-Drains, Inc shall be entitled to payment for all services rendered including all labor, material and overhead.

10) NOTICE OF DEFECTIVE WORK:

Upon completion of the work, CUSTOMER agrees to exercise due diligence in inspecting the work for defective workmanship and materials. CUSTOMER agrees to notify E-Drains, Inc. within (48) hours of completion of the work described hereunder of all defective work, if any. CUSTOMER agrees upon discovery of any allegedly defective work, CUSTOMER shall immediately call E-Drains, Inc. who shall have the first opportunity to repair the allegedly defective work. The failure to allow E-Drains, Inc. the first opportunity to repair the allegedly defective work shall void all warranties, expressed and implied hereunder. CUSTOMER agrees and recognizes that they shall not withhold any payments for allegedly defective work. E-Drains, Inc. is not responsible for reimbursement for work performed by any other company or individual.

11) SERVICES NOT COVERED:

E-Drains, Inc. will not perform any other work or trade than that which is specified herein, including but not limited to carpentry, plaster/wall work, tile work, landscaping, masonry, flooring, roofing, paving, etc., unless specified in writing. Unless otherwise stated, paint, stucco and concrete is the responsibility of CUSTOMER.

12) SCOPE OF AGREEMENT:

This agreement represents the entire integrated agreement between CUSTOMER and E-DRAINS, Inc. and supersedes all prior negotiations, representations or agreements, either oral or written. This agreement may be amended only by a written instrument offered by E-Drains, Inc. and accepted by CUSTOMER.

13) CANCELLATION POLICY: You have a right to cancel contract within 3 days and must do so in writing. The cancellation period is extended from three (3) to five (5) business days for senior citizens, defined as individuals 65 years of age or older. This cancellation must be mailed before midnight of the third day (5th day for senior citizens). In the event of cancellation by a customer outside of the 3 day cancellation period (5 days for senior citizens age 65 or older) after a contract has been signed, E-Drains shall keep the deposit paid or will be owed 10 percent or \$1000 whichever is less. In the event of cancellation by the customer after work has commenced, E-Drains is entitled to payment in full.



E-Drains, Inc.

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8443537246 | info@edrains.com | www.edrains.com

Signature: _____ **Date:** _____

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

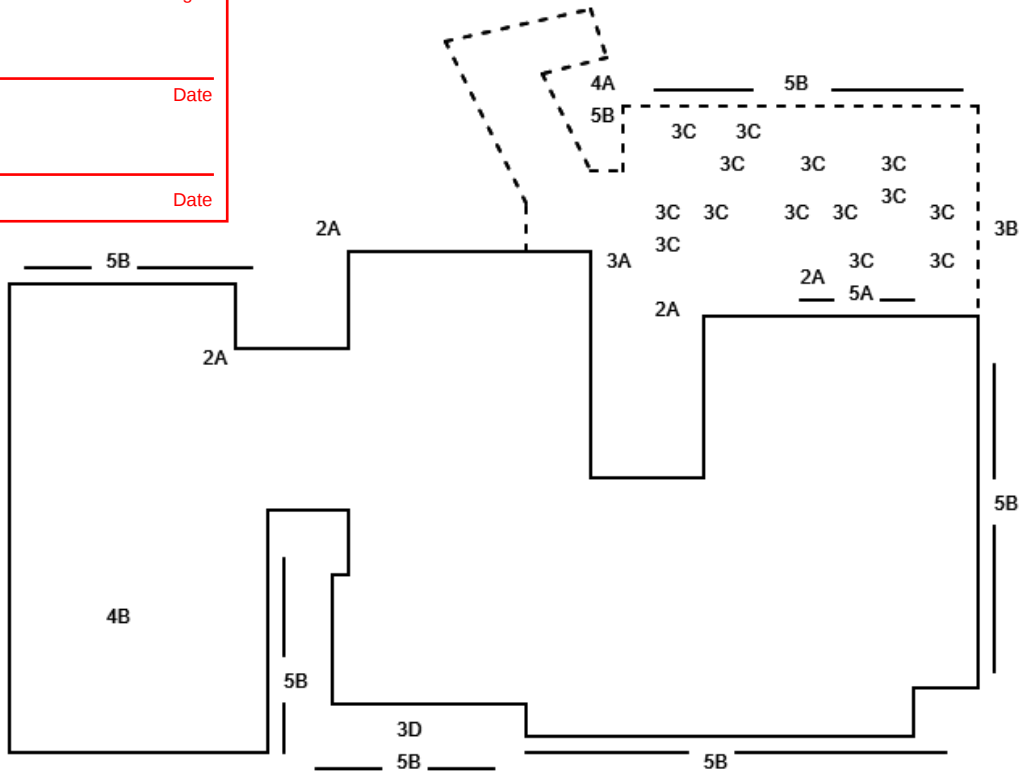
Building No. 1115	Street Savoy Street	City San Diego	ZIP 92107	Date of Inspection 08/07/2026	Number of Pages 5
		Annex Pest Control 771 Jamacha Rd #117 El Cajon CA 92019 (619) 752-6639 info@annexpest.com		Report # : 14612 Registration # : PR7696 Escrow # : ☐ CORRECTED REPORT	
Ordered by: Clarissa Cowan 1115 Savoy Street San Diego CA 92107 United States		Property Owner and Party of Interest:		Report sent to: Clarissa Cowan 1115 Savoy Street San Diego CA 92107 United States	
COMPLETE REPORT ☒		LIMITED REPORT ☐		SUPPLEMENTAL REPORT ☐	
REINSPECTION REPORT ☐		GENERAL DESCRIPTION: 1 story, sf, vacant home, raised foundation, stucco exterior, composition roof, converted garage, attached deck			
				Inspection Tag Posted: Exterior	
				Other Tags Posted:	
An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.					
Subterranean Termites ☐ Drywood Termites ☒ Fungus / Dryrot ☒ Other Findings ☒ Further Inspection ☒					
If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.					

Diagram Not To Scale

Received
7 Pages

Buyer
Date

Buyer
Date



Inspected By: Toby Martinez State License No. OPR10785 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, 95815-3831.
 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, (800) 737-8188 or www.pestboard.ca.gov.
 43M-41 (Rev. 04/2015)

ANNEX PEST CONTROL

Page 2 of 5 inspection report

1115	Savoy Street	San Diego	CA	92107
Address of Property Inspected		City	State	ZIP
08/07/2026	14612			
Date of Inspection	Corresponding Report No.			Escrow 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 and contains recommendations for correcting any infestations or infections found. The contents of Wood Destroying Pest & Organism Inspection Reports are governed by the Structural Pest Control Act and regulations.

Some structures do not comply with building code requirements or may have structural, plumbing, electrical, mechanical, 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 on such defects, if any, as they are not within the scope of the licenses of either this company, or it's employees.

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 the interior of hollow walls, spaces between floors, areas concealed by carpeting, appliances, furniture or cabinets. Infestations or infections may be active in these areas without visible and accessible evidence. If you desire information about areas that were not inspected, a further inspection may be performed at an additional cost. Carpets, furniture or appliances are not moved and windows are not opened during a routine 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 Contractor's State License Board.

SECOND STORY AREAS, INCLUDING BUT NOT LIMITED TO EAVES, SIDING AND WINDOWS WERE NOT INSPECTED DUE TO HEIGHT RESTRICTIONS. IT IS A VISUAL INSPECTION FROM GROUND LEVEL ONLY.

This company does not certify or guarantee against any leakage, such as (but not limited to) plumbing, appliances, walls, doors, windows, any type of seepage, roof or deck coverings. This company renders no guarantee, whatsoever, against any infection, infestation or any other adverse condition which may exist in such areas or may become visibly evident in such area after this date. Upon request, further inspection of these areas would be performed at an additional charge.

In the event damage or infestation described herein is later found to extend further than anticipated, our bid will not include such repairs. OWNER SHOULD BE AWARE OF THIS CLOSED BID WHEN CONTRACTING WITH OTHERS OR UNDERTAKING THE WORK HIMSELF/HERSELF.

If requested by the person ordering this report, a re-inspection of the structure will be performed. Such requests must be within four (4) months of the date of this inspection. Every re-inspection fee amount shall not exceed the original inspection fee.

Wall paper, stain, or interior painting are excluded from our contract. New wood exposed to the weather will be prime painted, only upon request at an additional expense.

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 in progress will be necessary. Any guarantees must be received from parties performing repairs.

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 vary from company to company. You have a right to seek a second opinion from another company.

This Wood Destroying Pest & Organisms Report DOES NOT INCLUDE MOLD or any mold like conditions. No reference will be made to mold or mold-like conditions. Mold is not a Wood Destroying Organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold like conditions, please

ANNEX PEST CONTROL

Page 3 of 5 inspection report

1115	Savoy Street	San Diego	CA	92107
Address of Property Inspected		City	State	ZIP
08/07/2026	14612			
Date of Inspection	Corresponding Report No.	Escrow No.		

contact the appropriate mold professional.

ANNEX PEST CONTROL

Page 4 of 5 inspection report

1115	Savoy Street	San Diego	CA	92107
Address of Property Inspected		City	State	ZIP
08/07/2026	14612			
Date of Inspection		Corresponding Report No.		Escrow No.

THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION I/SECTION II CONDITIONS EVIDENT ON THE DATE OF THE 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 II.

2. DRYWOOD TERMITES:

2A - Section I

FINDING - Evidence of drywood termite infestation/damage noted as 2A on diagram, in and/or near fascia

RECOMMENDATION - We recommend the entire structure be fumigated with a lethal gas to eliminate existing drywood termites. Remove or cover evidence (pellets) where visible and/or accessible. We further recommend owner to employ Annex Pest Control to repair or replace with new material all of the damaged wood structure.

3. FUNGUS / DRYROT:

3A - Section I

FINDING - Fungus/dryrot damage noted as 3A : Location: Shadow board

RECOMMENDATION - We recommend owner to employ Annex Pest Control to remove or cut out the infected wood members and repair, replace or reinforce as necessary.

3B - Section I

FINDING - Fungus/dryrot damage noted as 3B : Location: Handrail

RECOMMENDATION - We recommend owner to employ Annex Pest Control to remove or cut out the infected wood members and repair, replace or reinforce as necessary.

3C - Section I

FINDING - Fungus/dryrot damage noted as 3C : Location: Deck boards

RECOMMENDATION - We recommend owner to employ Annex Pest Control to remove or cut out the infected wood members and repair, replace or reinforce as necessary.

3D - Section I

FINDING - Fungus/dryrot damage noted as 3D : Location: Window base decor

RECOMMENDATION - We recommend owner to employ Annex Pest Control to remove or cut out the infected wood members and repair, replace or reinforce as necessary.

4. OTHER FINDINGS:

4A - Section II

FINDING - Earth wood contact(s) noted at the stair stringer

RECOMMENDATION - Break earth-to-wood contact.

4B - Section II

ANNEX PEST CONTROL

Page 5 of 5 inspection report

1115	Savoy Street	San Diego	CA	92107
Address of Property Inspected		City	State	ZIP
08/07/2026	14612			
Date of Inspection	Corresponding Report No.			Escrow No.

FINDING - Water staining at the garage drop ceiling

RECOMMENDATION - Water staining does not appear to be an active leak, for your notes

5. FURTHER INSPECTION:

5A - Notes

NOTE - Pre-existing patch at the fascia

5B - Notes

NOTE - Plant damage and/or death due to fumigation

NOTES:

Note A

NOTE - Eaves are stuccoed and there is aluminum coverings over the window sill and trim, area not accessible for inspection

CONTINUED DISCLOSURE

Thank you for selecting us to perform a structural pest control inspection on your property. Should you have any questions regarding this report, please call us directly by the contact information provided on the first page of the inspection report.

Our inspectors have determined that your property will benefit from a safe application of chemicals commonly used for structural pest control. In accordance with the laws and regulations of the State of California, we are required to provide you and your occupants with the following information prior to any application of chemicals to such property.

Please take a few moments to read and become familiar with the content. 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 scientific evidence, there are no appreciable risks weighted by the benefits. The degree of risk depends on 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 operator immediately.

For further information, contact any of the following agencies in your area:

Poison Control Center	(800) 222-1222
Agricultural Department	(858) 694-2739
Health Department	(866) 358-2966
Structural Pest Control Board	(916) 561-8700
2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815	



Annex Pest Control

771 Jamacha Rd #117

El Cajon CA 92019

(619) 752-6639

info@annexpest.com

Page 1 of 1

WORK AUTHORIZATION

Report #: 14612

No work will be performed until a signed copy of this agreement has been received.

Address of Property : 1115 Savoy Street

City: San Diego

State/ZIP: CA 92107

The inspection report of the company dated, **08/07/2026** is incorporated herein by reference as though fully set forth.

The company is authorized to proceed with the work outlined in the items circled below from the Termite Inspection Report for the property inspected, for a total sum of \$ _____. This total amount is due and payable within **30 days** from completion repair work and/or chemical application.

THE COMPANY AGREES

To guarantee all repair completed by this company for one year from date of completion except for caulking, grouting, or plumbing, which is guaranteed for a period of **ninety (90) days**. We assume no responsibility for work performed by others, to be bound to perform this work for the price quoted in our cost breakdown for a period not to exceed 30 days, 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 shrubs, plants, or roof.

THE OWNER OR OWNER'S AGENT AGREES

To pay for services rendered in any additional services requested upon completion of work to pay a service charge of one and one-half percent (1 1/2%) interest per month, or portion of any month, annual interest rate of eighteen percent (18%) on accounts exceeding the ten (10) day full payment schedule. The Owner grants to The Company a security interest in the property to secure payment sum for work and inspection fee completed. In case of non-payment by The owner, reasonable attorney fees and costs of collection shall be paid by owner, whether suit be filed or not.

ALL PARTIES AGREE

If any additional work is deemed necessary by the local building inspector, said work will not be performed without additional authorization from owner or owner's agent. This contract price does not include the charge of any Inspection Report fees. Circle the items you wish performed by The Company, below and enter total amount above:

NOTICE TO OWNER

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

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

ITEMS

Prefix	Section I	Section II	Further Inspection	Other
2A: Fumigation for drywood termites 2 year warranty	3,450.00	0.00	0.00	0.00
2A,3A-3D: Repairs for drywood termites and fungus/dryrot 1 year warranty	2,650.00	0.00	0.00	0.00
Total:	6,100.00	0.00	0.00	0.00
Grand Total:	6,100.00			

Property Owner:

Date:

Inspected By:

Date:

Owner's Agent:

Date: