



Home Inspection Report



11 S. Circle Drive, Santa Cruz

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Inspected by: 
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April 9, 2018

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Report Overview

A GENERAL DESCRIPTION OF THE STRUCTURE

This is a one story single family dwelling. Based on the information provided, the structure was built in 1950. 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

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. Foundation cracking and/or movement was observed in the foundation walls in the crawl space. 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 a licensed foundation specialist be retained. (See Photo 17)
2. Substantial foundation cracking, deterioration and/or movement was observed in the foundation walls at the rear right of the crawl space. This implies that structural movement of the building may have occurred. The rate of movement cannot be predicted during a one-time inspection. A structural engineer should be consulted to further evaluate this condition. (See Photo 19) (See Photo 18)
3. The wood members under the front wall show evidence of water damage. We recommend the services of a licensed structural pest control operator for investigation of this condition. (See Photo 16)



Photo 17



Photo 18



Photo 16

Structure

- 4. Wood/soil contacts at the rear right pier post of the crawl space should be eliminated. This condition is conducive to rot and wood boring insect activity. We recommend a minimum clearance of six inches be maintained between the soil and the bottom of the wood line. (See Photo 14) (See Photo 15)



Photo 14

Roofing

- 5. Missing downspouts at the front gutters should be replaced as necessary. (See Photo 1)



Photo 01

Exterior

- 6. The garage door opener did not automatically reverse under normal resistance to closing. There is a serious risk of injury, particularly to children. Improvement may be as simple as adjusting the sensitivity control on the opener. This should be dealt with immediately. Information on garage door openers is available from the Consumer Product Safety Commission at 1(800) 638-2772. (See Illustration 3V) (See Photo 5)



Photo 05

- 7. The door between the garage and the house did not have an automatic closing mechanism. The door between the garage and the interior of the house should be fitted with an automatic closing mechanism. This will reduce the potential of toxic automobile gases entering the house and serves as a fire break. (See Illustration 3G) (See Photo 7)



Photo 07

Exterior

8. The openings in the rear railing(s) are larger than 4" inches. It is recommended that this be corrected for improved safety. (See Illustration 3N) (See Photo 4)



Photo 04

9. Water damage was noted at the basement door. We recommend the services of a licensed general contractor and/or structural pest control company regarding repairs. (See Photo 10)



Photo 10

10. The heaved walkway section(s) at the rear and various locations present a trip hazard. This condition should be corrected for improved safety. (See Photo 3)



Photo 03

11. Water damage was observed to the exterior trim at the garage door. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 2)



Photo 02

12. The door at the basement 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 11)



Photo 11

Exterior

- 13. Cracked or broken exterior window glass in the garage man door should be replaced. (See Photo 6)



Photo 06

Electrical

- 14. Ungrounded "3-prong" outlets at the living room and various locations should be improved. A grounded cable or ground wire could be installed at these outlets, the outlet labeled as ungrounded or the original "2-prong" receptacle could be reinstalled. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet. Repairs or rewiring are recommended at all deficient locations. For additional information we recommend a licensed electrician be consulted. (See Illustration 4O) (See Photo 8)



Photo 08

Plumbing

- 15. The shower at the hall bathroom has no water output and was inoperable. We recommend contacting a licensed plumber to further evaluate this area. (See Photo 9)



Photo 09

- 16. There is an open drain pipe at the drain of the basement. This is a potential health hazard. We recommend the piping in question be repaired or replaced as necessary. (See Photo 13)



Photo 13

Interior

17. There is no railing where needed at the basement staircase. For improved safety, it is recommended that appropriate railing be installed. (See Photo 12)



Photo 12

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: 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 a fee of \$195.00 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.

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)	• Attic Method Of Inspection: From the Access • Location: Garage
Roof Structure	• Rafters • Spaced Plank
Ceiling Structure	• Joist
Wall Structure	• Wood Frame
Floor Structure	• Wood Columns • Wood Floor Beams • Wood Joist
Crawlspace/Basement (Access)	• Location: Basement
Foundation	• Concrete Block • Poured Concrete

COMMENTS:

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

- ! 1. Foundation cracking and/or movement was observed in the foundation walls in the crawl space. 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 a licensed foundation specialist be retained. (See Photo 17)
- ! 2. Substantial foundation cracking, deterioration and/or movement was observed in the foundation walls at the rear right of the crawl space This implies that structural movement of the building may have occurred. The rate of movement cannot be predicted during a one-time inspection. A structural engineer should be consulted to further evaluate this condition. (See Photo 19) (See Photo 18)
- ! 3. The wood members under the front wall show evidence of water damage. We recommend the services of a licensed structural pest control operator for investigation of this condition. (See Photo 16)
- ! 4. Wood/soil contacts at the rear right pier post of the crawl space should be eliminated. This condition is conducive to rot and wood boring insect activity. We recommend a minimum clearance of six inches be maintained between the soil and the bottom of the wood line. (See Photo 14) (See Photo 15)
5. 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.
6. There was no attic access cover. We recommend a new insulated cover be installed

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 • Method of inspection: From The Roof.
Gutters and Downspouts	• Metal

COMMENTS:

We recommend reviewing a roof inspection report performed by a licensed roof inspector on this structure. It is recommended that the seller of the home be consulted regarding any available warranties.

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

- ! 1. Missing downspouts at the front gutters should be replaced as necessary. (See Photo 1)
- 2. The cap of the masonry chimney has minor cracking visible which can be patched during regular household maintenance. (See Illustration 2C)
- 3. The roof and/or plumbing/appliance vent flashing should be re-caulked where worn, loose or missing.

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.

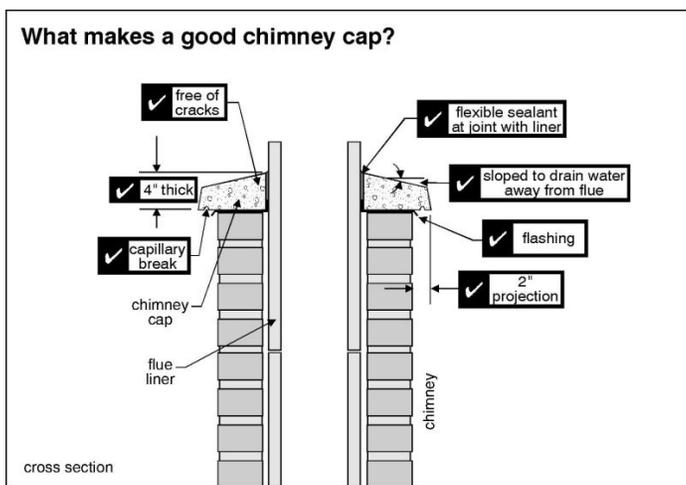


Illustration 2C

Exterior

ITEM DESCRIPTIONS:

Lot Topography	• Uneven
Driveway	• Concrete
Walkway & Sidewalks	• Concrete
Retaining Walls/Abutments	• Decorative Brick Planters
Fencing/Gates	• Wood
Porch/Deck, Patio Covers	• Brick/Pavers
Stairs/Railings/Landings	• Concrete • Metal
Exterior Walls	• Vinyl
Fascia, Eaves and Rafters	• Soffitted Eaves
Windows	• Vinyl
Doors	• Wood
Garage/Carport	• Attached
Garage Door	• Automatic Opener Installed • Metal
The Swimming Pool Safety Act	• Not Applicable

COMMENTS:

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

- ! 1. The garage door opener did not automatically reverse under normal resistance to closing. There is a serious risk of injury, particularly to children. Improvement may be as simple as adjusting the sensitivity control on the opener. This should be dealt with immediately. Information on garage door openers is available from the Consumer Product Safety Commission at 1(800) 638-2772. (See Illustration 3V) (See Photo 5)
- ! 2. The door between the garage and the house did not have an automatic closing mechanism. The door between the garage and the interior of the house should be fitted with an automatic closing mechanism. This will reduce the potential of toxic automobile gases entering the house and serves as a fire break. (See Illustration 3G) (See Photo 7)
- ! 3. The openings in the rear railing(s) are larger than 4" inches. It is recommended that this be corrected for improved safety. (See Illustration 3N) (See Photo 4)
- ! 4. Water damage was noted at the basement door. We recommend the services of a licensed general contractor and/or structural pest control company regarding repairs. (See Photo 10)
- ! 5. The heaved walkway section(s) at the rear and various locations present a trip hazard. This condition should be corrected for improved safety. (See Photo 3)
- ! 6. Water damage was observed to the exterior trim at the garage door. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 2)
- ! 7. The door at the basement 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 11)
- ! 8. Cracked or broken exterior window glass in the garage man door should be replaced. (See Photo 6)
9. The concrete patio shows evidence of minor cracking. These cracks can be sealed for cosmetic considerations.
10. The walkway at the front shows evidence of minor cracking. The cracks could be sealed for a better appearance and to prevent moisture intrusion.
11. The tree proximity at the rear could disrupt drainage pipes, cause mechanical damage to the exterior of the house or influence the foundation over time. For additional information and recommendations we recommend appropriate trades be consulted. (See Illustration 3T)
12. The gaps in the exterior trim/siding should be caulked as necessary.
13. The window(s) in the exterior door lack tempered glass (special safety glass that will not shatter). For safety reasons, we recommend the installation of tempered glass.
14. Sections of the exterior roof soffit or fascia were noted to be loose or unbound. We recommend all loose wood members be re-secured as necessary.

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 drainage runoff.
- The detached outbuilding, related equipment and ancillary wiring and plumbing services were not inspected and are excluded from this report.

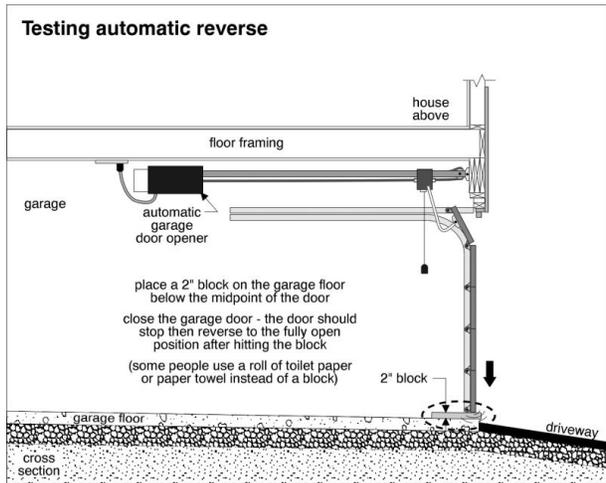


Illustration 3V

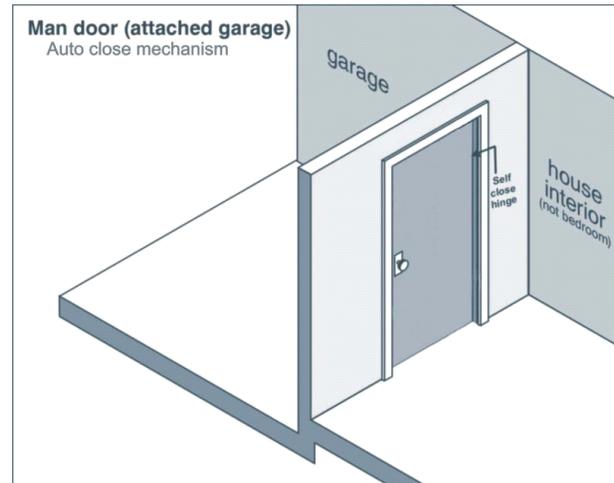


Illustration 3G

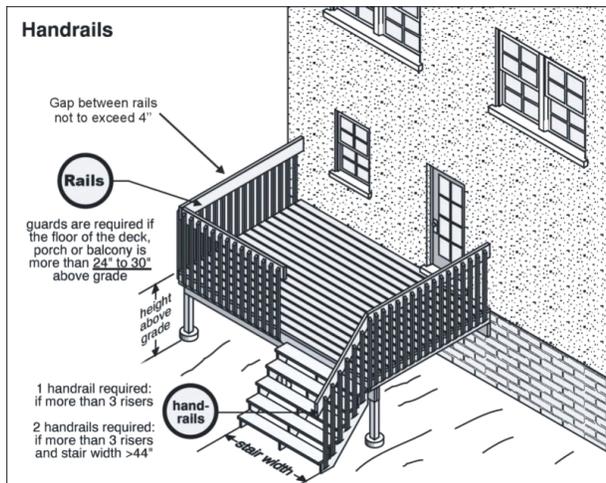


Illustration 3N

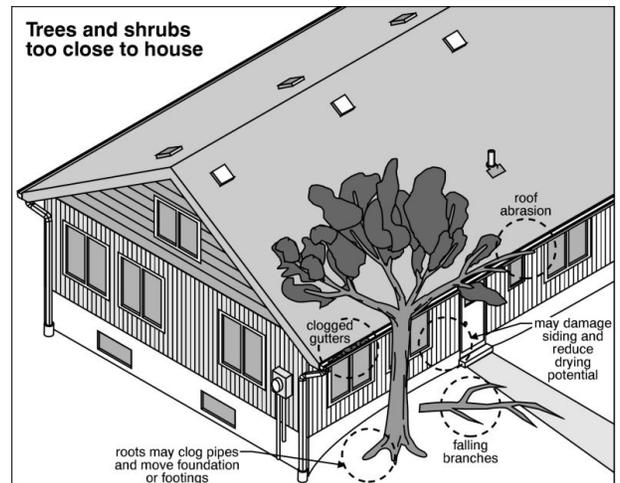


Illustration 3T

Electrical

ITEM DESCRIPTIONS:

Service	• 120/240 volt main service
Service Entrance	• Overhead Service Wires
Service Ground	• Copper Ground Wire • Ground Rod Connections
Main Disconnect	• Breakers • Main Service Rating: 200 Amps
Main Distribution Panel	• Breakers • Location: Exterior Rear • Panel Rating (Amps): 200
Branch/Auxillary Panel	• Breakers • Fuses • Location: Garage • Panel Rating (Amps): 100 • Panel Rating (Amps): 60
Distribution Wiring	• Copper Wire
Outlets, Switches & Lights	• Grounded/Ungrounded
Ground Fault Circuit Interrupters	• Bathroom • Kitchen

COMMENTS:

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

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

- ! 1. Ungrounded "3-prong" outlets at the living room and various locations should be improved. A grounded cable or ground wire could be installed at these outlets, the outlet labeled as ungrounded or the original "2-prong" receptacle could be reinstalled. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet. Repairs or rewiring are recommended at all deficient locations. For additional information we recommend a licensed electrician be consulted. (See Illustration 4O) (See Photo 8)
2. The circuitry in the branch/auxiliary panel is not labeled. We recommend this be corrected to allow individuals unfamiliar with the equipment to operate it properly when and if necessary.
3. The water heater cold and hot water lines do not appear to be bonded to the gas lines. The local building department may presently require that the lines be bonded. We recommend consulting the local building authority regarding this condition.
4. The missing outlet cover plates at the basement should be replaced. Based upon our inspection of a representative number of outlets we recommend checking every outlet to make sure they all have covers.

MAINTENANCE ITEMS & GENERAL INFORMATION

5. One or more of the main electrical panel circuit breakers were noted to be turned off at the time of our inspection. The breakers do not appear to be tripped and the exact reason for them being turned off was not determined during this inspection. For additional information we recommend consultation with the owner or a licensed electrician.

DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

6. 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.
7. 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)

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.

- 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.

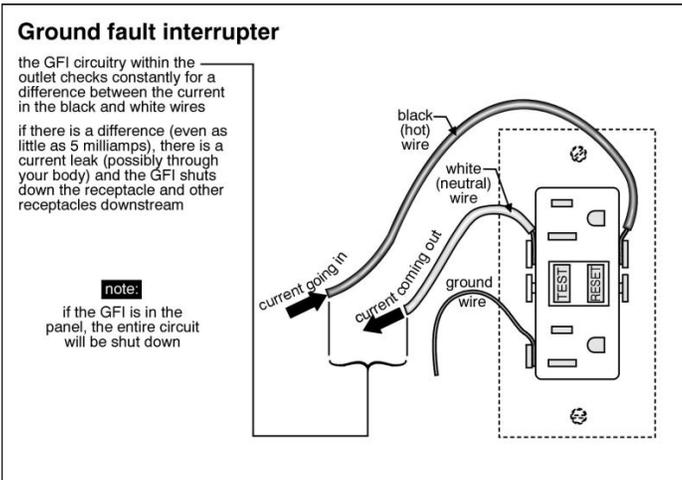


Illustration 4L

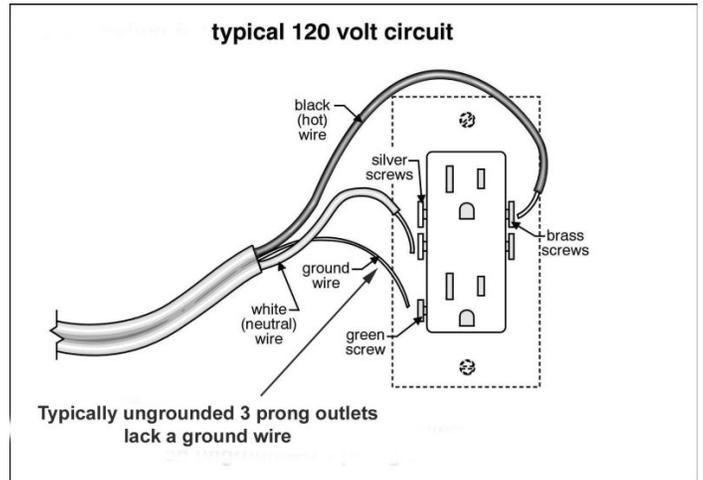


Illustration 4O

Heating System

ITEM DESCRIPTIONS:

Primary Source Heat	• Gas
Heating System	• Age (years): 1 • BTU's: 80,000 • Forced Air • Location: Basement • Manufacturer: Goodman
Distribution/Ducting	• Ductwork

COMMENTS:

The furnace was turned on by normal controls and appeared to function.

MAINTENANCE ITEMS & GENERAL INFORMATION

1. There is currently no permanently installed cooling system installed on the property. While not required, it might be desirable depending on weather conditions in the area. If interested parties would like further information on the types of cooling systems available, we recommend consulting with a licensed HVAC contractor for more information.
2. This home is heated with a mid efficiency forced air furnace. In this type of furnace, air is circulated by a blower motor through a heat exchanger, which is heated by the burner unit at the base. An induced draft motor is used to force the exhaust from the furnace to the exterior

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 (PG&E) 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 units(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	• Depth (inches): 4 • Fiberglass
Exterior Walls Insulation	• Unknown
Crawlspace Insulation	• None
Attic/Roof Ventilation	• Gable vents
Crawlspace Ventilation	• Exterior wall vent(s)

COMMENTS:

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	• Copper Pipe
Drain/Waste/Vent	• Cast Iron • Galvanized Steel • Plastic
Cleanout	• Location: Crawl Space • Location: Exterior
Main Gas Valve	• Location: Exterior Side
Water Heaters	• Approximate Age (years): 1 • Capacity: 40 Gallons • Gas • Location: Basement • Manufacturer: Bradford White
Seismic Gas Shut-off	• Not Present
Excess Flow Gas Shut-off	• Not Present

COMMENTS:

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

- ! 1. There is an open drain pipe at the drain of the basement. This is a potential health hazard. We recommend the piping in question be repaired or replaced as necessary. (See Photo 13)
- 2. The main water shut-off handle is partially buried. We recommend the valve be fully exposed for ease of operation. This would be especially important in an emergency.
- ! 3. The shower at the hall bathroom has no water output and was inoperable. We recommend contacting a licensed plumber to further evaluate this area. (See Photo 9)

DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

- 4. To reduce the risk of contamination of supply water, installation of anti-siphon devices on exterior hose bibs are recommended.

LIMITATIONS:

This is a visual inspection to the accessible areas only.

- 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 pressure and water quality is 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 (PG&E) 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.

Interior

ITEM DESCRIPTIONS:

Kitchen Appliances Tested	• Dishwasher • Exhaust Hood • Gas Range • Microwave • Waste Disposer
Wall Finishes	• Drywall/Plaster
Ceiling Finishes	• Drywall/Plaster
Floors	• Tile/Stone • Wood
Doors	• Hollow Core
Window Style and Glazing	• Double Pane • Sliders
Stairs/Railings	• Present
Fireplace/Wood Stove	• Masonry Fire Box
Cabinets/Countertops	• Laminate • Marble/Granite • Wood
Laundry Facilities/ hookup	• 120 Volt Circuit for Washer • 240 Volt Circuit for Dryer • Dryer vent noted • Hot and Cold Water Supply for Washer • Waste Standpipe for Washer
Other Components Inspected	• Carbon Monoxide Detector • Door Bell • Smoke Detector

COMMENTS:

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

INTERIOR

- ! 1. There is no railing where needed at the basement staircase. For improved safety, it is recommended that appropriate railing be installed. (See Photo 12)
2. Cracked, deteriorated and/or missing grout and caulk in the laundry bathroom shower should be replaced. Water leaking through non-sealed areas can cause damage. Damage caused by water seepage cannot be determined by this visual observation. A flexible caulking material is recommended rather than rigid cementitious grout.
3. The window at the rear basement wall exhibits conditions and/or symptoms that indicate a possible breached seal or failed thermal pane. This has or can result in condensation and/or moisture developing between the panes of glass that will effect the cosmetic appearance of the windows and their insulating performance. We recommend all insulated glass units be further evaluated by a licensed glazier and repaired or replaced as required.

BATHROOMS

4. The seam for the floor at the base of the tub/shower at the hall bathroom is lifted or open. We recommend that the floor be sealed to avoid water penetration.
5. Cracked, deteriorated and/or missing grout and caulk in the laundry bathroom shower should be replaced. Water leaking through non-sealed areas can cause damage. Damage caused by water seepage cannot be determined by this visual observation. A flexible caulking material is recommended rather than rigid cementitious grout.
6. The window and sill of the hall bathroom shower enclosure should be protected from moisture. Windows in bathtub/shower enclosures have a reputation for allowing leakage behind the walls, causing water damage. Damage caused by water seepage cannot be determined by this visual observation.

MAINTENANCE ITEMS & GENERAL INFORMATION

INTERIOR

7. 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.

8. 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.

KITCHEN

9. 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.

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.
- Kitchen appliances were operated unless noted otherwise. However they 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



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

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!



Invoice Date: 4/9/2018

Invoice No: LIV574454P

Invoice

Bill To:

Claudia Caspillo
Fidelity National Title
1707 S. Bascom Ave
Campbell, CA 95008

Property Information:

Address: 11 S. Circle Drive
Santa Cruz CA, 95060
Report No: 447295 TPR
Escrow#: 4031800337

Billing Information:

Inspection: 4/9/2018 Complete	\$505.00
Total Due:	\$505.00

DUE UPON RECEIPT

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

There is a \$25 fee for all returned checks



HomeGuard Incorporated

Dear HomeGuard Customer,

Thank You for choosing HomeGuard Incorporated to inspect your home. Enclosed is your inspection report, which includes our findings, recommendations, and repair prices. Please review the enclosed report and repair proposals and feel free to call me with any comments or questions.

Sincerely Yours,



Curtis Reese
Vice President
General Manager

Schedule your repairs today...



**We get the work done
when you need it!**



**We will expedite all
required paperwork!**



**HomeGuard stands
behind its repairs!**

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

WOOD DESTROYING PESTS AND ORGANISM INSPECTION REPORT

Building No. 11	Street S. Circle Drive	City Santa Cruz	ZIP 95060	Date of Inspection 4/9/2018	Number of Pages Page 1 of 10
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**510 Madera Avenue
San Jose, CA 95112
(855) 331-1900 • Fax (408) 993-1944**

Registration #: PR1452	HomeGuard #: 447295	Escrow #: 4031800337
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Ordered By: Patricia Casas Realty One Group Infinity 910 E. Hamilton Avenue #100 Campbell, CA 95008	Property Owner/Party in Interest: Rose Elite Realty Group LLC 11 S. Circle Drive Santa Cruz, CA 95060	Report Sent to:
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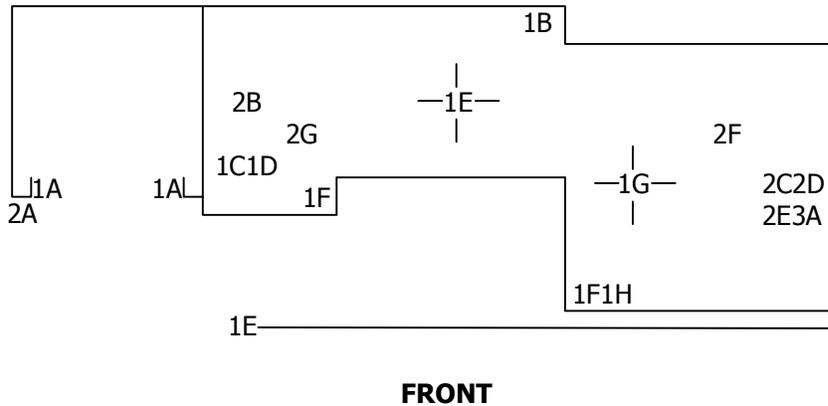
COMPLETE REPORT <input checked="" type="checkbox"/>	LIMITED REPORT <input type="checkbox"/>	SUPPLEMENTAL REPORT <input type="checkbox"/>	REINSPECTION REPORT <input type="checkbox"/>
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General Description: One story, single family wood framed residence with vinyl siding exterior.	Inspection Tag Posted: Garage Other Tags Posted: None noted
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An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites <input checked="" type="checkbox"/>	Drywood Termites <input type="checkbox"/>	Fungus / DryRot <input checked="" type="checkbox"/>	Other Findings <input checked="" type="checkbox"/>	Further Inspection <input checked="" type="checkbox"/>
If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.				

Key to Items on diagram: [1] Section 1 Items [2] Section 2 Items [3] Unknown Further Inspection Items



Inspected by: **Thomas A Lepito**

License#: **FR50104**

Signature:

You are entitled to obtain copies of all reports and completion notices on this property filed with the board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California 95815.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916)561-8700, (800) 737-8188 or www.pestboard.ca.gov.

Building No.	Street	City	ZIP	Date of Inspection	Number of Pages
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AREAS NOT INSPECTED PLEASE READ

This report is an inspection for wood destroying pests and organisms to a furnished, occupied structure. Some areas of the structure were inaccessible for inspection due to furnishings, appliances, floor covering, and/or stored personal property. We did not inspect areas immediately under furnishings or appliances, nor did we inspect inside finished walls or ceilings. Our inspection does not include any electrical, heating, air conditioning, structural adequacy, pest other than wood destroying pest or mechanical systems of the structure and will not detect building code violations. The plumbing was inspected and only the leaks outlined in our report were found at this time. However, we assume no responsibility for leaks that occur after the date of this inspection. There may be health related issues associated with the findings reflected in this report. We are not qualified to and do not render an opinion concerning any such health issues. The inspection report was limited to the visible and accessible areas only. Questions concerning health related issues, which may be associated with the findings or recommendations reflected in this report, the presence of mold, the release of mold spores or concerning indoor air quality should be directed to a Certified Industrial Hygienist. This structure has vinyl or aluminum siding installed on the exterior. We assume no liability for any damage which may be concealed behind this siding. The area inside the soffited eaves was not inspected. The inaccessible areas listed above which were not inspected will be inspected upon the owner's request and will be conditional to additional inspection fees.

NOTE: WE GUARANTEE ALL REPAIRS DONE BY THIS COMPANY FOR ONE (1) YEAR AND FUMIGATIONS FOR A PERIOD OF THREE (3) YEARS FROM THE DATE OF COMPLETION WITH THE EXCEPTION OF PLUMBING, GROUTING, CAULKING, RAIN GUTTERS AND RE-SETTING OF TOILETS WHICH ARE GUARANTEED FOR 30 DAYS FROM THE DATE OF COMPLETION. WE CANNOT GUARANTEE WORK PERFORMED BY OTHERS. WE MAKE NO GUARANTEE AGAINST FUTURE INFECTIONS, ADVERSE CONDITIONS, OR CONDITIONS PRESENT BUT NOT EVIDENT AT THE TIME OF OUR INSPECTION.

THE EXTERIOR SURFACE OF THE ROOF WAS NOT INSPECTED. IF YOU WANT THE WATER TIGHTNESS OF THE ROOF DETERMINED, YOU SHOULD CONTACT A ROOFING CONTRACTOR WHO IS LICENSED BY THE CONTRACTORS STATE LICENSE BOARD.

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

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

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

Section 1 Items

1A. FINDING: The trim has been damaged by fungus at the area indicated on the diagram. (See Picture 1)

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

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

1B. FINDING: The basement door has been damaged by fungus. (See Picture 2)

RECOMMENDATION: Supply and install a new door. We intend to reuse the existing hardware. We at HomeGuard Incorporated are upgrade experts and can provide proposals that include tile, marble, granite, upgraded fixtures, upgraded windows and doors or any other option you may desire.

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

1C. FINDING: The cripple framing has been damaged by fungus at the area indicated on the diagram. (See Picture 4)

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

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

1D. FINDING: The mud sill has been damaged by fungus at the area indicated on the diagram. (See Picture 5)

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

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

Building No. 11	Street S. Circle Drive	City Santa Cruz	ZIP 95060	Date of Inspection 4/9/2018	Number of Pages Page 4 of 10
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1E. FINDING: Subterranean termites were noted at the exterior and subarea soil. (See Picture 6)
(See Picture 8)

RECOMMENDATION: Chemically treat the complete exterior soil at probable termite entry points with Termidor HE(Fipronil:5-amino-1-(2,6-dichloro-4-(trifluoromethyl) phey)-4-((1,R,S)-trifluoromethyl)sulfinyl)-1-H-pyrazole-3-carbonitrile and break down and brush away all subterranean termite migratory tubes. In conventional construction, this may include, rodding or trenching the soil around the foundation walls, drilling attached slabs such as patios, porches, sidewalks, or driveways that abut the structure and treat the area on the interior of the foundation where the termites were found. A ground stop device will be used to prevent drilling into concealed pipes, conduit or electrical wiring however if this were to happen it will be the owners responsibility and expense to repair any damage done. The holes drilled into any concrete slab, while performing the treatments, will be plugged with mortar. It will be the owners responsibility to have these areas repaired to match the existing surfaces as desired. NOTE: In order to perform this treatment the property must be vacant for the period during and 3 hours after the treatment has been completed.

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

1F. FINDING: The subfloor has been damaged by subterranean termites at the area indicated on the diagram. (See Picture 7)

RECOMMENDATION: Reinforce these wood members as necessary. If damage is found to extend into inaccessible areas, a supplemental report will be issued with any findings, recommendations and bids.

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

1G. FINDING: There is cellulose debris in earth contact in the substructure area and evidence of subterranean termites was noted in the cellulose debris. (See Picture 8)

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

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

1H. FINDING: The floor joists have been damaged by subterranean termites at the area indicated on the diagram. (See Picture 9)

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

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

Section 2 Items

NOTE: A tiled surface was noted over the hall bathroom, laundry, and the laundry bathroom floors. There is no outward sign of infestation or infection however we cannot represent the condition of floors beneath the tiled areas.

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

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

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2A. FINDING: The rain gutters and downspouts appear to be leaking and/or clogged.

RECOMMENDATION: Clean and/or repair the gutters or downspouts on a one time basis. As it is difficult to estimate the amount of time to perform this repair it will be done on a time and material basis at \$150.00 per man hour plus materials.

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

2B. FINDING: Some of the grout is loose or missing around the ceramic tile in the laundry bathroom shower.

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

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

2C. FINDING: A gap exists between the floor covering and the base of the hall bathroom, adjacent to the tub.

RECOMMENDATION: To prevent moisture entry into this area seal and caulk the gap in the most practical way.

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

2D. FINDING: The escutcheon at the hall bathroom showerhead was noted to be loose.

RECOMMENDATION: Re-secure and reseal around the escutcheon in the most practical way.

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

2E. FINDING: The window in the hall bathroom is lower than the shower head. This could allow moisture intrusion onto the enclosed framing.

RECOMMENDATION: The owner is to keep this area well sealed and as dry as possible. Consideration should be given to installing a water proof window curtain to prevent moisture intrusion.

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

2F. FINDING: There is earth contact in the substructure area at the wood blocking under the plumbing pipes. (See Picture 10)

RECOMMENDATION: Remove the wood blocking and strap the pipes in place with plumbers tape.

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

2G. FINDING: There is earth piled up on the concrete piers in the substructure area creating earth to wood contacts.

RECOMMENDATION: Grade the earth away from these posts to eliminate earth to wood contacts.

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

Further Inspection Items

3A. FINDING: The water was turned off at the hall bathroom shower at the time of our inspection and we were unable to water test the areas that are normally tested in a termite inspection. (See Picture 3)

RECOMMENDATION: Further inspection recommended. The owner should have the water turned on and HomeGuard Incorporated will return and inspect the areas that are normally water tested and issue a supplemental report with any findings, recommendations, and bids.

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

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

CAUTION-PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Companies are registered and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.

"If within 24 hours following application, you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center and your pest control company immediately."

For further information contact any of the following:

HOMEGUARD INCORPORATED (408) 993-1900
 Poison Control Center: (800) 876-4766
 Santa Clara County Agricultural Commission (408) 918-4600
 Santa Clara County Health Department (408) 918-3400
 San Benito County Health Department (831) 637-5367
 San Benito County Agricultural Commission (831) 637-5344
 Alameda County Agricultural Commission (510) 670-5232
 Alameda County Health Department (510) 267-8000
 Contra Costa County Agricultural Commission (925) 646-5250
 Contra Costa County Health Department (925) 646-6014
 San Mateo County Agricultural Commission (650) 363-4700
 San Mateo County Health Department (650) 573-2582
 Structural Pest Control Board (800) 737-8188
 2005 Evergreen Street Ste. #1500, Sacramento, CA 95815-3831

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

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

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

CAUTION-PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Companies are registered and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulations and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence there are no appreciable risks that are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized."

"If within 24 hours following application, you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center and your pest control company immediately." In the case of fumigation if within 24 hours you experience symptoms of dizziness, headache, nausea, reduced awareness, slowed movement, garbled speech or difficulty in breathing, leave the structure immediately and seek medical attention by contacting your physician or Poison Control Center and notify your Pest Control Company. The warning agent, chloropicrin can cause symptoms of tearing, respiratory distress and vomiting. Entry into the space during fumigation can be fatal.

NOTE: Unless stated otherwise, HomeGuard Incorporated bids include texturing and priming repaired areas. We will cover repaired sheetrock and wood with one coat of white primer for the contracted amount. The repaired area can be painted in a finished color at an additional charge if the owner supplies the paint. Please inquire about this service when scheduling the work. Any texturing will vary from the original texture however we will match as close as possible. All painting will be on the area repaired only. On exterior surfaces texturing and painting will only be done when the weather permits.

NOTE: If damage is found to extend into any inaccessible areas a supplemental report will be issued listing additional findings, recommendations and bids.

NOTE: Should the further inspection items noted in this report not be performed, HomeGuard Incorporated will assume no liability for any infestations or infection which may be concealed in these areas.

NOTE: HomeGuard Incorporated recommends that all desired further inspection items be performed prior to any treatments being performed.

NOTE: HomeGuard Incorporated assumes no liability for, nor do we guarantee work performed by others. All guarantees, warranties, and permits if required should be obtained from the parties performing the repairs.

NOTE: Due to the building materials used on this structure, it may be difficult to match the existing mill patterns and materials used in the original construction. HomeGuard Incorporated will replace damaged wood members with material that resembles the existing wood members with standard grade readily available wood members. IF MATCHING THE EXISTING WOOD MEMBERS IS DESIRED IT IS THE OWNERS RESPONSIBILITY TO NOTIFY HOMEGUARD INCORPORATED SO THAT ADDITIONAL COST ASSOCIATED WITH MATCHING CAN BE CALCULATED INTO OUR BID.

NOTE: Please be aware that current law dictates that homes constructed prior to 1978 require a company performing the repairs be a Lead Certified Renovation Firm with Certified Renovators. HomeGuard Incorporated is a Lead Certified Renovation Firm, certification number NAT-64235-2 and when required will follow all lead safe work practices as prescribed by the United States Environmental Protection Agency.

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NOTE: Thank you for choosing HomeGuard Incorporated to perform your inspections. If you have any questions regarding this report, please e-mail Thomas Lepito tlepito@homeguard.com. Please bear in mind that the inspectors have full schedules during the day and will make every effort to make contact with you when he is available.

If you require further assistance or wish to schedule work as recommended in this report, please feel free to contact our office. We are here to assist you!

Report Pictures:

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



Picture 1



Picture 2



Picture 3



Picture 4



Picture 5



Picture 6



Picture 7



Picture 8



Picture 9



Picture 10

PLEASE BE SURE TO SIGN AND SEND ALL PAGES



AUTHORIZATION AGREEMENT 11 S. Circle Drive, Santa Cruz - Report No. 447295

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

email: HGrepairs@HomeGuard.com

Fax: (408) 280-2763

Direct: (855) 331-1900

Items to be performed: _____

Total Price \$ _____

For the total sum listed above, HomeGuard Incorporated is authorized to proceed with the work described in the above listed item(s) of their termite report no. 447295 for the property located at 11 S. Circle Drive, Santa Cruz. This amount will be due and payable upon completion of work. It is understood that the contract price does not include the charge of the structural pest control inspection report or re-inspection fees.

HOMEGUARD INCORPORATED AGREES:

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

OWNER OR OWNER'S AGENT AGREES:

1. To pay for services rendered upon completion of work. This contract may be canceled at any time by the customer. In the event of such action, customer agrees to pay HomeGuard Incorporated in full for all items already completed, and time and material for all items only partially completed. Time and material is calculated at the rate of one hundred and fifty dollars per man-hour and the cost of materials plus 25%. The customer also agrees that in the case of cancelation of the contract prior to starting the job, to pay all costs that have been incurred by Homeguard, such as permits, materials and any other associated costs. In the case of non-payment by owner, reasonable attorney fees and costs of collection shall be paid by the owner whether suit be filed or not.
2. To pay for service charge of 1.5 percent per month or portion of any month beyond 30 days after completion.
3. Owner grants HomeGuard Incorporated, a security interest in the above described real property to secure payment of the sum for work and inspeciton fee completed.
4. If additional damage is discovered by HomeGuard Incorporated, during the performance of work, company agrees to notify owner or agent of the amount of the damage and the cost of additional work to be done. This work will not be performed unless owner agrees.
5. If any additional work, plans or engineering is deemed necessary by the local building inspector, said work will not be performed without additional authorization from owner or owner's agent.
6. All plumbing repairs bid in this report are for only the specific repair that is identified. Many times when performing plumbing repairs it becomes necessary to repair or replace adjacent plumbing because of the age or fragility of these components. When this happens the owner or agent will be notified and said repairs will require additional cost and authorization.
7. **Prices provided in this report do not include the cost associated with obtaining permits. Permits will be obtained at an additional cost based on net cost of permit plus \$300.**



AUTHORIZATION AGREEMENT
 11 S. Circle Drive, Santa Cruz - Report No. 447295

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

email: HGREPAIRS@HomeGuard.com Fax: (408) 280-2763 Direct: (855) 331-1900

NOTICE TO OWNER

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

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

This job has been bid as if all section one items are being performed. If the owner would like to select individual items, it may require HomeGuard Incorporated to provide a new price for these items. The minimum service charge is \$225 regardless of the price on the individual item.

Section 1:

1A	\$250	1B	\$700	1C	\$675	1D	\$350	1E	\$1,085	1F	\$850	1G	\$225
1H	\$950	Section 1 \$5,085											
plus permit fees													

Section 2:

2A	T&M	2B	\$100	2C	\$75	2D	\$75	2E	Owner	2F	\$275	2G	Owner
Section 2 \$525													

plus non-bid items
 plus permit fees

Further Inspe

3A	N/C	F.I.	\$0
plus permit fees			

NOTICE

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

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



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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.

OWNER OR OWNERS AGENT DATE BY: _____, HomeGuard Incorporated

X _____ ESCROW OFFICER: _____

Print Name _____ ESCROW PHONE NO: _____

Phone No _____ ESCROW CO/NO: _____

email _____

Name of person providing access _____ Phone Number _____

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

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

Upgrades (if requested) List each upgrade separately:

_____ estimated cost: _____ initials: _____
_____ estimated cost: _____ initials: _____

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

Signature _____

PLEASE BE SURE TO SIGN AND SEND ALL PAGES



Invoice Date: **4/9/2018**

Invoice No: **LIV574713T**

Invoice

Bill To:		
Claudia Caspillo Fidelity National Title 1707 S. Bascom Ave Campbell, CA 95008		
Property Information:		
Address:	11 S. Circle Drive Santa Cruz CA, 95060	
Report No.	447295TPR	
Escrow#:	4031800337	
Billing Information:		
Inspection:	4/9/2018 Complete	\$315.00
Notice of Completion:		\$0.00
Other:		\$0.00
Total Due:		\$315.00

DUE UPON RECEIPT
Please remit to 510 Madera Ave., San Jose, CA 95112
There is a \$25 fee for all returned checks



HomeGuard Incorporated

Dear HomeGuard Customer,

Thank You for choosing HomeGuard Incorporated to inspect your home. Enclosed is your inspection report, which includes our findings, recommendations, and repair prices. Please review the enclosed report and repair proposals and feel free to call me with any comments or questions.

Sincerely Yours,



Curtis Reese
Vice President
General Manager

Schedule your repairs today...



**We get the work done
when you need it!**



**We will expedite all
required paperwork!**



**HomeGuard stands
behind its repairs!**

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



Roof Inspection Report



11 S. Circle Drive, Santa Cruz

Ordered by: Patricia Casas
Realty One Group Infinity
910 E. Hamilton Avenue #100
Campbell, CA 95008

Inspected by:
April 9, 2018


Christopher StLaurent

SCOPE OF THE INSPECTION:

The roof of the dwelling at the above property has been inspected by a qualified 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 exterior roof components and documented in general terms the type of roof, its intended life and overall condition at the time of this inspection. Where accessible, HomeGuard Incorporated has noted all conditions that may compromise any inspected roof component's ability to shed water and/or realize its intended life. Verification of actual roof 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 inspection should not be considered a guarantee of actual roof performance, as performance is contingent upon the condition of internal system components not accessible to our inspector. This roof was not inspected for conformance to local building codes. The inspector has not inspected the attic area nor did the inspector perform a visual interior inspection looking for past or present roof performance issues. All present and prior disclosures along with other inspection reports should be reviewed and addressed prior to the close of escrow.

GENERAL DESCRIPTION:

Unless specifically mentioned in this report, the following are NOT included in this report: decks, balconies, detached structures, patio covers, out buildings, sheds and bonus rooms. The roof is an asphalt composition shingle, hickory in color and is the first layer. The pitch of the roof appears to be 5:12. The typical life expectancy of this roofing material is 25+ years. The estimated remaining serviceable life of the roof is 10 years. The overall condition of the roof is fair.

FINDINGS:

1. There is inadequate attic ventilation at the roof surface. To ensure lasting roof performance and interior comfort we recommend the installation of roof surface ventilation. (See Photo 1)
RECOMMENDATION:
Install four Simpson style attic vents, where we deem necessary.
2. There are exposed fasteners in the field that may leak if not sealed. (See Photo 2) (See Photo 3)
RECOMMENDATION:
Seal any exposed fasteners in the field.
3. The plumbing jack flashing are not adequately sealed at the collars. (See Photo 4)
RECOMMENDATION:
Seal all plumbing vent collars where needed to ensure a watertight condition.
4. The chimney is over 48", it is recommended to install a cricket for chimneys over 48". (See Photo 5)
RECOMMENDATION:
Install a cricket at the chimney.
5. The chimney flashing is not properly integrated into the roofing system, the water shedding ability of this area cannot be guaranteed. (See Photo 6)
RECOMMENDATION:
Properly integrate the chimney flashing into the roof system, where needed to ensure a water impermeable condition.
6. The chimney counter flashing requires sealing. (See Photo 7)
RECOMMENDATION:
Seal the chimney counter flashing as required to ensure a watertight condition.

7. A tree is overhanging the roof's surface. Under windy conditions the branches will rub against the roof causing subsequent damage to the roof surface. To prevent premature roof wear, owner is to trim away all tree branches that can potentially rub against the surface of the roof. (See Photo 8) (See Photo 9)
8. The roof to wall flashing is not properly integrated into the roofing system, the water shedding ability of this area cannot be guaranteed. (See Photo 10) (See Photo 11)

RECOMMENDATION:

Properly integrate the roof to wall flashing into the roof system, where needed to ensure a water impermeable condition.

9. The eave edges have been installed without a proper drip edge. This condition will lead to premature wear and tear at these locations. (See Photo 12) (See Photo 14) (See Photo 16) (See Photo 19)

RECOMMENDATION:

Shim the eaves as needed to allow for a proper drip edge.

10. The rain gutters have pulled away from the eaves, this condition does not promote proper drainage at the roof's edge. The owner is advised to contact a sheet metal contractor, or someone in this line of work, to inspect the gutter system and make any recommendations and/or repairs deemed necessary. (See Photo 13)
11. Debris was noted to be collecting in the gutter system. The owner is advised to contact a sheet metal contractor, or someone in this line of work, to inspect the gutter system and make recommendations and/or repairs deemed necessary. (See Photo 13)
12. We noted corroded chimney flashing(s), this condition allows direct water entry into the structure. (See Photo 15)

RECOMMENDATION:

Replace corroded flashing, where necessary to ensure a watertight condition.

13. There are damaged shingles in the field. (See Photo 17) (See Photo 18)

RECOMMENDATION:

Replace and/or repair all damaged shingles in the field, where needed to ensure a watertight condition.

SUMMARY:

Finding numbers 1 - 6, 8, 9, 12 and 13 listed above must be corrected to ensure a watertight condition. The cost to repair these items is \$2,895.00. This bid is for the conditions listed, which existed on the date of our inspection. If any contractor performs repairs on the eave, rafters or fascia or if work is performed on the structure which causes damage to the roof covering a supplemental bid will be issued upon request.

Report Photographs

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. Please contact HomeGuard if you have any questions.



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12

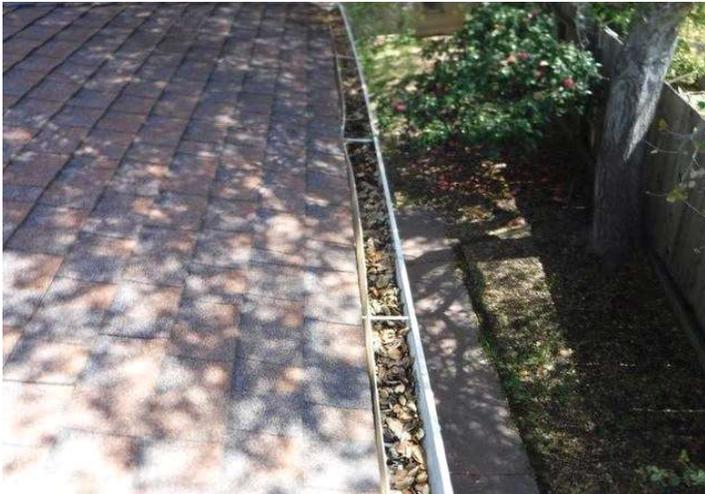


Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19

AUTHORIZATION AGREEMENT

11 S. Circle Drive, Santa Cruz

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 is authorized to proceed with the work outlined in the recommendations of the roof report no. 447295 for the property located at 11 S. Circle Drive, Santa Cruz. 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 447295 is attached hereto and incorporated herein:

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 shrubs or other life.

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 percent 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.

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 additional authorization from the owner or owner's agent.

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:

- (A) The same company that performs the roof inspection and roof repairs will perform the home inspection on the same property.
- (B) Any repairs that are authorized by the consumer are for the repairs identified in the roofing contractor's roof inspection report and no repairs identified in the home inspection are authorized or allowed as specified in the roof inspection.
- (C) The consumer has the right to seek a second opinion.

NOTICE TO OWNER - LICENSING

"Contractors are required by law to be licensed and regulated by the Contractors State License Board, which has jurisdiction to investigate complaints against contractors if a complaint regarding a patent act or omission is filed within four years of the date of the alleged violation. A complaint regarding a latent act or omission pertaining to structural defects must be filed within 10 years of the date of the alleged violation. Any questions concerning the contractor may be referred to the Registrar, Contractors State License Board, Post Office Box 26000, Sacramento, California 95826.

"State law requires anyone who contracts to do construction work to be licensed by the Contractors State License Board in the license category in which the contractor is going to be working—if the total price of the job is \$500 or more (including labor and materials).

"Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors State License Board may be unable to assist you with a complaint. Your only remedy against an unlicensed contractor may be in civil court, and you may be liable for damages arising out of any injuries to the contractor or his or her employees.

"You may contact the Contractors State License Board to find out if this contractor has a valid license. The Board has complete information on the history of licensed contractors, including any possible suspensions, revocations, judgments, and citations. The Board has offices throughout California. Please check the government pages of the White Pages for the office nearest you or call 1-800-321-CSLB for more information."

AUTHORIZATION AGREEMENT

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NOTICE TO OWNER - MECHANICS LIEN

"Under the California Mechanics' Lien Law, any contractor, subcontractor, laborer, supplier, or other person or entity who helps to improve your property, but is not paid for his or her work or supplies, has a right to place a lien on your home, land, or property where the work was performed and to sue you in court to obtain payment. This means that after a court hearing, your home, land, and property could be sold by a court officer and the proceeds of the sale used to satisfy what you owe. This can happen even if you have paid your contractor in full if the contractor's subcontractors, laborers, or suppliers remain unpaid. To preserve their rights to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are each required to provide you with a document called a "Preliminary Notice." Contractors and laborers who contract with owners directly do not have to provide such notice since you are aware of their existence as an owner. A preliminary notice is not a lien against your property. Its purpose is to notify you of persons or entities that may have a right to file a lien against your property if they are not paid. In order to perfect their lien rights, a contractor, subcontractor, supplier, or laborer must file a mechanics' lien with the county recorder which then becomes a recorded lien against your property. Generally, the maximum time allowed for filing a mechanics' lien against your property is 90 days after substantial completion of your project.

TO INSURE EXTRA PROTECTION FOR YOURSELF AND YOUR PROPERTY, YOU MAY WISH TO TAKE ONE OR MORE OF THE FOLLOWING STEPS:

(1) Require that your contractor supply you with a payment and performance bond (not a license bond), which provides that the bonding company will either complete the project or pay damages up to the amount of the bond. This payment and performance bond as well as a copy of the construction contract should be filed with the county recorder for your further protection. The payment and performance bond will usually cost from 1 to 5 percent of the contract amount depending on the contractor's bonding ability. If a contractor cannot obtain such bonding, it may indicate his or her financial incapacity.

(2) Require that payments be made directly to subcontractors and material suppliers through a joint control. Funding services may be available, for a fee, in your area which will establish voucher or other means of payment to your contractor. These services may also provide you with lien waivers and other forms of protection. Any joint control agreement should include the addendum approved by the registrar.

(3) Issue joint checks for payment, made out to both your contractor and subcontractors or material suppliers involved in the project. The joint checks should be made payable to the persons or entities which send preliminary notices to you. Those persons or entities have indicated that they may have lien rights on your property, therefore you need to protect yourself. This will help to insure that all persons due payment are actually paid.

(4) Upon making payment on any completed phase of the project, and before making any further payments, require your contractor to provide you with unconditional "Waiver and Release" forms signed by each material supplier, subcontractor, and laborer involved in that portion of the work for which payment was made. The statutory lien releases are set forth in exact language in Section 3262 of the Civil Code. Most stationery stores will sell the "Waiver and Release" forms if your contractor does not have them. The material suppliers, subcontractors, and laborers that you obtain releases from are those persons or entities who have filed preliminary notices with you. If you are not certain of the material suppliers, subcontractors, and laborers working on your project, you may obtain a list from your contractor. On projects involving improvements to a single-family residence or a duplex owned by the individuals, the persons signing these releases lose the right to file a mechanics' lien claim against your property. In other types of construction, this protection may still be important, but may not be as complete. To protect yourself under this option, you must be certain that all material suppliers, subcontractors, and laborers have signed the "Waiver and Release" form. If a mechanics' lien has been filed against your property, it can only be voluntarily released by a recorded "Release of Mechanics' Lien" signed by the person or entity that filed the mechanics' lien against your property unless the lawsuit to enforce the lien was not timely filed. You should not make any final payments until any and all such liens are removed. You should consult an attorney if a lien is filed against your property."

AUTHORIZATION AGREEMENT

11 S. Circle Drive, Santa Cruz

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

NOTICE TO OWNER - LEAK-FREE WARRANTY

HomeGuard warrants roof components, designed as such, to be free of readily apparent defects. If leakage should occur due to a readily apparent defect, HomeGuard will repair the covered roof components at no charge within thirty (30) days of notification. The exceptions and exclusions from the terms of this warranty are as follows:

1. HomeGuard Incorporated is not responsible for any interior or exterior damage caused by any leak that may develop.
2. HomeGuard Incorporated is not responsible for removal of standing water after roof work has been completed.
3. HomeGuard Incorporated is not responsible for leaks caused by vandalism, work performed by others, or acts of God.
4. HomeGuard Incorporated is not responsible for leaks caused by accumulated debris on the roof.
5. HomeGuard Incorporated is not responsible for leaks in gutter systems, sidewalls or roof area under solar systems unless specifically warranted in the repair contract.
6. HomeGuard Incorporated is not responsible for leaks that are the result of inadequate protection caused by the original manufacturer's specifications.

At no time does HomeGuard Inc. warrant the performance and/or condition of the following: proprietary roofing systems, metal/metallic roofing systems, deck coatings, corrugated roof covers, patio covers, patio decks, internal roof components, tar and gravel roofs, exterior structural components, or roof slopes under 2:12.

Claims under this warranty must be reported to HomeGuard Incorporated within three (3) days of the discovery of the leak.

The minimum service charge for any work is \$250. HomeGuard Incorporated will certify the roof to be leak-free for a period of 1 year after the corrective repairs noted below have been performed by HomeGuard.

Corrective items:

\$2,895.00

Items 1, 2, 3, 4, 5, 6, 8, 9, 12, 13

AUTHORIZATION AGREEMENT

11 S. Circle Drive, Santa Cruz

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OWNER OR OWNERS AGENT DATE BY: _____, HomeGuard Incorporated

X _____ ESCROW OFFICER: _____

Print Name _____ ESCROW PHONE NO: _____

X _____ ESCROW CO/NO: _____

Print Name _____

Name of person providing access _____ Phone Number _____

PLEASE BE SURE TO SIGN AND SEND ALL PAGES



Invoice Date: 4/9/2018

Invoice No: LIV574801R

Invoice

Bill To:		
Claudia Caspillo Fidelity National Title 1707 S. Bascom Ave Campbell, CA 95008		
Property Information:		
Address:	11 S. Circle Drive Santa Cruz CA, 95060	
Report No.	447295	
Escrow No.	4031800337	
Billing Information:		
Inspection:	4/9/2018 Complete	\$0.00
Notice of Completion:		\$0.00
Other:		\$0.00
Total Due:		\$0.00

DUE UPON RECEIPT - Please remit to: 510 Madera Ave., San Jose, CA 95112

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

**ACKNOWLEDGMENT
OF REPAIRS
11 S CIRCLE DRIVE
SANTA CRUZ, CA 95060**

ACKNOWLEDGMENT

This acknowledgment is here made part to the Residential Purchase Contract Agreement, dated May 7, 2018 between the Seller, Ross Elite Realty Group, LLC and the Buyers, _____

Sellers and Buyers hereby acknowledge that the following repairs were performed by Patricio Morales' Services, PH: 831-740-2343. The repairs were done after the HomeGuard's Inspections dated, April 9, 2018.

ITEM 1- REFERENCE TO HOMEGUARD ROOF REPORT

Item 2 pg.1- Sealed exposed fasteners

Item 3 pg.1- Sealed the plumbing jack flashing.

Item 7 pg.2- Trimmed all tree branches overhanging the roof surface

Item 8 pg.2- Integrated the roof to wall flashing into the roof system

Item 9 pg.2- Repaired the eaves

Item 10 pg.2- Repaired and installed new gutters.

Item 11 pg.2- Cleaned debris in the gutter system.

Item 12 pg.2- Replaced corroded chimney flashings

Item 13 pg.2- Replaced damaged shingles

ITEM 3- REFERENCE TO HOME INSPECTION REPORT

Item 5 pg.4- Installed new downspout at the front gutter

Item 7 pg.4- Installed a new automatic closing door mechanism between the garage's door to the house.

Item 9 pg.5- Replaced new basement door

Item 13 pg.6 – Replaced new garage door /backyard

**ACKNOWLEDGMENT
CONTINUATION PAGE 2
11 S CIRCLE DRIVE
SANTA CRUZ, CA 95060**

Item 3 pg.18 – Installed faucet in the hallway bathroom shower

ADDITIONLA REPAIRS PERFORMED BY SELLER

1. Painted front door
2. Painted garage door/laundry room
3. Painted garage's side wall
4. Mounted light and garage switch on the side garage's wall
5. Front yard maintenance
6. Replaced new basement door
7. Replaced new side garage door
8. Installed shower faucet /hallway's bathroom
9. Installed new downspout at the front gutter
10. Fixed the edge of first step on stairs from laundry room to garage

SELLER: _____
Ross Elite Realty Group, LLC.
Managing Member

DATE: _____

BUYER: _____
Buyer

DATE: _____

BUYER: _____
Buyer

DATE: _____

