



RECEIPT FOR REPORTS No. 1
(C.A.R. Form RFR, Revised 12/21)

In accordance with the terms and conditions of the Purchase Agreement OR Other _____
dated September 21, 2023, on property known
as 1325-1327 5th Ave., Chula Vista, CA 91911 ("Property"),
between Shakiyia Lavonte Suggs, Terressa Davilmar ("Buyer")
and Islander Properties, LLC. ("Seller").

1. **ACKNOWLEDGEMENT OF RECEIPT:** Buyer acknowledges receipt of the report(s), document(s), inspection report(s) disclosure(s), proposal(s), estimate(s), or invoices(s) ("Reports") checked below. Unless otherwise specified in paragraph 6, Buyer acknowledges being able to access any and all Reports delivered via a link.
2. **REPORTS NOT VERIFIED BY BROKER OR SELLER:** Broker and Seller have not verified the representations in such Reports and make no representation themselves regarding the adequacy and completeness of such Reports or the performance of the person conducting such inspections or preparing the Reports.
3. **BUYER OWN INVESTIGATIONS:** Any Reports not ordered by Buyer should not be considered as a substitute for Buyer obtaining their own inspections and Reports covering the same items and any other matter affecting the value and desirability of the Property.

4. LIST OF REPORTS ORDERED BY BUYER OR SELLER FOR THIS TRANSACTION:

<u>Report, Document or Disclosure</u>	<u>Delivered via Link</u>	<u>Prepared By</u>	<u>Dated</u>
A. <input type="checkbox"/> Wood Destroying Pest Inspection	<input type="checkbox"/>	_____	_____
B. <input type="checkbox"/> Home Inspection Report	<input type="checkbox"/>	_____	_____
C. <input type="checkbox"/> Title: Preliminary Report	<input type="checkbox"/>	_____	_____
D. <input type="checkbox"/> Roof Inspection	<input type="checkbox"/>	_____	_____
E. <input type="checkbox"/> Sewer Lateral Report	<input type="checkbox"/>	_____	_____
F. <input type="checkbox"/> Natural Hazard Disclosure Report	<input type="checkbox"/>	_____	_____
G. <input type="checkbox"/> Domestic Well Test	<input type="checkbox"/>	_____	_____
H. <input type="checkbox"/> Septic/Private Sewage Inspection	<input type="checkbox"/>	_____	_____
I. <input type="checkbox"/> HVAC Inspection	<input type="checkbox"/>	_____	_____
J. <input type="checkbox"/> Government Inspection or Report	<input type="checkbox"/>	_____	_____
K. <input type="checkbox"/> Statutory Condominium/Planned Development Disclosures (Civil Code § 4525)	<input type="checkbox"/>	_____	_____
L. <input type="checkbox"/> Contractual Condominium/Planned Development Disclosures	<input type="checkbox"/>	_____	_____
M. <input type="checkbox"/> Lease Documents	<input type="checkbox"/>	_____	_____
N. <input type="checkbox"/> Tenant Estoppel Certificates	<input type="checkbox"/>	_____	_____
O. <input type="checkbox"/> <u>Footing Inspection Report</u>	<input type="checkbox"/>	<u>Applied Consultants</u>	<u>10/27/2022</u>
P. <input type="checkbox"/> <u>Stem Wall and Footing Detail</u>	<input type="checkbox"/>	<u>Applied Consultants</u>	<u>11/09/2020</u>
Q. <input type="checkbox"/> <u>Site Visual Investigation & Report</u>	<input type="checkbox"/>	<u>Applied Consultants</u>	<u>10/28/2022</u>
R. <input type="checkbox"/> <u>5th Ave. JADU Plans</u>	<input type="checkbox"/>	<u>A M Drafting and Design</u>	<u>07/18/2023</u>



5. LIST OF REPORTS FROM PREVIOUS TRANSACTIONS: The following Reports are being provided by Seller from previous transactions, and unless otherwise disclosed or noted, Seller has not verified the information and has no further knowledge regarding such Reports. Such Reports may not have been updated or reflect the current condition of the Property.

**Report, Document or Disclosure
From Previous Transactions**

Delivered via Link

Prepared By

Dated

A.	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	_____
B.	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	_____
C.	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	_____
D.	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	_____
E.	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	_____
F.	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	_____
G.	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	_____

6. REPORTS DELIVERED VIA LINK: For all Reports identified by a check below, Buyer is unable or unwilling to open the link, is unable to download the documents in the link, or prefers to receive the documents directly rather than via a link.

- A. All Reports Delivered via link.
- B. _____
- C. _____

7. ADDITIONAL INVESTIGATION RECOMMENDATIONS: If any of the above reports recommends Buyer obtain additional investigations, you should contact qualified experts to determine if such additional investigations are necessary. If you do not do so, you are acting against Broker's Advice.

8. REPORTS PREPARED FOR PERSONS OTHER THAN BUYER: Buyer has been advised that if Buyer receives any Report that has not been ordered by Buyer (whether prepared by or for Seller or others), Buyer may have no recourse against the preparer of the report for any errors, inaccuracies or missing information. Buyer is advised to check with the preparer of any Report to determine if preparer will offer Buyer such recourse.


Buyer **Shakiyia Lavonte Suggs**

Date

Buyer **Terressa Davilmar**

Date

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525 South Virgil Avenue, Los Angeles, California 90020





October 27, 2022

1941-A Friendship Drive
El Cajon, CA 92020
TEL (619) 258-9000
www.applied-consultants.com

Islander Properties. LLC
Mr. William McAnry
cmckanry@gmail.com

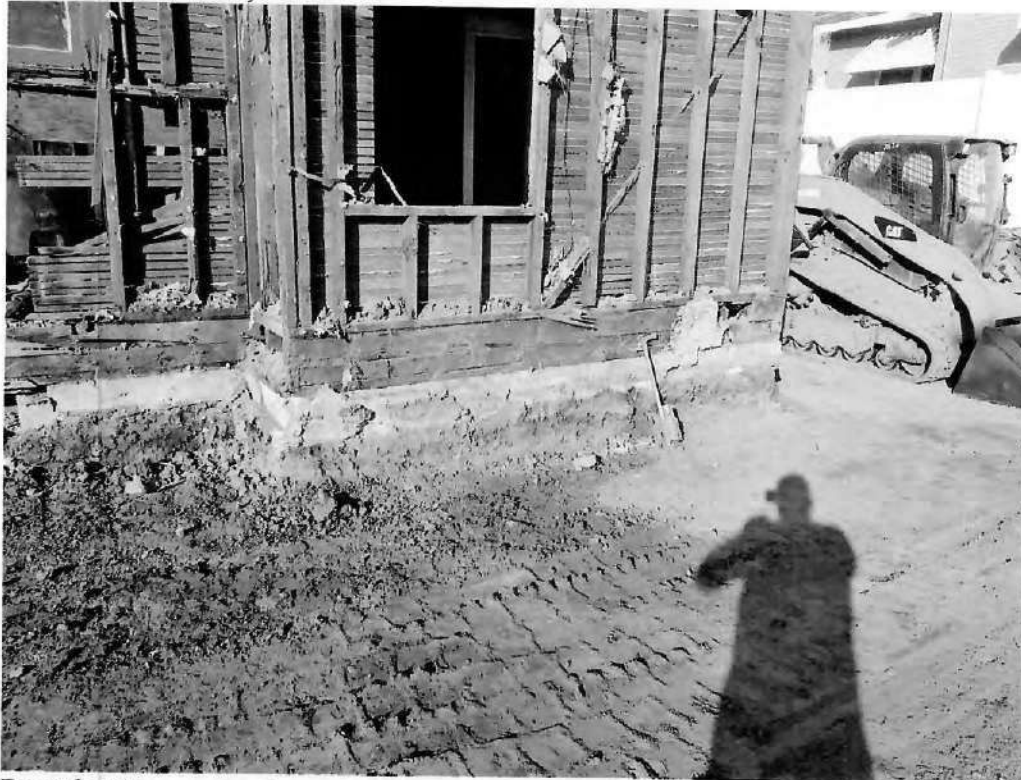
Subject: Site Investigation Report for the Subject Property Located at 1327 5th Avenue, Chula Vista, CA 91911.

Dear Mr. Mcanry:

In accordance with your request, we have inspected the residence located at the above-mentioned address. The purpose of our investigation was to size footings for the exposed stem wall foundation. A registered civil engineer from our firm inspected this residence on October 26, 2022, and noted the following:

1. For the purposes of this report the front residence faces west.
2. The foundation system of the residence consists of a perimeter stem wall with isolated interior post and pier system. The footings of the stem wall were exposed on the east and north sides of the residence when an excavation was made as part of the grading for room addition to the residence. The existing footings of the exposed stem walls are approximately 6" deep and 8" wide.
3. Drainage at the subject property is poor to moderate and will require some mitigation.

Photos October 27, 2022



Rear footing exposed



North side footing exposed



Photo showing pipes supporting interior wall of a residence

CONCLUSIONS

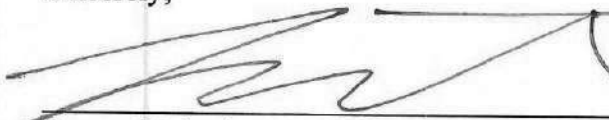
1. The existing footings are currently not sufficient to bear the loads of the single-story structure.

RECOMMENDATIONS

1. An extended footing shall be added to the existing footings that conforms to the attached detail.
2. Jacks shall be placed beneath the existing footing at 6' on center for support. The jacks shall be poured into the footing. If pipes are to be substituted – 2" Thick-walled steel pipe shall be used. This pipe can be purchased at sprinkler supply outlets.

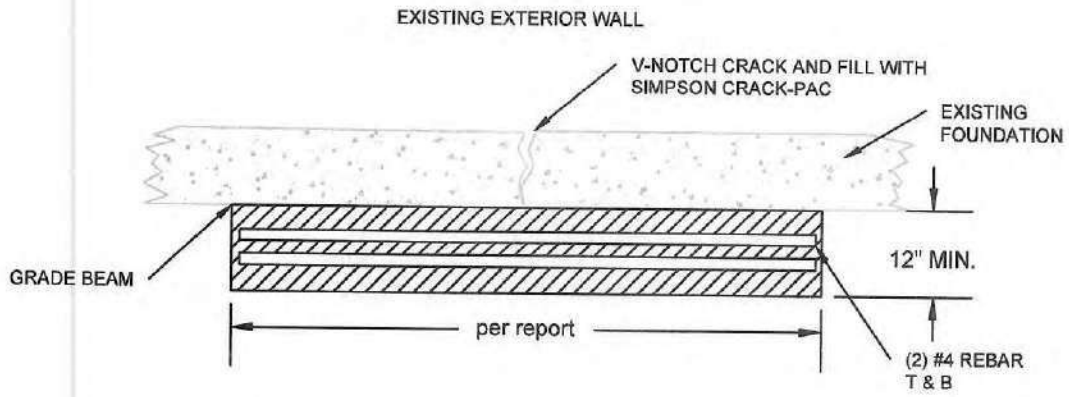
The opportunity to prepare this report is greatly appreciated. If you have any questions please feel free to call our office at (619) 258-9000.

Sincerely,

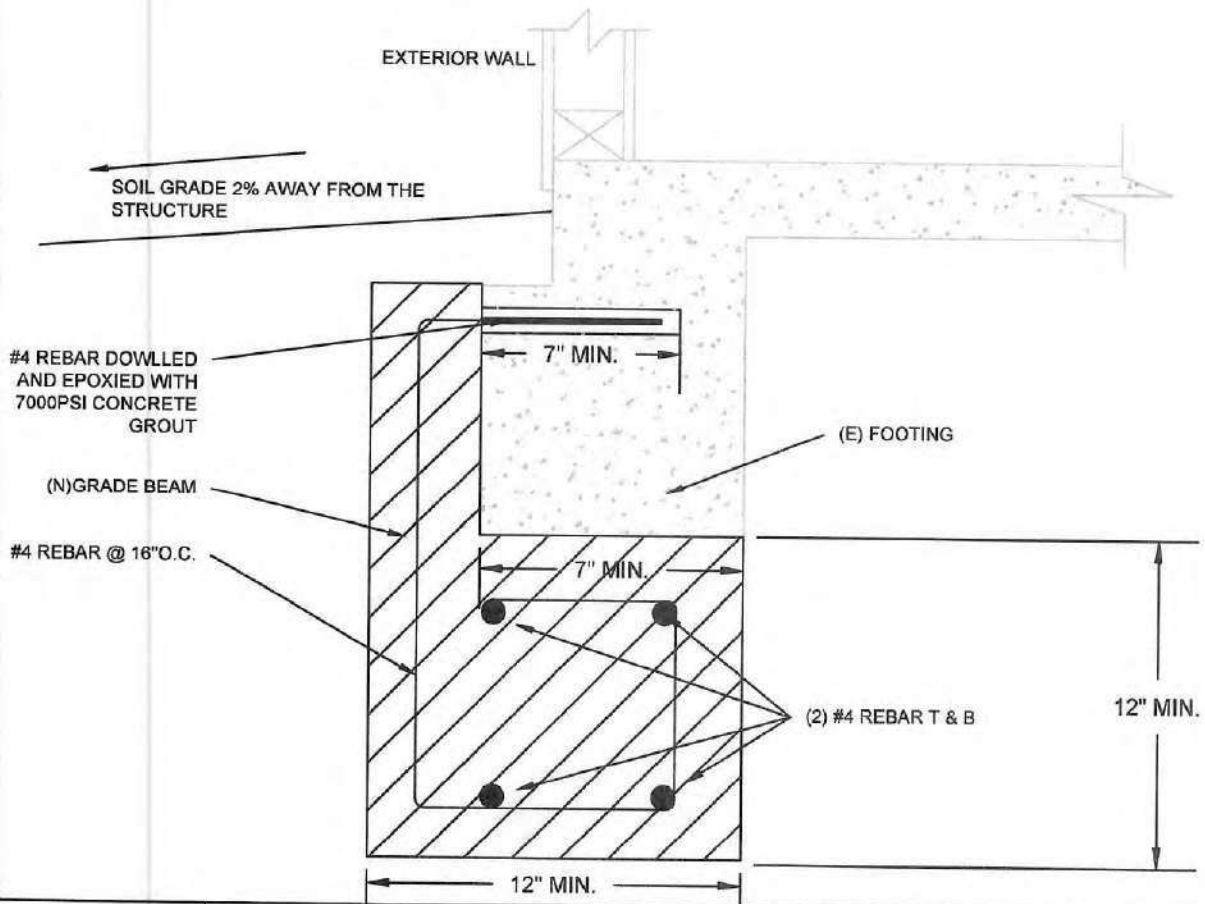

Bernard J. Luther RCE 63653, CEG 1356
CEO



FRONT VIEW



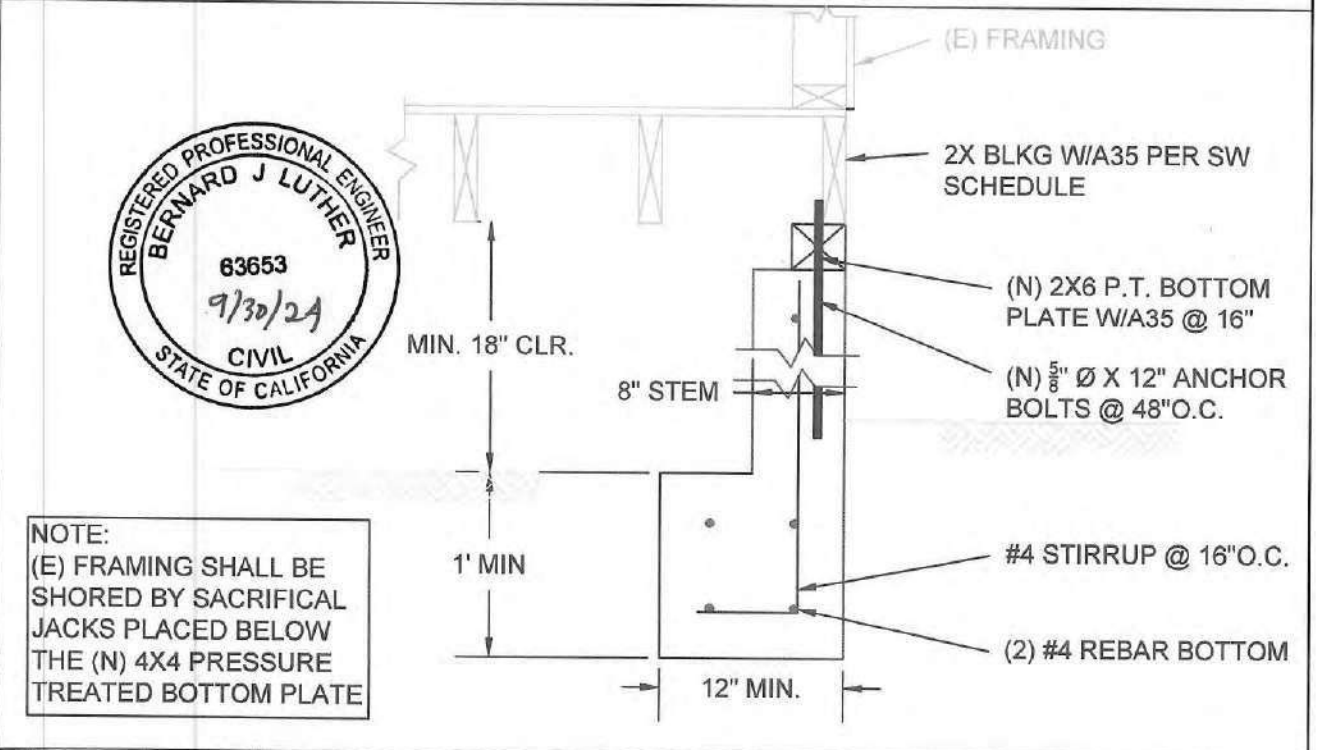
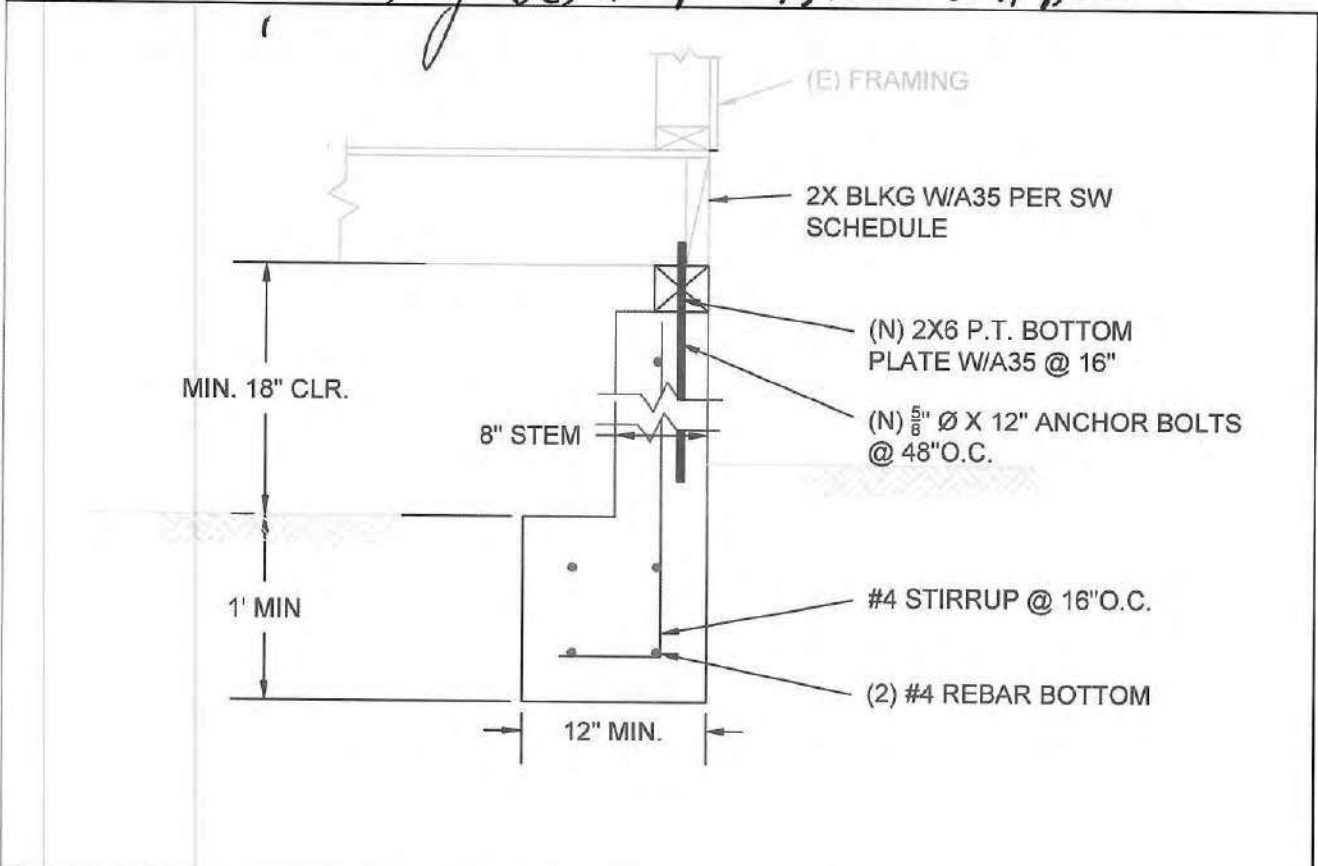
SIDE VIEW



DETAIL: GRADE BEAM

**DATE: 6/24/2020
DRAWN BY: JED**

stem wall & footing detail for 1327 5th Avenue C.V. CA 91911



NOTE:
 (E) FRAMING SHALL BE SHORED BY SACRIFICIAL JACKS PLACED BELOW THE (N) 4X4 PRESSURE TREATED BOTTOM PLATE



(N) STEM WALL + FTG TO (E) FRAMING

DATE: 11/9/2020
 Drawn By: JED

Applied Consultants

1941-A Friendship Dr
El Cajon, CA 92020
joshua@applied-consultants.com



INVOICE

BILL TO

SD1386.22 1327 5th Avenue
Coronado, CA

INVOICE # 3629

DATE 10/28/2022

DUE DATE 10/28/2022

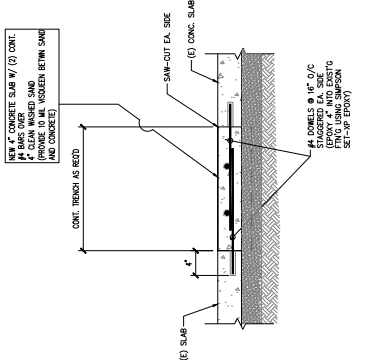
TERMS Due on receipt

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
10/28/2022	Fixed Fee	Site visual Investigation and Report	1	675.00	675.00

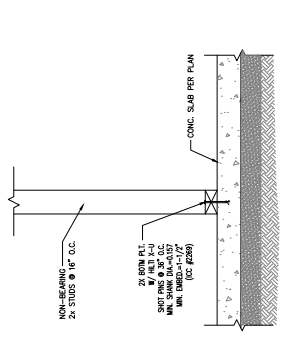
PAID

PAYMENT
BALANCE DUE

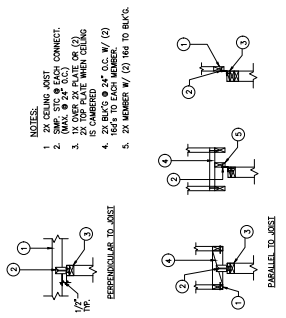
675.00
\$0.00



1
SLAB ON GRADE TRENCH REPAIR DETAIL



2
NON-BEARING WALL TO CONCRETE SLAB



3
TYPICAL FRAMING TO NON-BEARING WALLS

REVISIONS

DATE: _____
DESIGNER: _____



PROJECT NAME: _____

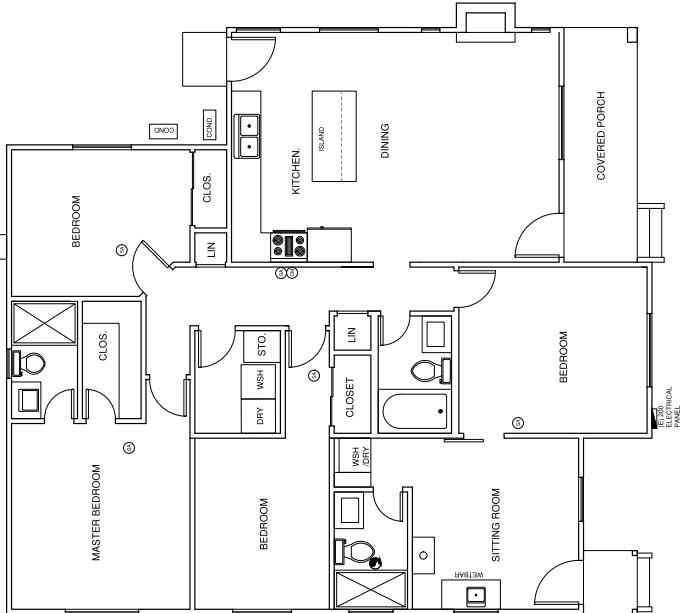
5TH AVE. JADU PROJECT

PROJECT ADDRESS:
1327 5TH AVENUE
OAKLAND, CA 94612

SHEET
A2
FLOOR PLAN

FLOOR PLAN WALL LEGEND

---	EXISTING WALL TO BE REMOVED 2# @ 16\"/>
---	EXISTING WALL TO BE REMOVED 2# @ 16\"/>
---	EXISTING WALL TO BE REMOVED 2# @ 16\"/>



EXISTING FLOOR PLAN
SCALE: 1/8\"/>

REVISIONS	
△	
△	
△	
△	
△	
△	
△	
△	
△	

DATE: _____
 DESIGNER: _____



PROJECT NAME:
5TH AVE. JADU PROJECT

GA FILE NO. WP 3240	PROPRIETARY*	1 HOUR FIRE	50 to 54 FSTC SOUND
<p>GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL FIBER INSULATION, WOOD STUDS</p> <p>Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" o.c. attached at right angles to the OTHER SIDE of 2 x 4 wood studs. One layer of 5/8" gypsum wallboard or gypsum veneer base applied parallel to channels with 1" Type S drywall screws 12" o.c. End joints backblocked with resilient channels. 3" mineral fiber insulation, 2.0 or 2.3 pcf, in stud space.</p> <p>OPPOSITE SIDE: One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 1 1/4" Type W drywall screws 12" o.c. and open vertical joints staggered 48" on opposite sides. Sound tested with studs 16" o.c. and open vertical joints staggered 48" on opposite sides. Insulation blankets toward resilient channels-side of stud space. (LOAD-BEARING)</p> <p>United States Gypsum Company PROPRIETARY GYPSUM BOARD 1/2" SHEETROCK® Brand FIRECODE® C Core Gypsum Panels</p>			
<p>Thickness: 5/8" Approx. Weight: 7 psf File Test: 94, R131343, 94, 129; U.L.C. Design U311; U.L.C. Design U311 Field Sound Test: BBN 769803, 9-17-76</p>			

FIRE & SOUND RATED WALL

SECTION 1

SECTION 2



PROJECT ADDRESS:
 1327 5TH AVENUE
 CHULA VISTA, CA 91911

SHEET
A4
 SECTIONS

ALL DESIGN, TEXT AND ANNOTATIONS ARE PREPARED BY THESE ENGINEERS AND SHALL BE REFERENCED TO THE ORIGINAL SET AND SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED. REPRODUCTION, REVISION OR CHANGE OF ANY PART OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF AUBREY DUNN ARCHITECTS IS PROHIBITED. THESE WALLS ARE BASED ON INFORMATION PROVIDED BY THE MANUFACTURER OF THE PRODUCTS AND MATERIALS SPECIFIED. THE ENGINEER HAS NOT CONDUCTED FIELD VERIFICATION OF THE CONSTRUCTION OF ANY OF THE PRODUCTS OR MATERIALS SPECIFIED. THE ENGINEER HAS NOT CONDUCTED FIELD VERIFICATION OF THE CONSTRUCTION OF ANY OF THE PRODUCTS OR MATERIALS SPECIFIED. THE ENGINEER HAS NOT CONDUCTED FIELD VERIFICATION OF THE CONSTRUCTION OF ANY OF THE PRODUCTS OR MATERIALS SPECIFIED.

BUILDING ENERGY ANALYSIS REPORT

PROJECT:
CONVERT EXISTING BEDROOM TO JADU
1327 5TH AVE.,
CHULA VISTA, CA 91911

Project Designer:
A M Drafting & Design

619-250-5884

Prepared by:
JOSEPH ZHANG
J.S. ENGINEERING, INC.
410 S. SAN GABRIEL BLVD. #8
SAN GABRIEL, CA 91776
626-497-0558

Job Number:
230719

Date:
7/2/2023

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RESIDENTIAL MEASURES SUMMARY

Table with columns: Measure ID, Measure Name, Status, and Details. Includes sections for INSULATION, FINISHES, and HVAC SYSTEMS.

2022 Single-Family Residential Mandatory Requirements Summary

Table with columns: Measure ID, Measure Name, Status, and Details. Lists various energy efficiency measures and their compliance status.

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Project: CONVERT EXISTING BEDROOM TO JADU
Address: 1327 5TH AVE., CHULA VISTA, CA. 91911
Stamp: T-24-1
Date: 07/19/2023
Job#: 230719
Project: J.S. ENGINEERING, INC.
HVA, PLUMBING, ELECTRICAL & INDUSTRIAL
410 S. SAN GABRIEL BLVD. #8 T6: (626)-497-0558
SAN GABRIEL, CA 91776

