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Disclosure Review: Berkeley home (address redacted)

Based on 79 documents and 79 findings · data as of Aug 24, 11:56 AM
Prepared September 1, 2026

A 1924 Berkeley single family with a genuinely serious foundation and structural termite picture, an outdated electrical system, and several city compliance items the buyer is being asked to inherit. The roof over the main house and the sewer lateral are both recently done, which meaningfully offsets the structural exposure.

NEEDS ATTENTION

Active termite damage, dry rot, and a deteriorated mudsill point to a foundation that needs real work, not patching. Reports describe crumbling sections on faulty grade, an under-supported floor joist, and a front porch rebuild tied to termite and moisture damage at the entry. Documented bids total (termite treatment $1,670, foundation mudsill replacement $15,000, beetle-damaged framing repair $3,500); the crumbling foundation section, porch rebuild, and additional subarea dry rot are not yet bid and are estimated to add another.

The electrical system is original and outdated throughout. Federal Pacific panels (a known fire-risk brand) serve an undersized 50-70 amp service against the 100 amp current standard, and ungrounded knob-and-tube wiring remains in active use with abandoned splices in the crawlspace. This needs a full electrician's evaluation before contingencies come off; a panel/service upgrade and partial or full rewire is a realistic scope.

The flat tar-and-gravel roof section over the rear addition is dried, cracked, and nearing the end of its service life, distinct from the main asphalt shingle roof replaced in 2021. Pooling water and blocked drains were noted; get a roofing quote before relying on current lack of active leaks.

Two city obligations transfer to the buyer at close. The BESO energy compliance requirement carries a $2,500 buyer deposit toward a city-held fund, with qualifying upgrades due within 2 years or the deposit is forfeited; separately, addendum language describes the sewer lateral as not yet compliant even though a 2017 permit and certificate valid through 2037 appear elsewhere in the packet. Confirm with escrow which document controls before assuming any lateral deposit is owed.

WORTH NOTING

Multiple termite and pest reports price overlapping dry rot and active termite/beetle repairs across the rear door, roof fascia and barge rafter, front porch framing, subfloor, and toilets needing reset. Combined documented bids run (rear door $980, Section 1 corrective work $3,425, roof framing $3,175, porch/subfloor framing $4,200, toilets $515, active termite treatment $2,850, plus other line items). Get the full underlying termite reports to confirm no double-counted scope.

A kitchen faucet is shut off due to a drip, a tub stopper is broken, and the main water supply line from the street is galvanized steel prone to internal corrosion. None are urgent, but budget for repair and eventual line replacement.

Cracked and uneven concrete is present at the front and back sidewalks, the driveway, and backyard walkways. These are trip-hazard and cosmetic repairs rather than structural concerns.

Original wood floors show wear and unevenness, the kitchen quartz countertop is cracked, vinyl siding is damaged at several exterior sections, and a handful of minor interior items (doorknob, trim, HVAC grate) round out the punch list. These are discretionary cosmetic upgrades the buyer would take on over time.

Deferred maintenance clusters around the fireplace and mechanical systems: the fireplace and chimney need clearing before use (painted firebox, missing ash door, no spark arrestor, cracked crown), plus a non-functioning furnace condensate pump and unverified sump pumps. Have a chimney specialist and HVAC tech clear these before use.

Title shows a first deed of trust, a state tax lien, and six HUD-related deeds of trust against the seller, plus a possibly unresolved FTB lien and a mortgage partial claim. All must be paid off and reconveyed before clear title passes; confirm payoff demands are recorded with escrow before removing contingencies.

LOOKS GOOD

The main roof (asphalt shingle plus attached torch-down flat section) was fully torn off and replaced under permit in 2021 for and the home inspector confirmed it as serviceable with no leaks. That typically $15K-$30K job is done and transfers to you, subject to confirming the permit was finaled.

The sewer lateral was replaced under permit in 2017, passed City final inspection, and carries a compliance certificate valid through January 2037. Usually a job when a lateral needs replacing, not needed here.

Windows throughout are already double-pane with low-E glass, with no improvement recommended. This avoids the whole-house window replacement often needed in a 1924 home, typically well into the tens of thousands.

No active termite infestation was found in the areas the pest inspector could access. This clearance is partial (subarea, deck substructure, and attic remained inaccessible), so it should not be read as a full-property clearance.

TOTAL REPAIR BUDGET

Repair and upgrade figures only, not closing costs and not transfer taxes.

1. Short term (safety, habitability, active damage): about $15K. Covers: Foundation mudsill decay requiring foundation replacement. This is the money that should move before or immediately after close, and it is dominated by structural and electrical scope that is only partly bid so far.
2. Long term (real repairs, schedulable): about $22.5K. Covers: Active subterranean termite activity in subarea; Fungus and dryrot damage at multiple subarea and roof-eave locations; Loose toilets in primary and hall bathrooms; Fungus/dryrot damage at roof fascia, sheathing and barge rafter, and 5 more. This range covers real repairs that can be scheduled rather than rushed, though several figures are still estimates pending contractor quotes.
3. Cosmetic and optional (your choice, not required): none priced.
4. Needs a quote: 37 items, no price yet. These items lack pricing because they depend on a title payoff process and a document conflict that need to be settled rather than quoted.
5. A $2,500 BESO deposit is due from the buyer at close; the sewer lateral deposit language in the addendum appears superseded by the 2017 certificate but should be confirmed with escrow.

Repair now (short and long term): $37.5K to $37.5K

Repair later (cosmetic and optional): none priced

All-in working range if every item eventually lands on the buyer, with the structural and electrical work the realistic first-year priority and the cosmetic list a slower-moving tail; none of this is a dealbreaker, but it shapes the price conversation. Minimum repairs needed: at least $37.5K.

Sources: Home inspection, Transfer Disclosure Statement, Seller Property Questionnaire, Termite report, Natural hazard disclosure, Contractor quotes, and 53 more documents