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August 1, 2018

Robert Zlatic
937 North Idaho Street
San Mateo, CA 94401

Client: Robert Zlatic
Address: 937 & 939 North Idaho Street
San Mateo, CA 94401
Job #: 138169

To Whom It May Concern,

PCA Consulting Group perform a general inspection of the buildings at 937 & 939 North Idaho Street, San Mateo, CA 94401 on Wednesday, July 25, 2018. Below is a general description of the construction type and status of the renovation at the time of the inspection. PCA Consulting Group is a licensed contractor (license #655661) with a B – General Building classification.

General Property Info: The property consists of two separate buildings. 937 North Idaho Street is located toward the front of the parcel and viewable from the street. 939 North Idaho Street is located at the back of the parcel and has right of way access along the left side of the property.

Foundation: Both buildings have raised poured concrete foundations. The foundation was fully visible, and no cracks or movement were noted in the foundation. The Both foundations are in serviceable condition.

Structure: Both buildings are stick frame construction and in serviceable condition. Both buildings are properly bolted to the foundation. Seismic upgrades have been installed to 937 North Idaho Street and appear adequate and installed professionally.

Roof: Both roofs are a flat with a built-up (a.k.a. tar and gravel) style roof surface. Not leaks or defects were noted in the roof surfaces and they appear to be in serviceable condition. There was not access to the attic or roof structure.

Plumbing: The plumbing systems ~~was~~ were fully roughed in at the time of this inspection. The water heaters for both buildings were installed with proper seismic strapping and are less than 3 years old. Neither water heater ~~was~~ were connected to the gas supply system and could not be tested. The owner stated that the plumbing for both buildings had passed the rough inspection with the city

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building department. The water supply, gas utility supply, and waste piping appear to be installed professionally and are in serviceable condition.

Electrical: The electrical system was fully roughed in at the time of this inspection. 100 AMP main disconnects were installed for both building electrical service entrances. The owner stated that the electrical system for both buildings had passed the rough inspection with the city and building department

Heating System: Both buildings were heated ~~ing~~ by a newly installed, high efficiency forced air units. Neither unit had been connected to the gas supply and could not be tested. Each unit appears to have been installed professionally and are in serviceable condition.

Interior: The interior of both buildings had been fully drywalled. The owner stated that each building was awaiting drywall inspection before applying joint compound.

The general assessment of the overall construction appears to be professional and up to the standards of good workmanship. If there are any additional questions, please contact us at (415) 771-8877.

Sincerely,

A handwritten signature in blue ink that reads "Bob Emmett". The signature is stylized with a long horizontal line extending from the end of the name.

Bob Emmett
Project Manager