

AIR DESIGN GROUP

801 MAHLER ROAD SUITE 106 BURLINGAME CA 94010-1609

ARCHITECTURE and PLANNING

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SERIAL : 17.0804
Date : 10 August 2018
Project : PROPOSED TWO-UNIT CONDOMINIUM CONVERSION
Location : 526- 528 CLAREMONT STREET SAN MATEO CA
Owner : DANNY MEREDITH
 528 Claremont Street
 San Mateo CA 94401

PROPERTY REPORT DETAILING CONDITION

The following report was prepared in conjunction with site visits and structural drawings of the existing dwellings located at 526-528 North Claremont Street, San Mateo Ca 94401.

All information is verifiable with the exception of elements buried, encased in sheetrock, stucco or other sheathing and inaccessible areas.

Foundation:

#526 (Front Unit): Has a concrete perimeter foundation with a basement, partial cripple wall and multi pier system. The Sill, piers and crossbeams consist of solid Redwood. There is no evidence of bolts or hold downs adjoining the Sill Plate and concrete at perimeter. (Upgrade recommended)
 The crawl space is well vented and acceptable clearance between grade and subfloor exists. The structure is sound and shows no evidence of cracks or movement.

#528 (Rear Unit): Reinforced concrete perimeter is bolted and sound. No cracks or signs of movement are present. (No recommendations at this time)

The crawl space is well vented and has minimum acceptable clearance between grade and subfloor system. There is no evidence of mold, wood rot and or infestation to indicate a future deterioration issue.

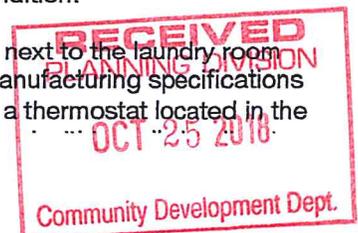
Mechanical:

#526: A gravity Furnace of an unknown manufacturer exists in the basement and is in working condition. (Recommend replacement) A more efficient unit would be advised in the future. Although, this report can not verify the efficiency of this unit compared to an updated model for a structure this size. The unit is properly vented with ducting system supplying warm air to registers in all rooms above. A 50 gallon (Gas) *Water heater is also located in the basement. It is fully functional and appears to be recently new. All earthquake proof straps are visible and proper venting is evident.
 No Air Conditioner.

#528: *Furnace located in attic area, accessible by pulldown ladder. The unit is a Carrier* single-stage, gas furnace with up to 80% AFUE heat efficiency and capabilities of 40,000-132,000 Btu/h. It shows a manufacturers date of May 2006. The unit is properly vented and supplies several rooms below through a ducting system. An air conditioning unit is attached. The Furnace is working and appears to be in very good condition.(No recommendations)

A *Tankless Water-heater is located on the North wall exterior at laundry room door. It shows a manufacturers date of 2006. The Unit is properly installed and in working condition.
 (no recommendations)

A Dual fan *Air Conditioning Unit is located at the North side of the structure next to the laundry room side door. The manufacturer is *Quiet side, with no distinctive markings or manufacturing specifications visible. This AC unit is in working condition and fully functional. Activated by a thermostat located in the



common hall of dwelling. Configuration of supply lines and ducting are encased within walls leading to attic above. All connections appear to be within applicable building codes and standards.

Electrical:

* Power supply to both units via Weather Head drop located at North, front side of structure. Cutler-Hammer 200 Amp Box #1MP2122R, 120/240 VAC/VCA with isolated smart meters 240V each. Unit is tagged for drop by City of San Mateo 2006.

#526: Structure contains a combination of Romex and Knob & Tube wiring. A breaker box is located in common hallway, had replaced a fuse box under permit in 2005. Breaker box is #G1224L1125, 120/240 V, 60 HZ, rated 125A Maximum. All plugs, switches and breakers are working and responsive. GFCI are located in necessary locations and no code violations are evident. Knob and tube wiring is in good condition however, replacement at a later date is recommended.

#528: Structure was built in 2006-7 and contains Romex wiring. Breaker box is: #LC4040L1200, 120/240 V, 60 HZ, Rated 200A Maximum. All Plugs and switches are functional and breakers are responsive. GFCI plugs are located in appropriate areas and no sign of code violation is relevant. (No recommendations)

Exterior lighting is abundant and two mini transformers are located at the rear of the structure. A weather proof receptacle cover has been added. The system is functional and uses low impact LED bulbs. All exterior lighting is on timers or motion sensors for energy efficiency.

Plumbing:

#526: Plumbing in front unit was updated in 2005, under permit. It consists of cast iron waste ,drain and vents with all copper supply lines . The 4" cast iron Sewer line was replaced from within structure to curb at time of permit. All faucets and drains are functional and absent of defect. Toilets are in good condition and fully functional with no log or leaking visible.

#528: Structure was built in 2006-7 and contains PVC Waste drains and vents. All supply lines are copper and fully functional. The Sewer (4" PVC) line runs from the North side of the building at Kitchen window to the front of the property , Where a "Y" connects to the existing and runs to the curb .There were no defects to be found in the rear structure and (no recommendations are necessary).

Gas:

Both dwellings have independent gas meters, located under the kitchen window of front unit. City tag is evident, dated 2006.

#526: Gas supply line was replaced in 2005 and is fully functional with no defects.(Permitted)

#528: Gas supply line was installed during build in 2006-7.(Permitted)

Structural:

#526: The front structure is composed of 2" X 4" Redwood studs, 6" x 6" or 4" X 6" redwood post/beams and 2" X 12" joists. The framing is in excellent condition and exceeds current building code standards. The interior walls are Lath and plaster and the exterior is stucco over Shiplap siding. Both appear to be in very good condition. (further insulation recommended in attic)

#528: The structure built in 2006-7, current building code standards applied. The framing is 2" X 4" Studs with 2" X 12" and 2" X 6" subfloor/ceiling, 4" X 4" piers, all Doug fir. 1/2 " CDX/OSB sheathing, 5/8" sheet rock, and three coat stucco system. No defects were found at time of inspection. (No recommendations to this structure)

* Further detail regarding this section can be seen in the engineering/structural report attached.

* All permits have been completed and signed off. This information can be provided upon request.

IZMIRIAN

ROOFING AND SHEET METAL

229 S. Railroad Avenue • San Mateo, CA • 94401-3398 • Tel: (650) 342-3200 • Fax: (650) 342-6157
October 18, 2018

Danny Meredith
526 N Claremont Street
San Mateo, CA 94401

PHO # 520-9699
dmeredith66@comcast.net

RE: Roof inspection @ 526 North Claremont Street, San Mateo

I performed a visual roof top inspection on the above property on October 17, 2018 and report as follows:

The roof on the house consists of composition shingles and appears to be approximately 15 years old.

During the inspection I noted the following items should be addressed:

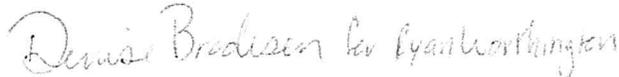
1. Trees at north west corner of roof to be trimmed back as to not rest on the roof by others.
2. Paint all existing roof flashings.
3. Clean all debris from valley ways and gutters.

It is my opinion that this roof, with the above repairs and maintenance, could be serviceable for another 20 years.

Estimated cost for roof maintenance and repair for item #2 & #3 only: **\$925.00**

The above report has been made in my best judgement from a surface examination to determine the condition of the roof. We do not guarantee, imply any guarantee or assume any liability in issuing this report.

Sincerely,



Ryan Worthington

cm/rw/roofinspec/526claremont

