

2020 Helena Way, Redwood City, CA 94061 Disclosure Summary – May 2023

Note: This summary is prepared for you on items that may decrease the value of the property or affect your desirability for purchase. Please review all documents yourself as purchaser(s) because I may have left out items that could be important to you.

The square footage of the property may vary, depending on the source. Please click link below for more info: <https://julianalee.com/contracts/SFLA-square-footage-lot-size-advisory.pdf>

Here is the advisory for San Mateo/Santa Clara County:
<https://julianalee.com/contracts/SMSCA-san-mateo-santa-clara-advisory.pdf>

General Disclosure

- Living space of 1,440 sq ft and lot size of 6,540sf are based on MLS and Realist Report
- Property built in 1955
- Title report stated 3 bedrooms, listed as 4 bedrooms
- Buyers to verify the information with the City/County

Transfer Disclosure Statement/Exempt Seller Disclosure

- Central Heating & A/C
- Detached garage
- Foundation: there is settling. Seller reinforced some piers which had shifted
- Cracks on sidewalk & driveway
- House was updated with newer kitchen cabinets and remodeled bathrooms, without permit. The work was done with licensed contractors
- A pool was removed
- The neighborhood is built on clay and there is settling depending on the weather
- Seller has not lived in the property so there are aspects of the property which may be unknown

Listing Agent Visual Inspection

- Kitchen floor color lighter than rest of the house
- Cracks on entry side of bedroom door in hall bedroom
- Title states 3 bedrooms, buyer to verify with city.
- Diagonal crack inside corner of wall above right side of bedroom door
- Traffic noise from neighboring streets
- Detached garage has carpet covering foundation slab, not sure of condition of slab. Not sure if baseboard heater works in garage. Aged single pane window. Appears to have efflorescence inside foundation
- Cracks on foundation, driveway and sidewalk.
- Palm tree which appears to be on neighbor's property over hangs portion of the roof on left side

Supplemental Seller Checklist/SPQ

- No death on property within the last 3 years
- Updated bathrooms and kitchen. Painted interior & exterior. Refinished hardwood floors and new windows installed
- Plumbing was provided by SHG plumbing and Marinez Electric
- Please read list of improvement list

Natural Hazard Disclosure and Tax Information

- Property is not in a special flood hazard area designated by FEMA and not is in an area of dam inundation
- Property is not in very high fire hazard severity zone
- Property is not in an earthquake fault zone
- Property is not in a seismic hazard zone
- Property is in an airport influence area
- Property tax rate is ~1.08%

Property Inspection Report (10/21/2022 – still showed a pool in property)

- Low clearance limit inspection of the crawl space to a partial visual inspection only
- Cracking on concrete walkway
- There are doors out of alignment, foundation cracks and sloping of the floors indicating uneven settlement. Recommend reinforcing the post to beam connections at the support beam in the crawl space with metal tee connectors
- Some electrical outlets have reversed polarity. There was open hot wire in attic
- Main supply line: galvanized steel from street. Supply piping: Copper with some galvanized steel. Drain/waste/vent: Cast iron, galvanized steel, copper and ABS
- Garage glass door frame has a gap
- There are moisture stains on the underside of the roof sheathing, indicating leaks/previous leaks
- The roof appears to be approx. half into the normal life of 35 years

Foundation Inspection

- Possible exposed rebar
- Lack of evidence that the structure has been seismically retrofitted. Estimated cost: \$9,850
- Vertical foundation cracks. Estimated cost: \$5,500
- Evidence of soil movement. Estimated cost: \$2k to \$4k
- Signs of past water intrusion
- Possible horizontal cracking
- Per foundation invoice dated 5/18/23, 11 wooden vertical posts were replaced in a 10 feet area. Some cripple wall studs replaced. Invoice amount: \$5,000

Pest Inspection

- Not provided

Preliminary Title Report

- Title matches the disclosures

The above conditions do not constitute a complete review of all conditions that may be of concern to any prospective Buyer. Buyers are encouraged to thoroughly review all reports and disclosures and seek any additional inspections that may be recommended by inspectors generating the provided reports or deemed appropriate based on statements of individuals making disclosures.