

Disclosure Notes: 35 Morgan Avenue, Oakland

From JCP Natural Hazards Disclosure

- Summary
- Property is within 1 mile of a parcel of real property that is zoned for industrial or commercial use.
 - Property is in an officially-designated Airport Influence Area, Oakland Airport Area B.
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From Transfer Disclosure Statement & Listing Agent Visual

- Summary
- Composition roof is 7 ½ yrs old.
 - Cracks noted in the sidewalk/walkway. Lifting noted in the walkway.
 - Current family room was a porch that was enclosed in 1968 by the previous owner. (buyer is advised to investigate)
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From Supplemental Seller's Checklist

- Summary
- Stated lot size is 5857sf, according to "R+R Land Surveying" (county records indicate 5500sf).
 - Stated square footage is 1751sf, according to "appraisal report" (county records indicate 1440sf).
 - Cracks noted in the sidewalk/walkway. Lifting noted in the walkway.
 - Minor cupping of floors in family room and master bedroom.
 - There is a built-in alarm system, by Trojan Alarm System, but no specific information on nature/functionality of the system.
 - The waster/sewer line was snaked/rooted once, 4 years ago by City of San Carlos. It was to clean a blocked line.
 - Owner kept two cats at the house from 2001.
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From Property Inspection Services Report (February 29, 2008)

| Room/Area | Observation, or Work Recommended or Required |
|-------------------|---|
| Exterior | <ul style="list-style-type: none"> ○ Evidence of wood destroying organism activity is present in the right front original electric panel cabinet, garage wall at the floor area and upper left roof outrigger detail. ○ There are vertical displacements greater than ¾ of an inch in the walkways at the front porch area and where the walkways meet the patio. ○ Glass in the sliding doors have markings indicating that it is safety glass, however, glass in the newer patio and some walkway deck windows do not have such markings. |
| Structure | <ul style="list-style-type: none"> ○ Evidence of wood destroying organism activity in the form of deteriorated wood is present in areas at the walls and subfloors behind the furnace area and at the left side near the crawlspace access hatch. |
| Plumbing | <ul style="list-style-type: none"> ○ The location of the water heater and HVAC equipment in the garage makes them vulnerable to damage from vehicles. We recommend installation of an adequate protective barrier. ○ There is no wrench in the vicinity of the gas meter. A meter wrench is recommended in areas subject to seismic activity. An adequate wrench should be chained to the meter to provide a convenient means for shutoff in an emergency. |
| Heating & Cooling | <ul style="list-style-type: none"> ○ The distribution ducts are original and functioning as intended, however some of the ducts are corroded, and several of the ducts have missing and loose insulation. ○ Two filters are present at the heating system. This can reduce the efficiency of the unit as well as put stress on the blower motor. |
| Electrical | <ul style="list-style-type: none"> ○ There are ungrounded three prong receptacles in the living room and bedrooms. Buildings wired prior to the 1960's were typically wired without a third ground wire, and only two prong type outlets should be connected to these circuits. ○ Knob and tube wiring is present and in use in this dwelling. Knob and tube wiring is outdated, and knob and tube circuits are generally not grounded. ○ Ground Fault Circuit Interrupter (GFCI) protection is installed for most, but not all, of the receptacles where this type of protection is presently required. Upgrading unprotected receptacles in the garage area where GFCI protection is presently required is advised. (Note: did the owner fix this in March?) |
| Interior | <ul style="list-style-type: none"> ○ One or more interior doors have no door stop(s). |

From Neu-Mite Structural Pest Control Inspection Report (February 29, 2008)

| Section I Work (Item # in report) | Repair Cost |
|---|---------------|
| ○ Evidence of drywood termites was found along the rear foundation framing. Recommendation: fumigate the structure. (1A) | \$1815 |
| ○ Evidence of subterranean termites was found upon the subarea framing. Recommendation: see item 8A. (1B) | (see item 8A) |
| ○ Fungus infection/damage was found to the rood fascia/beam. (7A) | (other trade) |
| ○ Evidence of subterranean termites was found behind the garage water heater. Recommendation: chemically treat the soil at probable termite entry (local treatment) for control of subterranean termites. (8A) | \$1750 |
| ○ Evidence of drywood termites was found in the meterbox. Recommendation: see item 1A. (11A) | (see item 1A) |
| Section II Work (Item # in report) | Repair Cost |
| ○ There is a minor amount of subterranean termite damage noted in the subfloor. Recommendation: damage appears to be minor and wood members do not appear to be structurally weakened; no recommendation for repairs at this time. (1C) | --- |
| ○ Subarea soil displays evidence of a past or present excessive moisture condition. (1E) | (other trade) |
| ○ Minor drywood termite damage was found to the meterbox framing. Recommendation: damage appear to be minor, and wood members do not appear to be structurally weakened. Periodic inspection advised. (11B) | --- |

