

# AXIS INVESTMENT DISCLOSURES

2725 Comstock Cir, BELMONT, CA 94002

Project Name 2725 Comstock Cir, BELMONT, CA 94002

Deal Address 2725 Comstock Cir, BELMONT, CA 94002

Date Added 03/02/2024

Property General Info Land Use - CoreLogic SFR  
Basement Type: MLS: Concrete Perimeter And Slab  
Land Use - County: 1 Family Residence

Lot Frontage: 72  
Lot Acres: 0.2595  
Lot Depth: 157  
Lot Area: 11,304  
Total Rooms: 9  
Bedrooms: 5  
Total Baths: 3  
Full Baths: 2  
Half Baths: 1  
Year Built: 1965  
Gross Area: Tax: 3,090 MLS: 2,650

Building Sq Ft: 2,650  
Parking Type: Attached Garage  
Above Gnd Sq Ft: 2,650  
Garage Capacity: 2  
Ground Floor Area: 1,360  
No. Parking Spaces: MLS: 2  
2nd Floor Area: 1,290  
Garage Sq Ft: 440  
Heat Type: Central  
Cooling Type: Central

\*Tax Record No. of BEDS 5

\*Tax Record No. of BATHS 2.50

\*Tax Record House Size 2,650  
(sqft)

\*Tax Record Lot Size  
11,304

\*Tax Record of Year Built  
1965

\*Any Basement or Attic  
living area? none

\*APN 045361110

\*Current used as SFH,  
Multi-units, land, etc. SFH

\*Flood zone OUT

\*Fire zone IN

\*Landslide IN

\*Earthquake fault zone OUT

\*Seismic Hazard  
zone/Liquefaction INUnderground Leakages  
(Gas station, Superfund  
site) OUT\*Any Unpermitted  
Structure? noneProbate sale? (Exempt  
seller disclosures) noBuilt before 1978? Any  
known lead-based paint? Yes, built before 1978 (1965).

Mold NO

Crime Rate 43 / 100

Total incidents/yr : 154

Schools (Public / private  
school - harker, C, S, etc) School District: Sequoia Un  
Community College District - San Mateo Junior  
Elementary School District - Belmont Redwood Shor

Deliver vacant? YES

Historic NO

High way, busy road  
(Blvd, state RD) NO

T Section? NO

High voltage tower, power station (within two blocks) NO

Cemetery/church/memorial park

Cemeteries:  
- none nearby (within 2mi)

Churches  
1. Fellowship Bible Church - 0.8mi  
2. Gloria Dei Lutheran Church - 1.1mi  
3. Calvary San Mateo - 1.3mi

Memorial parks  
- none nearby (within 2mi)

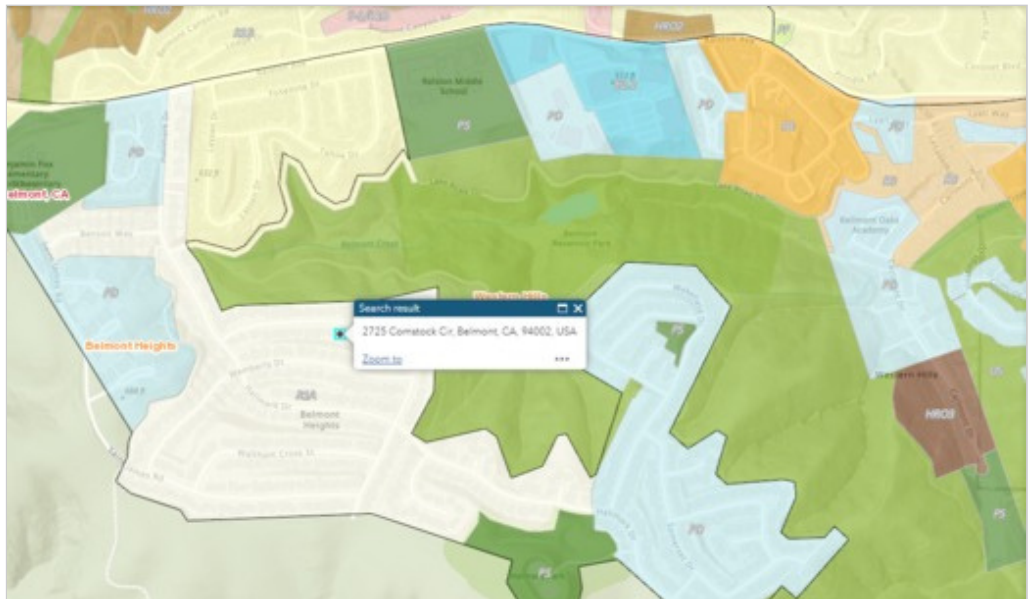
Airport/Fire station/Hospital Airport - none nearby (within 2mi)

Fire Station  
1. San Mateo Consolidated Fire Station 15 - 1.4mi  
2. San Mateo Consolidated Fire Station #27 - 1.9mi  
3. San Mateo County Fire Department - Station 17 - 2mi

Hospital  
1. Carlmont Medical center - 2.1mi

\*Incorp/ Unincorporated INCORP

\*Zoning Map with property location



\*Zoning(ADU? 2nd floor? RM CUP?) R10006 Summary

Zone name  
Single Family Residential 9600 Square Feet Per Dwelling Unit  
Zone type: Residential Single Family  
Zone code: R1A

Permitted: Single- Family, ADU, Commercial, Industrial

Parcel Map



Disclosures and inspection reports link

[https://drive.google.com/drive/folders/1wBUAAOH83Q2MfVseZtRmAkL8\\_-CZOPjm](https://drive.google.com/drive/folders/1wBUAAOH83Q2MfVseZtRmAkL8_-CZOPjm)

## NHD SUMMARY:

1. SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA).
2. SUBJECT PROPERTY IS NOT LOCATED IN A DESIGNATED DAM INUNDATION AREA
3. SUBJECT PROPERTY IS NOT LOCATED IN A TSUNAMI INUNDATION AREA
4. SUBJECT PROPERTY IS LOCATED IN A VERY HIGH FIRE HAZARD SEVERITY ZONE - SUBJECT PROPERTY IS LOCATED IN THE CPUC HIGH FIRE-THREAT DISTRICT
5. SUBJECT PROPERTY IS NOT LOCATED IN A STATE FIRE RESPONSIBILITY AREA/WILDLAND THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS
6. SUBJECT PROPERTY IS NOT LOCATED IN AN ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE
7. SUBJECT PROPERTY IS LOCATED IN AN AREA SUBJECT TO SEVERE GROUND SHAKING AND MODERATE-HEAVY DAMAGE TO PROPERTY (MM VIII) IN POTENTIAL EARTHQUAKE SCENARIOS
8. SUBJECT PROPERTY IS LOCATED IN AN AREA SUBJECT TO VIOLENT GROUND SHAKING AND HEAVY DAMAGE TO PROPERTY (MM IX) IN POTENTIAL EARTHQUAKE SCENARIOS
9. SUBJECT PROPERTY IS LOCATED WITHIN 1/4 MILE OF AN OFFICIALLY DESIGNATED LIQUEFACTION HAZARD ZONE
10. SUBJECT PROPERTY IS LOCATED IN AN OFFICIALLY DESIGNATED EARTHQUAKE-INDUCED LANDSLIDE HAZARD ZONE
  - SUBJECT PROPERTY IS LOCATED IN A LANDSLIDE AREA (FEW LANDSLIDES)
  - SUBJECT PROPERTY IS LOCATED WITHIN 1/4 MILE OF AN AREA OF SMALL LANDSLIDES RANGING IN SIZE FROM 50 TO 500 FEET
11. SUBJECT PROPERTY IS LOCATED WITHIN 1 MILE OF A MILITARY SITE, INCLUDING THE FOLLOWING: · WESTERN REMOUNT AREA RECEPTION & TRAINING CENTER ( FUDS NO: J09CA0997 )

## PROPERTY INSPECTION (notable remarks):

DRIVEWAY: There is evidence of cracks and lifting/settling in the driveway. This condition does not compromise its serviceability; therefore, repair is not required at this time.

WALKWAYS: The walkways were in satisfactory condition, with exceptions noted.

[SC] There is moss present on the front walkway. This condition creates a potential slip hazard.

PATIOS: There are several minor cracks. They do not appear to compromise its serviceability; therefore, repair is not required at this time.

PATIO COVER: [CR] Deteriorated wood members were noted on the patio cover at the fascia boards

SITE GRADING: [CR] There were areas around the perimeter where adjustments of the grading would be advised to help excess surface water to flow away from the foundation.

DOWNSPOUTS: [CR] The downspouts were not properly extended. Runoff water from the roof discharged next to the building.

STUCCO SIDING: [CR] This building was built in an era before weep screeds were installed at the bottom edge of the stucco siding. The stucco extended into the soil. The stucco can wick water up out of the soil which can cause it to deteriorate from being moist for prolonged periods. This condition can also result in undetected wood destroying pest infestation.

### ROOF COVERING:

a. COMPOSITION SHINGLE: The visible areas of the roof are in satisfactory condition with signs of weathering and aging. Periodic maintenance and inspection is recommended.

b. MODIFIED BITUMEN: [CR] Evidence of ponding was observed on the roof covering above entry porch.

### WATER HEATER:

#### a. COMBUSTION AIR:

[SC] The combustion air supply to the water heater appeared inadequate. This condition restricts the free flow of combustion air to the water heater.

#### b. ENERGY SUPPLY:

[CR] The gas connector is smaller in diameter than the inlet of the gas intake to the water heater. This condition is non conforming to industry standards.

[CR] A drip leg/ sediment trap is not installed on the gas supply. The drip leg/ trap is used to collect sediment and moisture before it can reach and clog the burner orifice

### ELECTRICAL SERVICE CONDITIONS

a. MAIN PANEL: The panel is provided with a main disconnect breaker to shut down all power to the building. [CR] A number of breakers were not labeled.

#### b. BREAKER, FUSE PROTECTION/ CONDUCTORS:

[SC] There are circuit breakers on multi branch circuit breakers that are missing their handle ties. These ties are required to trip both legs of the circuit in a fault condition.

## HEATING SYSTEM CONDITIONS:

[CR] The flue vent pipe is corroding. This condition, as further corrosion occurs, can allow release of toxic gases and can present a hazard to the occupants

## DUCTING SYSTEM

a. CONDITION: [CR] There are heat ducts in the crawlspace area that have separated. This condition allows a loss of conditioned air into the crawlspace resulting in lower heating efficiency and increasing moisture in the crawlspace.

[CR] Some of the conditioned air ducts were crushed or kinked in the crawlspace. This condition obstructs air flow and lowers the efficiency of the heating system.

## BUILDING INTERIOR

a. WALLS AND CEILINGS: [FE] An excessive amount of packing material and stored personal articles limited access to wall surfaces, electrical outlets and windows and doors. This limited the inspection. No representations can be made to areas not visible for inspection.

b. FLOORS: [CR] The floor squeaked in areas when walked on. This condition is caused by loose nails and the subfloor/ flooring rubbing on the nail causing the squeaking sound.

c. WINDOWS [CR] The front living room window has cracked or broken glass.

d. SMOKE DETECTORS - [SC] There were no smoke detectors installed.

e. CARBON MONOXIDE DETECTORS: [SC] There were no carbon monoxide detectors installed.

## KITCHEN

a. RECEPTACLES: [RU] The accessible kitchen countertop receptacles were not GFCI protected.

b. DISHWASHER: [CR] The dishwasher failed to function.

c. COOKING APPLIANCE - [FE] Stored pots and pans on cooktop prevented access to operate burners.

d. OVEN(S): [CR] The oven failed to function. The control knob to set burner operation is damaged

## BATHROOMS

a. RECEPTACLES: [RU] The accessible receptacles were not GFCI protected.

b. SINK AND SINK PLUMBING: HALL AND MASTER BATHROOM: [CR] The sinks are corroded.

c. TOILETS: HALL AND MASTER BATHROOM: [CR] The flapper/flush valve sticks open causing the toilet to run.

## FIRE PLACE

FIREPLACE CONDITIONS: LIVING ROOM: [FE] A wood burning insert has been installed in the

existing firebox. The condition of the original firebox is unknown and testing the inserts is beyond the scope of this inspection.

- [SC] The hearth extension was too small for the hearth opening. This condition is non conforming and presents a potential fire safety hazard.

## GARAGE CONDITIONS

a. FRAMING: [CR] Deterioration was noted to the wall sheathing at the left side garage from a previous roof leak.

b. [CR] The garage roof framing was being used to support the storage loft. The roof framing is typically not designed to handle any additional weight other than the roof covering and roof framing. The additional weight can damage the roof framing.

c. INTERIOR WALLS AND CEILING: [FE] The interior walls of the garage were not visible for inspection due to stored personal items. No representations can be made to areas not visible for inspection.

d. [CR] Moisture stains and deterioration were noted on the wall at the left rear garage.

e. GARAGE FLOOR: [FE] The floor is not fully visible, due to stored items.

f. EXTERIOR DOOR(S): [CR] The service door rubbed on its frame.

## FOUNDATION/SUBSTRUCTURE CONDITIONS

a. ACCESSIBILITY: [FE] Due to excessive moisture conditions, the crawlspace was inspected from access opening only. No representations can be made to areas not accessible for inspection. Inspection of crawl space area, therefore will require special arrangements and additional costs.

b. BEAMS: [RU] The beams were in acceptable condition, however no gussets or mechanical connections were made at the post to beam connection.

c. INSULATION: [RU] There was no visible floor framing insulation installed during the inspection.

d. VAPOR BARRIER: [RU] There was no vapor barrier in place in the crawl space. A vapor barrier is considered a beneficial feature. This will help create a dry air space between the dirt and the framing and limit the amount of moisture that is able to rise into the framing, reduce the possibility of future moisture damage and help stabilize the moisture content in the soil

e. MOISTURE: [CR] The crawl space dirt was wet with standing water in areas.

CONCLUSION: Based upon the inspector's observations, the building was judged to be in need of miscellaneous repair and upgrading.