

ROOF INSPECTION REPORT

Prepared for:
Ronald Sebanc

Inspection Location:
321 Bloomfield Road
Burlingame, Ca. 94010

Date:
04/27/2010

Inspector:
Chris Chung

Inspection ID:
518-042010-270130

Observation of the roof surfaces and flashing was performed from roof top. The roof was serviceable at the time of the inspection. Any roof metal, especially the flashing and valleys, must be kept well painted with a paint specially formulated for the use. It is not possible to discern leaks unless there has been recent heavy rainfall.

- The roof was a mansard design covered with asphalt/fiberglass shingles.
- This is a 30 year or more roof covering.
- The age of the roof was approximately 22 years old.
- There was one layer of shingles observed.
- There were two torch down roof coverings observed at the left and right side balconies. There was moderate to severe deterioration observed.
 - Recommend to replace.
- There was minor surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles were in the second half of their useful life.

There were no major visual defects observed at the time of the inspection.

READ & APPROVED

SIGNATURE DATE

SIGNATURE DATE

Permits and engineering approval are not verified and beyond the scope of this inspection. The purpose of the inspection is to identify major, visually-observable defects that are present at the time of the inspection and that, in HOMETEAM opinion, might affect the typical home buyer purchase decision or the use of the property for its intended purpose. The inspection will be limited to readily accessible areas of the property.

Our roof inspection is to report on the type and condition of roofing materials, missing and/or damaged material, and attachments (excluding antennas, solar systems, etc.) where visible. This does not constitute a warranty, guarantee, roof certification or life expectancy evaluation of any kind. Roofs are not water tested for leaks. Condition of the roofing underlayment material is not verified/inspected. Building's that have tile or wood shingle/shake materials and are going to be tented for termites should be re-inspected for possible damage caused by the extermination process before the close of escrow.

There are many forces that act upon a roof. These forces will cause minor defects, which if ignored, will cause major roofing problems. A roofing warranty is a manufacturer's assurance that a roof will last a specified time period under normal conditions and periodic maintenance. Almost all warranties are voided if a customer does not maintain their roof. Warranties do not cover damage done by vandalism, carelessness or natural disasters. The best preventative maintenance that one can do is to perform semi-annual inspections to identify and solve problems as they occur. Preventative maintenance is a key element to saving money on your roof by providing a longer service life.

Clean all debris from the surface of the roof. If your roof has a gravel surfacing and there are some bare spots present, clean the bare spot thoroughly using a broom and a wire brush if necessary. Check all flashings and make sure that they are not deteriorated and there are no holes in them. Check the edge metal. Check for blisters in the roof. Keep all gutters free of debris. Water test any sump drains twice per year. Trim back any overhanging tree branches. Check all caulking and sealants on flashings and copings. Scrape and remove any caulking that is weather cracked and damaged. Check the mortar on chimneys and parapet walls, both in between the brick and on top.



**32917 Soquel Street
Union City, CA 94587**

**Tel: 510-441-0788, 877-441-0788
Fax: 510-441-0780**

Total Estimated Cost of Repairs:
(Includes Materials and Labor)

\$ 2,300.00

FEES CHARGED

CITY OF BURLINGAME
Public Works Department

501 Primrose Road
Burlingame, CA 94010

STREET AND PUBLIC RIGHT-OF-WAY ENCROACHMENT PERMIT

WORK LOCATION ADDRESS: 321 BLOOMFIELD

OWNER'S NAME	ADDRESS	CITY/STATE/ZIP	PHONE
SEBANQ, RONALD P	321 BLOOMFIELD RD	BURLINGAME, CA 94010	
CONTRACTOR'S NAME	ADDRESS	CITY/STATE/ZIP	PHONE
LINDSTROM COMPANY	1121 BAYSWATER AVE	SAN MATEO, CA 94401	(650) 343-4542
CALIFORNIA CONTRACTOR LICENSE	BURLINGAME BUSINESS LICENSE	U.S.A. (800-227-2600) REFERENCE NO.	
NO: C:244500	CLASS: 0		

REFUND BOND TO:

<input type="checkbox"/> CURB	558-7230	<input type="checkbox"/> FIRE LINE	558-7600	<input type="checkbox"/> STORM DRAIN	558-7230
<input type="checkbox"/> CURB/GUTTER	558-7230	<input checked="" type="checkbox"/> SEWER	558-7670	<input type="checkbox"/> WATER SERVICE	558-7676
<input type="checkbox"/> DRIVEWAY	558-7230	<input type="checkbox"/> SIDEWALK	558-7230	<input type="checkbox"/> OTHER	558-7676

INSTALL CLEANOUT PER CITY STANDARDS- NO SIDEWALK

4x4 curb on SB 4/27/10

BFC on SB 4/28/10

ALL TRAFFIC LANE CLOSURES MUST BE APPROVED BY THE PUBLIC WORKS DEPT. PEAK HOUR RESTRICTION WILL APPLY TO MAJOR ROADWAYS. CONSULT WITH PARK DEPT. BEFORE CUTTING ROOTS OVER 2" IN DIAMETER -650/558-7330. NO EXCAVATIONS OVER 5' WITHOUT OSHA PERMIT. WORK IN ACCORDANCE WITH STD. DRAWING # BUILDING PLANS SPECIAL PERMIT PARKING STRIP PAVING PERMIT. CITY BUSINESS LICENSE AND STATE LICENSE IS REQUIRED FOR ALL WORK DONE BY A CONTRACTOR. I AGREE THAT CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT BURLINGAME CITY STANDARDS, WITH 24 HOURS MINIMUM NOTICE TO THE CITY PRIOR TO START OF WORK AND 24 HOURS PRIOR TO EACH REQUIRED INSPECTION. FINAL SURFACE REPLACEMENT SHALL BE COMPLETED WITHIN 10 DAYS OF OPENING. REFUND OF

CALL 650/558-7230 IF DEPOSIT REFUND NOT RECEIVED IN 30 DAYS.
PERMIT INVALID 30 DAYS AFTER EST. COMPLETION DATE.

SIGNATURE (OWNER/AGENT)	TITLE	EST. START DATE	EST. COMPLETION DATE
<i>John C. ...</i>	<i>Manager</i>	04/26/2010	05/31/2010
PRINT NAME AS WRITTEN		REPRESENTING	DATE
		<i>City of Burlingame</i>	<i>5/26/2010</i>

PERMIT FEE: BOND IS REQUIRED BOND IS NOT REQUIRED

FUND & RECEIPT NO. *15458-2-3*

APPROVED BY: *VV*

DO NOT WRITE BELOW THIS LINE - FOR USE OF CITY STAFF ONLY

REQUIRED RESTORATION EXCAVATION IN UNIMPROVED STREET OR EASEMENT EXCAVATION IN IMPROVED STREET OR EASEMENT

AREA OF EXCAVATION: LENGTH 0 X WIDTH 0 = 0 S.F.

BOND AMOUNT: 0 FUND & RECEIPT NO. _____

DATE: _____



BUILDING PERMIT

APPLICATION NO. **P10-0044**

DATE 4/26/2010

NUMBER	321	STREET	BLOOMFIELD	ASSESSOR	029173090
APPLICANT STREET ADDRESS CITY	LINDSTROM COMPANY 1121 BAYSWATER AVE SAN MATEO	PHONE	(650) 343-4542	STATE	CA
		ZIP	94401		
NAME OF OWNER	SEBANC, RONALD P	PHONE			
CONTRACTOR ADDRESS CITY	LINDSTROM COMPANY 1121 BAYSWATER AVE SAN MATEO	PHONE	(650) 343-4542	STATE	CA
		ZIP	94401		
ARCHITECT ADDRESS:		CITY		LICENSE ST	ZIP
ENGINEER ADDRESS:		CITY		LICENSE ST	ZIP

WORK DESCRIPTION: INSTALL NEW SEWER AND CLEAN OUT

PLEASE BE ADVISED THAT YOU ARE RESPONSIBLE FOR THE FOLLOWING:

For making all inspection requests. A minimum 24 hours advance notice is required. It is suggested that you do not expose your project to the elements until you have secured your inspection date.

Please remember this may not guarantee you next day inspection. Inspections are on a first call basis and there are a given number of inspections allocated for each day.

Work for requested inspection shall be COMPLETED by 9:00 AM on the morning of the inspection date. Due to staffing availability, specific inspection times are not provided.

Work not completed at the time of inspection will be assessed a reinspection fee.

Inspections are done Monday thru Friday 9 a.m. to noon and 1 p.m. to 4 p.m.

Ensure access to the job site.

A safe, all weather access path is required. Access through mud or slippery terrain is not acceptable.

Ensure that the job site is maintained in a safe condition and that all OSHA regulations are adhered to.

Note!...No inspections will be conducted at an unsafe job site.

Maintain all erosion control methods as required by City Code Chapter 15.14 (Grading).

Requires Stormwater Pollution Prevention Program (Control methods).

Ensure that your representative (an adult) is at the job site to provide assistance and answer any questions regarding the project for ALL inspections.

Maintain all construction documents (approved plans, permit card) in a legible condition and ensure that they are at the job site for inspections.

Provide any and all equipment (ladders, lights, etc.) necessary to complete the inspection.

Installation instructions must be on site for rough and final inspections.

When the valuation of an addition, alteration or repair to a Group R Occupancy exceeds \$1,000 smoke detectors shall be installed in accordance with 2007 CBC, Section 907.2.10.5.2

VALUATION	2,000.00
PERMIT FEES	
BUILDING	40.00
ELECTRICAL	0.00
PLUMBING	60.00
MECHANICAL	0.00
MICRO FILM	5.00
SEISMIC	0.50
OTHER	0.00
TOTAL	105.50

NOTE: THIS PERMIT DOES NOT INCLUDE ANY CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY. ANY CONSTRUCTION IN THIS AREA REQUIRES A SEPARATE PUBLIC WORKS PERMIT.

CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF THE FOLLOWING PRIOR TO FINAL INSPECTION:

[] Illuminated Street Address at front of building: visibility and legibility per BMC 18.08.010

EXPIRATION DATE 10/26/2010

DATE ISSUED 04/26/2010

PERMIT NUMBER **P10-0044**

**INSPECTION REQUEST
(650) 558-7260**

INSPECTION RECORD

FOUNDATIONS	DATE	INSPECTOR	ROUGH S	DATE	INSPECTOR	WALL APPLICATIONS	DATE	INSPECTOR
Steel & Forms			Wood Framing			Fire-Rated Drywall		
Slab			Light Gauge Steel Framing			Flashing / Siding		
Anchor Bolts			Structural Steel			Exterior Lath		
Piers			Rough Electrical			T-Bar Ceilings		
Electrical Ground			Rough Plumbing			Insulation		
FOUNDATION SURVEY			COVER NO WORK UNTIL ABOVE HAS BEEN SIGNED			ROOFING		
POUR NO CONCRETE UNTIL ABOVE HAS BEEN SIGNED			ROOF SHEATHING / DECK			IN-PROGRESS FINAL		
UNDERGROUND			ELECTRICAL			POOL / SPA		
Electrical Conduit			Main Service			Pre-Gunite		
Water Piping			Sub-Panel			Barrier Requirements		
Sewer Lateral			Temp Power Pole			Pre-Deck		
Gas Piping			Wiring / Conduit					
Backwater Valve			Photovoltaic					
Site Drainage								
FOUNDATION SURVEY MUST BE RECEIVED PRIOR TO UNDERFLOOR INSPECTION			PLUMBING			FIRE DEPARTMENT		
UNDERFLOOR			Water Piping			Fire Sprinkler - Rough		
Framing			Drain, Waste, and Vent			Fire Sprinkler - Final		
Electrical			Gas Piping			Fire Damper - Test		
Plumbing			Shower Pan					
Mechanical Ducts			Gas Test					
Building Sewer								
Insulation								
COVER NO WORK UNTIL ABOVE HAS BEEN SIGNED			MECHANICAL			METER RELEASE		
RIDGE HEIGHT SURVEY			Ducts			Electrical Tag #		
ABOVE MUST BE RECEIVED BEFORE ROOF PLY INSP.			Hood / Fan			Gas Tag #		
SHEAR WALLS			Fire Damper Framing					
Roof Ply / Diaphragm			Above T-Bar Grid					
Exterior Shear			Insulation					
Hold Downs			Water Heater					
Interior Shear								
Architect Letter								
ABOVE MUST BE SIGNED PRIOR TO A CALL FOR FRAMING INSP.			MISCELLANEOUS			FINAL JOB COMPLETE		
ABOVE MUST BE SIGNED PRIOR TO A CALL FOR FRAMING INSP.			Window Egress			Engineering Department		
ABOVE MUST BE SIGNED PRIOR TO A CALL FOR FRAMING INSP.			Smoke Detectors			Water Department		
ABOVE MUST BE SIGNED PRIOR TO A CALL FOR FRAMING INSP.			Illuminated Street Address			Sewer Department		

4.28.10 Required: ① Install Popper Cap at Building c/o. W