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SUMMARY OF CERTIFIED IMPROVEMENTS, INFRASTRUCTURE & WARRANTIES

Property: 1341 Flickinger Ave, San Jose, CA 95131
Status: 100% Certified Reconstruction | Final City Sign-off Feb 12, 2026

SECTION 1: INVESTMENT SUMMARY & VALUATION BASIS

Market Valuation Basis: \$1,888,000

1.1 THE BOTTOM LINE: VALUE ANALYSIS

This property offers the utility and income of a \$2.1M+ asset based on the current 2026 reconstruction standards.

- **TOTAL CERTIFIED AREA: 1,898 SF** of 100% legal, city-inspected living space.
- **NEW PERMITTED FOOTPRINT:** This project added **730 SF** of brand-new permitted living area (**262 SF Main Home Addition + 468 SF Ground-up ADU**).
- **THE COST ADVANTAGE:** The documented \$612,000 build reflects contractor-direct pricing. A retail consumer would pay \$854,000+ (\$450/SF) to replicate this scope, creating **\$242,000 in immediate "built-in" equity**.
- **THE INCOME POWER:** The permitted 2BD/1BA ADU yields \$3,200/mo, effectively subsidizing the mortgage by over 33%.

1.2 CERTIFICATION TIMELINE (VERIFIED INSPECTION HISTORY)

DATE	INSPECTION STATUS
Oct 2023	Foundation, Footing, and Piers Approved (730 SF Expansion)
Apr 2024	Roof Structure and Exterior Shear/Bracing Approved
Aug 2024	Rough Frame, Rough Electrical, and Rough Plumbing Approved
Aug 2024	Sanctuary Envelope (R-19/R-39 Insulation) Certified
Nov 2025	PG&E Undergrounding & Meter Release Finaled (Ref: 20250814-18411633894)
Feb 12, 2026	MASTER PROJECT FINAL CERTIFICATION & SIGN-OFF

TABLE 1: BUYER EQUITY ANALYSIS (SAVINGS)

ASSET COMPONENT	CONTRACTOR/SELLER COST	MARKET RETAIL COST	BUYER SAVINGS
ADU Construction (468 SF New Build)	\$198,000.00	\$235,000.00	+\$37,000.00
Main Home Addition (262 SF New / 1,430 SF Total)	\$138,500.00	\$185,000.00	+\$46,500.00
Underground PG&E Service (200A Dual Meter)	\$38,500.00	\$55,000.00	+\$16,500.00
Performance Upgrades (HVAC/Windows/Insulation)	\$181,000.00	\$323,000.00	+\$142,000.00
Soft Costs (Permit Fees/Engineering)	\$56,000.00	\$56,000.00	\$0.00
TOTAL PROJECT BASIS	\$612,000.00	\$854,000.00	\$242,000.00

SECTION 2: INFRASTRUCTURE & WARRANTY FACT SHEET**2.1 POWER & SMART TECHNOLOGY**

- **PG&E Undergrounding:** Full conversion from street to house. Ref #20250814-18411633894.
- **Service:** Dual 100-Amp Master Panels (200A Total) with independent metering.
- **EV Charging:** 240V EV-ready outlets in garage and exterior side door disconnect.

2.2 THERMAL & ACOUSTIC ENVELOPE

- **Acoustics:** High-density R-19 (walls) and R-39 (ceiling) Mineral Wool "Sanctuary" insulation.
- **Windows:** Jeld-Wen Low-E Energy Efficient double-pane windows.

2.3 WARRANTY TERMS

- **Structural:** 10-Year Structural Warranty on New Build (Expires Feb 2036).
- **Roofing:** 7-Year Re-Roof Warranty for entire property (Expires July 2031).
- **Workmanship:** 1-Year Full Warranty from Tran Jr. Construction (Expires Feb 2027).
- **Transfer:** Transferable within 30 days of COE (\$75 fee).

SECTION 3: SUMMARY OF CAPITAL IMPROVEMENTS

Key Valuation Drivers:

- **Total Permitted Area:** 1,898 SF.
- **Incremental SF:** 730 SF more permitted space than neighborhood baseline (262 SF Main Addition + 468 SF ADU).
- **Permit #22-702304:** Main Home expansion to 1,430 SF.
- **Permit #2022-702292-RS:** Ground-up 468 SF ADU construction.
- **Certified As-Built Status:** The structural enhancements and primary volume optimizations were fully inspected and incorporated into the final city certification (Finaled 2/12/26).

