

PREPARED FOR Joseph D. Review client and sole instructing contact	PROPERTY 125 Dominican View Lane* San Rafael, CA 94901	REPORT / PREPARED BY Feb. 22, 2026 Julien Vergely
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**The address, client and photographs are fictional. The format illustrates a defined \$395 Review; it is not a conclusion about an actual property.*

Situation described by client

The client expects to be away for at least two years. He has not decided whether to keep the Dominican district home available, lease the main house, investigate the former office as a possible ADU, or sell. The immediate obstacle is missing and unorganized information: insurance requirements, property condition, market evidence, the former office’s status and the cost of the available paths.

Preparing the main house for rental is under consideration. That direction remains provisional pending resolution of the insurance, tenancy, market, and property-readiness issues identified in this brief. The alternative paths remain open.

ITEM	RECORD	STATUS OR CONTROL
Property	Circa 1964 detached single-family home; 3 BD / 2 BA; approximately 1,750 sq ft; attached garage; landscaped lot; detached former office represented as approximately 320 sq ft.	Owner-stated. Assessor, building and permit records remain to be obtained.
General condition	Generally maintained and serviceable. Four visible concerns warrant follow-up. No destructive testing, roof access, system testing or concealed-area examination.	Scheduled visual visit only; not a condition certification or home inspection.
Visit	February 20, 2026, 9:30-10:15 a.m. Client present. Overcast, approximately 52°F; exterior surfaces damp after earlier rain. Accessible living areas, garage perimeter and former office viewed.	Dated site record. Locked, concealed and inaccessible areas excluded.
Ownership	Owner-supplied 2018 recorded grant deed copy identifies Joseph D. as sole grantee. No trust, entity or power of attorney document was supplied	Working record from the copy supplied; no title search or title opinion.
Decision authority	Client authorized this Review and may approve only the work expressly included in it. Marindale has no authority to lease, sell, engage vendors or operate the property.	Any further delegation requires a separate written agreement and stated spending authority.
Contact	Joseph D. (415) 555-•••• joseph.d••@••••.com	Report delivery and Review approvals only.

Original Engagement Scope & Owner Inputs

Included for \$395. One 20-minute consultation; review of documents supplied in advance; one scheduled visual visit; a limited screen of the stated decision; this four-page brief; and a 20-minute hand-off.

Not included. Title or permit research, inspection or testing, CMA or appraisal, legal, tax or insurance advice, vendor bidding, repair supervision, leasing, sale work or service onboarding. Any follow-on work requires separate approval.

OWNER INPUT	RECORD
Property records	2018 grant deed copy received; assessor/building and permit history not supplied.
Mortgage details	\$5,960 monthly principal-and-interest payment and \$835,000 current payoff reported from lender statement; no escrow.
Tax bills	\$14,920 annual property tax reported from the two most recent bills.
Insurance policies	Current homeowner declarations supplied; coverage for extended absence, tenancy and the former office not confirmed.
Operating information	Gardener and utility information supplied; keys, system instructions, alarm contacts and complete vendor list not yet established.

Comparison analysis

Working direction. Renting the main house is worth verifying because it may materially reduce the cash Joseph must fund while preserving ownership. No income is assigned to the former office until lawful dwelling status is documented. Holding and selling remain open alternatives.

FIRST YEAR CASH PLANNING

CASH ITEM	KEEP AVAILABLE	RENT MAIN HOUSE	BASIS
Mortgage cash payment	\$71,520	\$71,520	Owner-supplied P&I; principal reduction is not separated.
Property tax	\$14,920	\$14,920	Owner-supplied tax bills.
Insurance	\$5,400	\$6,500	Current premium vs. placeholder landlord premium; broker confirmation required.
Utilities and landscape	\$9,000	\$3,400	Planning allowances; tenant-paid utilities assumed in rent case.
Maintenance	\$10,700	\$3,629	Hold includes maintenance reserve and local-care allowance; rent uses 5% of collected rent.
Readiness	\$0	\$4,500	Illustrative owner-paid budget for cleaning, repairs, touch-ups and other vendor work required before marketing. Actual scope and vendor costs require approval. This is not a Marindale fee.
Placement & Management	\$0	\$10,894	75% placement; 8.5% management (turnover coordination, if required, is separately scoped from \$650 and is not included in this illustration).
Less effective rent collected	\$0	(\$72,576)	\$6,300 monthly planning rent less 4% vacancy/collection allowance.
ESTIMATED CASH TO FUND	\$111,540	\$42,787	Before income tax, capital work, casualty loss and changes in assumptions.

This is a cash-flow comparison, not an investment return. Mortgage principal uses cash but may build equity. The rent case excludes the former office and is not a rental quotation or management proposal.

FIRST YEAR CASH PLANNING

OWNER VALUE INPUT	LOAN PAYOFF	SALE AND PREPARATION ALLOWANCE	ILLUSTRATIVE PRETAX CASH
\$1,300,000	\$835,000	6%-8% of gross value	\$361,000-\$387,000

The value is Joseph's estimate, not a CMA or appraisal. The allowance is a planning range, not a commission quote. Capital-gain, depreciation-recapture, transfer, timing and replacement-housing consequences require the appropriate professionals.

TWO-YEAR APPRECIATION SENSITIVITY

ANNUAL VALUE CHANGE	ILLUSTRATIVE VALUE AFTER 2 YEARS	CHANGE FROM \$1.30M
0%	\$1,300,000	\$0
+2%	\$1,352,520	+\$52,520
+4%	\$1,406,080	+\$106,080

These are sensitivity cases, not an appreciation forecast. A Marin Realtor should provide a current CMA, rental evidence and a market view; no professional can assure the property's value two years from now.

TWO-YEAR APPRECIATION SENSITIVITY

PATH	CURRENT IMPLICATION	EVIDENCE REQUIRED BEFORE DECISION
Keep available	Highest cash requirement; preserves return and sale flexibility.	Written insurance position and actual care budget.
Rent main house	Could reduce year-one cash by about \$68,000; creates tenancy and operating duties.	Rental analysis, insurance, lease and return strategy, notices and readiness quotes.
Former office	Income intentionally excluded.	Permit/final records, then feasibility, insurance, access and lease review.
Sell	Creates liquidity after closing.	CMA, payoff, seller net sheet, preparation plan and tax advice.

Requirements screen

The Property Readiness Review records the questions, the present evidence, the appropriate source of the answer and the consequence for the owner’s decision. Marindale **does not determine title, legal use, code compliance, coverage or tax treatment.**

PENDING QUESTIONS	CURRENT RECORD	WHO CONFIRMS	CONTROL BEFORE PROCEEDING
Former office dwelling status	Owner reports prior office use. No permit, final inspection or occupancy record supplied.	San Rafael permit/property records; qualified building or design professional if records are incomplete; counsel for legal implications.	Treat as an office. Do not advertise or use it as a residence, or include separate rent, until lawful residential status is established.
Main-house tenancy rules	Detached SFR; Joseph shown as natural-person owner on supplied deed copy. No exemption or lease conclusion made.	Responsible real-estate broker and, where needed, landlord-tenant counsel.	Confirm application of California rent/just-cause rules, San Rafael Cause for Eviction requirements, notices and return-possession strategy before setting lease terms.
Pre-1978 and rental readiness	Circa 1964 construction. Visible review did not test paint, alarms, electrical, plumbing or other systems.	Property manager plus qualified licensed providers; counsel for required disclosures.	Complete appropriate safety/habitability checks and federal lead-disclosure process before marketing or occupancy.
Insurance and intended use	Current declarations reflect the existing policy. No written response addresses a two-year absence, tenancy or the former office.	Joseph’s licensed insurance broker or carrier	Joseph describes each proposed use and obtains written guidance on policy type, vacancy/unoccupancy, endorsements, deductibles, liability, loss of rents and risk-control conditions.
Sale and tax consequences	Owner value and payoff are available; no CMA, net sheet or tax analysis.	Realtor, escrow/title and Joseph’s tax adviser or counsel.	Do not compare net sale proceeds until property-specific value, selling inputs and tax questions are supplied.

INSURANCE CONTROL

Joseph should communicate directly with his insurance professional before the use changes. The request should describe the expected 24-month absence and separately ask how the policy would treat: (1) a maintained but unoccupied home; (2) a long-term rental of the main house; and (3) the detached former office if records later support dwelling use. The written response belongs in the property file.

Marindale’s limited role. This Review organizes the facts Joseph should present and the operational conditions he may need to implement. Under this Review, Marindale does not contact the broker or carrier, interpret coverage, recommend limits, negotiate premiums or represent that visits will preserve coverage.

WILDFIRE CONTROL

The property’s address-specific MWPA Defensible Space and Home Hardening report should be retrieved before departure. Joseph can use the report, rather than Marindale’s visual visit, as the official record of MWPA findings. If Joseph later authorizes coordination, Marindale can organize qualified vendor scopes, record approvals, photograph completed work and retain invoices.

STEP	RECORD TO RETAIN	LIMIT
Retrieve	Current MWPA report and date; any inspection code or access record.	No assumption that the property has been evaluated or that prior findings remain closed.
Prioritize	Open findings, timing, responsible provider and owner approval.	MWPA/fire authority identifies the standard; Marindale does not certify compliance.
Complete and document	Vendor scope, invoice and dated completion photographs.	Evidence does not guarantee an insurance discount, renewal or claim outcome.
Maintain	Recurring vegetation/gutter schedule and post-weather follow-up.	Any ongoing service requires a separate written scope, access protocol and fee.

Property Control Plan

Observed items and accountable follow-up before departure



1. Carbon monoxide alarm not visible at selected hallway point
Install listed devices in required locations.
Planning allowance: \$65-\$200 each



2. Slow bathroom faucet drip
Licensed plumber diagnoses and repairs.
Planning allowance: \$225-\$450



3. Dark discoloration below sink
Identify moisture source; dry and assess.
Not characterized as mold.
Planning allowance: \$350-\$1,200



4. Leaf debris in accessible gutter
Insured gutter provider cleans and checks discharge.
Planning allowance: \$350-\$750

Planning allowances are not quotes or authority to proceed. A qualified provider determines diagnosis and scope. Concealed conditions, permits and repairs beyond the stated minor response are excluded.

INSTRUCTIONS REQUIRED BEFORE ANY ONGOING CARE BEGINS

CONTROL	OWNER MUST DEFINE OR SUPPLY	WHY IT MATTERS
Access	Working keys; alarm and gate instructions; authorized key holders; vendor-entry method; restricted areas.	No visit or vendor access should depend on informal permission.
Systems	Main water shutoff; HVAC settings; leak/alarm sensors and alert recipients; internet/power dependencies; irrigation controls.	A visit cannot substitute for system instructions or continuous monitoring.
Regular providers	Gardener, pest, pool if any, HVAC, plumber, electrician, roof/gutter and appliance contacts; current agreements and schedules.	Clarifies who already owns each recurring task and avoids duplicate work.
Response authority	Emergency contacts; spending limit; approval method; action allowed when Joseph cannot be reached; excluded decisions.	Prevents delay while keeping Marindale within written authority.
Visit and reporting protocol	Visit frequency; post-storm or wildfire-event triggers; report recipient; urgent/nonurgent escalation method.	Defines the actual service and the intervals during which the property is not observed.

CLOSEOUT

Joseph needs to obtain or provide the outstanding information identified in this brief: the insurance response, Realtor CMA, rental-market evidence, property and permit record for the former office, and MWPA report. He can then determine whether limited vendor quotes are needed. These inputs would replace the provisional assumptions used in this brief.

Joseph can then keep the home under a defined care plan, prepare and rent the main house, authorize a separate feasibility review of the former office, or prepare for sale. He keeps this brief whether or not he hires Marindale again.

Any continued work begins only under a separate written scope covering access, authority, cadence, reporting and price.

USEFUL LINKS

- [San Rafael ADU guidance](#)
- [San Rafael Cause for Eviction](#)
- [California Civil Code 1946.2](#)
- [California Civil Code 1947.12](#)
- [EPA lead disclosure California residential insurance guide](#)
- [MWPA property report](#)
- [Marin property records](#)

Links checked Feb. 11, 2026. A live Review uses the law, public guidance and property records available on its delivery date.