

**CITY OF SACRAMENTO**  
1231 I Street, Sacramento, CA 95814

**Permit No: 0014666**  
**Insp Area: 3**

**Site Address: 5121 73RD ST SAC**  
Parcel No: 023-0185-043

**Sub-Type: HSG**  
**Housing (Y/N): Y**

CONTRACTOR  
HIGHLAND ASSET MAINTANANCE  
199 CIRBY WAY  
ROSEVILLE 95678

OWNER  
LAND TRUST 8951  
5050 LAGUNA BL #112-461  
ELK GROVE, CA 95758

ARCHITECT

**Nature of Work: REPAIRS TO DWELLING PER CHECK LIST**

**CONSTRUCTION LENDING AGENCY:** I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).

Lender's Name \_\_\_\_\_ Lender's Address \_\_\_\_\_

**LICENSED CONTRACTORS DECLARATION:** I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

License Class \_\_\_\_\_ License Number \_\_\_\_\_ Date 1/3/01 Contractor Signature Glen H Benz

**OWNER-BUILDER DECLARATION:** I hereby affirm under penalty of perjury that I am exempt from the contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code; any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 8 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00).

\_\_\_\_\_, I, as a owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professional Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his/her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he/she did not build or improve for the purpose of sale.)

\_\_\_\_\_, I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.

\_\_\_\_\_, I am exempt under Sec. \_\_\_\_\_ B & PC for this reason: JAN 03 2001

Date \_\_\_\_\_ Owner Signature \_\_\_\_\_

**IN ISSUING THIS BUILDING PERMIT,** the applicant represents, and the city relies on, the applicant, that the applicant verified all measurements and locations shown on the application or accompanying drawings and that the improvement to be constructed does not violate any law or private agreement relating to permissible or prohibited locations for such improvements. This building permit does not authorize any illegal location of any improvement or the violation of any private agreement relating to location of improvements.

I certify that I have read this application and state that all information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date 1/3/01 Applicant/Agent Signature Glen H Benz

**WORKER'S COMPENSATION DECLARATION:** I hereby affirm under penalty of perjury one of the following declarations:

\_\_\_\_\_, I have and will maintain a certificate of consent to self-insure for workers' compensation as provided for by Section 3700 of the Labor Code, for the performance of work for which the permit is issued.

\_\_\_\_\_, I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier STATE FUND Policy Number 1561660-99 Exp Date 03/14/2001

\_\_\_\_\_, (This section need not be completed if the permit is for \$100 or less) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date 1/3/01 Applicant Signature Glen H Benz

**WARNING:** FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000) IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST AND ATTORNEY'S FEE.

**CityCode**  
**Case Information Report**  
**H000024510**

December 13, 2000  
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**Case Report**

**Violations**

- Violation:** Faulty materials of construction. 8.100.640 **Status:** Open  
**Comments:** REAR PATIO COVER NOT ATTACHED TO THE DWELLING BY AN APPROVED METHOD.
- Violation:** Fireplaces or chimneys which list, bulge or settle due to defective material or deterioration. 8.100.570 **Status:** Open  
**Comments:** CHIMNEY DOES NOT HAVE AN APPROVED SPARK ARRESTER.
- Violation:** Exposed conductors, wire joints or energized equipment. 8.100.610 **Status:** Open  
**Comments:** EXPOSED NM CABLE AT REAR PORCH. ELECTRICAL ADDED TO NORTH SIDE OF DWELLING WITHOUT A PERMIT. COVER PLATES MISSING AT VARIOUS LOCATIONS INSIDE THIS DWELLING.
- Violation:** Provide approved type and installation of room heater which will maintain a temperature of 70 degrees three (3) feet above the floor. 8.100.490 **Status:** Open  
**Comments:** ROOM ADDITION ON SOUTH SIDE NEEDS TO HAVE AN APPROVED SOURCE OF HEAT. THERE ARE NO SMOKE DETECTORS INSTALLED IN THIS DWELLING.
- Violation:** Provide approved P-traps for all plumbing fixtures. 8.100.600 **Status:** Open  
**Comments:** THERE IS NO P TRAP AT LAUNDRY TRAY IN GARAGE. EXPOSE CONNECTION POINT FOR INSPECTION.
- Violation:** Provide approved method for installation, and/or maintenance of DWV system (drain, waste, and venting). 8.100.600 **Status:** Open  
**Comments:** BATHROOM LAVI HAS BEEN TORN AWAY FROM THE WALL.
- Violation:** Other **Status:** Open  
**Comments:** THIS IS NOT A COMPLETE LIST, OTHER ITEMS MIGHT BE DISCOVERED THAT WILL NEED TO BE REPAIRED OR REPLACED ONCE A PERMIT IS PULLED AND INSPECTIONS BEGIN.

**CityCode**  
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December 13, 2000

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**Case Report**

**Case Information**

**Case Id:** H000024510    **Status Code:** O    **Close Date:**  
**Council District:** 6    **Open Date:** 10/17/2000    **Disposition Code:**  
**Sub Type:** Substandard Vacant Build

**Address**  
5121 73RD ST  
Sacramento, CA 95820-

**Quarter Section:**    **Inspector Id:** JZIMMERM    **Apn:**023-0185-043-0000  
**Geo Area Code:** 3    **Technician Id:**MJIMENEZ    **Pin:**  
**Hundred Block:**    **Approx Location:**

**Occupancy Code:**    **Structure Code:**    **No Structures:**  
**City Owned:**    **Zoning Code:** R2    **No Units:** 1

**Legal Desc:** LOT 453, AS SHOWN ON THE PLAT OF COLONAIL VILLAGE UNIT NO. 3, RECORDED IN BOOK 32 OF MAPS, MAP NO. 6, RECORDS OF SAID COUNTY.

**Citizens**

Relationship	Name/Address	Phone
Owner	LAND TRUST 8951 5050 LAGUNA BL #112-461 ELK GROVE CA 95758	Home: (916) 733-2045
Owner	LANE WANG TRUST AGREE P. O. BOX 232952 Sacramento CA 95823	Home: (916)
Beneficiary	CROSSLAND CAPITAL CORP 4050 WILSIRE BLVD LOS ANGELES CA 90010	Home: (916)
Beneficiary	DAVID YATES 1409 S. VIRGINIA STREET RENO NV 89502	Home: (916)

**Violations**

- Violation:** Attractive Nuisance. 8.100.230    **Status:** Open  
**Comments:** THIS DWELLING IS UNSECURED AND IS IN A NEIGHBORHOOD WITH MANY CHILDREN. THERE IS A BROKEN DOWN CAR IN THE DRIVEWAY.
- Violation:** General dilapidation or improper maintenance of the building. 8.100.560    **Status:** Open  
**Comments:** THIS DWELLING IS SHOWING SIGNS OF DEFERRED MAINTENANCE. THERE IS DRY ROT AT THE EAVES, PAINT PEELING FROM EXPOSED WOOD AND THE ROOF IS IN POOR CONDITION.
- Violation:** Deteriorated or ineffective waterproofing of exterior walls, roof, foundation or floors including broken windows or doors. 8.100.470    **Status:** Open  
**Comments:** THERE IS GLASS MISSING AT A FRONT WINDOW.

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Geo Area Code: 3    Technician Id: MJIMENEZ    Pin:  
Hundred Block:    Approx Location:  
Occupancy Code:    Structure Code:    No Structures:  
City Owned:    Zoning Code: R2    No Units: 1  
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