

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0204101

Insp Area: 4

Thos Bros: 277 F6

Site Address: 2633 AMERICAN AV SAC

Parcel No: 262-0212-017

Sub-Type: RES

Housing (Y/N): N

CONTRACTOR

JS CONSTRUCTION
6235 BARTON RD
LOOMIS, CA 95650

OWNER

PETE HERBORN
3225 ELKHORN BL #19
N. HIGHLANDS, CA 95660

ARCHITECT

Nature of Work: REPLACE 6 WINDOWS, 500 SQ FT OF SIDING, DRY ROT REPAIR AT FOUNDATION, PORCH, RAFTER TAILS

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 643583 Date 4/5/02 Contractor Signature [Signature]

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 Professions 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: _____

Date _____ Owner Signature _____

IN ISSUING THIS BUILDING PERMIT, the applicant represents, and the city relies on the representation of the applicant that the applicant verified all measurements and locations shown on the application or accompanying drawings and that the improvements 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 4-5-02 Applicant/Agent Signature [Signature]

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 1104034-01 Exp Date 10/01/2002

(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 4/5/02 Applicant Signature [Signature]

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.

THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK IS NOT COMMENCED WITHIN 180 DAYS.

PLANNING AND ZONING REVIEW

..... to be filled out by Planning staff

ADDRESS: 2633 American Avenue

APN: 202-0122-027 ZONING: R1

DESIGN REVIEW AREA: Exp. North Area Design Review

PREVIOUS FILES RELATED TO SITE: none

EXISTING LAND USE: off w garage

PROPOSED USE: Replace 6 windows, ^{repair} replace T-1-11 siding (dry rot) to match existing

COMMENTS: Need Design Review. M May 3-28-02

DATE: _____ BY: _____

DOES IT APPEAR THAT THE PROJECT WILL REQUIRE A PLANNING APPLICATION?

YES NO (If yes, circle applications needed below)

.....Staff.....ZA.....Planning Commission.....Design Review.....Preservation Review.....

CONCLUSION: see above

DATE: _____ BY: _____

PLANNING COMMISSION **CITY OF SACRAMENTO** **PLANNING AND DEVELOPMENT SERVICES DEPARTMENT**

(Circle Fees)

PLANNING ENTITLEMENTS		ENVIRONMENTAL REVIEW	
(231) GENERAL PLAN AMENDMENT (C)	\$8,500	(231) ENV CATEGORY A - 1	\$ 470
(231) COMMUNITY PLAN AMENDMENT (C)	\$7,000	(231) ENV CATEGORY A - 2+	\$ 930
(231) REZONE (0-2 ACRES RESIDENTIAL)	\$95 X # OF HOURS + \$850 HEARING	(231) ENV CATEGORY B - 1	\$1,400
(231) REZONE/REZONE (0)	\$6,000	(231) ENV CATEGORY B - 2+	\$2,350
(231) PLAN AMEND. (0-2 ACRES RESIDENTIAL)	\$95 X # OF HOURS + \$850 HEARING	(231) ENV CATEGORY C - 1	\$3,770
(231) PUD ESTABLISHMENT (C)	\$3,700	(231) ENV CATEGORY C - 2+	\$6,100
(231) PUD GUIDELINE AMENDMENT (C)	\$2,700	(231) OTHER ENVIRONMENTAL REVIEW	\$
(231) PUD SCHEMATIC PLAN AMENDMENT (C)	\$2,400	PUBLIC WORKS REVIEW DEPOSIT	
(231) DEVELOPMENT AGREEMENT (C)	\$7,700	(252) (A) TENTATIVE MAP	\$ 700
(231) 66402 REVIEW (NA)	\$1,800	(252) (A) TENTATIVE MAP TIME EXTENSION	\$ 700
(231) STAFF PRELIMINARY REVIEW (NA)	\$1,600	(259) (A) LOT LINE ADJUSTMENT MERGER	\$ 250
(231) STAFF POLICY REVIEW OF MAJOR PROJECTS	\$2,400	(255) (B) SPECIAL PERMIT - MAJOR PROJECT	\$1,375
(231) SPECIAL PERMIT - OPC (B)	\$3,300	(255) (B) SPECIAL PERMIT - DRIVE THRU	\$1,500
(231) SPECIAL PERMIT - PUD (B)	\$3,000	(255) (B) PUD SCHEMATIC & GUIDELINE EST/AMENDMENT	\$1,500
(231) SPECIAL PERMIT - CONDO CON (A)	\$7,800	(255) (B) TEN/COMMUNITY PLAN AMEND	\$1,500
(231) SPECIAL PERMIT - INFILL DEVELOP. (B)	\$2,400	(255) (B) REZONE	\$1,500
(231) SPECIAL PERMIT MAJOR PROJECT (C)	\$5,000	(269) (B) ALL OTHER ENTITLEMENTS	\$ 250
(231) SPECIAL PERMIT TEMP PARKING LOT (C)	\$1,500	(269) (B) ALL OTHER ENTITLEMENTS (2+)	\$ 500
ADVANCE DEPOSITS		UTILITIES REVIEW DEPOSIT	
(243) ENV. STUDY - ADVANCE DEP	\$	(232) TENTATIVE MAP	\$ 250
(243) PLANNING STUDY ADVANCE DEP	\$	(232) TENTATIVE MAP TIME EXTENSION	\$ 250
		(232) LOT LINE ADJUSTMENT / MERGER	\$ 200
		(232) SPECIAL PERMIT - MAJOR PROJECT	\$ 125
		MISCELLANEOUS STAFF RESEARCH	
(231) VERIFICATION OF NON-CONFORMING USE	\$ 380	(231) ORDINANCE INTERPRETATION	\$
(231) RESEARCH	\$	(241) DR/PB	\$
\$95 X # OF HOURS	\$		\$
		APPEALS - THE DECISION OF THE	
(236) CPC BY 3RD PARTY TO CC	\$ 60	(253) ENV COORD BY 3RD PARTY TO CC	\$ 40
(236) CPC BY APPLICANT TO CC	\$1,000	(253) ENV COORD BY APPLICANT TO CC	\$650
(236) STAFF REVIEW/PROJECT	\$ 150	(236) APPEAL OF POLICE CHIEF BY APPLIC.	\$850
(236) APPEAL OF 3rd PARTY	\$ 100	(236) DR/PB TO CPC	\$ 340

RECEIVED FROM *Five hundred 75.00*

(SIGNATURE)



FILE # *E 202-028*
PW CIP #

NEIGHBORHOOD PLANNING	
(231) STAFF REVIEW	\$
\$95 X # OF HOURS APR 5 2002	\$
(231)	\$
SUBTOTAL PLANNING/ENV (231)	
SUBTOTAL ADV. DEPOSIT (243)	\$
SUBTOTAL PUBLIC WORKS (252)/(255)/(259)	\$
SUBTOTAL UTILITIES (232)	\$
SUBTOTAL DESIGN REVIEW (241)	\$
SUBTOTAL APPEALS (236)/(253)/(254)	\$
TOTAL AMOUNT PAID	\$
PREPARED BY/DATE	
CHECK #	
CASH	

While - Accounting
Yellow - Project File
Pink - Public Works
Goldencard - Applicant
CPC-FORM2 Rev.12/99 Reprinted 5/00

NOT VALID UNLESS STAMPED

Monday, January 14, 2002 5:10 PM

To:

From:

Page 1 of 4

Jan 14 02 10:13a

Donna @ JOHN HALL TERMITE 530-823-7731

p. 1

WOOD DESTROYING ORGANISMS INSPECTION REPORT

This is an inspection report only - not a Notice of Completion

ADDRESS OF PROPERTY INSPECTED

Building No. 2633	Street American Ave.	City Sacramento	Zip 95833	County 34	Date of Inspection 12/18/01	Number of Pages 4
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John J. Hall
 TERMITE INSPECTION & REPAIR COMPANY
 P.O. BOX 32, PILOT HILL, CA 95664
 Tel. 530-823-7731 Fax 530-823-0414
 Opr. No. 8909 johnhall@jtr.com

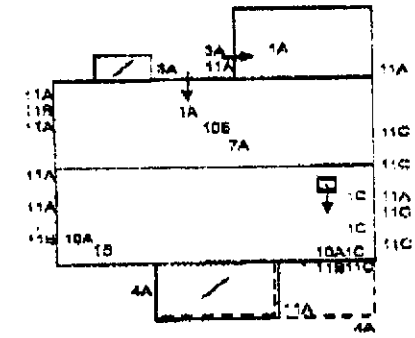
After stamp here on Board copy only
 A Licensed pest control operator is an expert in water tests. Any questions relative to this report should be referred to him/her.

Registration # PR 3407	Report # 1211A	Inspector #
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Inspector: **John J. Hall**
 Property Owner: **Danny Neiranga**

General Description:	SUPPLEMENTAL RPT														
	LIMITED REPORT	ORIGINAL REPORT DATE:	Inspected Areas	Not Inspected	Water Damage	Substructure Termites	Drywood Termites	Fungus or Dry Rot	Other Wood Parts	Unfinished Surfaces	Exterior Ceilings	Finish Work Levels	Outside Doors	Exterior Windows	Shower Rooms
This property consists of a one-story, single-family residence with wood siding and composition roof covering.															
Inspection Tag Posted: GARAGE															
Other Inspection Tags:															
1. SUBSTRUCTURE	DRY-PORTIONIA	SEE 1A-1C													
2. STALL/BROWER	WATER TESTED														
3. FOUNDATIONS	CONCRETE - ABOVE GRADE														
4. PORCHES - STEPS	CONCRETE														
5. VENTILATION	NONE														
6. ADJUTMENTS	NONE														
7. ATTIC SPACES	LIMITED ACCESS - INSULATED														
8. GARAGES	DETACHED - NOT INSPECTED														
9. DECKS/PATIO'S	NONE														
10. OTHER - INTERIOR		SEE 10A-10B													
11. OTHER - EXTERIOR		SEE 11A-11C													

DIAGRAM AND EXPLANATION OF FINDINGS (This report is limited to structure or structures shown on diagram)



DIA. NOT TO SCALE: DH

Inspector: **John J. Hall** License No.: **3886**
 Date: **12/18/01**
 Signature: *[Signature]*

Monday, January 14, 2002 5:10 PM

To:

From:

Page 3 of 4

Jan 14 02 10:14a

Denna B JOHN HALL TERMITE 530-823-7791

P. 3

PAGE 3 OF STANDARD INSPECTION REPORT ON PROPERTY AT:2633
BLDG NO
85833
ZIP CODEAmerican Ave.
STREET
12/19/01
DATE OF INSPECTIONSacramento
CITY
1211A
COMPANY REPORT NO.

THIS IS A "STRUCTURAL PEST CONTROL" INSPECTION REPORT - NOT A "BUILDING INSPECTION REPORT". THEREFORE, NO OPINION IS BEING RENDERED REGARDING THE STRUCTURAL INTEGRITY OF THE BUILDING.

A SEPARATED REPORT HAS BEEN REQUESTED WHICH IS DEFINED AS SECTION I/SECTION II CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

SECTION I CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFESTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFESTION.

SECTION II ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFESTION BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREA(S) WHICH DURING THE ORIGINAL INSPECTION DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE HIS INSPECTION AND CANNOT BE DEFINED AS SECTION I OR SECTION II.

SUBSTRUCTURE**ITEM 1A**

FINDING: A portion of the subarea is inaccessible due to the access is too small.

RECOMMENDATION: Remove soil as needed to gain access, make a further inspection and issue a Supplemental Report on any findings. (Section II)

ITEM 1B

FINDING: Cellulose debris is scattered throughout the subarea. This condition is conducive to an infestation of wood-destroying organisms.

RECOMMENDATION: Remove and dispose of all loose wood scraps and other cellulose debris of rakeable size or larger. (Section II)

FOUNDATION**ITEM 2A**

FINDING: Wood decay fungi (dry rot) damage was noted at the subarea access covers.

RECOMMENDATION: Remove all damaged wood members and replace with new material. NOTE: Existing materials will be matched as close as possible as availability permits. (Section I)

PORCHES/STEPS**ITEM 4A**

FINDING: Wood decay fungi (dry rot) damage was noted at the front porch eaves and arbor support posts.

RECOMMENDATION: Remove all damaged wood members and replace with new material. Installed supports on concrete blocks. NOTE: Existing materials will be matched as close as possible as availability permits. (Section I)

ATTIC SPACES**ITEM 7A**

FINDING: Attic crawl space is inaccessible due to lack of entry or inadequate entry opening.

RECOMMENDATION: Install or enlarge attic access for further inspection, and issue a supplemental report reflecting any findings. (Section II further inspection)

Monday, January 14, 2002 5:10 PM

To:

From:

Page 4 of 4

Jan 14 02 10:15a

Denna @ JOHN HALL TERMITE 530-923-7791

p. 4

PAGE 4 OF STANDARD INSPECTION REPORT ON PROPERTY AT:

2633
BLDG. NO.

American Ave.
STREET

Sacramento
CITY

96833
ZIP CODE

12/19/01
DATE OF INSPECTION

1211A
COMPANY REPORT NO.

OTHER - EXTERIORS

ITEM 11A

FINDING: There is evidence of wood decay fungi (dry rot) damage at the rafter tails, sheathing and fascia board of the roof overhang.

RECOMMENDATION: Remove the roof covering to expose the damaged areas if necessary. Remove all structurally damaged wood members and replace with new material. Install roof covering to the exposed areas only. **NOTE:** Guarantee applies to the roof covering in the repaired areas only. (Section I)

ITEM 11B

FINDING: Approximately four of the wood sash windows are damaged by wood decay fungi (dry rot).

RECOMMENDATION: Remove the damaged wood sash windows, and install new wood sash windows. (Section I)

ITEM 11C

FINDING: Wood decay fungi (dry rot) damage was noted at the exterior wood siding, the damage extends into the wood members behind the siding.

RECOMMENDATION: Remove all damaged wood members and replace with new material. **NOTE:** Existing materials will be matched as close as possible as availability permits. **NOTE:** See 1C of this report. (Section I)

NOTE: JOHN J. HALL TERMITE INSPECTION & REPAIR COMPANY RESPECTFULLY DECLINES TO MAKE AN ESTIMATE FOR REPAIRS ON THIS STRUCTURE.

INSPECTION FEE: \$36.00