

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 9911052
Insp Area: 3

Site Address: 2890 33RD AV SAC
Parcel No 025-0165-006

Sub-Type: RES
Housing (Y/N): Y

CONTRACTOR

OWNER
MAI THOA/ MY LUONG
6615 RANCHO ADOBE DR
SACRAMENTO CA 95824

ARCHITECT

Nature of Work: HSG REPAIRS 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 _____ Contractor 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 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. It, 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 10-01-99 Owner Signature Mai Thoa Luong

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 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 an 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 10-01-99 Applicant/Agent Signature Mai Thoa Luong

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 _____ Policy Number _____ Exp Date _____

(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 10-01-99 Applicant Signature Mai Thoa Luong

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.

HOU('G CASE SUMMARY -- Case # HSG 900460
as of 03/17/1999

Cond: B11

General dilapidation or improper maintenance of the building. 49.10.1002(13)

Entry: 3/17/1999 By: ELS Action: IINS 1. Non conforming patio, garage conversion and car port to be install with approved plans & permits to code or removed.

2. Replace damaged or missing foundation vents.

3. Drain, waste and venting system has failed and to be replace with approved materials and installation. Owner is to remediate contaminated soil both under and exterior to the structure.

4. Owner is to utilize both a consulting and remediation professional.

5. **Structure** showing signs of failure to foundation and block structural walls. (Owner to provide an engineers report on probable cause and solution to failure).

6. Owner to hire a consultant for cause and remediation of interior mold.

7.

Exits to be provided with approved landings.

8. Non conforming water heater installation. Install water heater in approved manner and location.

9. Replace broken, non operative or missing windows and provide screens.

10.

Repair exterior of all dry rot, damage to stucco and trim and paint exterior.

11. Replace non conforming/deteriorated front porch.

HOU. HSG CASE SUMMARY -- Case # HSG 900460
as of 03/17/1999

12. Replace all damaged, missing or non operative plumbing and electrical fixtures or devices. All wiring to meet minimum code requirements, exposed wiring noted in dining room.

13. Repair leak and provide air gap~~X~~ for dish washer.

14. Provide approved operative smoke detectors in each bedroom and areas leading to such rooms.

15. Repair interior through out including walls, ceilings, doors and wood work once mold has been remediated and paint interior.

16. Once under floor soils have been remediated for waste contamination, further inspections will be required to determine if additional repairs, or mold remediation, are required due to dry rot or waste system failures.



**GERMAN
ENGINEERING**

(MICRO FILM
83)

September 1, 1999

P4912890

Andy Mai
60 Dixon Road
Milpitas, CA 95035

Re: Foundation and Brick Walls on Home at 2890 33rd Avenue

Dear Mr. Mai:

I have been to the above referenced site three times and reviewed your foundation outside and under the house, the roof, and the concrete block walls. It is my opinion that the walls, foundation, and roof are structurally sound and safe to occupy. I have the following comments and recommendations.

1. The building is quite old and over the years settling and slight movements of the home from winds and quakes have caused many of the bricks to separate slightly, in a few instances crack.
2. The foundation is cracked in several locations.
3. The foundation under the home appears clean and in very good shape with the exception that some of the beams may not be supported on enough concrete surface.
4. Overall, with the exception of the cracks, the foundation and walls are in good condition and there is no danger of collapse from winds or earthquakes. The structure is sound and safe to occupy.
5. At sometime in the past the garage was converted into a room. The roof has never been modified so it had to be a conversion and not an add-on.
6. The foundation vents have not been screened.
7. The roof structure appears to be in good shape.

RECOMMENDATIONS:

1. Clean and caulk, or grout all cracks between the concrete blocks that have separated. Use a Burke (or equal) caulking and install in accordance with manufacturer's recommendations. If grout is placed, use a 5:1 sand cement mixture.
2. Clean and caulk or grout the cracks in the foundation.
3. Install screens on all foundation openings.

Andy Mai
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4. At the foundation opening at the south west corner of the building it is obvious that the floor beam is not supported by enough concrete. Provide grout and support such that the beam is resting on 3 square inches of concrete.

Andy, the building is structurally sound, but you will need to deal with other concerns of the building department.

Sincerely,

GERMAN ENGINEERING, LTD.


John A. German, P.E.

JAG/dc

cc: Jim Zimmerman

