

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

**Permit No: 9913014**  
**Insp Area: 3**

**Site Address: 3043 MONTGOMERY WY SAC**  
Parcel No: 013-0241-023

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

CONTRACTOR

OWNER

ARCHITECT

NIXON KERRY A/CESLEY L  
3043 MONTGOMERY WY  
SACRAMENTO CA 95817

**Nature of Work:** repairs per housing check list and field inspections.

**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. 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 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: 10-2-99 Applicant/Agent Signature: *Kerry Nixon*

**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: 10-2-99 Applicant Signature: *Kerry Nixon*

**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.**

Housing/Dangerous Bldgs Division  
Case Field Check List

Case # **HSG9901678**

99-13014 H

Address: **3043 MONTGOMERY WY**

Location:

<u>Date</u>	<u>Description</u>
11/02/99	<p>Flooring installed inside of the kitchen is becoming unattached where a seam occurs, near the intersection between the living area and the kitchen.</p> <p><b>49.10.1008(20) Deteriorated or ineffective waterproofing of exterior walls, roof, foundation or floors including broken windows or doors.</b></p> <p>Soffit area on the structure's west side has blistered and peeling paint condition.</p> <p>UNIT A Deteriorated window frame and glazing materials have been seen on the south facing window.</p>
11/02/99	<p><b>49.10.1014 Inadequate fire protection and equipment.</b></p> <p>UNIT B Battery operated smoke detector appears to be in a damaged condition. Smoke detector installed and connected to the house wiring system is no longer functional, and is in a condition as to expose the wiring conductors.</p> <p>UNIT C No operational smoke detector was in place inside of this unit.</p>
11/02/99	<p><b>49.10.1003(8) Fireplaces or chimneys which list, bulge or settle due to defective material or deterioration.</b></p> <p>Chimney termination area above the roof appears in a deteriorated condition, loose mortar and brick are evident, and the chimney has a list to the southeast at the uppermost areas. Chimney will no longer be accepted as a gas appliance vent.</p>
11/02/99	<p>NO INSPECTION HAS BEEN PERFORMED INSIDE OF UNIT A, ACCESS FOR AN INSPECTION MUST BE PROVIDED. ADDITIONAL CORRECTIONS MAY BE FOUND. A PERMIT IS REQUIRED FOR THE REPAIRS TO THIS STRUCTURE.</p>
11/02/99	<p><b>49.07.702 Exposed conductors, wire joints or energized equipment.</b></p> <p>UNIT B The outlet box installed for the smoke detector has conductors exposed outside of the box.</p> <p>UNIT C Bedroom receptacle installed on the north wall lacks a proper cover. Smoke detector has become removed from the outlet box exposing the conductors.</p>
11/02/99	<p><b>49.07.701 Provide approved type and installation of room heater which will maintain a temperature of 70 degrees three(3) feet above the floor.</b></p> <p>UNIT B Freestanding furnace installed inside of this unit has been connected to a gas vent that is in a failed condition. Heating appliance is now in a dangerous condition.</p> <p>UNIT B The free standing gas furnace installed inside of this unit is connected to an improper gas vent contributing to a dangerous condition to the occupants. Gas vent is installed with incorrect materials and does not terminate in an approved manner.</p>

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Case # **HSG9901678**

Address: **3043 MONTGOMERY WY**

Location:

<u>Date</u>	<u>Description</u>
11/02/99	<p><b>49.10.1007 Provide approved material and installation of gas appliance vents.</b></p> <p>Water heating appliance installed inside of the utility room on the north side of the structure has been connected to an improperly installed gas vent. Gas vent has been installed without proper clearance to combustibles, without proper support connections, lacks proper flashing materials at the roof penetration, and has been installed upside down.</p> <p>UNIT B Gas venting materials installed have been improperly maintained, and are not approved to be used in the present condition as found, due to a failing chimney and obstructions inside of the chimney.</p> <p>UNIT C Gas appliance venting materials attached to the freestanding gas furnace are not in an approved condition, lack of proper materials and clearances have been observed inside of this dwelling unit.</p>
11/02/99	<p><b>49.10.1007 Provide approved material and installation of dryer duct.</b></p> <p>UNIT B Dryer vent installed for the dryer inside of this unit vents directly into the utility room, contributing to a fire hazard due to combustible lint accumulations.</p>
11/02/99	<p><b>49.10.1006 Provide approved method for installation, and/or maintenance of potable water system.</b></p> <p>UNIT C Hot water supply to this dwelling unit appears to be insufficient.</p>
11/02/99	<p><b>49.05.521 Provide approved method for installation, and/or maintenance of DWV system (drain, waste, and venting).</b></p> <p>UTILITY ROOM Laundry drain installed inside of the utility room has been done improperly, the required vent has been left unattached from the drainage materials allowing a sewer smell to occur inside of the utility room and bathroom of unit B. The materials used to attach the new plastic materials to the existing metal materials is an improper fitting.</p> <p>STRUCTURES WEST SIDE Plumbing vent pipe has been installed using unapproved materials attached to the structure.</p> <p>UNIT B Waste system is in a failing condition. Waste water will not drain from the bathtub. Drainage is very slow from the lavatory.</p>
11/02/99	<p><b>49.10.1007 All gas appliances shall be approved type and installed in an approved manner.</b></p> <p>WATER HEATING APPLIANCE HAS THE FOLLOWING DEFICIENCIES: Lack of approved gas shut off valve. Safety relief valve line has not been installed to minimum code standards. Seismic restraints are not installed. Water supply has been installed improperly, 1" supply pipes are attached to 3/4" supply flex lines and then the supply lines connect to 1" water heater attachment nipples.</p>

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Location:

<u>Date</u>	<u>Description</u>
11/02/99	<p><b>49.04.402(C) Dangerous to human life or/detrimental to health.</b></p> <p>UNIT B Gas appliance vent connected to the free standing furnace is connected to a chimney vent that has debris located inside, prohibiting the natural gravity venting of the appliance.</p> <p>Waste line connected to the bathtub does not drain at all, allowing waste water to stand inside of the bathtub. A strong objectionable odor is prevalent inside of the unit due to this condition.</p> <p>UNIT C Free standing furnace is not vented correctly, and has been installed with incorrect vent materials.</p>
11/02/99	<p><b>49.10.1002(10) Lack of required electrical lighting.</b></p> <p>UNIT C There is a lack of minimum electrical lighting inside of the bedroom, no overhead light fixture nor a switched receptacle for the minimum amount of lighting required. Back door lacks an exterior light fixture.</p> <p>UNIT B No exterior light fixture has been installed at the back door.</p>
11/02/99	<p><b>49.10.1002(13) General dilapidation or improper maintenance of the building.)</b></p> <p>Front or the south side stairway lacks a proper connection between the support post and the foundation element. Stairway has loose support members attached to the handrail- gaurdrail.</p> <p>South side window frames of unit A are in a deteriorated condition.</p> <p>Roof overhang constructed on the North side of the structure over an existing roof lacks proper flashing materials, lacks a protective weather protective coating, and appears to have insufficiently sized rafter elements.</p>
11/02/99	<p><b>49.10.1003(1) Deteriorated or inadequate foundations.</b></p> <p>Brick foundation appears to be in a failing condition due to deteriorated mortar at the southwest corner and inside of the utility room housing the water heating appliance.</p>
11/02/99	<p><b>49.10.1003(2) Defective or deteriorated flooring or floor supports.</b></p> <p>UNIT B Flooring materials installed inside of bathroom are in an unmaintained condition. The materials are separating from the subfloor, allowing moisture to intrude into the area underneath the floor cover.</p> <p>UTILITY ROOM Concrete floor inside of this room appears to be in an improper condition.</p> <p>UNIT C</p>