

99-04356 H

Housing & Dangerous Buildings
Case Field Check List

Case #: 3724DAYT00, Address: 3724 DAYTON St

Room/Area
General

Insp Date
07/25/97

Description

(B-01)- Attractive nuisance.
SCC Section 49.04.402(b)
Memo: ADDRESS:3724Dayton St.

A vacant SFD of approx. 2000 sq.
ft. Including the attached 1 car garage

NOTE: This is a partial correction list,
a complete list will be compiled once access
is granted to all areas of the property, at the
time of access all trash and
debris should be removed.

BUILDING & STRUCTURAL

- B-01 Attractive nuisance 49.04.402(A)
-Open/vacant building with signs of
transient activity.
-A attractive public nuisance that
children are observed within the building.
- B-02 Dangerous to human life or detrimental
to health 49.04.402(C)
-Because of the structural
deterioration / lack of sanitation / power and
gas
- B-05 Uncleanliness 49.04.402(G)
-debris throughout yard / building
- B-06 Lack of minimum amounts of natural
light and ventilation required by this code
49.05.511
- lacking 10% window area w/ 5% able
to be opened, because of the rear addition
- B-08 Lack of required electrical lighting
49.10.1002(10)
-lack of hook up to public utility
/ lighting fixtures in room
- B-09 Dampness of habitable rooms
49.10.1002(11)
-caused by leaking roof / broken
windows
- B-10 Infestation of insects, vermin or
rodents 49.10.1002(12)
- B-11 General dilapidation or improper
maintenance of the building 49.10.1002(13)
- caused by the owners
- B-15 Members of walls, partitions or other
vertical supports that split, lean, list or
buckle due to defective materials
or deterioration 49.10.1003(4)
- due to dry rot / termite damage /
physical damage, rear addition
- B-17 Deteriorated or ineffective
waterproofing of exterior walls, roof,

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		foundation or floors including broken windows or doors 49.10.1008(20) - metal windows weather seal missing / improper sizing of replacement parts -broken window panes -curled roofing -missing / damage / rotted / siding
B-18		Defective or lack of weather protection for exterior walls including lack of paint or other approved protective coverings 49.10.1008(30) -unpainted wood siding / trim wood doors
B-19		Broken, rotted, split or buckled exterior wall coverings or roof coverings 49.10.1008(4) -curled roofing / broken / damaged
B-20		Building or portion thereof; device, apparatus, equipment, combustible waste, or vegetation which is such a condition as to be a fire hazard 49.10.1009 -accumulation of garden waste / debris (car parts-tires-old building material)
B-21		Faulty materials of construction 49.10.1010 -dry rotted columns / deck coverings / sidings / roof decks / stair threads / stair stringers under sized support joists or columns
B-22		Hazardous or unsanitary premises. Accumulation of weeds, vegetation, junk, causing a safety hazard 49.10.11011
B-23		Inadequate maintenance 49.10.1012 Unsafe in accordance with Section 203 UBC - lack of paint / weather proofing / repair of broken windows doors/ siding
B-24		Inadequate exits 49.10.1013 - egress windows 5. 7 sq. ft. 821 sq. inches 24 inches high / 20 inches wide - solid core door / dead bolt / locking door
B-25		Inadequate fire protection & equipment 49.10.1014 - smoke detectors in each bedroom & at door ways leading to sleeping rooms from service area
B-32		Design review requirements required. -for all reroofing / exterior repairs / additions / window change outs / exterior repairs
ELECTRICAL		
E-01		Unsafe electrical service equipment 49.07.702

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		- missing dead fronts / covers/ fuse blocks / breakers
		- improper box penetrations
		- grounding lack of primary / secondary / conductor / conductor protector
E-02		Exposed conductors, wire joints or energized equipment 49.07.702
E-03		Faulty equipment or wiring presenting a hazard to personal or property 49.10.1005
		- open boxes
		- lose wires
		-wires having physical damage, material against them / piled on top of
E-04		Improper over current protective devices 49.07.702
		-wire size over fused
		- wrong breakers for box
		unapproved
E-05		Insufficient outlets or unapproved cord wiring 49.07.702
		- use of extension to serve any part of building
		- use of power by extension cords from another unit or source
E-06		Inadequate electrical service or distribution 49.07.702
		- under sizing of conductors / open junctions- splices under sizes boxes
E-07		Improper or inadequate grounding or bonding or equipment or items requiring same 49.07.702
E-08		Use of unlisted or unapproved equipment or devices 49.07.702
E-09		Inadequate working or otherwise required clearances 49.07.702

MECHANICAL

M-01		Provide approved type and installation of room heater which will maintain a temperature of 70 degrees, three foot above the floor 49.07.701
M-02		Provide combustion air in an approved manner for gas appliances 49.10.1007
M-03		Provide approved material and installation of gas appliance vent 49.10.1007
M-04		Provide approved installation, and access for HVAC unit 49.10.1007
M-05		Provide the required ventilation fan 49.05.513
M-06		Provide approved clearance from combustibles to freestanding or built-in ranges 49.10.1007
M-07		Provide approved material and installation of dryer duct 49.10.1007

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		PLUMBING
		P-01 Provide replacement of deteriorated plumbing fixtures with approved type 49.05.521
		P-02 Provide the required hot and cold potable water supply with shutoff valves for each fixture in an approved manner 49.05.518
		P-03 Provide approved method for installation and/or maintenance of potable water system 49.10.1006
		P-04 Provide approved back flow devices for all hose bibs and lawn sprinkler valves 49.10.1006
		P-05 Provide approved method for installation and/or maintenance of DWV system (drain, waste and venting) 49.05.521
		P-06 Provide approved `P' traps for all plumbing fixtures 49.05.521
		P-07 Provide approved method for installation and/or maintenance of building sewer 49.05.521
		P-08 Provide approved method and materials for installation of gas piping system 49.10.1006
		P-09 All gas appliances shall be approved type and installed in an approved manner 49.10.1007
		- water heater, T&P valve, piping and termination / gas venting / gas value / semic strapping on new heater / combustion air

OWNER-BUILDER VERIFICATION

ATTENTION PROPERTY OWNER

An owner-builder building permit has been applied for in your name and bearing your signature.

Please complete and return this information in the envelope provided at your earliest opportunity to avoid unnecessary delay in processing and issuing your building permit. No building permit will be issued until this verification is received.

1. I personally plan to provide the major labor and materials for construction of the proposed improvement (yes or no) yes

2. I (have/have not) have signed an application for a building permit for the proposed work.

3. I have contracted with the following person (firm) to provide the proposed construction:

Name _____ Address _____

City _____ Telephone _____

Contractors License No. _____

4. I plan to provide portions of the work, but I have hired the following person to coordinate, supervise, and provide the major work.

Name _____ Address _____

City _____ Telephone _____

Contractors License No. _____

5. I will provide some of the work but I have contracted (hired) the following to provide the work indicated:

Name	Address	Phone	Type of Work

X Signed Rose A. Roney

X Job Address 34 3724 Dayton Date 6/8/99

Permit No.: _____

= METROSCAN PROPERTY PROFILE =
Sacramento (CA)

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OWNERSHIP INFORMATION

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Parcel Number :252 0133 023 0000
 Owner :Romero Rose Helen
 CoOwner :
 Site Address :3724 Dayton St Sacramento 95838
 Mail Address :2349 Covered Wagon Cir Elverta Ca 95626
 Telephone :Owner: Tenant:

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SALES AND LOAN INFORMATION

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Transferred	:04/16/99	Loan Amount	:\$25,000
Document #	:829	Lender	:Private
Sale Price	:\$20,000 Full	Loan Type	:Construction
Deed Type	:Grant Deed	Interest Rate	:Fixed
% Cwned	:100	Vesting Type	:Unmarried Person

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ASSESSMENT AND TAX INFORMATION

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Land	:\$4,603	Exempt Type	:
Structure	:\$20,609	Exempt Amount	:
Other	:	Tax Rate Area	:03089
Total	:\$25,212	98-99 Taxes	:\$1,906.84
% Improved	:82		

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PROPERTY DESCRIPTION

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Map Grid :278 C3 Recorder's Bk-Pg:025-19
 Census :Tract:64.00 Block:3
 Zoning :R1 City R1... Single Family
 Land Use :AIAOCA Res,Single Family In Subdiv
 Sub/Plat :Four Oaks Tract
 Legal :FOUR OAKS TRACT LOT 14

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DISTRICT INFORMATION

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Elem School:	North Sacramento	Fire	:
High School:	Grant Union	Park/Rec	:
Com College:	Los Rios	Water	:

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PROPERTY CHARACTERISTICS

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TotalRms	:7	Other Rms	:	Lot Acres	:.17	Appliance:	None
Bedrooms	:4	Patio	:No	Lot SqFt	:7,405	Roof Type:	Composition
Bathrms	:1.00	Stories	:1	Bldg SqFt	:1,611	CntlHt/AC:	None
DiningRm	:	Fireplace	:Yes	Addition SF	:480	Foundatn	:
FamilyRm	:	Spa/HotTub	:	Garage SF	:220	1st FlrSF:	1,131
Utility	:	Year Built	:1949	BsmtTotSF	:	2nd FlrSF:	
Pool	:Yes	Eff Yr Blt	:	Units	:1		