

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0100097
Insp Area: 4

Site Address: 741 MOREY AV SAC
Parcel No: 250-0093-014

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

CONTRACTOR

OWNER
TREY INVESTMENTS
920 ALAMOS AV
SACRAMENTO CA 95815

ARCHITECT

Nature of Work: Rehab of Duplex per Housing checklist.

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).

X 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: _____

X Date 1/9/01 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.

X Date 1/9/01 Applicant/Agent 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 Exempt Policy Number _____ Exp Date _____

(This section need not be completed if the permit is for **STUDIOS**) 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.

X Date 1/9/01 Applicant 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.

0100097H
741 Morey Ave.

HOUSING AND DANGEROUS BUILDINGS

Case Field Check List

Case #: **741MORE00**

Address: **741 MOREY AV Av**

Corrective Action:

Violation: B02 - Building

Description: Dangerous to human life or detrimental to health. 8.100.230

Comments: The owner is to maintain the securement of the property during the course of repairs. On several occasions this property has been found open with transients occupying.

Corrective Action:

Violation: B04 - Building

Description: Insufficient ventilation or illumination. 8.100.230, 8.100.340, 8.100.350, 8.100.360, 8.100.370, 8.100.510

Comments:

Corrective Action:

Violation: B05 - Building

Description: Uncleanliness. 8.100.230, 8.100.420

Comments: -The owner is to clean the interior of both units in preparation to repairing.

Corrective Action:

Violation: B06 - Building

Description: Lack of minimum amounts of natural light and ventilation required by this Code. 8.100.340, 8.100.350

Comments:

Corrective Action:

Violation: B10 - Building

Description: Eradicate the Infestation of insects, vermin or rodents as determined by the Health Officer. (Seal all holes around pipes and those leading into the walls larger than 1/4 inch). 8.100.560 L

Comments: -The owner is to have the structure professionally treated for pests.

Corrective Action:

Violation: B11 - Building

Description: General dilapidation or improper maintenance of the building. 8.100.560

Comments: WINDOW HARDWARE IS MOSTLY NON FUNCTIONAL. THERE ARE GAPS BETWEEN ÷

THE WALLS AND THE WINDOWS. THERE ARE NO DOORS ON THE BEDROOMS.

FLOOR COVERINGS ARE DETERIORATED IN KITCHEN AND BATHROOM. CARPET ÷

FILTHY THROUGHOUT. THERE ARE HOLES IN THE WALLS AND DOORS. THE ÷

FURNACE IS COMING OFF THE WALL.

Corrective Action:

Violation: B11 - Building

Description: General dilapidation or improper maintenance of the building. 8.100.560

Comments: -The owenr is to repair the interior walls, ceilings, doors and trim of all damage and repaint

the interior.

-Replace all deteriorated floor coverings.

-Repair or replace all damaged kitchen and bathroom cabinets and counter tops.

Corrective Action:

Violation: B17 - Building

Description: Deteriorated or ineffective waterproofing of exterior walls, roof, foundation or floors including broken windows or doors. 8.100.470

Comments:

Corrective Action:

Violation: B17 - Building

Description: Deteriorated or ineffective waterproofing of exterior walls, roof, foundation or floors including broken windows or doors. 8.100.470

Comments: -The owner is to repair the exterior wood, stucco, trim and doors of all damage and repaint.
-Provide a five year certification against failure of the roofing or replace.

Corrective Action:

Violation: B22 - Building

Description: Hazardous or unsanitary premises: Accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborage, stagnant water, combustible materials and similar materials, causing a safety hazard. 8.100.650

Comments: -The owner is to maintain the yards and interior of the structure against further accumulation of debris and high vegetation.

Corrective Action:

Violation: B25 - Building

Description: Inadequate fire protection and equipment. 8.100.680

Comments: -The owner is to provide operative smoke detectors in each bedroom and areas leading to such rooms.

Corrective Action:

Violation: E02 - Electrical

Description: Exposed conductors, wire joints or energized equipment. 8.100.610

Comments: Both service panels are to be professionally repaired to meet the minimum requirements of their listing and the National Electrical Code, 1996 Edition.

Corrective Action:

Violation: E04 - Electrical

Description: Improper overcurrent protective devices. 8.100.610

Comments: Insure all breaker ratings do not exceed the rating of the circuit they serve.

Corrective Action:

Violation: M07 - Mechanical

Description: Provide approved material and installation of dryer duct. 8.100.610

Comments: -Provide approved termination flashing which discharges to the exterior of the structure. All flashing shall be provided with dampers.

Corrective Action:

Violation: M08 - Mechanical

Description: Other

Comments: NOTE: THIS IS A PARTIAL LIST. OTHER PROBLEMS MAY BE FOUND UPON A MORE DETAILED INSPECTION.

Corrective Action:

Violation: M08 - Mechanical

Description: Other

Comments: REPLACE SHOWER HANDLES. INSTALL WATER HEATER TO CODE. REPAIR LEAK UNDER KITCHEN SINK. PROVIDE PROPER DRAIN FOR WASHING MACHINE AS IT IS BEING DRAINED INTO THE BACK YARD AT PRESENT.

Corrective Action:

Violation: P01 - Plumbing

Description: Provide replacement of deteriorated plumbing fixtures with approved type. 8.100.600

Comments: -Insure all fixtures operate properly and are in good condition or they are to be replaced in the bathroom and kitchen areas.

Corrective Action:

Violation: P09 - Plumbing

Description: All gas appliances shall be approved type and installed in an approved manner. 8.100.610

Comments: -The water heaters are to be installed in an approved manner and provided with the following:

- 1 Seismic supporting to the structure.
- 2 A PTR valve with the discharge line terminating to an approved location
- 3 Water heaters in garages are to be located 18 inches from the floor to the burners minimum.
4. The vent shall be as prescribed in the water heater listings. Newer water heaters shall be provided with a B type vent.

DURING THE REGULAR COURSE OF REPAIRS AND INCEPTIONS ADDITIONAL VIOLATIONS MAY BECOME APPARENT NOT SO NOTED IN THIS DOCUMENT. ANY ADDITIONAL VIOLATIONS WILL REQUIRE CORRECTING AND INSPECTING.



CITY OF SACRAMENTO
CALIFORNIA

PLANNING AND
BUILDING
DEPARTMENT

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

PHONE 916-264-5381

FAX 916-264-7046

OVER-THE-COUNTER PROJECT REVIEW

Address: 741 Morey Avenue
Description: **General repairs**
Applicant/Owner: Wayne Harbarger
Date Approved: January 5, 2001
Staff Contact: Ellen A. Schmidt, Assistant Architect, 264-5962

STAFF ACTION AND CONDITIONS OF APPROVAL:

Staff has reviewed the proposed project, and approves it with the following conditions of approval:

1. Repair existing roofing to match existing. Reroof shall not exceed 40% of entire roof.
2. Patch existing mortar. Finish to match existing.
3. Repair dryrot in rafter tails. Repair shall match existing.
4. No roof-mounted mechanical equipment is allowed.
5. The scope of work is limited to the above listed items. Any changes are subject to Design Review staff approval.

Sincerely,

Ellen A. Schmidt
Assistant Architect
Design Review



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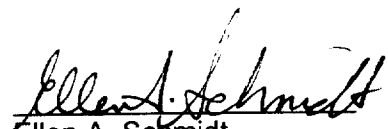
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*505-5204
Wayne
Hamburger*

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OWNER-BUILDER VERIFICATION

ATTENTION PROPERTY OWNERS

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.

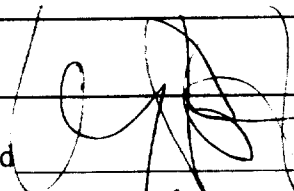

Name _____ Address _____

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 |
|------|---------|-------|--------------|
|------|---------|-------|--------------|

| | | | |
|---|---|--|--|
| <input checked="" type="checkbox"/> Signed |  |  | 1/9/01 |
| <input checked="" type="checkbox"/> Job Address | 741 Money Ave, Soc | | <input checked="" type="checkbox"/> Date |

Permit No: _____