

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 9902129

Insp Area: 4

Site Address: 2733 PLOVER ST SAC

Parcel No: 266-0272-006

Sub-Type: RES

Housing (Y/N): Y

CONTRACTOR

OWNER

STOVER DONALD M
SACRAMENTO CA

ARCHITECT

95865

Nature of Work: THIS PERMIT REPLACES 9804271--REPAIRS PER HOUSING 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. 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 March 12, 1999 Owner Signature Donald M. Stover

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 March 12, 1999 Applicant/Agent Signature Donald M. Stover

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 March 12, 1999 Applicant Signature Donald M. Stover

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.

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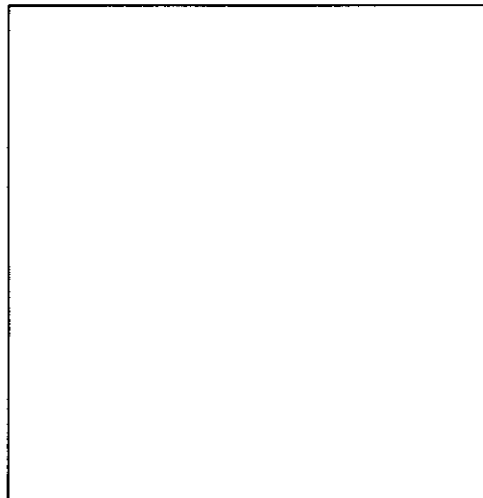
Case Report

Case Information

Case Id: 2733PLOV00 **Status Code:** O **Close Date:**
Council District: 2 **Open Date:** 3/31/1998 **Disposition Code:**
Sub Type: Dangerous Building

Address

2733 PLOVER ST



Quarter Section: **Inspector Id:** JGILPIN **Apn:**266-0272-006-0000
Geo Area Code: 4 **Technician Id:** **Pin:**266-0272-006-0000
Hundred Block: **Approx Location:** The south 50 feet of the east 175 feet
of Lot 3, a
Occupancy Code: **Structure Code:** **No Structures:** 2
City Owned: **Zoning Code:** **No Units:** 1
Legal Desc:

Citizens

Relationship	Name/Address	Phone
Owner	AGNES M. STOVER P.O. BOX 255708 SACRAMENTO	CA 95865-5708
Owner	DONALD M. STOVER PO BOX 255332 SACRAMENTO	CA 95865-5332

Violations

- Violation:** Dangerous to human life or detrimental to health. 8.100.230 **Status:** Open
Comments:
- Violation:** Uncleanliness. 8.100.230, 8.100.420 **Status:** Open
Comments:
- Violation:** Lack of required electrical lighting. 8.100.500 **Status:** Open
Comments:
- Violation:** 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 **Status:** Open
Comments:

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Case Report

Violations

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

Status: Open

Comments: 1. Open sewer line flooding into structure. There is evidence of raw sewage in laundry area.
2. Non conforming repairs completed in laundry area, exposed framing and electrical wiring. Remove and repair as required.
3. Bathroom flooring showing signs of failure. Open for further inspection and direction.
4. Interior to be repaired and repainted.
5. Replace floor coverings. Several areas have failed.
6. Roof coverings have failed. Additions to roof assembly to be removed, damage members to be replaced and new roof sheeting applied.
7. PG&E has condemned the stove and it is to be removed.
8. Tenants to vacate the property immediately. Property shall remain vacant until all repairs have been completed and occupancy authorized by this division.
9. Water heater installed in non conforming manner and is a potential hazard. Common vent improperly sized, PTR line terminating into room.<N>

Violation: Attractive Nuisance. 8.100.230

Status: Open

Comments: Owner is to vacate the property immediately due to unhealthy conditions caused by both tenants and the open sewer line backing up into laundry area. Roof coverings have failed and water damage is causing failure of roof structure.<N>

Activities

Activity	Begin Date	End Date	Created By	Routed To
CLOSED	04-03-1998	00-00-0000		UNK

Comments:

Comments

Date: 03/31/1998

User: JGILPIN

General Comments: 3-31-98 CALLER CINDY HUTCHINSON PHONE#726-8115 (ADDRESS 6302 BRIDCAGE ST., CITRUS HEIGHTS.95610 - HER DAUGHTER VISTED HIS FATHER AT THIS ADDRESS (FATHER DRIVES A TRUCK AND IS NOT ALWAYS HOME) - POLICE WENT OUT, PUT HER CHILDREN IN PROTECTIVE CUSTODY - AND NOW CHARGING HER WITH NEGLIGENCE FOR ENDANGERING HER CHILD. **PROBLEM AT THIS HOUSE ROOF IS FALLING IN - HOLD IN WALL BEHIND TIOLET, CAN SEE THE GROUND UNDER HOUSE - BACK BEDROOM WALLS ARE SOAKED AND COVERED WITH MOLD AND MILDEW - IN SECOND BEDROOM BASEBOARDS ARE ROTTED OUT AND WEEDS GROW UP THROUGH FROM OUTSIDE - ROTTING BACK PORCH WHICH MOTHER HAD FALLEN THROUGH SEVERAL TIMES - JI; Property Comments: This is a single family dwelling of approximately 1563 sq. ft. with a detached two car garage in poor condition.

Date: 12/09/1999

User:

Today a inspection of the interior and exterior of the property was completed by myself. With the information I have compiled a N&O and immediate notice to vacate will be sent to the owner.ELS 5-7-98 Faxed copies of [B32,42,70] to Cal Energy Commision, Attn: Jay Romas, per ES. slw 5-11-98 Ret. cert. mail [B42] for Agnes M. Stover, c/o The Mortgage Connection. (Forwarding Address Provided- entered into the computer).slw 5-12-98 Re-sent [B42] to Agnes M. Stover, c/o The Mortgage Connection to the address listed on the FOE. slw 5-12-98 Rec'd green card [B32,70] from Donald M. Stover. slw 5-12-98 Rec'd green card [B42] from Donald M. Stover. slw 5-13-98 Rec'd green card [re-send B42] from Agnes M. Stover, c/o the Mortgage Connection. slw

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Case Report

Comments

Date: 12/09/1999

User:

05/27/98 Correction notice written on temp. power. DPM 05/29/98 Temp. power inspection ok. DPM 6-5-98 Notice & Order appeal received from Donald M. Stover. kmn 6-19-98 Mailed Notice to Abate Nuisance/Notice of Hearing certified to Donald M. Stover. Scheduled for July 8, 1998. kmn 6-28-98 Green card (Not/Abate/Not Hrg) Donald M. Stover. jy 7-15-98 HCAAB Reso #7348 mailed certified to Donald M. Stover. kmn 7/15/98 - @ site to post HCAAB resolution #7348. EPK 7/20/98 - Received letter from owner requesting an extension on his permit. Will extend until 8/23/98. EPK 08/05/98 Processed Invoice #HCE50554 in the amount of \$759.00 (Title Report \$75.00, Notice & Order \$510.00, Termination \$75.00, Admin Fee \$99.00). LH 8/5/98 Ret'd certified letter (HCAAB Reso # 7348) for Donald M. Stover. (Unclaimed). jy 8/17/98 - Spoke with owner (Don Stover 485-8585) & reminded him of the need to call regular inspections in order to keep his permit active. He stated that he would call an inspection soon. EPK

Date: 12/09/1999

User:

9/8/98 - @ site for inspection of interior footing & wall. There is still considerable work to be done. The owner finds more problems as he goes along but he shows determination to take the job to completion. I again reminded him of the need to call regular inspections &/or to inform me of any problems that would prevent him from doing so. He agreed that he would. EPK 11-12-98 - P/O CALLED THIS DATE TO REQUEST ADDITIONAL TIME WHICH WAS GRANTED. I TOLD THE P/O TO CONTACT ME EVERY TWO WEEKS TO REPORT HIS PROGRESS. GDJ 01/07/99 permit canceled. mjm 1-29-99 Mailed Notice of Appeal Hearing - Housing Code Enforcement Fees and Penalties certified to Donald M. Stover; Agnes M. Stover, c/o The Mortgage Connection for Invoice #HCE50554 (\$759.00). Scheduled for February 10, 1999. kmn 02/04/99 Green Card (Sp Assess Hrg Not 2a) For Agnes M. Stover c/o The Mortgage Connection. ew 02/16/99 Green Card (Sp Assess Hrg Not 2a) For Donald M. Stover. ew

Date: 12/09/1999

User:

02/22/99 Talked to Prop. Owner, he will take out permit within 30 days. mjm 3-25-99 HCAAB Reso #7437 prepared. Original placed in file since no owner/representative appeared before the housing board. Scheduled for April 6th Council meeting. kmn 5-14-99 City Council Resolution #99-156 adopted on April 6, 1999 placing lien on property for invoice #HCE50554 - invoice adjustment prepared on May 10th. For lien release contact Bonds & Assessments at 264-5681. NOTE: Memo attached to invoice adjustment from C.A. regarding Council Hearing. Processing of invoice adjustments and placement of lien delayed until memo was received. kmn

Date: 02/03/2000

User: JGILPIN

SPOKE TO OWNER DON STOVER RE STATUS OF REPAIR WORK AND PROMISED TO HAVE PLUMBING VIOLATIONS CORRECTED FOR NEXT INSPECTION .HIS PHONE # 485-8585

Date: 05/17/2000

User: JGILPIN

Spoke to owner Donald Stover who is making slow progress on repair work , plumbing corrections are almost completed and inspections will be called for as soon as possible. The building is not occupied and is secured.