

CITY OF SACRAMENTO

Permit No: 9807368

1231 I Street, Sacramento, CA 95814

Insp Area: 2

Site Address: 2700 PROVO WY SAC

Sub-Type: RES

Parcel No: 0490243008

Housing (Y/N): N

CONTRACTOR

HOME IMPROVEMENT & REPAIR
1819 SILICA AV #B
SACRAMENTO CA 95815

OWNER

SLATTERY ABBY JANE
1940 LOS ROBLES BL
SACRAMENTO CA 95838

ARCHITECT

Nature of Work: REPAIR VANDALISM DAMAGES

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 BI License Number 612492 Date 7/31/98 Contractor Signature [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 7/31/98 Applicant/Agent Signature [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 State Fund Policy Number 229-0012733-98

(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 7/31/98 Applicant Signature [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.

THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK IS NOT COMMENCED WITHIN 180 DAYS.

11/1/99
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HOME IMPROVEMENT AND REPAIR
1819 B SILICA AVENUE
SACRAMENTO, CA 95815
(916) 921-2136 FAX 921-1215
STATE CONTRACTORS LICENSE 612492 TAX ID NUMBER 68-0346528

July 27, 1998

Ms. Abby Slattery
1940 Los Robles Boulevard
Sacramento, CA 95838

Dear Ms. Slattery:

The following is submitted to serve as the SCOPE OF WORK for your property located at 2700 Provo Way. It appears that less than 50% of exterior and interior wall surface will not have to be removed. This eliminates the need for plans, Title 24, and bringing the entire property up to current building codes. The unit was built in 1980 and therefore should not have any asbestos present. My proposal is broken down into 2 sections. The first section follows the work agreed to by Bob Bosworth of Sierra Claims Service, Inc. at our meeting on July 23, 1998. We can begin to rehabilitate the property starting with this as the initial SCOPE OF WORK. You will be advised of any additional charges incurred from damages occurring from a subsequent break in since my visit on June 2, 1998. Although the additional damages (mop shoved up hood vent, destruction of ceiling and insulation in Master Bedroom and other damage not yet identified) appear substantial, the actual costs are not worth filing an additional claim since actual costs will not come close to satisfying another \$500 deductible.

The next section is work that is needed due to deferred maintenance and makes sense to do it while we are there rather than having us called back to set up again and put on the finishing touches. This is the work that will make the property marketable to both a tenant and buyer.

We will not be able to begin this project until you **arrange for the utilities to be connected and operating.** After you do this we will get the unit trashed out so that a proper evaluation of damages from the last break in can be assessed. You should order a Pest Control Inspection Report immediately to prevent duplication of work. Please remember that we are responsible for our own equipment and you are responsible for the property and fixtures throughout the period we are working in and on it. This means you are responsible for damages from any potential vandalism occurring during work in progress to include appliances, fixtures, and actual members to the unit itself.

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SECTION 1

KITCHEN

Prepare floors and install new vinyl floor coverings of Customer's choice from the Mannington Vega or Armstrong Initiator line laid in the existing pattern (i.e. coved under areas coved now and flat laid for the remainder). Coved areas to get new Silver/Chrome colored metal edges. Provide and install new Silver/Chrome colored transition strip to carpet area.
Remove all baseboards in room. Replace with 3-1/4" pre primed reversible baseboards. Paint baseboards.
Repair/replace drawer/hardware to broken drawer.
Replace broken fixture in dining area with new hanging fixture and globes.
Replace broken window pane.
Supply and install new White electric range/oven unit to replace damaged unit.
Repair all holes in sheetrock with new materials. Tape and texture to match existing pattern as closely as possible.
Seal, prime and paint walls. Protect doors and cabinets from paint.
Seal, prime and paint ceilings. Protect doors and cabinets from paint.

EXTERIOR REAR

Remove 4 sections and gate of exterior fence boards. Dispose of materials off site. Supply and install new Redwood fencing to have posts set in concrete, 1 x 4 x 6 boards, utilizing double rail construction. Supply and install new gate and hardware. Replace with 1 x 4 x 6 redwood fence boards.
Seal and paint siding panel to eliminate graffiti. Color to match existing faded color as closely as possible. Trim to be protected from body paint.
Replace (5) Window screens.
Remove graffiti from 2 windows.
Supply and install new down spout in rear. Prime and paint to match body color.

GARAGE

Repair hole in 5/8" sheetrock. Repair will be taped in one coat under fashion.
Supply and install new Walnut Legacy entry door to Living room area utilizing existing hardware. Existing door is broken now.
Supply and install new knobset and thumb actuated dead bolt.

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LIVING ROOM

Replace front entry door with a solid core slab door using existing lockset and hardware.

Repair all holes in sheetrock with new materials. Tape one coat under.

Seal, prime and paint walls. Note: All baseboards, fireplace, doors and cabinets have splattered paint from previous painting efforts.

Prime and paint both sides of new entry door.

Texture all repaired areas to match existing pattern as closely and possible.

Repair holes in ceiling.

Blow acoustic materials to match existing pattern as closely as possible.

Seal, prime and paint ceiling.

HALLWAY

Repair all holes in sheetrock with new materials. Tape one coat under.

Seal, prime and paint walls. Protect doors from paint.

Supply and install new flush mounted light fixture with bulbs.

Supply and install new Brass color frame mirrored bypass closet doors and track assemblies.

Texture all repaired areas to match existing pattern as closely and possible.

Seal, prime and paint ceiling.

Supply and install new thermostat to replace existing broken unit.

Supply and install new hard wired smoke detector to replace existing broken unit.

Repair and install attic access cover as necessary.

HALL BATHROOM

Remove both medicine cabinets. Supply and install one new medicine cabinet to match existing style.

Repair all holes in sheetrock with new materials. Tape and texture to match existing pattern.

Seal, prime and paint walls. Protect doors from paint.

Seal, prime and paint ceiling.

Remove and reset light fixture.

Remove and reset heat register.

Supply and install (2) new Chrome colored 3/4" towel bars.

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GUEST BEDROOM (BEDROOM #1)

Repair all holes in sheetrock with new materials. Tape one coat under.

Seal, prime and paint walls. Protect doors from paint.

Supply and install new Brass color frame mirrored bypass closet doors and track assemblies.

Seal, prime and paint ceiling.

Supply and install new closet pole rod.

Supply and install wall insulation batts as necessary.

Batts to be rated at R-13 or greater.

Replace broken outlet with new almond colored outlet.

Supply and install battery to existing detector and report on condition of detector.

Replace damaged baseboards as necessary with baseboards to match existing as closely as possible.

MASTER BEDROOM

Repair all holes in sheetrock with new materials. Tape and texture to match existing pattern as closely as possible.

Repair ceiling and finish with acoustic materials to match existing pattern as closely as possible.

Seal, prime and paint walls. Protect doors from paint.

Supply and install wall insulation batts as necessary.

Batts to be rated at R-13 or greater.

Seal, prime and paint ceiling.

Supply and install new knobset. Knobset is missing.

MASTER BATHROOM

Supply and install one new medicine cabinet to match existing style.

Repair all holes in sheetrock with new materials. Tape one coat under.

Seal, prime and paint walls. Protect doors and cabinets from paint.

Seal, prime and paint ceiling.

Supply and install new light fixture and bulbs.

Supply and install (1) new Chrome colored 3/4" towel bar.

Supply and install (1) new cup/brush holder.

Supply and install new Walnut Legacy entry door using existing hardware and knobset. Holes are on back of existing door.

Supply and install new toilet paper holder (missing).

Supply and install new toilet seat.

Texture all repaired areas to match existing pattern as closely and possible.

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GENERAL

Clean up interior debris to "broom swept" standards.
Clean up exterior debris to exclude landscaping mowing and trimming.

Supply and install new switch plate and outlet covers.
Replace all missing and broken interior and exterior light bulbs and tubes.

Haul all materials to approved dump facility and pay fees to dump.

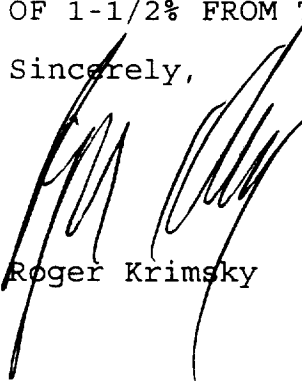
Note: A City of Sacramento Building Permit will be obtained upon request. Actual costs of the Permit will be added to the total price quoted below. Owner to pay all fines and penalties if Permit is not requested in advance. Note: Local providers of Utilities will not provide services without a Permit.

Note: The cleaning of the entire interior should be put on the JOB SCOPE for the appropriate vendor after HOME IMPROVEMENT AND REPAIR completes the above described work. Included should specifically identify cleaning of the fireplace, kitchen and bathroom fixtures and appliances. This price is not included in the price below.

Note: Damage to concealed areas will be billed at additional Time and Materials with prior Customer approval prior to performing work. Texturing, priming and painting of new materials are not included in this Proposal unless specifically specified along with the item being worked on.

HOME IMPROVEMENT AND REPAIR WILL PROVIDE ALL LABOR AND MATERIALS FOR THE TOTAL AMOUNT OF \$ 7,526.00. PAYMENT TO BE MADE UPON COMPLETION. FAILURE TO PAY AS AGREED WILL INCUR A 10% LATE CHARGE WITH MONTHLY INTEREST AT THE RATE OF 1-1/2% FROM THE DATE OF COMPLETION UNTIL THE DATE PAID.

Sincerely,



Roger Krinsky

APPROVED