

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0105215
Insp Area: 2

Site Address: 2677 FREEPORT BL SAC
Parcel No: 010-0337-030

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

CONTRACTOR

OWNER

ARCHITECT

MARY ANN OVERTON
79 ANGEL ISLAND CR
SAC CA 95831

Nature of Work: DRY ROT REPAIR, REPIPE WATER LINES UNDER HOUSE, CODE COMPLIANCE FOR ELECTRICAL, PROVIDE ACCESS FOR CRAWL SPACE

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.)

→ M.A.O. 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 4/26/01 Owner Signature Mary Ann Overton

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 4/26/01 Applicant/Agent Signature Mary Ann Overton

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 _____

→ M.A.O. 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 4/26/01 Applicant Signature Mary Ann Overton

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.

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) _____
2. I (have) ~~have~~ not) _____ 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 McDonald Plumbing Address 2920 36th St.
City Sacramento Telephone 916 / 456-4738
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

Signed Mary Ann Overton

Job Address 2677 FREEPORT BLVD

Permit No: 0105215

Purchaser requested a thorough examination of the plumbing after concerns were raised by the home inspection conducted on March 30. McDonald Plumbing did an extensive inspection of the house on April 18 and found the following major issues:

1. In several places, galvanized pipes have been connected to copper pipes which is not in accordance with correct procedures causing damage.
2. Water lines are damaged in several places—repair clamps were observed in at least three places;
3. Running the hot water created a rumbling noise under the dining room, due to lines not being strapped. Hot water flow was significantly decreased, most likely due to corrosion in pipes.
4. In general, the water lines are in bad shape with several of them about to give serious problems.
5. The ½" copper in the sub/shower is loose and appears not to have been soldered. It will need further examination once access is determined.
6. Access to under the house is not to code and will need work before plumbing repair can take place.

Based on the above findings, the attached estimate is provided.

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2677 Freeport Boulevard
Sacramento, CA 95818

Co. Report #101022 Date: 2/21/01

10. OTHER-INTERIOR:

Note: Water stains noted on the ceiling in the rear bedroom closet. The exterior surfaces of the roof will not be inspected. If you want the water tightness of the roof determined, you should contact a roofing contractor licensed by the Contractor's State License Board.

A. Finding: Fungus damage noted to the window screen frame in the laundry room. Indicated by 10A on diagram.

Recommendation: Install a new bottom rail on screen. SECTION I.

no →

B. Finding: Water damage noted to the kitchen counter top under the sink. Indicated by 10B on diagram.

Recommendation: Install new kitchen counter top. SECTION I.

C. Finding: The underlayment adjacent to the rear entry door in the laundry room/utility room is water damaged indicating possible damage to the subflooring. Indicated by 10C on diagram.

Recommendation: Remove the appliances. Remove the floor covering and underlayment. Install new underlayment and floor covering of a neutral color. Reinstall appliances. If damage is found to extend into adjacent timbers, a supplemental report will be issued. SECTION I.

D. Finding: The linoleum adjacent to the bathtub in the hall bathroom is improperly sealed. Indicated by 10D on diagram.

Recommendation: Clean and reseal linoleum as necessary. SECTION II.

11. OTHER-EXTERIOR:

A. Finding: A large crack noted at the stucco and fireplace. Indicated by 11A on diagram.

Recommendation: Fill Crack with a waterproof sealant. SECTION E.

NOTE: Hairline cracks were noted to the exterior stucco. This is a common condition in this type of construction.

NOTE: The exterior surfaces of the roof will not be inspected. If you want the water tightness of the roof determined, you should contact a roofing contractor licensed by the Contractor's State License Board.

Statement required by the Department of Consumer Affairs, Structural Pest Control Board, Sec. 5116(b).
"NOTICE: The Structural Pest Control Board encourages competitive business practices among registered companies. Report on this structure prepared by various registered companies should list the same findings (i.e., termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary from company to company. Therefore, you may wish to seek a second opinion since there may be alternative methods of correcting the findings listed on this report that may be less costly."

Sufficient funds must be retained and allocated from escrow to satisfy the fees for this report and/or any repair work and Notice of Completion provided by PEST DETECTIVE.

This inspection report fee \$100.00 (paid at time of inspection)

We accept all major credit cards!

Addendum

The following terms and conditions are hereby incorporated in and made a part of the Contract Supplement Addendum, on the property know as 2677 Freeport Blvd, Sacramento, CA 95818, where Simpson and Smith are referred to as the Seller and Overton is referred to as Buyer.

1. Seller shall not repair or agree to correct items # 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, (1-11) with the exception of # 5 and *, as stated below.
2. Seller shall provide a credit in escrow to buyer of \$500 to be used for any purpose that Buyer chooses.
3. Item 5. Buyer shall contact Darrell Davis, pest inspector for The Pest Detective at 652-6987 for making arrangements to provide new kitchen faucet and installation. In the event The Pest Detective charges any additional costs for the installation of the buyer provided faucet, buyer shall pay Financial Title Company, at 1110 Iron Point Road, Suite 180, Folsom, CA 95630, Escrow # 42329518. Denise Leath, Escrow Officer, phone number is 985-3456 and FAX 985-4333 before the work is schedule to start. Buyer to hold harmless the seller of any liability, defect, theft of buyer provided faucet.
4. Item *, Buyer shall contact Darrell Davis, pest inspector for The Pest Detective at 652-6987 for making arrangements to provide the upgrade kitchen counter top for installation. In the event The Pest Detective charges any additional costs for the installation of the buyer provided upgrade kitchen counter top, buyer shall pay Financial Title Company, at 1110 Iron Point Road, Suite 180, Folsom, CA 95630, Escrow # 42329518. Denise Leath, Escrow Officer, phone number is 985-3456 and FAX 985-4333 before the work is schedule to start. Buyer to hold harmless the seller of any liability, defect, theft of buyer provided upgrade kitchen counter top.
5. Buyer to approve of the Pest Detective, dated February 21, 2001, pest report.
6. In the event, that the buyer would prefer to receive a credit of \$2,710 instead of the pest work to be completed by The Pest Detective and a clearance issue. Seller shall provide a credit in escrow to buyer of \$2,710 to be used for any purpose that Buyer chooses and Seller will not pay for work recommended to correct "Section I and II" conditions described in the Report. The buyer would need to provide to seller in writing with an addendum if they would agree to this item.
7. Seller has requested the HVAC installer, Wayde Yee, phone number 452-3666 to pull a permit for HVAC installation. The HVAC inspection was done on April 9, 2001. The seller will provide the permit.
8. Property to be sold "as-is" in it's present condition without warranty.

	4/13/01		
Seller	Date	Buyer	Date
Seller	Date		

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2677 Freeport Boulevard
Sacramento, CA 95818

Co. Report #101092 Date: 2/21/01

This is a separated report which is defined as SECTION I/SECTION II conditions evident on the date of inspection. SECTION I contains items where there is evidence of active infestation, infection or conditions that have resulted in or from infestation or infection. SECTION II items are conditions deemed likely to lead to infestation or infection but where no visible evidence of such was found. FURTHER INSPECTION items are defined as recommendations to inspect area(s) which during the original inspection did not allow the inspector access to complete his inspection and cannot be defined as SECTION I or SECTION II.

1. SUBSTRUCTURE AREA:

A. Finding: Surface fungus was noted on the wood members in the subarea. Indicated by 1A on diagram.

Recommendation: Scrape and treat the infected wood members with Copper Naphthenate (active ingredient) copper naphthenate in accordance with manufacturer's label. SECTION I.

B. Finding: Fungus has damaged the girder in the subarea. Indicated by 1B on diagram.

Recommendation: Cut and remove damage to sound wood. Treat the area with Copper Naphthenate (active ingredient) copper naphthenate in accordance with manufacturer's label. SECTION I.

C. Finding: Water noted entering the subarea at the subarea access. Indicated by 1C on diagram.

Recommendation: Remove a portion of the exterior concrete slab. Install a subarea wall and access cover. SECTION II.

1. FOUNDATIONS:

Note: This structure is constructed on a brick and mortar foundation.

7. ATTIC SPACES:

Note: A complete and thorough inspection of the attic area could not be made due to insulation and duct pipes. Inspection, as permitted from the attic access only, did not indicate any evidence of infestation or infection.

8. GARAGES:

Note: The interior garage walls are finished, and inspection, as permitted, indicated no visible evidence of infestation and/or infection at this time.

A. Finding: Fungus has damaged the trim board and wood siding on the garage door at the garage. Indicated by 8A on diagram.

Recommendation: Replace damaged portion of wood siding with new materials. Install a new trim board. SECTION I.

B. Finding: Fungus has damaged the base of the garage door trim boards at the garage. Indicated by 8B on diagram.

Recommendation: Cut and remove damage to sound wood. SECTION I.

C. Finding: Fungus has damaged the roof trim board at the garage. Indicated by 8C on diagram.

Recommendation: Remove the damaged wood and replace with new materials. SECTION I.

D. Finding: Fungus has damaged the windowsill and window casing at the garage. Indicated by 8D on diagram.

Recommendation: Cut and remove damage to sound wood and pack with a rock hard filler. SECTION I.

Vierra Construction

8518 Oak Ave
Orangevale Ca 95662

Phone 988-1275
Fax 989-4601

Mary Ann Overton
2677 Freeport Blvd
Cal 217-2027
Fax 424-2010

Electrical Repair

- Add a 20 AMP circuit with two outlets in both bedrooms
- Replace oval cover on 1/2" conduit at panel
- Install a clip on 30AMP breaker to dryer
- Install 1/2" flex on romex to garbage disposal with box
- Install 3 GFCI outlets at bath, kitchen and garage
- Check all outlets and replace non grounded as needed.
- Replace grounded outlets that don't have ground wire
- Install a cover on dryer outlet

Miscellaneous

- Replace 1/2" gas flex to water heater
- Remove kitchen counter top and drop water lines for sink mount faucet.
- Install new sink, faucet and garbage disposal all supplied by the owner. With chrome strainer, straps and angle stops.

Total Bid ~~\$985.00~~
700.00

Lighting

- Install two exterior lights and light kit on fan at front room.
- Lights supplied by owner

Total Bid \$75.00
285.00

360.00