

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 9908669

Insp Area: 3

Site Address: 4020 38TH ST SAC
Parcel No: 020-0061-009

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

CONTRACTOR

OWNER

STARKS ANDREW
7908 34TH AVE
SACRAMENTO CA 95824

ARCHITECT

Nature of Work: REPAIRS PER HSG 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: _____

X Date 8-5-99 Owner Signature [Signature] 8-5-99

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 8-5-99 Applicant/Agent Signature [Signature] 8-5-99

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.

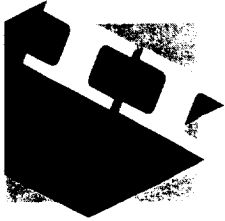
I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Policy Number _____ Exp Date 8-5-99

(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.

X Date 8-5-99 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.

POINT 2

**STRUCTURAL
ENGINEERS**

March 4, 1999

Royal Realty
4204 Martin Luther King Blvd.
Sacramento, CA.

Attn: Stan Lyle

Re: 4020 38th Street Property
Point 2 Job No. 99016

A structural survey was performed on the afternoon of March 3, 1999 at the above referenced site. Present at the site was:

Mr. Stan Lyle – Royal Realty
Mr. William P. Larson - POINT 2 Structural Engineers

The structural review of this residence was performed at the request of the City of Sacramento. The residence is currently under renovation.

The residence is a single story, concrete block masonry structure with a wood floor and roof. The construction date is unknown but the building is estimated to be older than 50 years. Concrete block construction of this age was generally under reinforced and only partially grouted. Buildings of this vintage have been found to contain no grout and no reinforcement. It is impossible to determine the extent of grout and reinforcement with a visual inspection.

2300 N STREET
SUITE 4
SACRAMENTO, CA
95816-5757

PHONE
(916) 442-4842

FAX
(916) 442-4848

SITE CONDITIONS

A. Residence Exterior

The exterior walls of the home are concrete block masonry. (see photos 12,5&6) The masonry is generally in good condition. The northwest corner side wall has a crack adjacent to the corner window. (see photo 3) The masonry is mostly likely only partial grouted. It is possible that no reinforcement is present. If required, a testing lab could be hired to locate the reinforcement in a non destructive manner.

B. Backyard garage

The backyard garage has no roof and the walls are unreinforced, non grouted concrete block. Left as is, during an earthquake, the walls are a potential falling hazard and should be repaired or demolished. (see photo 4)

C. Foundations

The CMU walls are supported on continuous concrete foundations. The interior wood flooring is supported on isolated concrete piers and footings. Work is currently underway to add new interior footings and repair the subfloor.

D. Roof

The roof of the structure appears to have some dryrot damage at the eaves. Additional damage may be discovered with the replacement of the roofing material.

RECOMMENDATIONS

The following recommendations are provided for your reference:

- The garage walls should be repaired or demolished.
- The residence concrete block at the northwest corner should be repaired with an epoxy grout.
- All dryrot and termite damage should be repaired.
- The new foundations, subfloor framing and sheathing work underway should be completed.

LIMITATIONS

The residence is non-conforming to the currently adopted Uniform Building Code in many aspects. The most significant structural deficiencies are related to the concrete masonry reinforcement and connection of the CMU to the roof diaphragm. The City of Sacramento will need to decide if this structure will need to be renovated to comply with the construction sections of the current code.

The opinion and recommendations contained in this report are based on the information provided by the client and the field investigation performed as a part of this project. This report does not address any other portions of the structure other than those areas mentioned, nor does it provide any warranty, either expressed or implied, for any portion of the structure.



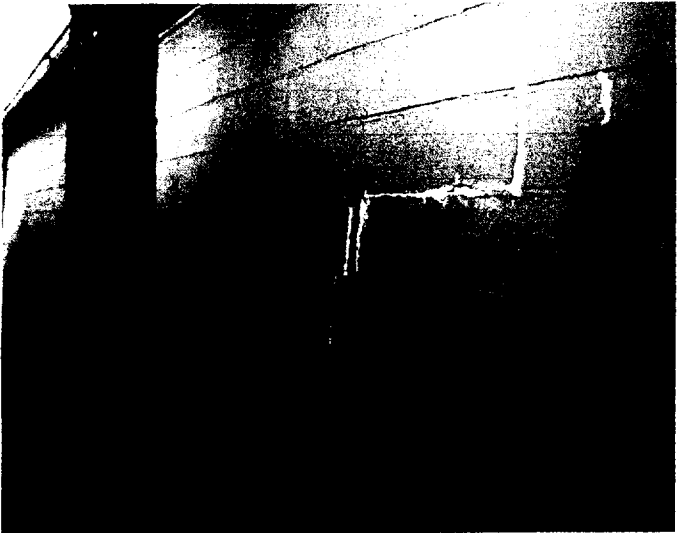
William P. Larson S.E.
POINT 2 Structural Engineers



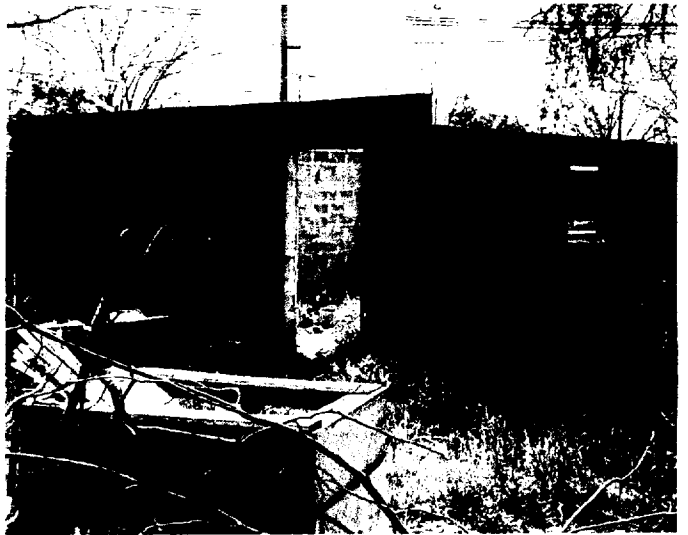
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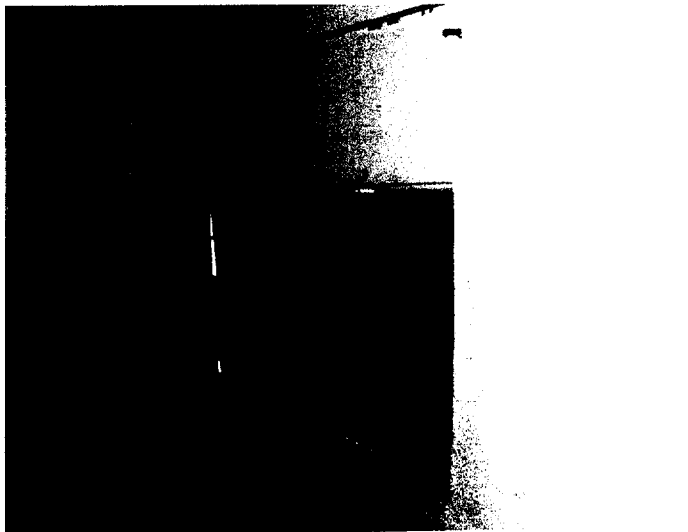
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