



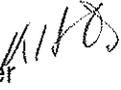
REPORT TO THE HISTORIC PRESERVATION COMMISSION

AGENDA ITEM NO. VIA
HPC MEETING: 06/28/09

June 28, 2010

FROM: JERRY BISHOP, Assistant Director
Planning and Development Department 

THROUGH: KEVIN FABINO, Planning Manager
Secretary, Historic Preservation Commission 

BY: KARANA HATTERSLEY-DRAYTON 
Historic Preservation Project Manager

APPROVED BY

DEPARTMENT DIRECTOR

SUBJECT: CONSIDERATION OF APPROVAL OF REQUEST BY THE PROPERTY OWNER TO RESCIND THE DESIGNATION OF THE DR. FLOYD L.R. BURKS HOME (HR#006, 1913) LOCATED AT 2221-2223 STREET AS A HERITAGE PROPERTY AND ADOPTION OF FINDINGS NECESSARY TO SUPPORT RESCINDING THE DESIGNATION, PURSUANT TO 12-1612.

RECOMMENDATION

Due to a lack of integrity, concerns for public health and safety, as well as the economic infeasibility of restoration, staff recommends that the Commission rescind the designation of the Dr. Floyd L.R. Burks Home (HR#006, 1913) located at 2221-2223 San Joaquin Street as a Heritage Property pursuant to FMC 12-1612.

EXECUTIVE SUMMARY

Fresno Housing Authorities of the City and County of Fresno (HACCF) is the current property owner and has requested that the Dr. Floyd L. R. Burks Home located at 2221-2223 San Joaquin Street be de-listed as a Heritage Property (Exhibit B).

The home was designated a Heritage Property by the Historic Preservation Commission at the May 22, 2006 public hearing at the former property owner's request (Exhibit C). In late 2006 the Burks Home suffered severe fire damage when the adjacent property caught fire and burned to the ground. Although there were plans to rebuild and restore the Burks Home this reconstruction did not take place and the building has been vacant for the past four years (Exhibit D). A series of recent reports, including an inspection by a licensed contractor, an asbestos report and pest inspection, confirm that the damage from the fire has accelerated over the past year, in part from intrusion from rain water (Exhibit G). It is estimated that only 10-15% of the original building materials are salvageable. The vacant building in its deteriorated condition has been evaluated by the City of Fresno as a potential threat to public safety (Exhibit E).

BACKGROUND

Pursuant to Fresno Municipal Code, The Dr. Floyd L.R. Burks Home was designated a Heritage Property by the Historic Preservation Commission at the May 22, 2006 public hearing at the [former] property owner's request. The 2-story home was constructed in 1913 as a variant of the American Foursquare type, with Prairie and Craftsman details.

REPORT TO THE HISTORIC PRESERVATION COMMISSION

Dr. Floyd L. R. Burks Home, De-listing as a Heritage Property, June 28, 2010

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Dr. Burks was a well known Fresno physician and a descendent of early pioneers. At the 2006 hearing the property was found to be eligible for listing as a Heritage Property due to Burks' association with the home and the property's integrity to its period of significance. In contrast, the Julia Sayre home immediately west of the Burks home was not found eligible as a Heritage Property due to the numerous modern changes, particularly to the west elevation.

"Heritage Property" as defined in the FMC 12-1603 (n) is a "resource which is worthy of preservation because of its historical, architectural or aesthetic merit but which is not proposed for and is not designated as an Historic Resource..." Unlike designations to the Local Register of Historic Resources, request for listing as a Heritage Property may only be initiated by the property owner or an authorized representative of the owner (12-1612 (a)). The proposed designation of the property does not have to be noticed in the newspaper nor is it reviewed by the City Council.

The status of a heritage property may also be rescinded more easily than that of a "Historic Resource,": "The owner or their authorized representative may amend or rescind the designation of a Heritage Property in the same manner and procedure as was followed in the original designation" (FMC 12-1612 (d)).

In late 2006 the Burks Home suffered severe fire damage when the adjacent property caught fire and burned to the ground. Although there were plans to rebuild and restore the Burks Home by the property owner (One by One Leadership Foundation), this reconstruction did not take place. On October 15, 2008, due to continuing concerns about safety and liability from this vacant and burned property, the City of Fresno's Code Enforcement Division prepared a "Notice and Order to Repair or Demolish Dangerous Building(s)" citing 18 building and structural defects, 8 plumbing defects and 3 electrical defects. A "Certificate of Existence of a Dangerous Building(s)" was recorded with the County on December 16, 2008 (Exhibit E).

In April 2009 One by One Leadership Foundation requested de-listing of the property due to damage and concerns over safety and liability. The Historic Preservation Commission conducted a public hearing on April 27, 2009 and on a 3-2-0 vote denied this request. In May 2009, due to continuing concerns about public safety, the City's Planning and Development Department hired Brooks-Ransom Associates to prepare a feasibility study regarding restoration of the Burks Home. Following inspection, Gaylord R. Ransom S.E. concluded that "while it is almost always possible to rehabilitate a building if one has an unlimited budget, it is my opinion that the amount of work that would be required to rehabilitate this building greatly exceeds the cost to demolish this building and to construct a new building of similar size and geometry" (Exhibit F).

On March 31, 2010, the Burks Home was acquired by the Fresno Housing Authorities (HACCF). On June 15, 2010 the property owner requested that the designation of the Burks Home be rescinded due to extreme fire damage. A series of recent reports, including an inspection by a licensed contractor, an asbestos report and pest inspection, confirm that the damage from the fire has accelerated over the past year, in part from intrusion from rain water (Exhibit G). It is estimated that only 10-15% of the original building materials are salvageable. Due to this loss of integrity the Burks Home no longer appears to meet the definition of a Heritage Property as a "resource worthy of preservation because of its historical, architectural or aesthetic merit..." (FMC 12-1603(n)). In addition, although the property is fenced it is a common occurrence in Fresno for vagrants and even neighborhood children to gain access to a vacant dangerous building. As such the Burks Home in its present condition poses a risk to public safety. Staff recommends that pursuant to FMC 12-1612(d) the property be de-listed.

CEQA CONSIDERATIONS

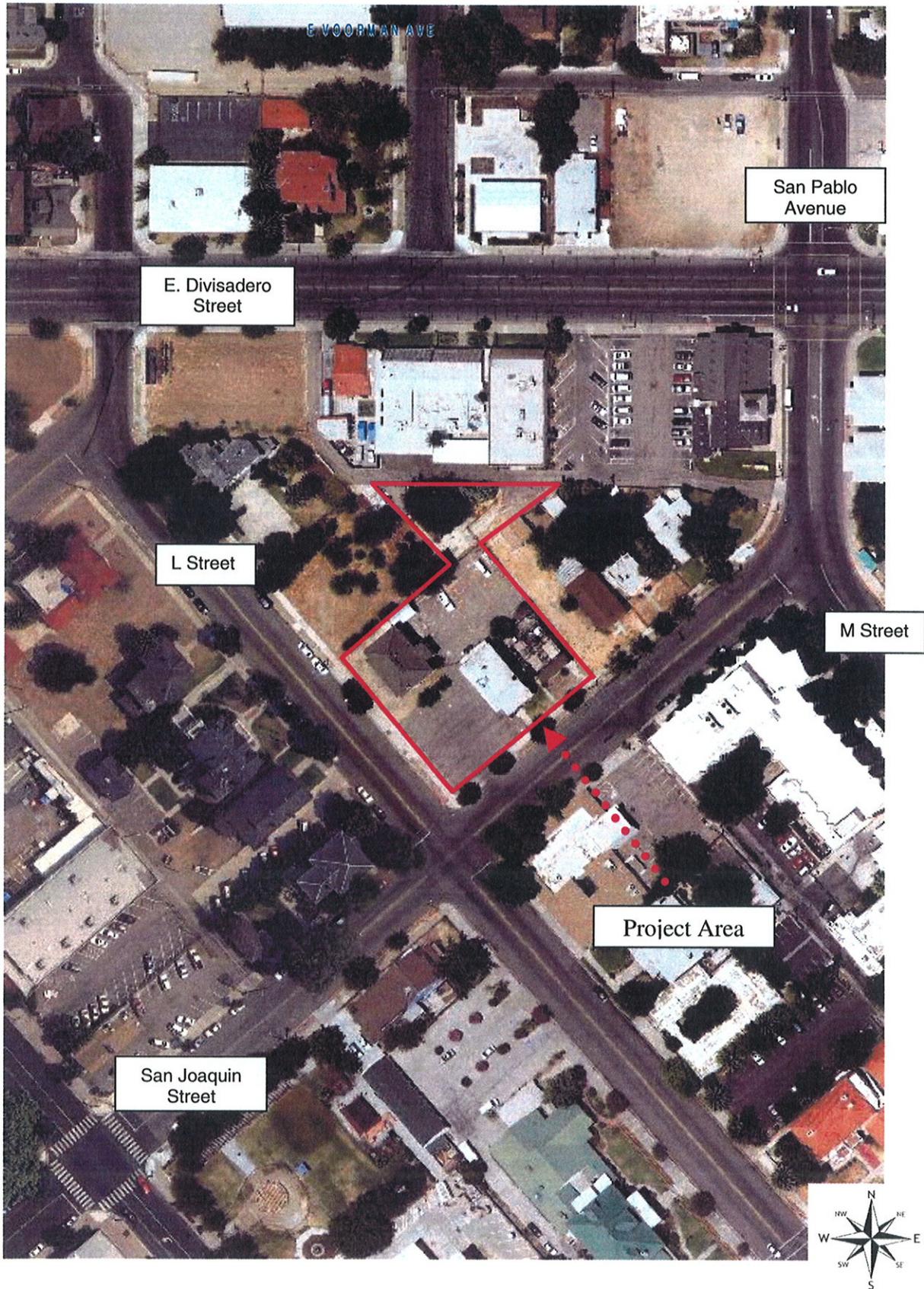
It is most likely the case that this home will be demolished in the future to make way for new construction in this neighbourhood. Generally, the issuance of demolition permits to demolish individual structures is considered ministerial in nature, and therefore not subject to CEQA. However, that is not necessarily the case when the proposed demolition is of a Historic Resource as defined by CEQA.

However, in this case, rescinding the designation of the Dr. Floyd L.R. Burks Home as a Heritage Property is not a project for purposes of CEQA even though the rescinding of the designation will facilitate the probable demolition of this structure. This is because the Burks Home does not fall within the definitions of a Historical Resource set forth in CEQA Guidelines, section 15064.5(a). It is not a "mandatory" historic resource because it is not listed on the California Register of Historical Resources nor determined eligible for such listing by the State Historic Resources Commission. It is not a "presumptive" historical resource, because it is not listed on the City's Local Register of Historic Resources nor has it been determined eligible for such listing in a historic resource survey that meets the requirements of Public Resources Code, section 5024.1(g). In fact, City staff determined in 2006 that it was specifically not eligible for listing on the City's Local Register. Finally, there is no substantial evidence in the record to support a finding of the Historic Preservation Commission that this home qualifies as a Historic Resource for purposes of CEQA, pursuant to the discretionary authority to find a resource historically significant set forth CEQA Guidelines, section 15064.5(a)(3). Due to extreme fire damage in 2006 and subsequent further damage from rainwater, the Burks Home no longer maintains integrity to its period of significance and does not qualify as a Heritage Property any more.

Because the home does not fall within the definition of a Historic Resource under CEQA, it is not considered part of the environment to be evaluated in determining if an action will have a substantial adverse change in the environment. Therefore, this request to rescind the designation of the Burks Home does not require any CEQA environmental review.

- Attachments:
- Exhibit A - Aerial Photograph (2008).
 - Exhibit B - Request for De-Listing of Historic Heritage Property (Burks Home).
 - Exhibit C - Primary and BSO Forms for the Dr. Floyd L.R. Burks Home, Prepared 8 February 2006 by Karana Hattersley-Drayton.
 - Exhibit D - Photos of Burks Home 2009 and 2010.
 - Exhibit E - "Certificate of Existence of a Dangerous Building(s)" Prepared by The City of Fresno's Code Enforcement Division for 2223 San Joaquin Street 16 December 2008.
 - Exhibit F - "Opinion of Repair Feasibility-2221-2223 San Joaquin Street" Prepared by Brooks-Ransom Associates, 13 May 2009 for the City of Fresno's Planning and Development Department.
 - Exhibit G - Supplementary Reports on the Burks Home: Inspection by Tony Seaton, Contractor; Asbestos Survey, Krazan and Associates; Pest Inspection.

Aerial Photograph (2008)
Dr. Floyd L.R. Burks Home (HR#006, 1913)
2221-2223 San Joaquin Street



Request for de-listing of Historic Heritage Property

Historic Preservation Ordinance-City of Fresno
(Section 12-1612)

The Housing Authorities of the City and County of Fresno (HACCF) are formerly requesting the de-listing of the Heritage Property listed below:

Property: 2223 San Joaquin Street, Fresno CA 93721- "The Burks Home"
Assessor Parcel Number- # 466-103-29 04
Owner- Housing Authorities of the City and County of Fresno (HACCF)
1331 Fulton Mall, Fresno CA 93721

The Burks Home was placed on the Local Historic Register as a Heritage Property in May 2006.

Background

The Burks was constructed in 1913 and built as a two-story, single family residence, which was later converted to office use.

One by One Leadership Foundation (OOLF) purchased the property in April 2006 and requested it be placed on the Local Register of Historic Resource in May 2006. Staff recommendation was that it did not satisfy the criterion for individual listing on the Local Register, however it did meet the threshold as a Heritage Property, and the Historic Preservation Commission (HPC) concurred. In August 2006, a fire destroyed 85% of the home. In April 2009, OOLF returned to HPC requesting to rescind the Heritage Property designation based on the loss of integrity, which HPC denied. However, since that time, major events have happened:

- 1) OOLF came upon financial troubles, and was forced to sell the property in order to remain in operation.
- 2) The HACCF stepped in and purchased all but one of the properties associated with OOLF.

Current Site

The August 2006 fire burned the entire second floor and the back addition. The home currently has no roof, no eastern wall covering, and is completely gutted down to the framing. The subfloor is ruined, and the integrity of the remaining lumber is in question. According to the 'Notice and Order to Repair or Demolish Dangerous Building(s)' dated October 5, 2008, by the City of Fresno Code Enforcement Division, there exists 18 Building and Structural Defects, 8 Plumbing Defects and 3 Electrical Defects. Below is a list of a few of the building and structural defects:

- Fire damaged and/or missing window frames throughout
- Fire damage to wall and ceiling framing
- Fire damaged exterior wall framing
- Fire damaged roof covering and structure (rafters and sheathing)

- Fire damaged and dilapidated exterior siding
- Fire damaged and lack of water-tight under-floor access
- Fire damaged and/or unapproved floor support system
- Lack of weather protection at exterior surfaces exposing them to weather damage

Since the August 2006 fire, over 34 inches of rainfall has been reported, per the National Weather Service. Since the Notice to Order to Repair was issued in October 2008, over 19 inches of rainfall has been reported, which has caused further water damage to the exposed remaining structure. (See pictures for more details.)

Justification

In its current state, the building can no longer be considered a contributing Historic Building. The building's historical features such as stained wood shingles, horizontal V rustic siding, gablet (hip to gable) roof, wide overhanging eaves, boxed cornice, and double-hung wood sash windows no longer exist. Due to the continued exposure to the elements and lack of weather protection of the exterior elements, what few historical features that still remain, such as the porch with wood columns and balustrade, have suffered extensive damage caused by dry rot and termite infestation.

There are currently no agencies, public or private, that have the resources and are willing to step in and completely rebuild the home to its original condition. If there was a willing party to restore the building to its original condition, they would first need to removal the majority of the remaining structure damaged by fire, exposure to the elements and wood destroying pests, and then reconstruct it with the use of new building materials. The new construction could potentially look similar to the original home, but it will be a reproduction of the historic Burks Home, without espousing the original characteristics of what made it historic in the first place.

Given the events at the Burks Home, the HACCF feels that the delisting of the home is necessary and appropriate, in order to be consistent with Fresno Municipal Code Chapter 12 Section 1603-N:

"Heritage Property" shall mean a resource which is worthy of preservation because of its historical, architectural or aesthetic merit but which is not proposed for and is not designated as an Historic Resource under this article.

Also, based on the Recommendation Report to the HPC, dated May 22, 2006: *"A listing of a heritage property may also be rescinded easily by the owner."*

The de-listing of the home is necessary in order for the redevelopment plan under HACCF and Granville Homes to be implemented. (Please see Development Plan for more details of the entire site).

Information is based on the following reports:

- 1) DPR Building , Structure, and Object Report, dated May 5, 2006
- 2) Report to the Historic Preservation Commission, May 22, 2006

- 3) Notice and Order to Repair or Demolish Dangerous Building(s), October 15, 2008
- 4) Certificate of Existence of a Dangerous Building(s), Recorded December 22, 2008
- 5) Inspection Report by General Contractor, May 26, 2010
- 6) Asbestos Survey, June 9, 2010
- 7) Wood Destroying Pest and Organism Inspection Report, June 11, 2010

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

P1. Resource Name: Dr. Floyd L.R. Burks Home

***P2. Location:** *a. County: Fresno

*b. USGS 7.5' Quad: Fresno South 1963, Photorevised 1981. Parcel located in s/e ¼ of Section 4 T14S R20E.

c. Address: 2221-2223 San Joaquin Street, Fresno

d. Assessor's Parcel Number: 466-103-29

***P3a. Description:** The Dr. Floyd L.R. Burks Home faces "south" on San Joaquin Street and is a variant of the American Foursquare type, with Prairie and Craftsman details. The 2-story home is close to a cube in plan, thus 33x30 feet and is standard frame construction on a concrete and brick foundation. Stained wood shingles form the cladding on the second story and horizontal V rustic siding is on the first floor. The gablet (hip to gable) composition shingle roof has a medium pitch with wide overhanging eaves and a boxed cornice. The full width one story porch has three freestanding wood columns on piers and two engaged columns at the house façade and an Arts and Crafts influenced balustrade. The front entrance is offset and consists of a solid wood door with rectangular glass above that is divided into 6 lights with flanking sidelights. The cement porch is reached by two steps and there are cement spiral planters at the base of the steps. A large fixed window on the façade has 1/1 double hung sash windows on each side. A brick fireplace is on the west elevation and has casement windows on each side. A root cellar is located on the rear of the building. An early two story addition is off the northeast corner and is clad in T-11 siding. All other windows in the home appear to be original double hung wood sash.

***P3b. Resource Attributes:** HP2 (Single-family residence)

***P4. Resources Present:** ● Building ● Element of Proposed L Street Historic District



P5b Photo date: 8.25.05

***P6. Date Constructed/Age and Sources:** 1913; Polk Directory. Permit for garage (no longer extant) 1915.

***P7. Owner and Address:**
Fresno Leadership Foundation
c/o Habitat for Humanity Fresno Inc.
2219 San Joaquin Street
Fresno, CA 93721

***P8. Recorded by:**
Karana Hattersley-Drayton
Historic Preservation Project Manager, City of Fresno

***P9. Date Recorded:**
2.8.06

***P10. Survey Type:**
Intensive

***P11. Report Citation:** "Evaluation of the Dr. Floyd L.R. Burks Home Located at 2221-2223 San Joaquin Street for the Local Register of Historic Resources."

***Attachments:** ● Building, Structure and Object Report ● Continuation Sheet

CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 2 of 3

Resource: **Dr. Floyd L.R. Burks Home**

*Recorded by: Karana Hattersley-Drayton

*Date: 2.08.06

■ Continuation

Rear Elevation 5.08.06



BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 5B

*Resource Name: Dr. Floyd L.R. Burks Home

B3. Original Use: Residence

B4. Present Use: Educational/Office

***B5. Architectural Style:** American Foursquare with Prairie and Craftman details

***B6. Construction History:** The home was constructed by 1913 as Dr. Burks is indicated as a resident at this address. A new brick garage was constructed in 1915. A shed was added in 1918. Neither the shed nor the garage is extant. Various unspecified alterations were made to the home in 1925, 1926 and 1929.

***B7. Moved?** No

***B8. Related Features:** This home shares a parcel with two others: the Judge Crichton Home at 1718 L and the Julia Sayre Home at 2219 San Joaquin Street. All of the homes are contributors to the proposed L Street Historic District, an area of early 20th century residences.

B9a. Architect: N/A

B9b. Builder: Unknown

***B10. Significance: Theme:** Early Settlement and Development **Area:** Fresno City Block 341

Period of Significance: 1913 **Property Type:** American Foursquare

Applicable Criteria: Heritage Property

This home was constructed in 1912-1913 and was the residence for Dr. Floyd L.R. Burks and his wife Adelaide [Granz] Burks. It is unknown whether the couple had children or not. Dr. Burks was born in Fresno on August 4, 1883 the son and grandson of early Fresno County pioneers. Floyd Lancelott [sic] Rowell Burks graduated from Fresno High School and then went to San Francisco for a rigorous pre-medical course. He enrolled at Jefferson Medical College in Philadelphia and received his M.D. in 1908. Burks started his private practice in Fresno in 1909. From 1912-1914 he served as the Emergency Hospital Physician for the City of Fresno and later served in the Medical Corps in World War I where he was stationed in France. Prior to returning to his practice in this City Dr. Burks spent time in various leading hospitals in England. Dr. Burks is listed as the first resident of this home, which was located in one of the most prestigious neighborhoods in Fresno for the time. Although Dr. Burks was an early resident and descendent of pioneers in Fresno his contributions do not seem to satisfy Criterion B for individual listing of the home as a historical resource on Fresno's Local Register. The home itself has retained integrity to its period of significance but is a nice but typical example of the late American Foursquare type that was common in Fresno. The property, however, definitely qualifies as a contributor to the proposed L Street Historic District and appears to meet the threshold for individual listing as a heritage property as well.

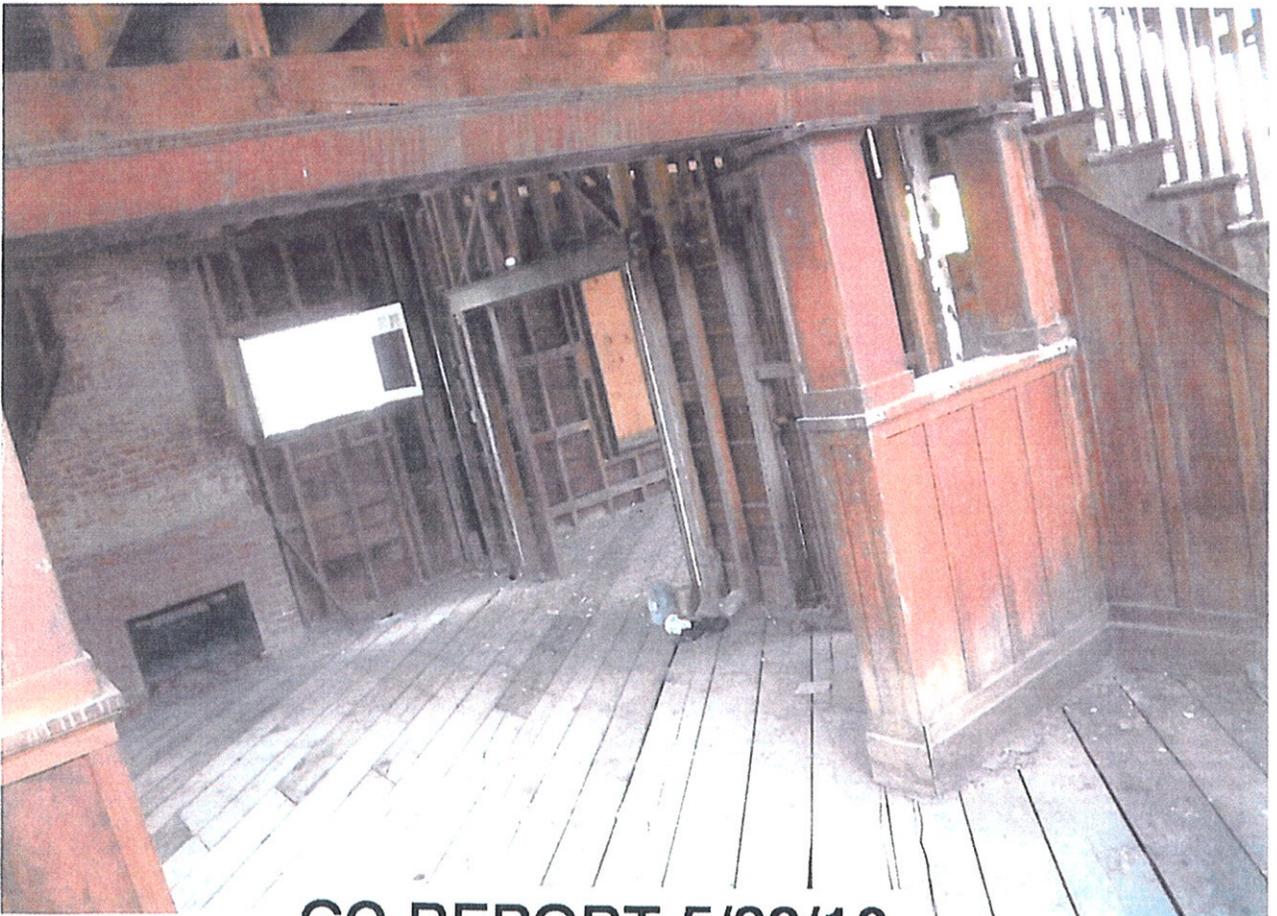
***B12. References:** Fresno County Assessor's Records; 1898, 1906, 1918 and 1950 Sanborn Fire Insurance Maps; Husted-Polk Directories, 1913-1915; Building permits on file in the Planning and Development Department; Paul E. Vandor, History of Fresno County... 1919; Ben Randal Walker, Fresno Community Book, 1946; Lilbourne Alsip Winchell, History of Fresno and Madera Counties, 1933; Walker, The Fresno County Blue Book, Fresno, 1941; Virginia and Lee McAlester, A Field Guide to American Homes, 2002.

***B14. Evaluator:** Karana Hattersley-Drayton

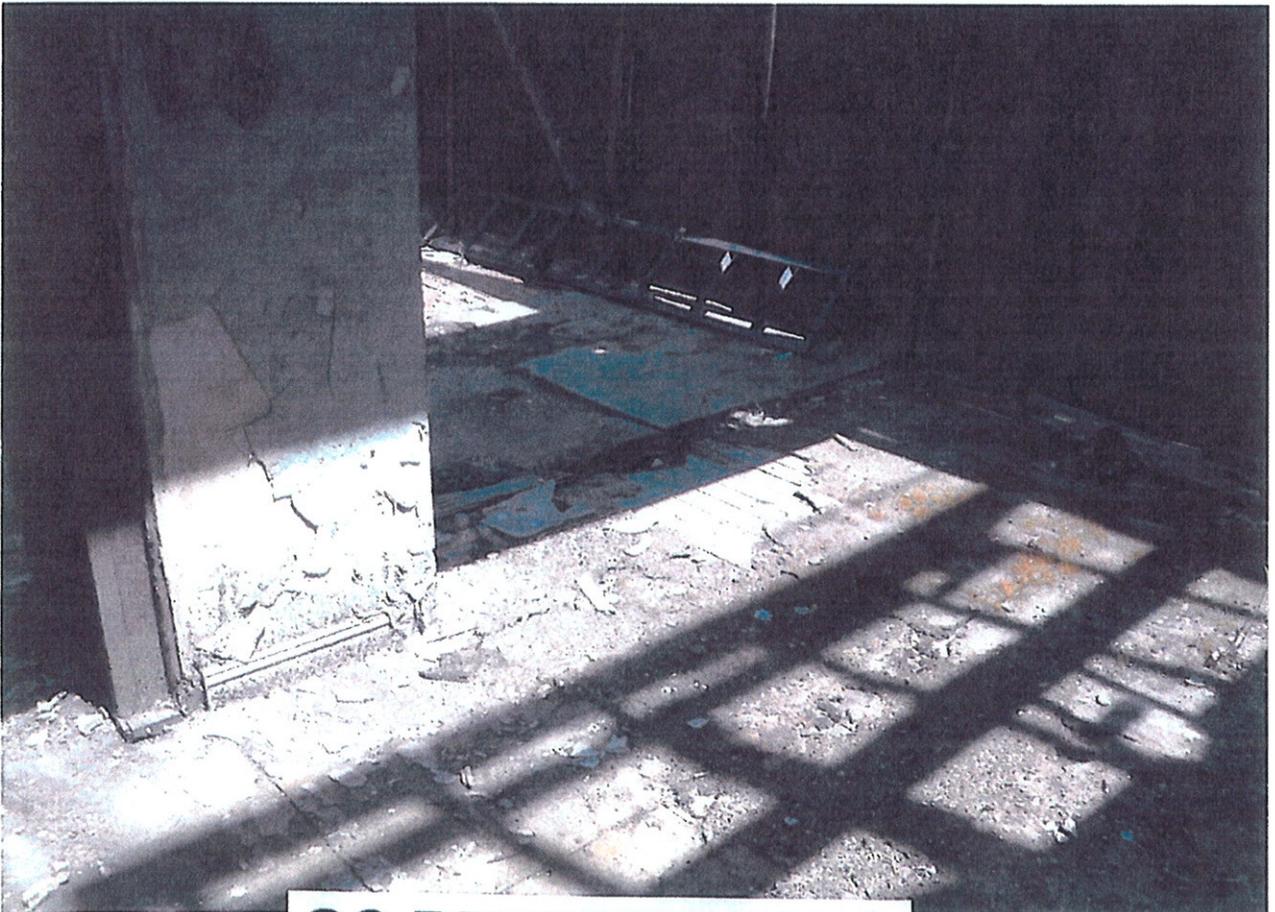
***Date of Evaluation:** May 5, 2006

(This space reserved for official comments.)





GC REPORT 5/26/10



GC REPORT 5/26/10

RECORDING REQUESTED BY AN
for the benefit of the City of Fresno
AND WHEN RECORDED MAIL TO

Name City of Fresno
Planning and Development Department
Code Enforcement Division
Address 2600 Fresno Street, Rm. 3076
City & State Fresno CA 93721-3605

17
FRESNO County Recorder
Robert C. Werner
DOC- 2008-0173828
Monday, DEC 22, 2008 09:42:56
Ttl Pd \$0.00 Nbr-0002900592
GSF/R7/1-10

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CERTIFICATE OF EXISTENCE OF A DANGEROUS BUILDING(S)

Pursuant to the provisions of Article 4 of Chapter 11 of the Municipal Code of the City of Fresno, the undersigned Building Official of the City of Fresno hereby certifies as follows:

- 1. The premises located at 2223 San Joaquin Street situated in the City of Fresno, County of Fresno, State of California, particularly described as follows:

Assessor's Parcel Number: 466-103-29
Property Owner(s) Fresno Leadership Foundation, Fresno Inc.

have been inspected and there exists on said premises, a building which is dangerous as defined by the Fresno Municipal Code.

- 2. The record owner has been so notified and ordered by a Notice and Order (copy attached) to submit all required documents for approval by December 14, 2008, obtain all required permits and commence repairs as soon as the documents are approved, but no later than January 14, 2009, and complete the repairs by May 14, 2009. The owner has the option of lawfully demolishing said building/structure by obtaining all required permits and commencing demolition by December 14, 2008, and completing demolition by January 14, 2009.
- 3. The owner has waived rights to an administrative hearing by failing to timely file an appeal.
- 4. Failure to meet the time deadlines will result in the City taking administrative action to demolish said building.
- 5. Subsequent purchasers/owners will be held to the times prescribed above.

DEVELOPMENT DEPARTMENT
Keith Bergthold, Interim Director
Building Official of the City of Fresno

12/16/08
Date

Al Brajkovich
Housing Program Supervisor
Code Enforcement Division

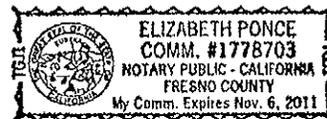
State of California)
County of Fresno)

On December 16, 2008, before me, Elizabeth Ponce, notary public, personally appeared Al Brajkovich, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Elizabeth Ponce (Seal)





CODE ENFORCEMENT DIVISION
2600 FRESNO STREET, ROOM 3070
FRESNO, CA 93721
(559) 621-8400, FAX (559) 488-1078
www.fresno.gov/

CASE #: 07-90015457
RE: 2223 San Joaquin Street
APN: 466-103-29

October 15, 2008

Fresno Leadership Foundation Fresno Inc.
2219 San Joaquin Street
Fresno, California 93721

NOTICE AND ORDER

TO REPAIR OR DEMOLISH DANGEROUS BUILDING(S)

NOTICE: The subject property has been inspected by staff and found to be in violation of the Fresno Municipal Code.

VIOLATIONS AND CORRECTIVE ACTION REQUIRED: Attached is a list of violations and corrective action required. We are requiring that all listed violations be corrected and completed within the time frame noted on attached Appendix "A". Staff will reinspect the property to determine if corrections are in progress or have been completed.

FAILURE TO COMPLY: Failure to correct the violations within the time frame can result in any or all of the following actions:

1. Issue of administrative citations with penalties starting at \$200 per violation.
2. Administrative action by the City to permanently eliminate the violations at the owner's expense.
3. Request the City Attorney to institute legal action.

APPEAL: Any person entitled to service of this notice and order pursuant to Fresno Municipal Code Section 11-417 may file an appeal with the Building Official pursuant to Article 5 of Chapter 11 of the Fresno Municipal Code, provided the appeal is received by the Building Official within 15 days of the service of this Notice and Order. The Application for Appeal may be obtained from the Development Department and must be filed in writing with the secretary of the Building Commission located on the third floor of City Hall, 2600 Fresno Street, Room 3043, Fresno, CA 93721, (559) 621-8082. A non-refundable application fee of \$108.00 (payable to the City of Fresno), as set forth in the Master Fee Schedule of the City of Fresno, is also required and must be submitted with the appeal application. Failure to submit the required fee will result in invalidation of the appeal application. Please be advised that if the Notice and Order is upheld on appeal the City may recover enforcement costs including, but not limited to, costs incurred in investigating and defending the Notice and Order on appeal. Enforcement costs incurred by the City are recoverable even if the code violations(s) is corrected by the property owner and/or beneficiary of record.

FEES: A fee of \$100.00 per hour is being charged by this Department for the time spent on this case, including but not limited to inspections of the property and administrative time used by staff to resolve this matter. These charges will be in addition to any required permits or related fees necessary to correct the violations.

NOTICE TO TAXPAYERS: If the building is used or intended to be used for dwelling purposes, in accordance with sections 17274 and 24436.5 of the Revenue and Taxation Code, a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year.

If you have any questions, please contact Rick Helm at (559) 621-8369 from 8 am- 5 pm, Tuesday thru Friday.

Sincerely,


Al Brajkovich
Housing Program Supervisor
RCH/rch

c: File
 Site Posting

2

APPENDIX "A" TO NOTICE AND ORDER

REPAIR OR DEMOLISH DANGEROUS BUILDING(S)

Address: 2223 San Joaquin Street
APN: 466-103-29

Date: October 15, 2008
Case : 07-90015457

PLEASE BE AWARE THAT DURING THE REPUBLICATION PROCESS CITY NOTICES MAY CONTAIN INCORRECT FMC SECTION NUMBER REFERENCES BUT IT IS COUNCIL'S INTENT THAT THE REPUBLICATION WITHOUT SUBSTANTIVE CHANGE TO ANY LANGUAGE OF THE CODE IS A RESTATEMENT OF THE LAW AND WILL NOT/DOES NOT AFFECT THE OPERATION OF ITS PROVISION.

Pursuant to Chapter 11, Article 4 of the Fresno Municipal Code ("FMC"), an inspection of the building(s) was conducted and the following dangerous conditions and hazards were found as defined within said Article.

Historical Record

Annex Date: 10/27/1885
Zoning: Split (C-4, C-P)
Occupancy: R-3
Use: Single Family Residence
Type of Construction: Type V (Non-Spinklered)

The existing single family dwelling on this property, zoned C-4 and C-P, is unfit for human habitation based upon its fire damaged and/or dilapidated condition. (See FMC 11-406; 11-411.(a)(4, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17)). To abate the violations at this property and comply with the Fresno Municipal Code and State Housing laws you will need to remove the building or you may be able to rebuild and/or repair the building.

If you would like to rebuild and/or repair the building, you will be required to submit an application for a Site Plan for review and approval to the Planning and Development Department. Site Plans are required for reconstruction, rebuilding or repair on structures when there is a nonconforming use of property. Your property is nonconforming because you have a residential structure located in a commercial (C-4) and Administrative and Professional Office District (C-P) zone district. (See FMC § 12-317-H.2. a & b).

Should you choose to demolish the building, permits will need to be obtained and procedures followed as described at the end of this Appendix.

Should you choose to rebuild and/or repair the building, submit a proper and completed Site Plan application to the Director for review and approval. Upon approval of the Site Plan, permits shall be obtained and the violations abated and requirements met as described below.

APPENDIX "A" TO NOTICE AND ORDER

2223 San Joaquin Street

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Building/Structural Requirements

- *B 1. Fire damaged front entry door, hardware and door frame in violation of FMC 11-411.(a) (4, 5, 9, 13, 15); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 3401.2 et. seq. Repair or replace as needed and install a threshold and weather stripping.
- *B 2. Fire damaged rear exit door and door frame in violation of FMC 11-411.(a) (4, 5, 9, 13, 15); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 3401.2 et. seq. Replace door frame as needed and install approved door, threshold and weather stripping.
- *B 3. Fire damaged and/or missing window frames throughout in violation of FMC 11-411.(a) (4, 5, 9, 13, 15); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 3401.2 et. seq. Repair or replace all damaged/missing window components.
- *B 4. Broken or missing window glass throughout in violation of FMC 11-411.(a) (4, 5, 9, 13, 15); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 3401.2 et. Seq. Replace all broken or missing glass. Replacement of glass shall be as required for new installations..
5. Fire damaged interior finished surfaces of the walls and ceilings in violation of FMC 11-411.(a) (4, 9, 13, 15); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 3401.2 et. seq. Clean, repair as necessary and repaint as needed.
- *B 6. Fire damage to wall and ceiling framing in violation of FMC 11-411.(a) (3, 4, 5, 8, 9, 13); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 3401.2 et. seq. Replace all damaged components as needed.
7. Fire damaged floor covering at the living room and bedrooms in violation of FMC 11-411.(a) (9, 13, 15); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 3401.2 et. seq. Install approved floor covering in a proper manner or sand and refinish the wood flooring in an approved manner.
8. Fire damaged kitchen cabinets in violation of FMC 11-411.(a) (9, 13, 15); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 3401.2 et. Seq. Replace all damaged components as necessary and refinish as needed.
9. Fire damaged floor covering at the kitchen, utility room and bathroom in violation of FMC 11-411.(a) (9, 13, 15); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 3401.2 et. seq. Provide a moisture resistant floor covering after replacing any damaged sub-floor or structural members. A building permit is required for the repair or replacement of structural members.
10. Lack of approved smoke detectors in violation of FMC 11-411.(a) (9, 13, 15); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 310.9.1.2, 3401.2 et. seq. Install an approved smoke detector in the hallway or area prior to the bedrooms and in each room used for sleeping purposes.
- *B 11. Fire damaged roof covering in violation of FMC 11-411.(a) (9, 13, 15); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 3401.2 et. seq. Replace all damaged components as needed.

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- *B 12. Fire damaged roof structure (rafters and sheathing) in violation of FMC 11-411.(a) (3, 4, 5, 8, 9, 13); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 3401.2 et. seq. Replace all damaged components as needed.
- *B 13. Fire damaged and dilapidated exterior wood siding in violation of FMC 11-411.(a) (3, 4, 5, 8, 9, 13); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 3401.2 et. seq. Repair and/or replace all damaged areas with approved materials in an approved manner.
- *B 14. Fire damaged exterior wall framing in violation of FMC 11-411.(a) (3, 4, 5, 8, 9, 13); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 3401.2 et. seq. Repair and/or replace all damaged areas with approved materials in an approved manner.
- *B 15. Fire damaged and/or unapproved floor support system in violation of FMC 11-411.(a) (3, 4, 5, 8, 9, 13); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 3401.2 et. seq. Submit plans to the Planning and Development Department for a floor support system, which also includes elimination of all wood to earth contact, for approval. Upon approval, obtain required permit and install a floor support system as approved to new construction standards.
- *B 16. Fire damaged and lack of water-tight under-floor access in violation of FMC 11-411.(a) (9, 13, 15); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 3401.2 et. seq. Repair under-floor access in an approved manner including providing an approved water-tight cover.
- 17. Lack of weather protection at exterior surfaces exposing them to weather damage in violation of FMC 11-411.(a) (9, 13, 15); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 3401.2 et. seq. Provide approved exterior weather protection on the entire structure (paint).
- *B 18. Fire damaged structure in violation of FMC 11-411.(a) (3, 4, 5, 8, 9, 13, 15); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 3401.2 et. seq. Obtain a fire report to determine the extent of damage attributable to the recent fire at the above referenced structure. Contact the Development Department/Building and Safety Division (621-8116) to schedule a fire report inspection. Submit plans and/or obtain permits as required by the Development Department Fire Report and comply with all requirements noted in fire report. These corrections shall be completed prior to the building being reoccupied. In the interim, the structure must be maintained vacant and secure.
Note: This item is not required if you demolish the structure.

Plumbing Requirements

- *P/M 1. Lack of approved heating system in violation of FMC 11-411.(a) (13, 15); 11-103; CBC 1204; CMC Appendix Chapter 1 §104.4; 109.0. Install heating facilities to serve the dwelling capable of maintaining a temperature of 68 degrees Fahrenheit to a height of three (3) feet above the floor throughout all habitable rooms.

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- *P 2. Fire damaged or missing water heater in violation of FMC 11-411.(a) (13, 15); 11-105; CPC Appendix Chapter 1 § 101.5.5. Install an approved hot water heater to provide hot water to plumbing fixtures that are normally supplied with hot water.
*P Water heater shall be installed to meet minimum California Plumbing Code requirements. CPC Chapters 5 & 6.
- *P 3. Lack of backflow protection at hose bibs in violation of FMC 11-411.(a) (13, 15); 11-105; CPC Appendix Chapter 1 § 101.5.5; CPC 603.4.7. Install a listed non-removable hose bibb type backflow preventer or vacuum breaker at each hose bibb.
- *P 4. Fire damaged or missing fixtures at bathroom in violation of FMC 11-411.(a) (13, 15); 11-105; CPC Appendix Chapter 1 § 101.5.5; CPC Table 4-1. Install approved fixtures in an approved manner to provide required sanitary facilities.
- *P 5. Fire damaged or missing kitchen sink is missing in violation of FMC 11-411.(a) (13, 15); 11-105; CPC Appendix Chapter 1 § 101.5.5; CPC Table 4-1. Install approved fixture in an approved manner.
- *P/E 6. Lack of approved laundry facility in violation of FMC 11-411.(a) (13, 15); 11-105; CPC Appendix Chapter 1 § 101.5.5; CPC Table 4-1. Install waste, vent and water supply lines in an approved manner to provide a laundry facility. When laundry facilities are provided, it will be required that a 3-wire receptacle, on a separate 20 amp circuit, be installed at the washer location.
- *P 7. Fire damaged or missing waste and vent piping throughout in violation of FMC 11-411.(a) (13, 15); 11-105; CPC Appendix Chapter 1 § 101.5.5. Replace all damaged components with approved materials in an approved manner.
- *P/M 8. Fire damaged plumbing and/or mechanical systems in violation of FMC 11-411.(a) (13, 15); 11-105; CPC Appendix Chapter 1 § 101.5.5. Obtain a fire report to determine the extent of damage attributable to the recent fire at the above referenced structure. Contact the Development Department/Building and Safety Division (621-8116) to schedule a fire report inspection. Submit plans and/or obtain permits as required by the Development Department Fire Report and comply with all requirements noted in fire report. These corrections shall be completed prior to the building being reoccupied. In the interim, the structure must be maintained vacant and secure.
Note: This item is not required if you demolish the structure.

Electrical Requirements

- *E 1. Fire damaged electrical equipment in violation of FMC 11-411.(a) (13, 15); 11-107; CBC Appendix Chapter 1 §§ 105, 113, 115; CEC 110.3; 110.12. Obtain required permit and install circuit system (complete re-wire), including fixtures, in an approved manner using approved materials.

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- *E 2. Fire damaged or missing main electrical service panel in violation of FMC 11-411.(a) (13, 15); 11-107; CBC Appendix Chapter 1 §§ 105, 113, 115; CEC 110.3; 110.12. Obtain required permit and install main electrical service panel in an approved manner using approved materials. Replacement to be of adequate size as calculated by CEC Article 230 Part V et. seq. Install supplemental ground as required by Article 250-50.
- *E 3. Fire damaged electrical system in violation of FMC 11-411.(a) (13, 15); 11-107; CBC Appendix Chapter 1 §§ 105, 113, 115; CEC 110.3; 110.12. Obtain a fire report to determine the extent of damage attributable to the recent fire at the above referenced structure. Contact the Development Department/Building and Safety Division (621-8116) to schedule a fire report inspection. Submit plans and/or obtain permits as required by the Development Department Fire Report and comply with all requirements noted in fire report. These corrections shall be completed prior to the building being reoccupied. In the interim, the structure must be maintained vacant and secure.
Note: This item is not required if you demolish the structure.

General Requirements

- *B 1. Lack of approved accessible off-street covered parking to wit the existing garage or carport has been removed in violation of FMC 11-408; 11-411.(a) (13); 11-101; 12-212.5.I; 12-306.I.6; CBC Appendix Chapter 1 §§ 105, 113, 115. Submit plans for a garage or carport to provide approved off-street covered parking, including installation of driveway approach (if applicable) and paved driveway to structure. to the Development Department for approval. Upon approval of plans, obtain all required permits and inspections necessary to finalize said permits.
2. Failure to maintain building(s) free from public nuisance violations to wit the building(s) is in a condition which constitutes a "blighted building" in violation of FMC 11-411.(a) (12, 13, 16, 17); 10-605(m). Remove all conditions which constitute a blighted building as described by the following FMC Section 10-603(c):
- (c) "Blighted Building" means a vacant residential, commercial or industrial building and all yards surrounding the building that reduces the aesthetic appearance of its neighborhood, area or district, is offensive to the senses, or is detrimental to nearby property or property values. A blighted building includes a vacant building and the yards surrounding the building that are not being actively maintained, or actively monitored, or actively secured. To actively maintain, monitor, and secure a vacant building, the owner or his or her agent must comply with all sections of this article and do all of the following:
- (i) Maintain all yards in compliance with any applicable development permits. If there are no applicable development permits, maintain all interior yards (those that are not visible to the general public) in a safe condition, including keeping all plant materials controlled to avoid overgrowth; maintain all exterior yards (those that are visible to the general public), including park strips, with landscaping, as defined in this section, installed and maintained in a trimmed, live and healthy condition;
- (ii) Maintain the exterior of the building, including, but not limited to, paint and finishes, in good condition;

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(iii) Remove all trash, debris and graffiti within seventy-two (72) hours of their placement or abandonment on the property;

(iv) Maintain the building in continuing compliance with all applicable State and local codes and regulations and any applicable city issued permits; and

(v) Take all reasonable steps necessary to prevent criminal activity on the premises, including, but not limited to, the use and sale of controlled substances, prostitution and criminal street gang activity; and

(vi) Secure the property, both structure and grounds, against trespassers, including maintaining all windows and doors with locks, replacing all broken doors or windows, and securing any other openings into the structure which are readily accessible to trespassers by boarding or such other means as shall be accepted by the Director. For purposes of securing the building, boarding-up windows and doors shall be a disfavored technique and may only be used when it is determined by the Director that no other reasonable alternative exists. When a building is boarded, the owner shall comply with the requirements of Section 13-100.1500, [11-422-jjm] unless the Director requires alternative standards.

The above requirements for active maintenance, monitoring, and securing shall be reduced for a building under an active building permit to the extent necessary to perform and complete the work described in the building permit, so long as the owner is progressing diligently in good faith to complete the repair and rehabilitation of the building.

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2223 San Joaquin Street

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SECTION 11-406. ABATEMENT OF DANGEROUS BUILDINGS. All buildings or portions thereof which are determined after inspection by the Building Official or Fire Chief to be dangerous as defined in this article are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, or demolition in accordance with the procedure specified in Section 11-418 of this article. (Added Ord. 97-70, § 2, eff. 1-4-98).

SECTION 11-407. VIOLATIONS. No person, firm, corporation, or other entity, whether as owner, lessee, sublessee, or occupant, shall erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, or maintain any building, structure, or lot, or cause or permit the same to be done, contrary to, or in violation of any of the provisions of this article, and each day that any building or lot is used, occupied, or maintained contrary to or in violation of any provision of this article shall be deemed a separate offense. (Added Ord. 97-70, §§ 2, eff. 1-4-98).

SECTION 11-408. BUILDING PERMIT. No person shall erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish any building or structure, or cause or permit the same to be done, without first obtaining required permits and a separate building permit for each such building or structure from the Building Official in the manner and according to the conditions prescribed in this code. Time periods set forth in this article supersede all other time allotment ordinarily permitted under the provisions of the Fresno Building Code. (Added Ord. 97-70, §§ 2, eff. 1-4-98).

SECTION 11-418. REPAIR, REHABILITATION, OR DEMOLITION.

(a) The building shall be repaired in accordance with the current Fresno Building Code or other current code applicable to the type of dangerous conditions requiring repair; or

(b) The building shall be demolished at the option of the building owner; or

(c) If the building or structure is vacant and does not constitute an imminent danger to life, limb, property or safety, it shall be boarded and temporarily secured against entry pursuant to Section 11-422 of this article.

(d) The building or structure may be posted with a placard(s) by the Fire Chief for the purpose of notifying Fire Department personnel of any potential dangers posed by the building or structure or any other requirements, restrictions or limitations for safely fighting a fire involving the building or structure. (Added Ord. 97-70, § 2, eff. 1-4-98; Am. Ord. 2004-133, § 1, 1-18-05).

SECTION 11-421. EXTENSION OF TIME.

(a) The Building Official shall have the discretionary power, to grant an extension of time to comply with the Notice and Order upon receipt of the following: (1) an application from a person required to conform to a Notice and Order and (2) a written agreement binding such person to comply with said order. The extension of time shall be granted in 30-day increments not exceed an additional one hundred eighty (180) days within which to complete said repair or rehabilitation. Such extension may be granted if the Building Official determines that said action will not create or perpetuate a situation imminently dangerous to life or property. The Building Official's authority to extend time is limited to the physical repair, or rehabilitation of the premises and will not in any way affect or extend the time to appeal any Notice and Order. (Added Ord. 97-70, §§ 2, eff. 1-4-98).

The Building Official has determined, per Section 11-414.(a)(3)(ii), that it is economically infeasible to repair or rehabilitate the building(s) in violation. Failure to repair or demolish within the time noted may result in the City taking action to demolish the building(s) at your expense. The property owner has the option of repairing or demolishing the building(s) pursuant to Section 11-418.

Should you decide to repair the building(s), the repairs shall meet the requirements for new building(s) as described in Section 3403.1 and/or 3407.1 et. seq., as applicable, of the California Building Code. Prior to commencing work, any required plans and specifications for repairs must be submitted to the Development Department. Once your plans are approved, permits will be issued for the commencement of the work.

If this property is listed on the "Local Register of Historic Resources" it is also regulated by Chapter 12 Article 16 (Historic Preservation Ordinance) of the Fresno Municipal Code ("FMC"), and will also be subject to the Historic Resource Permit Review Process as described in FMC Section 12-1617. et. seq.

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If you decide to demolish the building(s), you will need to obtain an Application For Demolition Permit from the Planning and Development Department. You will be required to provide a complete site plan drawn to scale clearly indicating all structures and property lines of the parcel. The Planning Division must review the proposed Demolition Permit Application and will then refer you to the Historic Preservation Officer (Karana Hattersley-Drayton (559) 621-8520) for review and signature. **DO NOT PROCEED WITH THE FOLLOWING STEPS UNTIL APPROVED BY THE HISTORIC PRESERVATION OFFICER.** Contact PG&E at (800) 743-5000 and schedule to have all PG&E services disconnected and/or capped off. You must also contact the San Joaquin Valley Air Pollution Control District at (559) 230-5950 regarding asbestos testing and removal from the building(s). Once you have satisfied their requirements, they will issue you a "Demolition Permit Release". Take the release form and the Application for Demolition Permit (signed by the Historic Preservation Officer) to the Planning Division for final review and signature. After this final review and signature, take the application to the Permit Counter to obtain a sewer cap and demolition permit. Once the sewer has been capped or the septic tank and drain wells filled, contact the Plumbing Section at (559) 621-8116. They will inspect the work and clear the permit if the work is done properly. When all demolition work is complete, including the removal of all foundations, paved walkways and driveways, basements backfilled and lot leveled, contact the Building Section at (559) 621-8116. They will inspect the property and verify all work is done correctly and then clear the permit.

DEADLINES:

If you choose to repair the building(s)

- Submit a proper and completed Site Plan application and all required construction plans/specifications to the Planning and Development Department for approval by **December 14, 2008**. Diligently follow through with any plan check corrections and requirements.
- Obtain all required permits and commence work as soon as the afore mentioned documents are approved by Planning and Development, but no later than **January 14, 2009**.
- All required permits to be finalized by their respective Departments and all corrections to be completed by **May 14, 2009**.

If you choose to demolish the building(s) following the guidelines listed above

- Obtain all required permits and commence demolition by **December 14, 2008**.
- Complete demolition and have all permits finalized by **January 14, 2009**.

Note: Time periods set forth in this article supersede all other time allotment ordinarily permitted under the provisions of the Fresno Building Code. FMC 11-408.

If you are unable to meet any of the above referenced deadlines, contact the Code Enforcement Division immediately regarding a possible extension of time per Section 11-421.

Pursuant to Fresno Building Code Appendix Chapter 1, all items marked with an asterisk (*) and a letter require permits and some may require plans to be submitted prior to obtaining permits. Bring this correction notice with you to the Development Department permit counter (559) 621-8084 when obtaining permits. Permits and inspections may be required on *unmarked* items depending on the extent of the repair.

- *B Building permit and inspection required.
- *P or *M Plumbing/Mechanical permits and inspection required.
- *E Electrical permit and inspection required.

To request inspections after permits have been obtained, call the Inspection Services Section at (559) 621-8116 for inspection of correction items that require permits.

AFTER ALL REQUIRED PERMITS ARE FINALIZED, AN INSPECTION BY THE CODE ENFORCEMENT DIVISION IS REQUIRED TO CLEAR THIS NOTICE AND ORDER.

Rick Helm
Code Enforcement Inspector

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BROOKS-RANSOM ASSOCIATES

STRUCTURAL ENGINEERS
CIVIL ENGINEERS

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GAYLORD "RICK" RANSOM, SE, CE
KLARE YAVASILE, SE, CE

DWIGHT DREW, SE, CE
ARTURO LOPEZ, PRINCIPAL

13 May 2009

Ms. Karana Drayton
City of Fresno
Development Department
2600 Fresno Street, Room 3043
Fresno, CA 93721

RECEIVED

MAY 15 2009

Subject: Opinion of Repair Feasibility – 2221-2223 San Joaquin Street

Planning Division
Planning & Development Dept
CITY OF FRESNO

Karana;

Proceeding at your request I traveled to the subject location on May 11, 2009 to observe the condition of the single family residence which is located there.

I was met at the site by you, Mike Zakery, and Jesse Morrison. After a brief discussion, both you and Mike left the site while Jesse and I proceeded to walk through the building, taking notes, measurements, and photos of the building as we proceeded.

The subject residence was most likely built in the early 1900's and is commonly known as a "four square" configuration. The building is a wood framed two story structure with a basement. At the time of my inspection the entire second story roof structure was missing due to a fire having occurred a few years ago. The newer single story addition to the rear of the building had been severely damaged as well, with much of the framing having been burned down to the wood floor.

Looking at the front of the home from the street, the right side wall of the building exhibited burning of some of the wall studs, plates, and headers.

The question has been posed to me as to whether or not the building is salvageable. The primary issue to consider in answering this question is the issue of the cost to rebuild the structure as a repair, as opposed to the cost to demolish the building and build a like structure from the ground up.

It is my opinion that the cost to rehabilitate this building would exceed the cost to demolish this building and to build a new building of similar configuration. However, it is also my opinion that there is sufficient structure of sound condition remaining so as to make it POSSIBLE to rehabilitate the existing building.

MEMBER: STRUCTURAL ENGINEERS ASSOCIATION OF CALIFORNIA
CONSULTING ENGINEERS & LAND SURVEYORS OF CALIFORNIA
AMERICAN SOCIETY OF CIVIL ENGINEERS
EARTHQUAKE ENGINEERING RESEARCH INSTITUTE
INTERNATIONAL CODE COUNCIL

My opinion of the economic infeasibility of rehabilitating this building is based on the number of significant issues that would need to be addressed to successfully restore this structure. These include, but may not be limited to, the following:

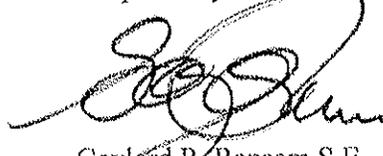
- 1) The entire second floor roof and ceiling framing would need to be installed as new work.
- 2) Some areas of the second floor system have damaged floor boards and several floor joist were broken. These would all need to repaired and/or replaced.
- 3) The entire electrical system for the home has been stripped from the building.
- 4) The entire sewer system for the home has been damaged and must be replaced.
- 5) The entire plumbing vent for the home is damaged and must be replaced.
- 6) The entire heating (and air conditioning?) system would need to be replaced.
- 7) The basement was originally built without retaining walls. The exposure of this area to free flowing water over the years since the fire has continued to degrade the basement walls to the point where a significant structural rehabilitation of the basement will be required.
- 8) Due to erosion of the basement walls, some of the homes foundations are at risk due to their proximity to the degrading earth walls of the basement.
- 9) The addition at the rear of the home is heavily damaged at the roof, walls, and floor. This entire portion of the building should be demolished and built anew.
- 10) Almost all of the interior, and much of the exterior, building finishes are damaged or missing and need to be installed as new work.
- 11) If the building is to undergo a change of use from a residence to office occupancy, it is my opinion that existing floor systems would need to be upgraded to withstand the heavier floor live loads associated with an office use.

While it is almost always possible to rehabilitate a building if one has an unlimited budget, it is my opinion that the amount of work that would be required to rehabilitate this building greatly exceeds the cost to demolish this building and to construct a new building of similar size and geometry.

For your use and information, I have appended a copy of the photos that I took at the site, as well as copy of the floor plan that we prepared to record the size of the building.

It is hoped that this report will provide you with the information that you need to move forward with your decision as to the disposition of this building. If you have any questions, or if you require any additional information, please feel free to contact me directly.

Respectfully Submitted



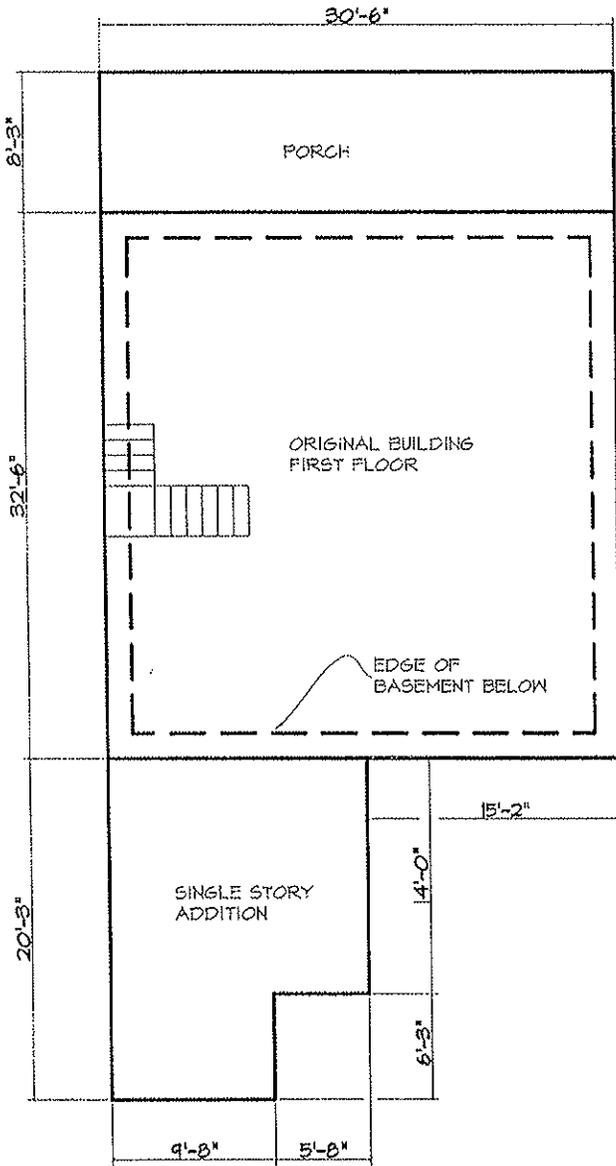
Gaylord R. Ransom S.E.
President



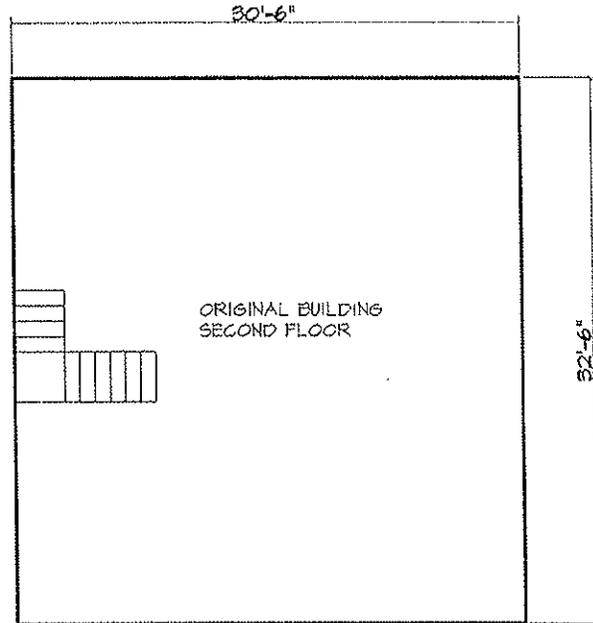
Attach: Photos & Floor Plan

grr
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SAN JOAQUIN STREET



FIRST FLOOR PLAN



SECOND FLOOR PLAN



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CITY OF FRESNO
PLANNING and DEVELOPMENT
 2221-23 SAN JOAQUIN
 FRESNO CALIFORNIA

By: RANSOM
 Date: 13 MAY 09
 Job no: 09213

Sheet
SD-1

Date Inspected – 5/26/2010

RE: Inspection of 2221 San Joaquin “Burk Home”

The inspection of this property revealed a former residential home that has been 85% destroyed by fire. What little that remains of the structure has been further damaged by exposure to the elements to the point of being unsalvageable.

The roof structure is totally gone and would have to be 100% replaced. The second story floor system is damaged enough by fire and element damage that it is reasonable to believe it would have to be completely removed or at very minimum 50% removed to make it structurally sound. What is remaining of the second story walls would have to come down for any portion damaged from fire or above any sections of the floor that would need to be replaced. I would estimate the possible salvageable portions of the walls to be only the front wall and short sections of both side walls.

More than 50% of the first story walls are destroyed or fire damaged as well as 50% of the first story floor system being damaged beyond repair. The structural elements below the home could not be safely inspected to the full extent needed to make accurate structural assessments. All told, I believe the reality is that the amount of this property that could be salvaged as original is between 10% and 15 % total.

This property poses a high risk of personal injury to anyone entering the structure because of its current structural instability.

Please feel free to contact me with any other questions.

Sincerely,



Tony Seaton

Contractor License # 913224

Burks Home

**ASBESTOS SURVEY
FIRE DAMAGED RESIDENCE
2223 SAN JOAQUIN STREET
FRESNO, CALIFORNIA**

Project No. 014-10066
June 9, 2010

Prepared for:
Ms. Amber Martinez
Granville Homes, Inc.
1396 West Herndon Avenue, Suite 101
Fresno, California 93711
(559) 436-0900

Prepared by:
Krazan & Associates, Inc.
215 West Dakota Avenue
Clovis, California 93612
(559) 348-2200

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Project No. 014-10066

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GEOTECHNICAL ENGINEERING • ENVIRONMENTAL ENGINEERING
CONSTRUCTION TESTING & INSPECTION

June 9, 2010

Project No. 014-10066

**ASBESTOS SURVEY
FIRE DAMAGED RESIDENCE
2223 SAN JOAQUIN STREET
FRESNO, CALIFORNIA**

1.0 INTRODUCTION

This report presents the results of our asbestos survey for the structure located at 2223 San Joaquin St. in Fresno, California. The asbestos survey was conducted under the conditions of Krazan & Associates, Inc.'s (Krazan's) Proposal No. P10-071, dated May 26, 2010. Ms. Amber Martinez gave written authorization on May 27, 2010, for Krazan to proceed with the asbestos survey.

2.0 PURPOSE AND SCOPE OF WORK

The purpose of the asbestos survey was to identify and quantify the presence of potential asbestos-containing materials (ACMs) at the on-site structure. The scope of work for the asbestos survey included conducting a visual survey of the structure and conducting bulk sampling and analysis of materials suspected to contain asbestos. This survey was performed in accordance with local, state, and federal regulations.

3.0 BUILDING DESCRIPTION

The site is located on the north side of San Joaquin, east of L Street in Fresno, California. The structure was a two-story wood-framed structure with pier and post foundation, wood exterior walls, with composite shingle roof. Interior construction included gypsum board, plaster, and open-framed ceilings and walls; and wood floors overlain (in areas) by sheet flooring, floor tiles, and ceramic tiles.

4.0 INVESTIGATIVE METHODS

4.1 Sampling Protocols

Twenty (20) samples of suspected ACMs were collected from throughout the on-site structure. Sample locations for this survey were chosen in a semi-random fashion with emphasis placed on minimizing damage to the sampled materials. The samples were collected by carefully removing a small amount of the suspect material in a non-abrasive manner. If possible, samples were collected from existing damaged areas or loose pieces of materials. Each sample was placed in a separate sealed plastic bag, and labeled with the project number and sample number. Refer to the Floor Plan following the text for the bulk sample locations.

4.2 Laboratory Analytical Methods

The bulk samples collected were analyzed by A.E.S.L. Environmental of Tempe, Arizona, to detect the presence, type, and percentage of asbestos by polarized light microscopy/dispersion staining, following the procedure described in 40 CFR 763, Subpart E, Appendix A (ASHERA). Copies of the Certified Analytical Results and Chain-of-Custody Record are included in Appendix A.

5.0 RESULTS OF INVESTIGATION

As stated previously, 20 samples of suspected ACMs were collected from throughout the structure. Analytical laboratory results and field observations of the materials sampled have been summarized on Table 1, following the text of this report. Information presented within the table includes the sample number, the sample description, the location where the sample was obtained, the asbestos content, the volume of ACMs identified (typically expressed in square feet), the condition of the material sampled, and a listing of locations where similar (homogenous) ACMs were also noted (although not necessarily sampled in these areas). In addition, footnotes have been provided to convey pertinent information regarding the specific sample or homogenous material.

The following materials were identified as containing at least one percent asbestos:

12-in by 12-in Floor tile -- kitchen and back porch (Sample No. 7). This material would be considered a Category I non-friable ACM under the NESHAP Regulations.

Duct insulation -- closet wall cavity and living room ceiling (Sample No. 13). This material would be considered a friable ACM under the NESHAP Regulations.

6.0 CONCLUSIONS

The National Emissions Standards for Hazardous Air Pollutants (NESHAP) defines regulated asbestos-containing materials (RACM) as the following: friable materials containing more than one percent asbestos as determined by polarized light microscopy; Category I non-friable materials (i.e., floor tiles, asphalt roofing products) containing more than one percent asbestos that have become friable, have been subjected to or will be subjected to sanding, grinding, cutting, or abrading; and Category II non-friable materials (i.e., non-friable asbestos-containing materials that are not Category I materials) containing more than one percent asbestos that have a high probability of becoming or have already been reduced to a friable condition by demolition or renovation activities. The above-noted samples that contain greater than one percent asbestos meet the definition of a RACM under the NESHAP. In addition, the California Division of Occupational Safety and Health (Cal-OSHA) defines asbestos-containing construction material (ACCM) as greater than 0.1 percent asbestos. The above-noted samples that contain greater than 0.1 percent asbestos would meet the definition of an ACCM.

If these asbestos-containing materials are left in place, the occupants of the structure should avoid buffing, sanding, grinding, or abrading these materials in any way. These activities could potentially release asbestos fibers. An Operations and Maintenance Program (O&M Program) could be developed for the management of asbestos-containing materials if left in place. The development and implementation of such a program would require the designation and training of an asbestos program manager. The asbestos program manager would be responsible for conducting periodic inspections of the asbestos-containing materials, record keeping requirements, and providing awareness training necessary for any maintenance or custodial personnel required to clean or repair these materials. Furthermore, it is recommended that the asbestos program manager notify all potentially affected individuals.

When building maintenance, repair, renovation, or other activities disturb or damage ACMs, asbestos fibers may be released creating a potential hazard. Therefore, removal of friable and non-friable ACMs that have the potential to become friable during demolition and/or renovation is federally regulated under the NESHAP. The San Joaquin Valley Unified Air Pollution Control District (APCD) is the responsible agency on the local level to enforce the NESHAP. The APCD Regional Office requires that asbestos-containing materials (ACM) be removed prior to renovation or demolition activities. Additionally, the APCD must be notified prior to any demolition and/or renovation activities.

7.0 LIMITATIONS

This survey and review of the subject property has been limited in scope. This investigation is undertaken with the risk that visual observations and random sampling alone would not reveal the presence, full nature, and extent of asbestos-containing materials. Krazan makes no representation as to the asbestos content of materials not sampled or that were inaccessible to our inspector (i.e., between walls, beneath floors, in pipe chases, etc.). The asbestos sample locations and building dimensions were measured/located in the field by tape measurement from existing features. Therefore, the sample locations, building dimensions, and approximate square footage of asbestos-containing materials should be considered accurate only to the degree implied by the methods used.

The findings presented in this report were based on field observations, random sampling and analysis, review of available data, and discussions with local regulatory and advisory agencies. Therefore, the data obtained are clear and accurate only to the degree implied by the sources and methods used. The information presented herewith was based on professional interpretation using presently accepted methods with a degree of conservatism deemed proper as of the report date. We do not warrant that future technical developments cannot supersede such data.

This asbestos survey is not intended to be the sole basis for asbestos removal bids. Confirmation of the condition and volume of the ACMs should be conducted by prospective removal contractors prior to accepting removal bids. This report is provided for the exclusive use of the client noted on the cover page and is subject to the terms and conditions in the applicable contract between the Client and Krazan. The client is the only party to whom Krazan has explained the risks involved and has been involved in the shaping of the scope of services needed to satisfactorily manage those risks, if any, from the client's point of view. Any third party use of this report, including use by the Client's lender, prospective purchaser, or lessee will be subject to the terms and conditions governing the contractual work between the Client and Krazan. The unauthorized use of, reliance on, or release of the information contained in this report, without the expressed written consent of Krazan, is strictly prohibited and will be without risk or liability to Krazan.

Asbestos analysis was conducted by a laboratory accredited under the National Voluntary Laboratory Accreditation Program (NVLAP) administered by the National Institute of Standards and Technology (NIST). The results of the asbestos analyses are accurate only to the degree and care of ensuring the testing accuracy and the representative nature of the samples obtained.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office at (559) 348-2200.

Respectfully submitted,
KRAZAN & ASSOCIATES, INC.



(Jeffrey R. Noel)
DOSH Certified Asbestos Consultant
No. 00-2828

JRN/aw

2c: herewith

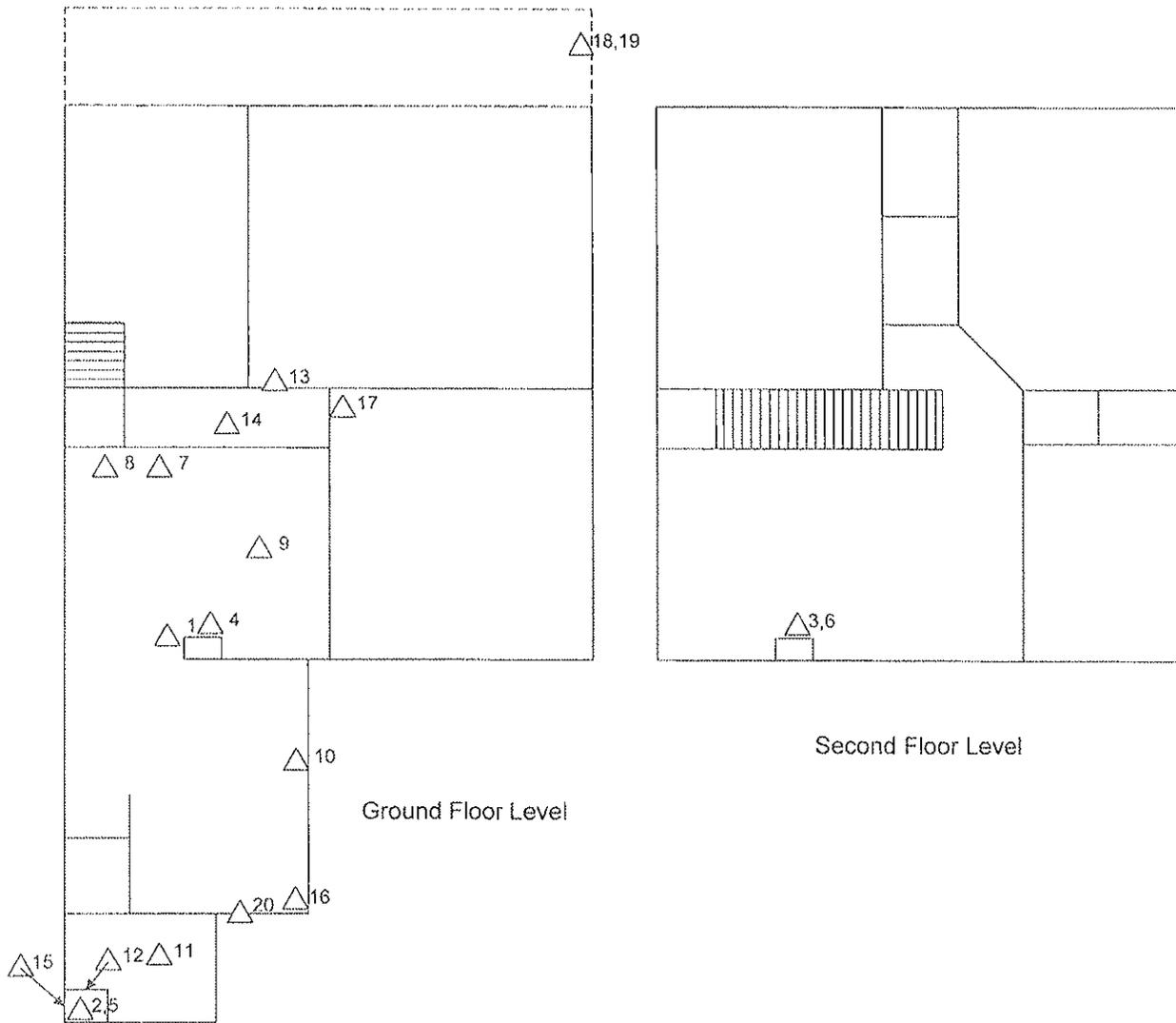
TABLE I
ASBESTOS ANALYSIS RESULTS
 Fire Damaged Residence
 2223 San Joaquin St.
 Fresno, California
 June 3, 2010 Sampling

Sample No.	Sample Description	Sample Location	Asbestos Content	Approx. Sq. Ft.	Condition / Friability	Notes/ Additional locations
1	Plaster	kitchen	ND	NC	NA	homogenous throughout
2	Plaster	bathroom	ND	NC	NA	homogenous throughout
3	Plaster	bathroom	ND	NC	NA	homogenous throughout
4	Skim coat	kitchen	ND	NC	NA	homogenous throughout
5	Texture	bathroom	ND	NC	NA	homogenous throughout
6	Skim coat	bathroom	ND	NC	NA	homogenous throughout
7	12-in by 12-in Floor tile / mastic	kitchen	2% / ND	10	G/NF	also on back porch
8	Sheet flooring / mastic	kitchen	ND	NC	NA	
9	Flooring mastic	kitchen	ND	NC	NA	
10	Sheet flooring	back porch	ND	NC	NA	scraps
11	Sheet flooring	bathroom	ND	NC	NA	
12	Gypsum board	bathroom	ND	NC	NA	
13	Insulation	closet	60%	30	G/FR	in wall cavity, also in living room ceiling
14	Felt paper	closet	ND	NC	NA	on floor
15	Paneling mastic	bathroom	ND	NC	NA	
16	Sheet flooring	back porch	ND	NC	NA	under wood subflooring
17	Sheet flooring	dining room	ND	NC	NA	scraps
18	Composite shingle	roof	ND	NC	NA	over front porch
19	Roofing felt	roof	ND	NC	NA	under # 18
20	Roofing felt	roof	ND	NC	NA	scrap on top of wall

NA = Not applicable
 NC = Not calculated
 ND = None detected
 Trace = Less than one percent (<1%) chrysotile asbestos

F = Fair condition
 G = Good condition
 NF = Non-friable
 FR = Friable

San Joaquin Street



EXPLANATION

△ BUILDING MATERIAL SAMPLE LOCATION

FLOOR PLAN WITH BUILDING MATERIAL SAMPLE LOCATIONS

FIRE DAMAGED RESIDENCE
2223 SAN JOAQUIN STREET
FRESNO, CALIFORNIA

Scale:
NOT TO SCALE

Drawn by:
J. R. N.

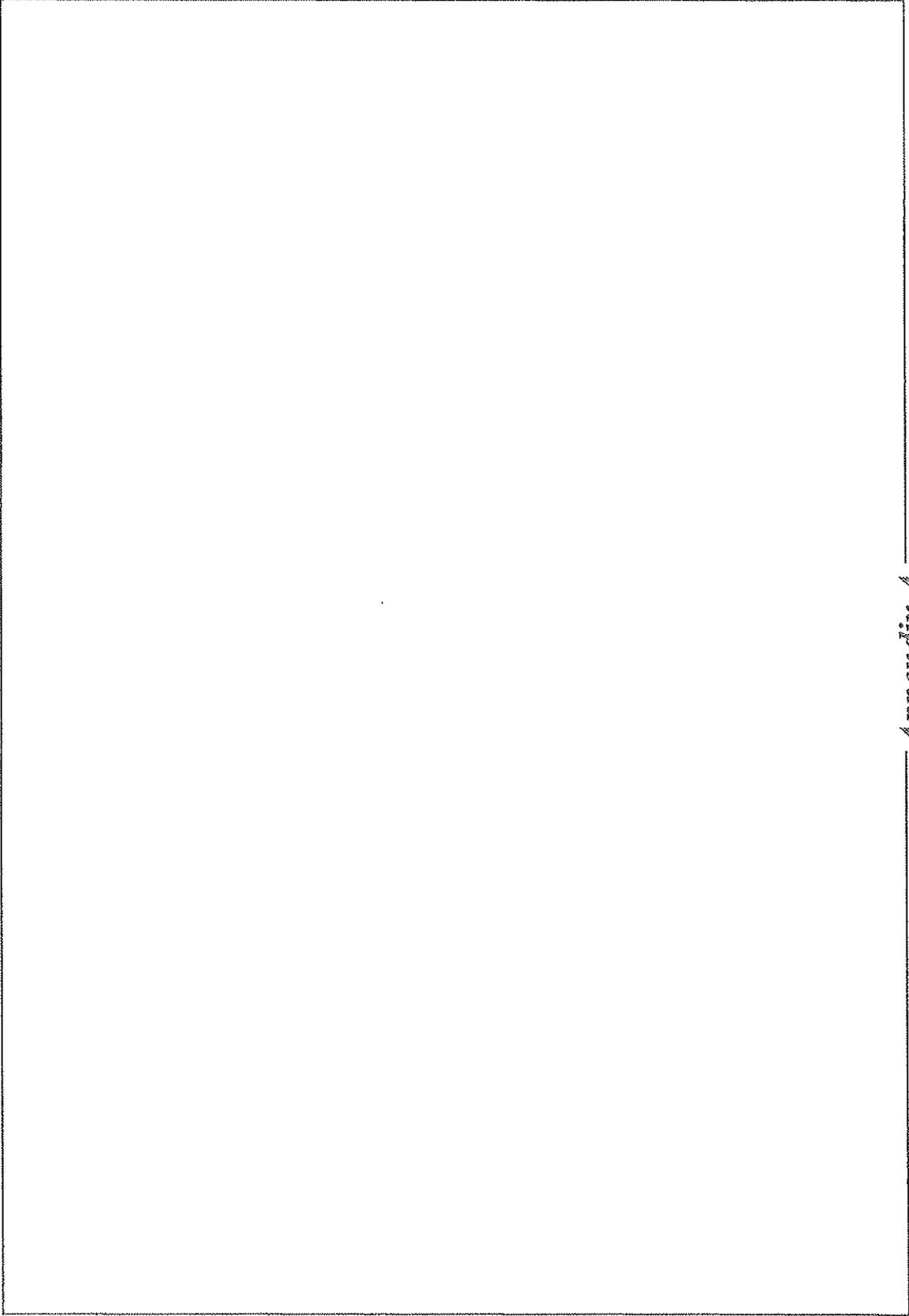
Project No.
014-10066

Date:
6 / 10

Approved by:
J.R.N

Figure No.
1

Krazan
ENGINEERS, GEOLOGISTS AND ENVIRONMENTAL SPECIALISTS
Offices Serving the Western United States



BULK ASBESTOS ANALYSIS SUMMARY REPORT

CLIENT NAME: Krazan & Associates, Inc.
215 W. Dakota Avenue
Clovis, CA 93612

DATE OF RECEIPT: June 4, 2010
SAMPLE CONDITION: Good
DATE ANALYZED: June 8, 2010

A.E.S.L. LABORATORY #: 10-A376

PROJECT: Fire Damaged Residence / 01410066

A.E.S.L. LAB SAMPLE ID #	CLIENT SAMPLE ID #	SAMPLE DESCRIPTION & COLOR	TEST RESULTS		OTHER MATERIALS
			Pos. / Neg.	% & Type	
A376-1	1	White Plaster	Negative	-----	100% Non-Fibrous
A376-2	2	White Plaster	Negative	-----	100% Non-Fibrous
A376-3	3	White Plaster	Negative	-----	100% Non-Fibrous
A376-4	4	White Skim Coat	Negative	-----	100% Non-Fibrous
A376-5	5	White Texture	Negative	-----	100% Non-Fibrous
A376-6	6	White Skim Coat	Negative	-----	100% Non-Fibrous
A376-7 a	7 a	Tan Floor Tile	Positive	2% Chrysotile	98% Non-Fibrous
A376-7 b	7 b	Yellow Mastic	Negative	-----	100% Non-Fibrous
A376-8	8	Gray Sheet Flooring	Negative	-----	20% Synthetic Fibers 80% Non-Fibrous
A376-9	9	Gray Floor Mastic	Negative	-----	100% Non-Fibrous
A376-10	10	White Sheet Flooring (no mastic)	Negative	-----	20% Synthetic Fibers 80% Non-Fibrous
A376-11	11	Gray Sheet Flooring (no mastic)	Negative	-----	20% Synthetic Fibers 80% Non-Fibrous
A376-12	12	White Gypsum	Negative	-----	10% Cellulose 90% Non-Fibrous
A376-13	13	Gray Insulation	Positive	60% Chrysotile	40% Cellulose
A376-14	14	Black Felt Paper	Negative	-----	30% Cellulose 70% Non-Fibrous
A376-15	15	Brown Mastic	Negative	-----	100% Non-Fibrous
A376-16	16	Tan Sheet Flooring (no mastic)	Negative	-----	20% Cellulose 80% Non-Fibrous
A376-17	17	Tan Sheet Flooring (no mastic)	Negative	-----	20% Cellulose 80% Non-Fibrous
A376-18	18	Gray Composite Shingle	Negative	-----	20% Fibrous Glass 80% Non-Fibrous
A376-19	19	Black Roofing Felt	Negative	-----	30% Cellulose 70% Non-Fibrous
A376-20	20	Black Roofing Felt	Negative	-----	30% Cellulose 70% Non-Fibrous

Method: Polarized Light Microscopy, EPA Method 600/R-93/116

The result quantitations reported are estimation based on the methods of visual microscopic estimation, which is considered only a semi-quantitative technique. Also, this report is indicative only of the sample material A.E.S.L. Laboratory received. Results do not necessarily reflect the makeup of the entire span of the material from which the samples were derived. Sampling techniques and/or sample handling may affect the integrity of the sample/s before submission to A.E.S.L. Laboratory and hence the outcome of the laboratory results. Samples not destroyed by testing are retained a minimum of thirty days.

A.E.S.L. Laboratory recommends re-analysis by point count or Transmission Electron Microscopy (TEM) for materials that are found to contain less than ten percent (<10%) asbestos by PLM.

This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of A.E.S.L.

Analyzed by:


Shawn Kearney

Z:\AESL\bulk\10-A000\10-A376.doc

POINT COUNT TRACE RESULTS

A.E.S.L. LABORATORY #: 10-A376

PO #: 14

Page 1 of 1

**BULK ASBESTOS SAMPLE
CHAIN OF CUSTODY**

TURNAROUND TIME: HR / Same Day / 24HR / 48HR

Client Name: Krazan & Associates, Inc. Contact: Jeff Noel Phone: (559) 348-2200
 Address: 215 West Dakota Avenue City: Clovis State: California Zip: 93612

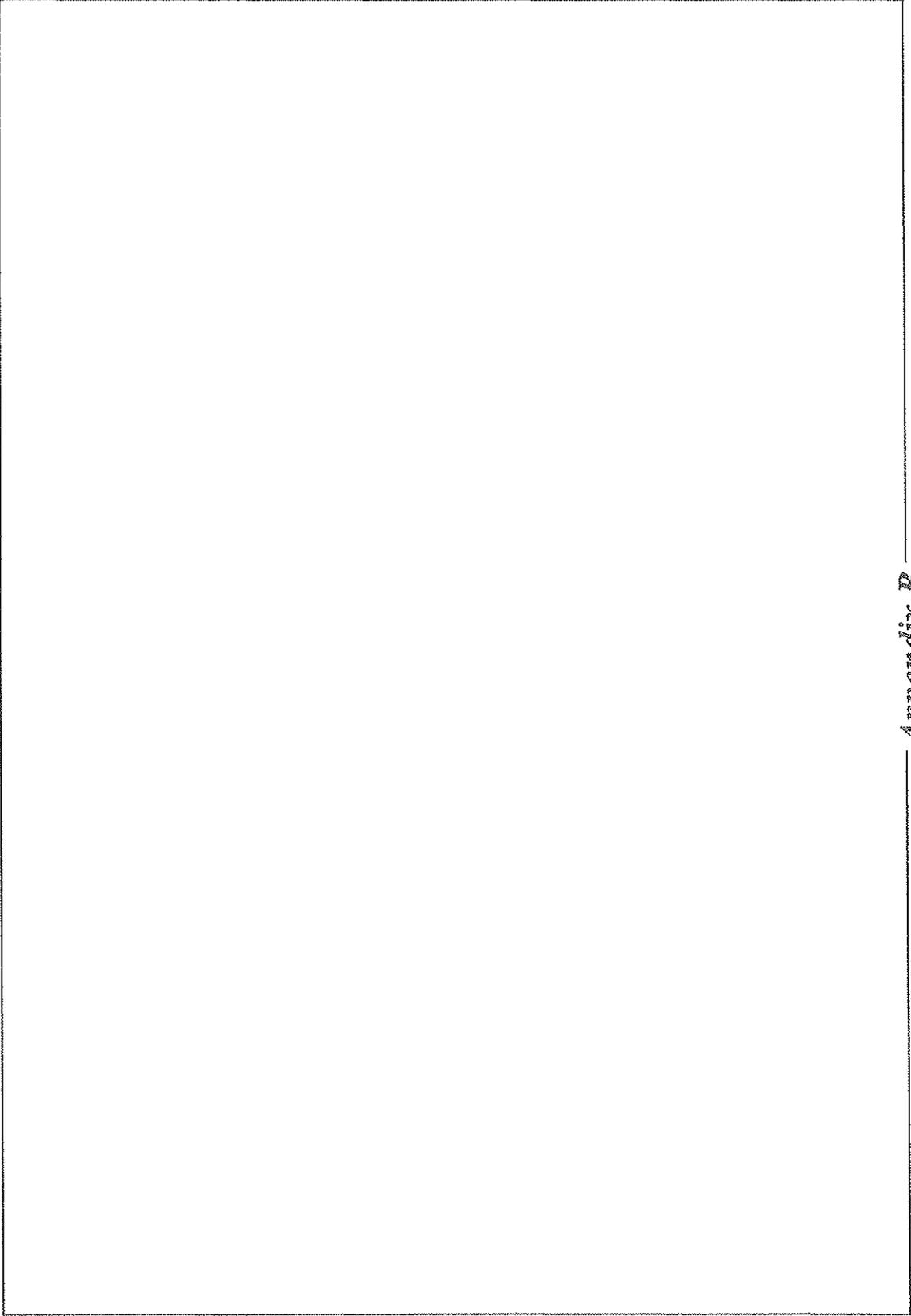
PROJECT NAME: Fire Damaged Residence PROJECT ID #: 01410066 DATE SAMPLES TAKEN: 6/3/10
 SAMPLES RECVD (#): 20 DATE RECVD: 6-4-10 CONDITION: SA SAMPLES ACCEPTED (Y/N): D IF NO, WHY?

*** SAMPLES TO BE RETURNED TO CLIENT AFTER 30 DAYS OR DISPOSED OF BY A.E.S.L. (D/R) ***
 (IF NOT SPECIFIED WILL AUTOMATICALLY BE DISPOSED OF AFTER 30 DAYS)

A.E.S.L. Sample #	Client ID#	Sample Location	Sample Description	A.E.S.L. Sample #	Client ID#	Sample Location	Sample Description
1		2223 San Joaquin	Plaster				
2			↓				
3			Skim Coat				
4			Jointer				
5			Skim Coat				
6			12x12 floor tile				
7			Sheet flooring				
8			Flooring mastic				
9			Sheet flooring				
10			↓				
11			GB				
12			Insulation				
13			Felt paper				
14			Paneling mastic				
15			Sheet flooring				
16			↓				
17			Composite Shingle				
18			Roofing felt				
19			↓				
20							

A.E.S.L. ENVIRONMENTAL LABORATORY
 800 NORTH MARY STREET, SUITE 6
 TEMPE, ARIZONA 85281-1945
 PHONE (480) 966-3714 FAX (480) 394-0188

RELINQUISHED BY: [Signature] DATE: 6/3/10
 RECEIVED AT A.E.S.L. BY: [Signature] DATE: 6-4-10



DEPARTMENT OF INDUSTRIAL RELATIONS

DIVISION OF OCCUPATIONAL SAFETY AND HEALTH
ASBESTOS CONSULTANT and TRAINER APPROVAL UNIT2211 Park Towne Circle, Suite 1
Sacramento, CA 95825
Tel: (916) 574-2993 Fax: (916) 483-0572

009132828C

210

August 06, 2009

Jeffrey Ronald Noel
1055 Chennault Ave
Clovis CA 93611

Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. To maintain your certification, please abide by the rules printed on the back of the certification card.

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. [8 CCR 341.15(h)(1)].

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification. Certificates must be kept current if you are actively working as a CAC or CSST. The grace period is only for those who are not actively working as a CAC or CSST.

Please inform our office at the above address, fax number or actu@dir.ca.gov of any changes in your contact/ mailing information within 15 days of the change.

Sincerely,

Jeff Ferrell
Senior Industrial Hygienist

JF/ms

Attachment: Certification Card
cc: File

State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant

Jeffrey Ronald Noel

Name

Certification No. 00-2828

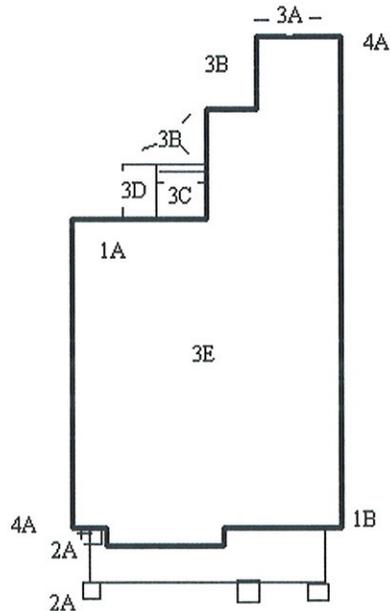
Expires on 10/18/10

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code



WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

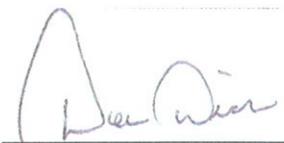
BUILDING NO. 2223	STREET, CITY, STATE, ZIP San Joaquin St, Fresno CA 93721	Date of Inspection 6/14/2010	No. of Pages 5
			
Firm Registration No. PR 3504	Report No. 7368	Escrow No.	
Ordered By: Granville Homes 1396 W. Herndon #104 Fresno, CA 93711 Attn: Aja	Property Owner/Party of Interest Granville Homes 1396 W. Herndon #104 Fresno, CA 93711 Attn: Aja	Report Sent To: Granville Homes 1396 W. Herndon #104 Fresno, CA 93711 Attn: Aja	
COMPLETE REPORT <input checked="" type="checkbox"/>		LIMITED REPORT <input type="checkbox"/>	
		SUPPLEMENTAL REPORT <input type="checkbox"/>	
		REINSPECTION REPORT <input type="checkbox"/>	
General Description: One story, framed, wood sided residence, vacant and unoccupied, on a raised foundation		Inspection Tag Posted: Basement	
		Other Inspection Tags: NONE	
An inspection has been made to the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.			
Subterranean Termites <input checked="" type="checkbox"/> Drywood Termites <input checked="" type="checkbox"/> Fungus/Dryrot <input checked="" type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input type="checkbox"/>			
If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.			



Inspected by Don Dias

License No. FR21001

Signature



You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California 95815-3831.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control board at (916) 561-8708, or (800) 737-8188 or www.pestboard.ca.gov.

43M-41 (Rev. 10/01)

2223

San Joaquin St, Fresno CA 93721

6/14/2010

7368

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

FURTHER INSPECTION : ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREAS WHICH DURING THE ORIGINAL INSPECTION DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CAN NOT BE DEFINED AS SECTION 1 AND SECTION 2.

The following areas were not inspected, as indicated in Section #1990, paragraph (j) of the Structural Pest Control Act and Rules and Regulations: furnished interiors, inaccessible attics, insulated attics, and portions thereof; the interior of hollow walls: spaces between a floor or porch deck and the ceiling or soffit below: stall showers over finished ceilings: such structural segments as porte cocheres, enclosed bay windows, buttresses and similar areas to which there is no access without defacing or tearing out lumber, masonry and finished work, built-in cabinet work: floor beneath coverings, areas where storage conditions or locks makes inspection impractical.

OUR TERMITE COMPANY is not a licensed roofing firm. If any interested party desires further information, a licensed roofer should be consulted.

NOTE: IF REQUESTED BY THE PERSON ORDERING THIS REPORT, A REINSPECTION OF THE STRUCTURE WILL BE MADE. THIS REQUEST MUST BE WITHIN FOUR MONTHS OF THE DATE OF THIS REPORT AND THERE WILL BE A FEE.

THE FOLLOWING INFORMATION IS BEING SUPPLIED TO HELP OUR CLIENTS BETTER UNDERSTAND THE DIFFERENCE BETWEEN SECTION I & SECTION II FINDINGS. IF A SEPARATED REPORT HAS BEEN REQUESTED, IT IS DEFINED AS SECTION 1 & SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

Section I

Section I: contains items where there is evidence of active infestation, infection or conditions that have resulted in or from infestation or infection on the date of inspection.

Section II

Section II: contains conditions deemed likely to lead to infestation or infection, but where no visible evidence of such was found on the date of inspection.

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STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

THIS IS A STRUCTURAL PEST CONTROL INSPECTION REPORT NOT A BUILDING INSPECTION REPORT, THEREFORE NO OPINION IS BEING RENDERED REGARDING THE STRUCTURAL INTEGRITY OF THE BUILDING. THE FOLLOWING AREAS WERE NOT INSPECTED, AS INDICATED IN SECTION #1990, PARAGRAPH (j) OF THE STRUCTURAL PEST CONTROL ACT AND RULES AND REGULATIONS FURNISHED INTERIORS, INACCESSIBLE ATTICS, INSULATED ATTICS, AND PORTIONS THEREOF THE INTERIOR OF HOLLOW WALLS SPACES BETWEEN A FLOOR OR PORCH DECK AND THE CEILING OR SOFFIT BELOW STALL SHOWERS OVER FINISHED BUTTRESSES AND SIMILAR AREAS TO WHICH THERE IS NO ACCESS WITHOUT DEFACING OR TEARING OUT LUMBER, MASONRY AND FINISHED WORK, BUILT-IN CABINET WORK FLOOR BENEATH COVERINGS, AREAS WHERE STORAGE CONDITIONS OR LOCKS MAKES INSPECTION IMPRACTICAL. THIS COMPANY CANNOT BE HELD LIABLE FOR ANY HIDDEN LEAKS OR LEAKS THAT OCCUR AFTER THE DATE OF THIS ORIGINAL INSPECTION.

THE EXTERIOR SURFACE OF THE ROOF WILL NOT BE INSPECTED. IF YOU WANT THE WATER TIGHTNESS OF THE ROOF DETERMINED, YOU SHOULD CONTACT A ROOFING CONTRACTOR WHO IS LICENSED BY THE CONTRACTORS STATE LICENSE BOARD. NO ROOF CERTIFICATIONS WILL BE GIVEN BY THIS COMPANY. IF A ROOF CERTIFICATION IS NEEDED AFTER REPAIRS INVOLVING REMOVAL AND REPLACEMENT OF ROOFING MATERIALS, IT MUST BE OBTAINED FROM A LICENSED ROOFER.

NOTICE Reports 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...you... have a right to seek a second opinion..from another company.

Areas above the first story eaves are inaccessible for physical inspection due to height and are not included in our report, unless our visual inspection from the ground revealed conditions that need further inspection. If requested, a further inspection will be made of the upper areas of the structure and a supplemental report issued outlining our findings, recommendations, and any additional cost.

There may be health related issues associated with the findings reflected in this report. We are not qualified to and do not render an opinion concerning any such health issues. The inspection reflected by this report was limited to the visible and accessible areas only. Questions concerning health related issues, which may be associated with the findings or recommendations reflected in this report, the presence of mold spores concerning indoor air quality should be directed to a Certified Industrial Hygienist.

Areas above the first story eaves are inaccessible for physical inspection due to height and are not included in our report, unless our visual inspection from the ground revealed conditions that need further inspection. If requested, a further inspection will be made of the upper areas of the structure and a supplemental report issued outlining our findings, recommendations, and any additional cost.

Subterranean Termites:

FINDING 1A

Subterranean termite damage noted to the pier post in the basement as indicated on the diagram.

RECOMMENDATION 1A-1

Drill through the concrete slabs abutting the exterior foundation, and cold joints of the garage and pressure treat the soil with registered chemicals for the control of subterranean termites. Trench and treat along the exterior of the foundation. Remove all cellulose debris from the substructure and apply chemical. Mister Sprayman Pest Control assumes no responsibility for possible damage to floor coverings, hidden pipes, conduits, or ducts.

***** This is a Section 1 Item *****

2223

San Joaquin St, Fresno CA 93721

6/14/2010

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BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

Subterranean Termites:

RECOMMENDATION 1A-2

We recommend other trades to make necessary repairs and corrections.

***** This is a Section 1 Item *****

FINDING 1B

Subterranean termite damage noted to the exposed rim joists as indicated on the diagram.

RECOMMENDATION 1B-1

Refer to recommendation 1A-1 for the control of subterranean termites.

***** This is a Section 1 Item *****

RECOMMENDATION 1B-2

We recommend other trades to make necessary repairs and corrections.

***** This is a Section 1 Item *****

Drywood Termites:

FINDING 2A

Drywood termite damage noted to the front porch columns as indicated on the diagram.

RECOMMENDATION 2A

Vacate premises and seal the structure. Fumigate with a lethal gas overnight for the extermination of all drywood termite infestations. Remove seals and air out building ready for occupancy. Remove or cover accessible evidence of infestations. Mister Sprayman Pest Control will not be liable for damage to plants, paint, roofs, or TV antennae. The fumigation cannot be done in strong winds or rain, and will be rescheduled if there is inclement weather.

***** This is a Section 1 Item *****

Fungus/Dryrot:

FINDING 3A

Fungus infection, earth to wood contact, and faulty grades noted at the wood siding.

RECOMMENDATION 3A

We recommend other trades to make necessary repairs and corrections.

***** This is a Section 1 Item *****

FINDING 3B

Fungus infection and damage noted to the exterior siding as indicated on the diagram. Condition appears to be due to exposure to the elements.

RECOMMENDATION 3B

We recommend other trades to make necessary repairs and corrections.

***** This is a Section 1 Item *****

FINDING 3C

Fungus infection, earth to wood contact and damage noted to the back porch steps and landing.

RECOMMENDATION 3C

We recommend other trades to make necessary repairs and corrections.

***** This is a Section 1 Item *****

2223

San Joaquin St, Fresno CA 93721

6/14/2010

7368

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

Fungus/Dryrot:

FINDING 3D

Fungus infection and damage noted to the basement door frame as indicated on the diagram. Condition appears to be due to exposure to the elements.

RECOMMENDATION 3D

We recommend other trades to make necessary repairs and corrections.

***** This is a Section 1 Item *****

FINDING 3E

Fungus infection, earth to wood contact and damage noted at the pier posts and stair case in the basement.

RECOMMENDATION 3E

We recommend other trades to make necessary repairs and corrections.

***** This is a Section 1 Item *****

Further Inspection:

FINDING 5A

The interior of the structure was inaccessible for inspection due to safety burned out building.

RECOMMENDATION 5A

We recommend other trades to make necessary repairs and corrections.

***** Unknown Further Inspection Recommended *****

ITEM 5B

Water service to the structure was turned off at the time of this inspection. We recommend further inspection after the water is restored to determine if water leakage exists within the structure.

***** Unknown Further Inspection Recommended *****

MISTER SPRAYMAN PEST CONTROL DOES NOT GUARANTEE WORK PERFORMED BY OTHERS, SUCH GUARANTEES SHOULD BE OBTAINED FROM THOSE PERFORMING THE REPAIRS. MISTER SPRAYMAN PEST CONTROL ONLY CERTIFIES THE ABSENCE OF INFESTATION OR INFECTION IN THE VISIBLE AND ACCESSIBLE AREAS. IF IT IS FOUND THAT OTHERS HAVE CONCEALED OR HIDDEN INFESTATIONS OR INFECTIONS DURING THE COURSE OF THEIR REPAIRS, IT WILL BE THE RESPONSIBILITY OF THE INTERESTED PARTIES TO PURSUE THE RESPONSIBLE PARTIES.

IF ANY INFESTATION, INFECTION OR DAMAGE IS DISCOVERED IN A CONCEALED AREA DURING THE COURSE OF PERFORMING ANY RECOMMENDATION IN THIS REPORT, THIS COMPANY WILL FILE A SUPPLEMENTAL REPORT. THIS COMPANY IS NOT RESPONSIBLE FOR CONTROLLING SUCH INFESTATIONS OR INFECTIONS NOR RESPONSIBLE FOR CONTROLLING SUCH DAMAGE. IF THE ADDITIONAL WORK IS WITHIN THE SCOPE OF THIS COMPANYS OPERATIONS, A COST WILL BE PROVIDED WITH THE SUPPLEMENTAL REPORT.

WE ENCLOSE OUR BILL FOR \$75 TO COVER OUR INSPECTION AND REPORT.