

Complaint#: 1001282 Code: OHC 12 Filed: 03/03/10
Address: 1062 56TH ST Suite: Parcel: 015 -1307-006-04
Descr: MISSING FRONT DOORS AND WINDOW. LEAKING KITHCHN SINK AND CEILING.
INSECT INFESTATION, DAMAGED WALL -LIVINGROOM, KIT CEILING WATER DAMAGE
Disposition* AB Stn* CO-INSP 02 Last Insp:
U - Unverified Permit Applic#: Disp:
V - Verified 03/22/10 Stop Work: By:
S - Suspended Customer #:
C - Closed Invoice #: Paid:
AB- Abated 08/03/10 NTP/Complete By:
NA- Non-Actionable Contract #: Contrctor
RA- Re-Activated Invoice Rcvd Invoice Aprvd
Typ* Abatement Notice Date Mail Service Document# Station By
58 Ntc of Viol - No Fees 04/07/10 18646298 WXP
Comment: NTA SENT REG & CERT W/APPEAL 04/07/2010/TEC

F3=Ext

F24=Com ENTER=Next Selection

F13=Reprint

PTS309-01

UPDATE/QUERY COMPLAINT INSPECTION HISTORY 10/14/14 07:01:44

Cmplnt# 1001282 Code ALL

Cmplnt Disp: AB 08/03/10

Address 1062 56TH

ST Suite:

Parcel: 015 -1307-006-04

Existing Use

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Notice: COUNTY ASSESSOR SHOWS THIS PARCELL AS 015 -1307-006-04

Station CO-INSP Dist: 02 Primary Insp WP Total Insp Hours 2:40
Insp A Scheduled Performed Start End Total Trvl
No Code Date P Date By Division Dst By Vio* Rsl* Time Time Time Mlge
11 OHC 07/29/12 P 07/29/10 ASM CO-INSP 02 WP 80
Scheduled inspection voided by result code 98 on 08/03/10
12 OHC 08/03/10 P 08/02/10 WP CO-INSP 02 WP 12 98 11:40 11:45 :05
10 OHC 07/30/10 P 06/25/10 TE CO-INSP 02 WP 12 98 12:22 12:24 :02
Scheduled inspection voided by result code 98 on 08/03/10 +

F1=Hlp F3=Ext F24=Com ENTER=Next Selection

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Station CO-INSP		Dist: 02	Primary Insp WP		Total Insp Hours			2:40						
Insp A		Scheduled		Performed		Start	End	Total	Trvl					
No	Code	Date	P	Date	By	Division	Dst	By	Vio*	Rsl*	Time	Time	Time	Mlge
08	OHC	06/28/10	P	06/25/10	PTS	CO-INSP	02	WP	12	95	9:10	9:20	:10	
PROGRESS BEING MADE- PERMITS PULLED														
09	OHC	06/10/10		06/10/10	PTS	CO-INSP	02	WP	12	95	12:30	13:29	:59	
MET ONER AT PROPERTY														
07	OHC	06/08/10	P	05/20/10	TEC	CO-INSP	02	WP	12	85	11:52	11:59	:07	
RESCHEDULE BY OWNER														

+

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No	Code	Date	P	Date	By	Division	Dst	By	Vio*	Rsl*	Time	Time	Time	Mlge
06	OHC	06/08/10	P	05/19/10	WP	CO-INSP	02	WP	12	85	11:52	11:59	:07	
RESCHEDULED BY OWNER														
05	OHC	05/19/10	P	05/18/10	WP	CO-INSP	02	WP		80				
Scheduled inspection voided by result code 98 on 08/03/10														
04	OHC	05/04/10	P	04/12/10	KXC	CO-INSP	02	WP	12	93	12:38	12:46	:08	
Reinsp requested from insp result 93 on 03/30/10														

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No	Code	Date	P	Date	By	Division	Dst	By	Vio*	Rsl*	Time	Time	Time	Mlge
03	OHC	03/30/10	P	03/29/10	PTS	CO-INSP	02	WP	12	93	10:40	11:10	:30	
SENDING NTA TO OWNER														
02	OHC	03/22/10	P	03/19/10	PTS	CO-INSP	02	WP	12	93	13:51	14:20	:29	
Reinsp generated from insp result 82 on 03/04/10														
01	OHC	03/04/10	A	03/03/10	ME	CO-INSP	02	WP	12	82	10:30	10:33	:03	
CALL TENANT NO ANSWER														

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03-04-10 - Called tentnat to schedule inspection. No answer. Left E
message for her to return call to schedule inspection time.

>>> 03/04/2010 10:31:09 PATCH#W QPADEV0078

03-22-10 - Met tenant at property. Tenant complained that there are
foundation issues. Unable to visually determine that there are vl
problems with the foundation. Tenant stated that she will get third ge
party report for foundation and will notify me when that happens.
Noted other violation. Will need to research property records prior
to sending notice to owner.

>>> 03/25/2010 11:36:12 PATCH#W QPADEV001X

04-07-10 - Review of property records revealed that the rear
structure, unit 1062, had previously been cited for an "improperly
constructed front porch" on 01-06-87. A check of permit records
indicate no permiton file to abate this violation. Records indicate

F14=Prcl

F3=Exit

More...

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that the ownership for this building has not changed for this property.

E

Note: An inter-office letter from the City of Oakland dated May 16, 1940 indicates that "the original floor has irregularities and unevenness" at the time of this inspection. No resolution for this issue could be found in the records.

v1

Sending owner a NTA for the violation found during the inspection performed on 03-22-10.

ge

>>> 04/07/2010 08:48:55 PATCH#W QPADEV000R

05-12-10 - Spoke to owner Ms SUVILLA KENNEDY [REDACTED]. She currently lives in New Mexico. She is scheduled to come into Oakland on June 6, 2010. She will come into office the following week to discuss violations. Will grant extension till that time. Informed her of violations and that the roof above the ceiling in the kitchen is

F14=Prcl

F3=Exit

More...

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leaking. She stated she will have someone look at the roof leak and E
make some of the other minor repairs before she gets here.

>>> 05/12/2010 10:27:07 PATCH#W QPADEV0017

Note: Owner stated that she had sent a cerified responce to the
notice sent to her along with sending the city a violation appeal
letter. Had received violation appeal letter which was given to vl
supervisor Wilson for review. Have not seen any other correspondences ge
form owner to date.

>>> 05/18/2010 13:55:17 PATCH#W QPADEV000K

05/04/10 - Made site inspection. Met tenant at property. No progress
made towards abating violation. In addtion, noted damaged ceiling in
kithchen as noted above.

Note: Violation appeal not processed to date.

Will postpone further actions until determination is made on appeal.

F14=Prcl

F3=Exit

More...

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>>> 05/18/2010 13:57:58 PATCH#W QPADEV000K

E

06/10/10 - Met owner, owner's contractor and tenant at property. Discussed abatement of violations. Revisit case 06/28/10 to check progress.

>>> 07/26/2010 15:26:25 PATCH#W QPADEV001S

06/28/10 - Owner's contractor has obtained permit to replace window and front entry doors. Revisit case 07/29/10 to check progress.

vl

>>> 07/26/2010 15:30:32 PATCH#W QPADEV001S

ge

07/30/10 - Checked permit screen. Permits finalized. Violations abated. Closing case as abated.

>>> 08/02/2010 08:26:17 PATCH#W QPADEV0017

F14=Prcl

F3=Exit

Bottom



Community and Economic Development Agency
Building Services
250 Frank H. Ogawa Plaza 2nd Floor
Oakland, California 94612
(510) 238-3381

NOTICE TO ABATE

To: Suvilla Kennedy
3560 Midnight Ridge Drive
Las Cruces, NM. 88011-1666


Date: April 7, 2010
Complaint#: 1001282
Property Address: 1062 56th Street
APN: 015-1307-006-04

An inspection of your property was made on **March 22, 2010**. Attached is a List of Violations which must be corrected within the required time frame and in accordance with the codes and regulations of the City of Oakland. *Failure to comply with this order by the compliance due dates(s) for noted hazards (*), Non Hazards, may result in reinspection fee charges, all required enforcement costs, permits and related fees.* Substandard action may also be taken to vacate the premises should conditions warrant.

Note: You or your agent **must** be present at the scheduled re-inspections. Should you or your agent not keep the appointment or the work is not performed and accessible for inspection you will be billed and notified of the next **Fee-Charged Reinspection** date. Should the bill not be paid within the prescribed time a lien shall be recorded against the property for the amount of the bill plus a lien fee of **\$420.00**. The fee for releasing a lien is an additional **\$210.00**.

The first Fee Charged Reinspection is scheduled below. Morning appointments are from 9:00 a.m. to 12:00 p.m. Afternoon appointments are from 12:00 p.m. to 3:00 p.m. Reinspections made after the compliance due date will be fee-charged at **\$371.00*** per re-inspection until compliance is achieved:

Compliance Due Date: **05/04/10**

By: **Bill Patchen** 
Specialty Combination Inspector
Building Services, Inspection Services Unit
Phone No.: **(510) 238-3846**

First Fee Charged Re-inspection Date: **05/04/10**
Morning ☐ Afternoon ☒

Second Fee Charged Re-inspection Date: **05-18-10**
Morning ☐ Afternoon ☒

July 2009

*Fees Do Not Include 9.5% Records Management Fee and 5.25% Technology Enhancement Fee

Notice to Abate

Property Address: 1062 56th Street

Date: March 22, 2010

LIST OF VIOLATIONS

**** Life-threatening conditions requiring immediate correction.**

*** Hazardous conditions seriously affecting habitability.**

Item No.	(*)	(2)	Description of Violation	OMC & OPC Codes
1			<p>The front porch of unit 1062 was enclosed without permit. The front 2 entry doors and window assembly located on the exterior wall of the main building are missing causing the front porch area to be habitable space. Repair/restore/remove.</p> <p>Obtain building permit and zoning approval to legalize front porch enclosure (or remove it) and to install 2 new entry doors and 1 new window assembly in order to separate the front porch from the interior of the dwelling.</p>	<p>OMC 15.08.050 15.08.120 15.08.140 15.08.250 OPC 17.16.030</p>
2			<p>The kitchen counter's caulking along the wall is deteriorated. In addition, the caulking around the vent pipe protruding through the counter is deteriorated. Repair/replace.</p>	<p>OMC 15.08.050</p>
3			<p>The drywall under the front window in the living room is damaged. Repair/replace.</p>	<p>OMC 15.08.050</p>
4			<p>The electrical receptacle in the bathroom is sealed behind plaster/paint. All receptacles must be able to be removed without damaging the wall surface. In addition, the bathroom light fixture is missing parts. Repair/replace.</p>	<p>OMC 15.08.260 C</p>
5			<p>The smoke detectors in the unit are damage and/or missing. Repair/replace.</p>	<p>OMC 15.08.050 15.08.320</p>

Failure to comply will result in substantial fees and penalties



Certain areas were not open for inspection. Any violations or deficiencies subsequently identified shall become a component part of this report and shall be corrected in an approved manner.

7009 1410 0002 1864 6298

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To **SUVILLA KENNEDY**
3560 MIDNIGHT RIDGE DRIVE
LAS CRUCES, NM 88011-1666
Ser. **1001282/WXP**
City, **04/07/2010/TEC**

PS Form 3800, August 2005

See Reverse for Instructions