

Todd, Amber

From: Wilson, Isaac
Sent: Thursday, October 02, 2014 7:29 AM
To: Sandercock, Deborah
Cc: Low, Tim
Subject: FW: Clarification of the work being done at 374 41st Street

fyi

From: Melissa Hennings [REDACTED]
Sent: Wednesday, October 01, 2014 8:19 PM
To: Wilson, Isaac
Subject: Fwd: Clarification of the work being done at 374 41st Street

Begin forwarded message:

From: M Hennings <[REDACTED]>
Date: October 1, 2014 at 1:14:01 PM PDT
To: [REDACTED]
Subject: Clarification of the work being done at 374 41st Street

Hi Vickie,

So just so I'm clear (and please correct me if I'm wrong, as I am going off of the information that you and Kevin provided to **Bill Morris - California State License Board Investigator**)

Starting on 09/05/2014 - all work being done at: 374 41st Street Oakland, CA 94609
(mini-demolition of Unit 2, the front balcony tear down, and the stair repair (I do not know why these were not replaced))

Is under the contractor:
Kevin Gillikin CSL 751009
GILLIKIN SIDING & FRAMING
566 TENNANT AVE
PINOLE, CA 94564
Business Phone Number:
(510) 367-0994

Entity Sole Ownership
Issue Date 06/24/1998
Expire Date 06/30/2016

Insurance Company STATE COMPENSATION INSURANCE FUND
Policy # 9041288
Effective Date 12/22/2012
Expiration Date 08/01/2015

I would like to request certificate of insurance (you should have one on record when you work with a contractor)

The contractor is employed by:

The Apartment Group LLC / TP Partners LLC , and you are the primary contact.

Bill Morris spoke with you and Kevin, who stated all the workers at this job site are his (Kevin's)

So I just wanted to clarify that this is true.

It's a little confusing, since there have been SO MANY different trucks (and workers) at the job site.

And I'm surprised that a licensed contractor would start a demolition (On Friday, 09/05/2014 on 374 41st Street Unit 2) without a permit. That's pretty risky.

And just to clarify who's who at this worksite:

- Guillermo Lewis (employee /maintenance man for The Apartment Group LLC - also claimed to not know who Kevin was)
- Moses (Guillermo's son) has been on site doing work. Is he Kevin's employee as well?
- A pair of decorators/designers (one was at the unit yesterday)
- Vickie Corley (yourself)
- Nathaniel Reinke (which is confusing, as he is a broker)
- Kevin Gillikin (Contractor)
- The hispanic man who started the demo on unit 2 (not 1) on 09/05/2014
- The 2 men who demo'ed the balcony (with no notice) who I assume are Kevin's actual employees.

I find it curious that Guillermo has denied any knowledge of Kevin however Moses is on site with them on a regular basis.



And I have never seen Kevin near the work being done on Unit 2. (The permit you pulled is incorrect. The work is on unit 2)

I assume this is Oscar and Moses. I don't know what happened to the much smaller hispanic man who was on site during most of the original demolition (but we do have pictures, and the building inspector did show up when he was working)



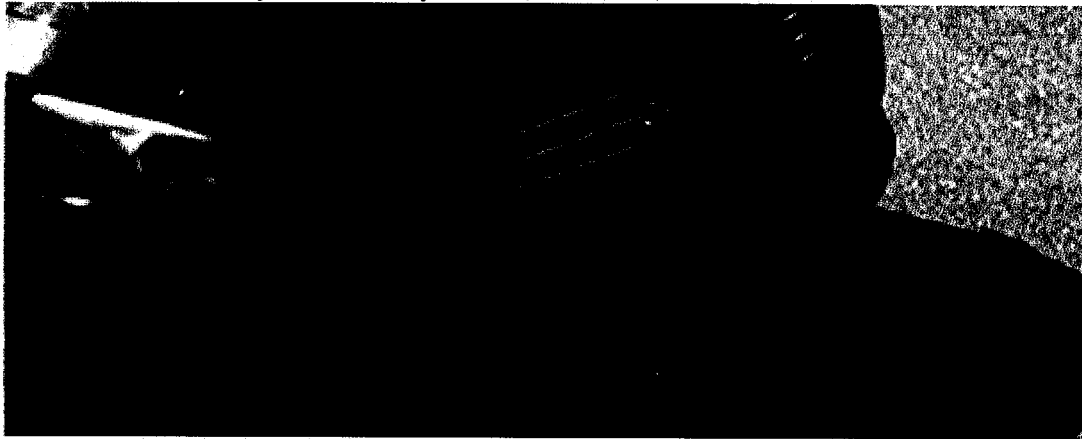
I would like to know who this is, as he threatened my boyfriend yesterday. (We have this on tape)



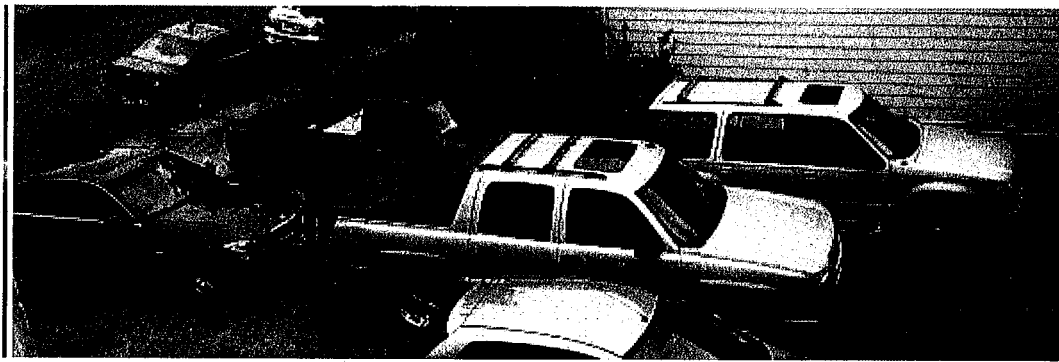
This is one of the balcony demo workers (no permit)



Just wanted to clarify that this is your car, as I have been followed a few times recently.



I know the blue car belongs to Nathaniel.
The beige truck belongs to Kevin Gillikin



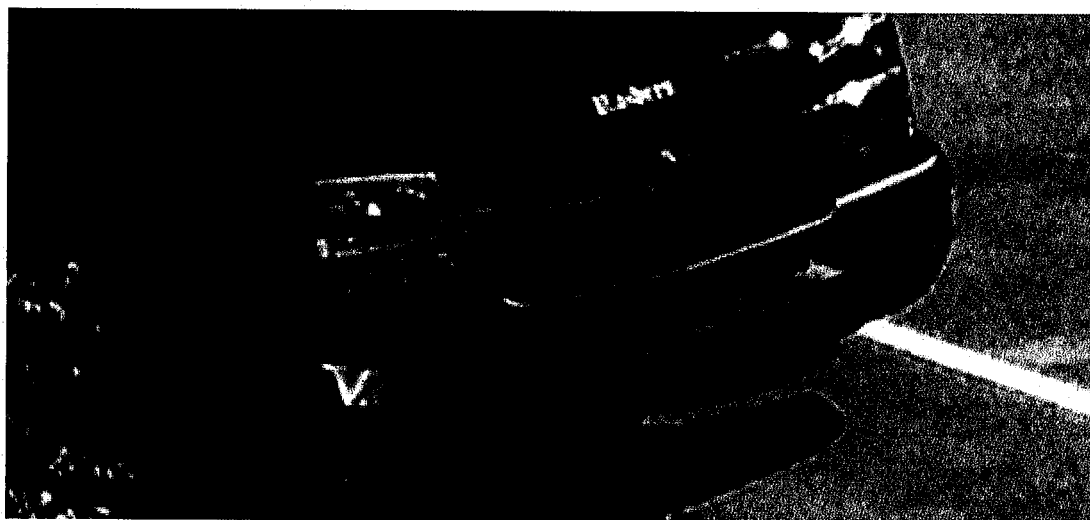
I think this is your dectorators



Moses? Guillermo? Other misc workers?



I know this red raiders truck belongs to the men who have been working on the deck and balcony
(the only obvious employees of Kevin)



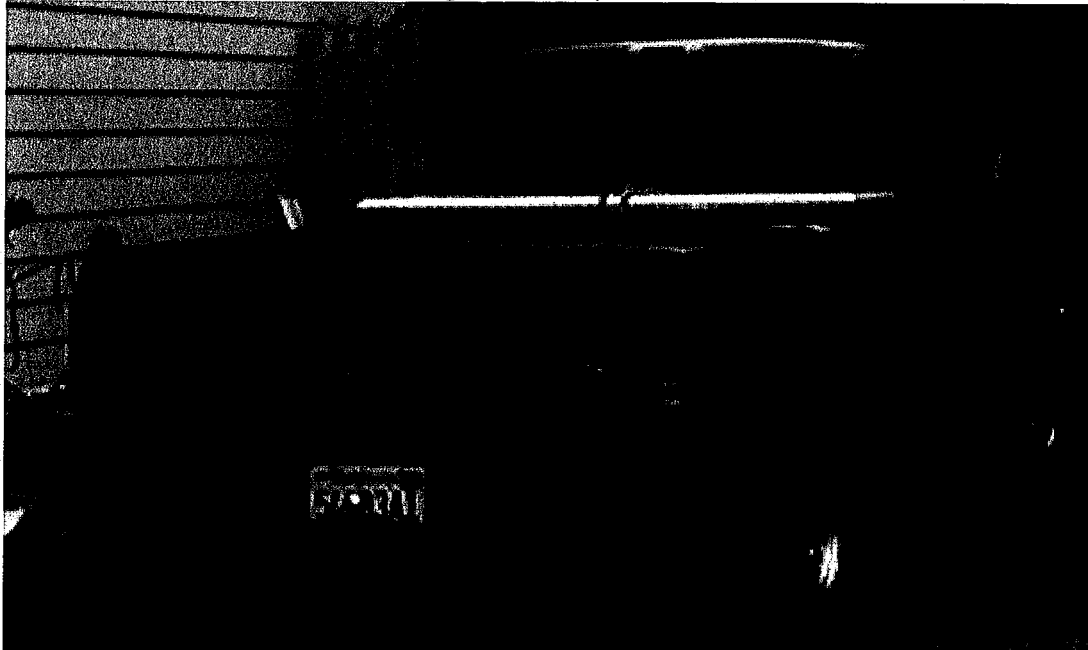
Not sure whose truck this is, but it was blocking the sidewalk for some time. This is what upset the neighbors.

Moses? Guillermo? Other misc workers? (I have a license plate number)





This truck has been on site on a regular basis (since 09/05/2014 when the demo started)



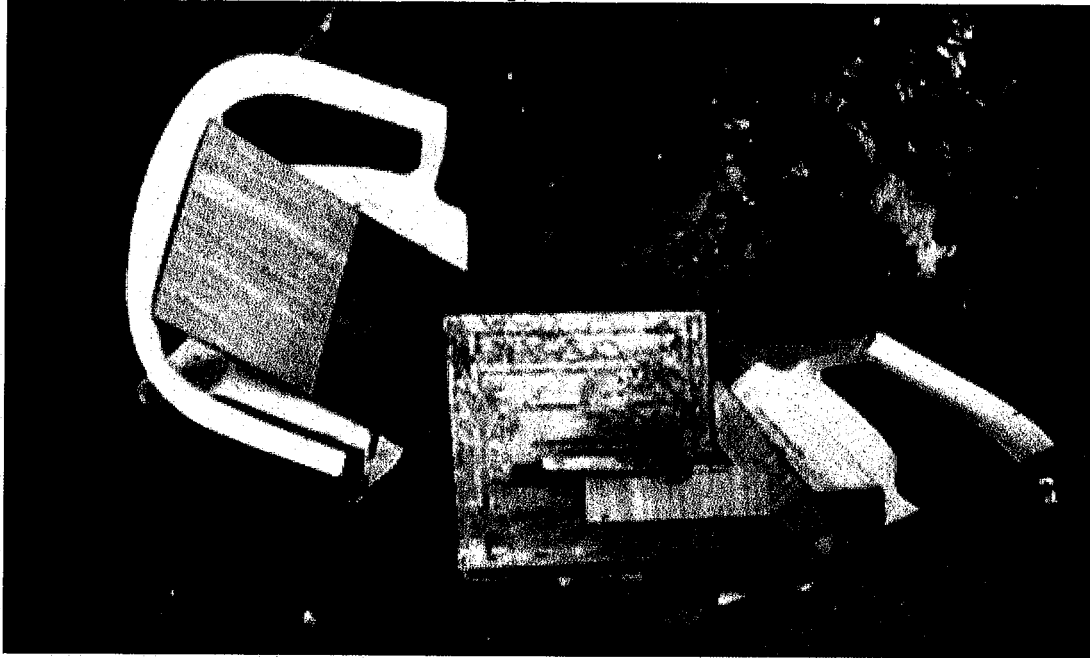
And before you or your contractors yell at or threaten another tenant, friend of tenant, or neighbor, please remember that as renters we have rights.

GILLIKIN SIDING & FRAMING
566 TENNANT AVE
PINOLE, CA 94564
Business Phone Number: (510) 367-0994

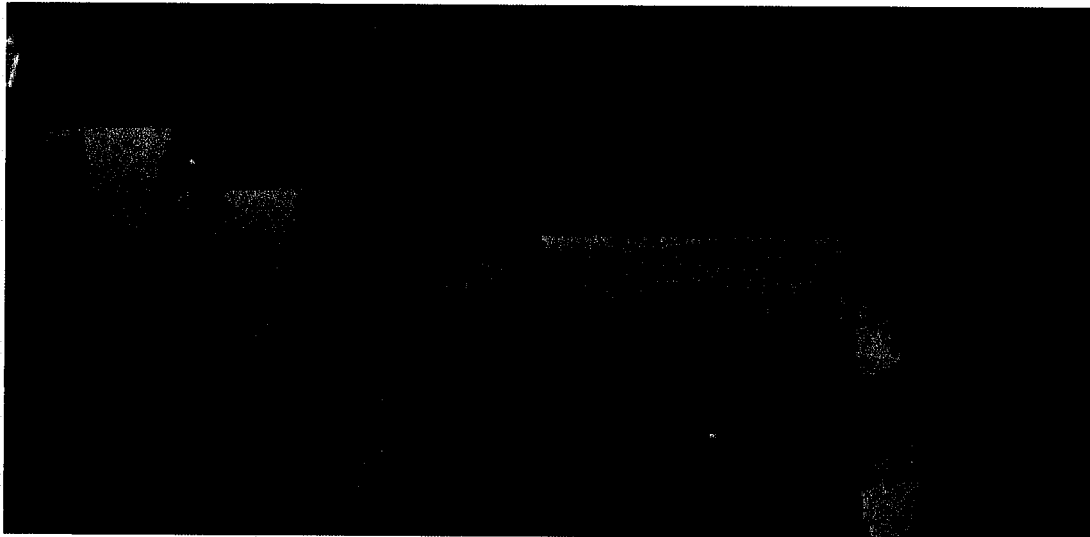
Entity Sole Ownership
Issue Date 06/24/1998
Expire Date 06/30/2016

Insurance Company Code 025
Company Information STATE COMPENSATION INSURANCE FUND
1275 MARKET STREET
SAN FRANCISCO, CA 94103
(877) 405-4545

I don't think his worker's compensation insurance company would be very happy to see workers using this setup
(And this wasn't temporary. This setup was used for a significant amount of time - I have videos of workers sawing things with this setup)



Workers went on break, leaving all of these tools on the stairway. This is our only means of entry to the top 2 apartments.

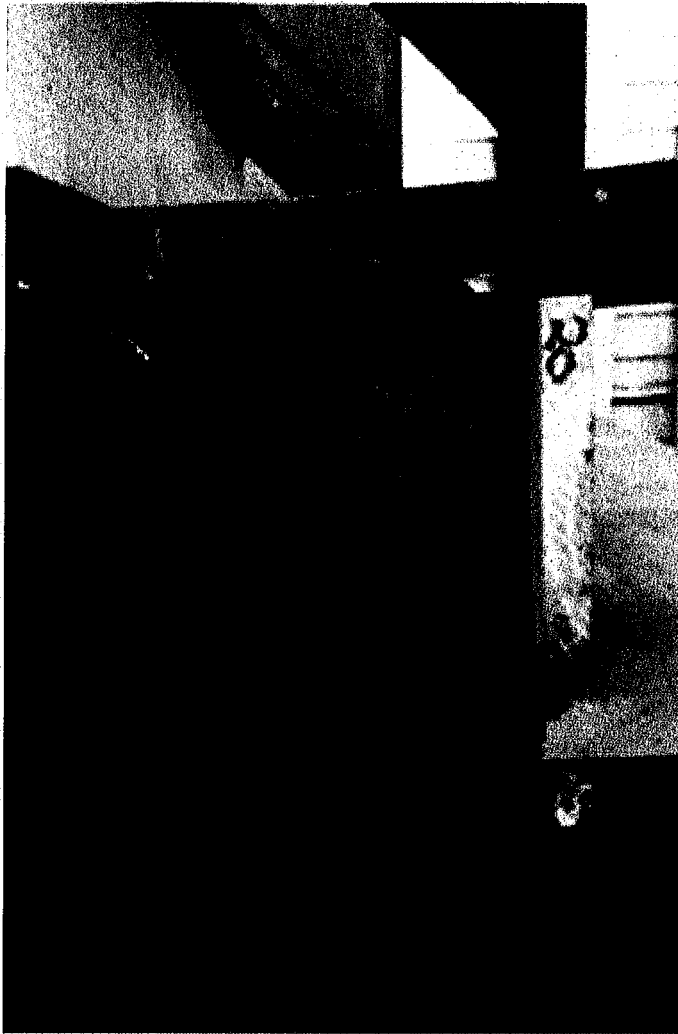


Residents had to 'jump' over this. Those of us who live in units 3 and 4 have no other means of entry into our apartments.

Kevin's workers (the same 2 who did the balcony tear down) showed up and started pulling off stairs, even though we notified them that we needed keys to our front doors.



This is the end result of the 'repairs' that were done on Friday, 09/26 and Monday, 09/29. Wooden planks were simply hammered over an unsound structure.



These 'fixed' stairs still bounce and wobble when we use them.
They are structurally unsound, and not up to code.



Demo'ing a balcony with no permit or notice to tenants. We have doors to this balcony. Had we not known this was happening (or had small children), we could have stepped out and gotten hurt



Leaving construction debris in my neighbor's yard.



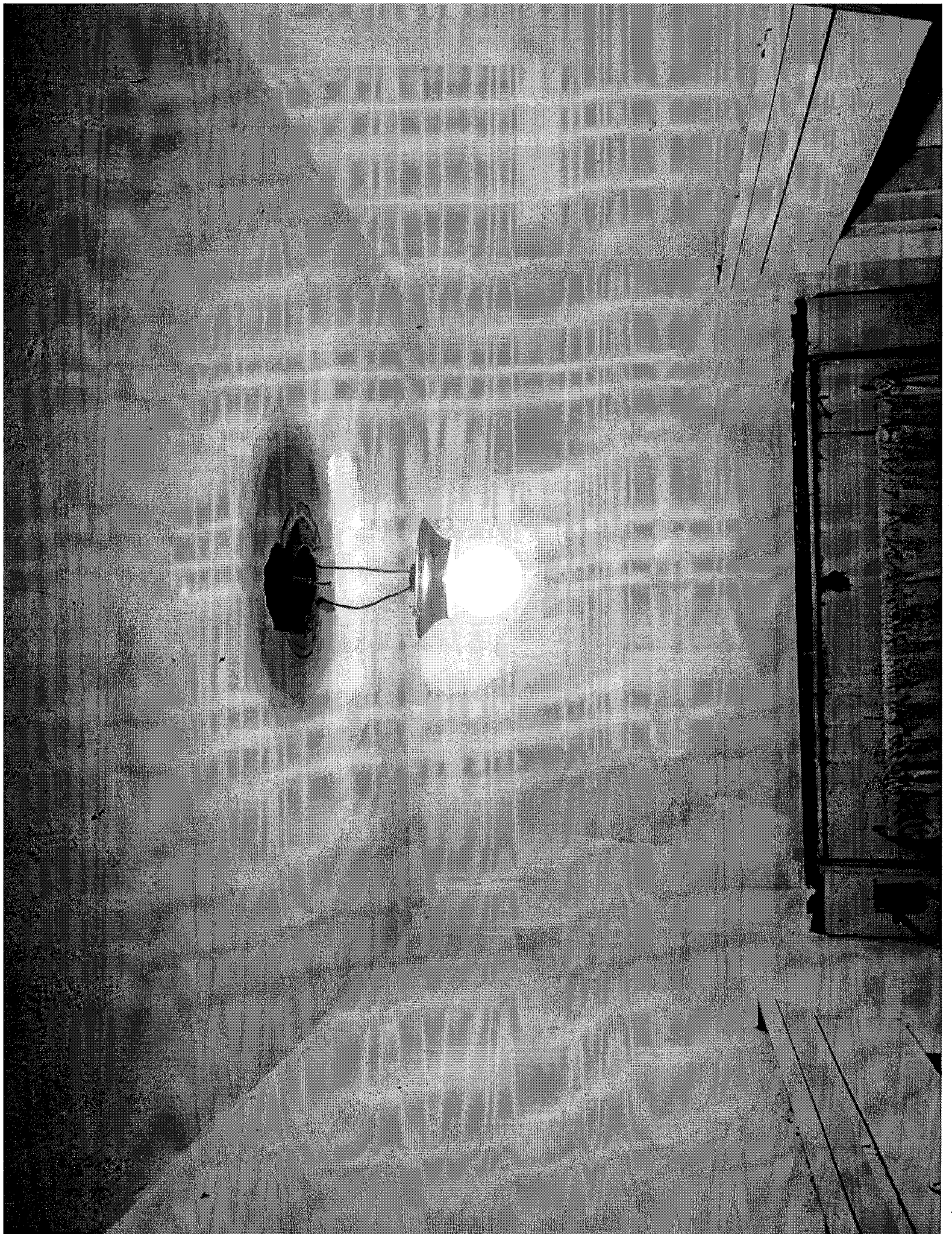
On Tue, Sep 30, 2014 at 11:53 AM, M Hennings <[REDACTED]> wrote:
Hi Vickie

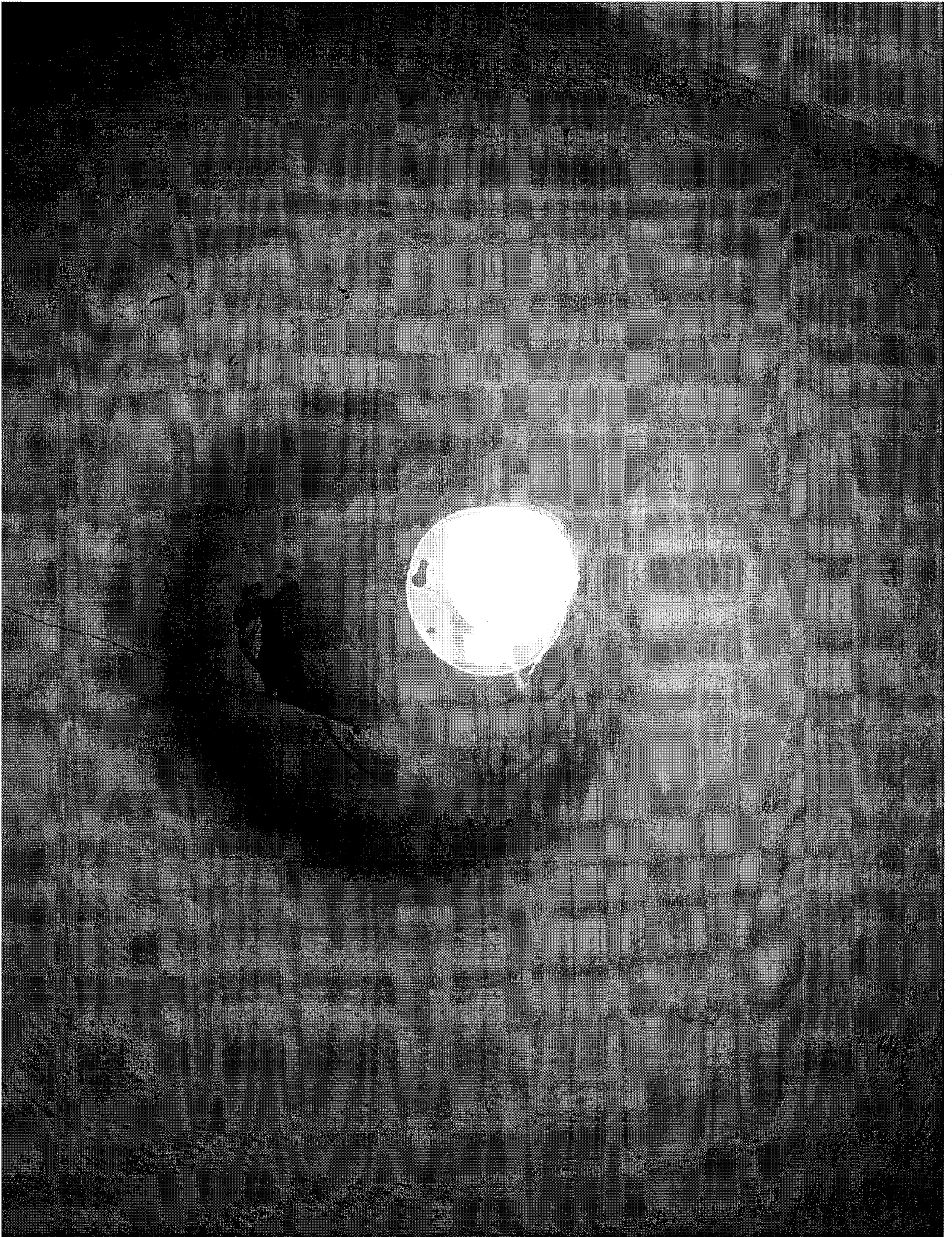
There are new workers in our parking lot today, and one of these workers just physically threatened my boyfriend "i'm going to fuck you up" and another person in our parking lot was screaming at my boyfriend.

Since this is the second threat from workers that we have captured in the past 7 days, (a neighbor was accosted and threatened last week), I demand that you provide is with names of every person who has been on this property for the past 3 weeks.

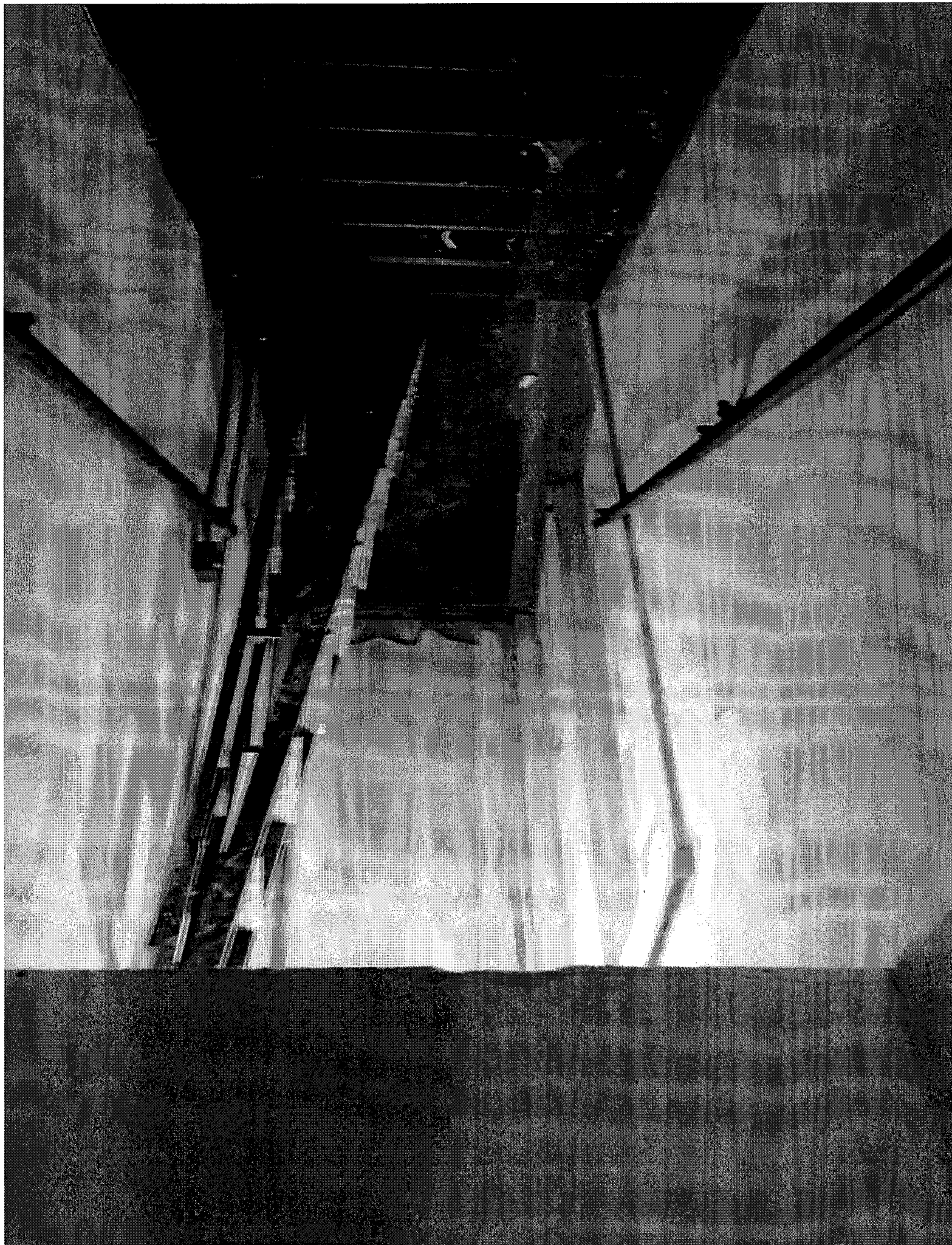
I want to know what companies they work for, their license numbers, and what work they are performing.

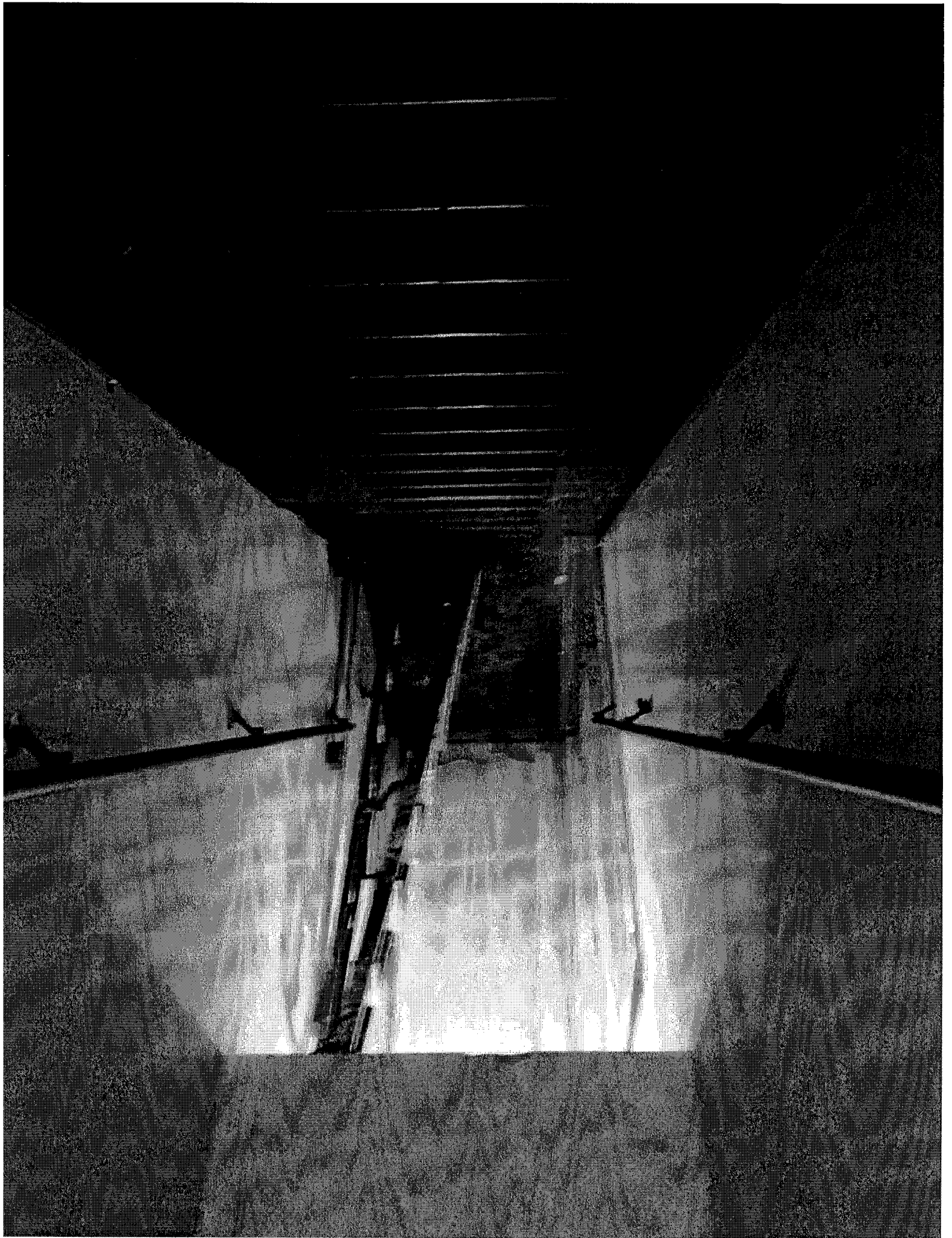
Melissa Hennings
374 41st Street











Smith, Sandra M

From: Foster, Dennis
Sent: Friday, October 03, 2014 1:44 PM
To: Sandercock, Deborah
Cc: Low, Tim
Subject: FW: 374 41st - no notice and no rights

From: Melissa Hennings [<mailto:melissa.hennings@gmail.com>]
Sent: Friday, October 03, 2014 5:50 AM
To: Kaplan, Rebecca; Kalb, Dan; Foster, Dennis; Wilson, Isaac
Subject: 374 41st - no notice and no rights

Begin forwarded message:

Begin forwarded message:

From: [REDACTED]
Date: September 29, 2014 at 7:04:10 PM PDT
To: M Hennings [REDACTED]
Subject: Re: 24 Hour notice was not given for today's stairway work

Hello Ms. Hennings,

Once again thank you for your emails. The notice was just a courtesy notice, informing you of the proposed work. The City of Oakland does not require notification or a permit to "repair and replace" the stairs.

Yes, there was construction debris left on the side, out of eyesight. Please be advised that all debris will be removed prior to completion.

Yes, on two occasions I have parked behind the last car on the far left of the parking lot. Yes, I have blocked the walkway for a short period. The date in question was when the inspector for the City of Oakland was present. He and I both were finding parking to be quite difficult. Please allow me to apologize for any inconvenience that I have caused based on parking near or on the sidewalk. Personally, I was unaware that your neighbors driveways were being used for parking. Please provide their address so that I can personally apologize on behalf of the team.

Best,

Vickie

On 2014-09-29 12:04, M Hennings wrote:

Hi Vickie

The notice that you provided for entry of the stairway was for Thursday, September 25th, 2014 between 8am - 5pm.

Workers were actually on site on Friday, September 26th and have returned today (September 29th). We did not receive the required notifications for these days, nor have you obtained or shown a permit for the work that is being done.

Construction debris was left in the side yard for 2 days, resident's parking spots are repeatedly being blocked (and access to the sidewalk has been blocked by your car as well as worker vehicles). There is ample street parking in then neighborhood. Please do not block our neighbor's driveways with your vehicles.

Thank you
Melissa Hennings

Smith, Sandra M

From: Foster, Dennis
Sent: Friday, October 03, 2014 1:47 PM
To: Sandercock, Deborah
Cc: Low, Tim
Subject: FW: Tenants rights trampled

From: Melissa Hennings [REDACTED]
Sent: Thursday, October 02, 2014 10:22 PM
To: Kaplan, Rebecca; Kalb, Dan; Wilson, Isaac; Foster, Dennis; Labayog, Edward
Cc: William@CSLB Morris; Kalb, Dan; Sam Levin
Subject: Re: Tenants rights trampled

I'm sure by now you all think I'm just another crazy, but I am not.

I am an oakland resident who has lived in my current building for 5 years. It was purchased by (in my opinion.) opportunistic investors looking to make quick cash on the bay area's spiking rents.

This building was purchased by an LLC that was formed 30 days prior to the purchase. We are managed by the apartment group inc / LLC. Their website has no indication of property management or tenant resources, just investment opportunities

This building changed hands on 8/31/2014. Work began on a lower unit on 09/05/2014. No notice was given, no permits pulled. Workers showed up and started demolition.

I emailed the property manager on 09/06, and politely asked for some notice and how long this would be going on. She didn't respond until I sent a second email on 09/11 (after days of non stop demolition)

On 09/11 I leaned that there was no permit, when calling the city about the stairs and balcony. I found it offensive that this company's priority was remodeling the vacant unit (which could have been rented months ago) instead of making long overdue repairs to an unsafe stairway and rotting balcony. An inspector came out to look at the work being done without a permit, but refused to inspect the stairs or balcony.

I was never given a resource for inspection (who is in charge of this?), and each time I tried to follow up, I was told that it was "under investigation", and would be dealt with after the permit was pulled

So now I live in an unregulated, unsafe construction zone.

I have received a 20 page lease

Each day I come home to more demolitions or "repairs" without permits. Each time I call and report this, nothing happens. I've been told that the city can't "babysit" these projects. Or that it's being investigated (apparently from a distance, as the work continues unabated)

I have spent the last month researching and trying to fight this. Even with the luxury of time and resources, I have found this to be the most infuriating battle, and feel as though I am dealing with a corrupt governing body. I have no idea how other tenants with limited time and resources fight. I assume thus quickly give up. I will assure you that the city of oakland has made this impossible for those who cannot miss work in order to go

downtown and pull permits or file complaints. Sitting through a three hour meeting In order to prove that your landlord has acted illegally is yet another unreasonable burden to place on a tenant

I simply cannot believe that the city of oakland allows its tenants to be abused like this. I have called every resource available, with tons of evidence and documentation, and I have been both ignored and insulted.

In my opinion, the city of oakland still lacks "building inspectors" and actual tenants rights, and none is you seem to care. I have yet to find someone to tell me who is in charge of inspecting unsafe buildings (but neighbors tell me stories of \$1500 fines for trash cans on the sidewalk). A police officer confirmed that my only point of entry (stairs) are not up to code, but according to the city of oakland, these are still under investigation

Why do you hate your tenants and long term residents so much? Why do you make us jump through so many hoops and ignore our cries for help? I have sent both Dennis and Isaac emails documenting this situation, but am ignored.

My building is being "repaired" by a company that has no regard for tenants. This is so scary, and none of you appear to be willing to do anything about it. How hard do I have to fight? How do your tenants with no resources fight? Why do you seem to have no regard for us?

Why should we vote for any of you?

I implore you. Stand up for your tenants. We may have less money than these investors, but we have far more votes

Melissa hennings
374 41st street oakland, ca

On Oct 2, 2014, at 9:29 PM, Melissa Hennings [REDACTED] wrote:

Hi Vickie,

You didn't answer my question.

Does Kevin employ all of these people? Is he the general contractor in charge of all work being done at this and all of the other properties your company owns

Is he in charge of the "repairs" that were done to a staircase? A step broke in half under a policeman who confirmed that the stairs were not up to code. These stairs are still unsafe.

The tear down of the balcony done without a permit? More demolition on the front of my building when I am at work? Threats made to neighbors and my partner? I have extensive photos and documentation of events. Please stop bullshitting me and your other tenants.

You can do repairs to a building without completely ignoring the rights of long term tenants.

I would hate to think you both lied to William Morris, so please answer the questions I am asking. If this all legal and legitimate, I should not have to try so hard to get an answer to my questions

I'm getting really fed up with my building being ripped apart with no notice and no permits. So please clarify for me why your company thinks this is an acceptable way to treat tenants

I will take this as high as it needs to go. All others, please come to my building at 374 41st street. We are tenants and we vote. Force this company to give you information in writing.

I have yet to receive answers to my questions, and in my opinion, this is one big scam

I have extensive documentation. Ask the building inspectors why they appear to care more about trash cans on a sidewalk than demolitions without permits

On Oct 2, 2014, at 4:30 PM, [REDACTED] wrote:

Hello Melissa,

Hope you are enjoying this beautiful weather. The gentlemen in the photo works for Gillikin Siding and Framing. He will be onsite as well as other contractors, engineers, laborers and maintenance workers. I will inform you and your neighbors of any new vendors who will be on site, via email, prior to arrival. However, if we require entry into your unit the required 24-hour notice will be delivered. It is my goal to work in partnership with the residents at 374 41st Street. I understand your concerns and appreciate you bringing them to my attention. If you prefer, you are more than welcome to reach me via phone, as well. If not, then I truly understand and will respond. Thank you again and have a great day.

Best,

Vickie

On 2014-10-02 07:57, Melissa Hennings wrote:

Hi Vickie,

Unless this man is working on unit #2, I do not know why he is at our building. I'm calling the police.

|

Smith, Sandra M

From: Sandercock, Deborah
Sent: Thursday, October 09, 2014 6:09 PM
To: Low, Tim; Wilson, Isaac
Subject: FW: OSHA Complaint #911470 / Inspection #998239 - Not addressed in a satisfactory manner: PART 2

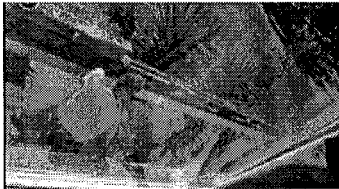
From: M Hennings [mailto: [REDACTED]]
Sent: Thursday, October 09, 2014 4:23 PM
To: Sandercock, Deborah
Subject: Fwd: OSHA Complaint #911470 / Inspection #998239 - Not addressed in a satisfactory manner: PART 2

Property Address:
374 41st Street Oakland, CA 94609

Property Management Company:
The Apartment Group LLC / Vickie Corley
Martin Higgins

Investment Company/Owner of property:
TP Partners LLC
Purchased property on 08/31/2014 from Clyde Batavia

- **Work started without permit (4x) (continuation from email 1)**
 - **Vickie Corley hung the notice of work being done at approximately 3:00pm on 09/23/2024. This noticed included a zoning worksheet as though it was a valid permit.**



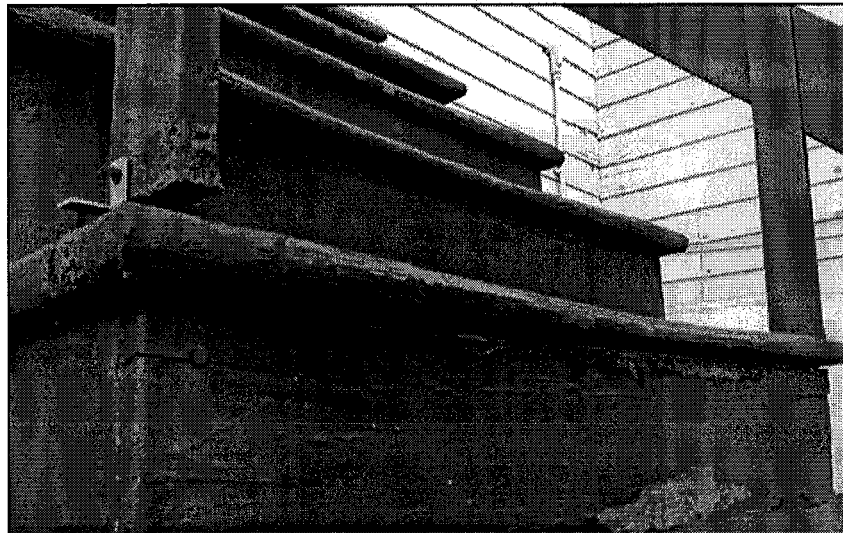
- **Balcony Demolition resumed on 09/24/2014 at approximately 8:00am**
 - The 2 Gillikin workers returned and continued demoing the balcony.
 - Kevin Gilikin was on site.
 - I called the City of Oakland Building Inspectors to confirm once again to report work being done at this site. Confirmed that no permit had been issued.

- I went to the City of Oakland Building Inspector (downtown) and requested the list of all permits that were issued at this address. There was no valid permit issued.



- At approximately 11:15, I entered the customer service area to file a complaint and speak with a building inspector. Vickie Corley was already there, talking to Dennis Foster (Building Inspector). He confirmed that there was no permit for the demo. I also heard them discussing the back stairs (which Dennis had refused to inspect, even after I submitted multiple requests that included photos).
- Workers finally stopped at approximately 12:30 (according to neighbors)
- City of Oakland Building Inspectors did not come to work site to inspect.
- I met with Dennis Foster. He confirmed that the work had been done without a permit, and they had been ordered to stop. I asked him about the stairs. He confirmed that there was no permit to work on the back stairs (even though I had received a note stating that work would begin on 09/25/2014). When I asked Dennis Foster what I should do if they started working on the stairs (who do I contact), his response: "I don't deal with theoretical situations"
- **I had originally reported issues with the Balcony and the Stairs on 09/11/2014. I have called and emailed many times, but Building Inspectors flat out REFUSED to look at these issues (even when they were inspecting a unit DIRECTLY NEXT TO**

THEM)



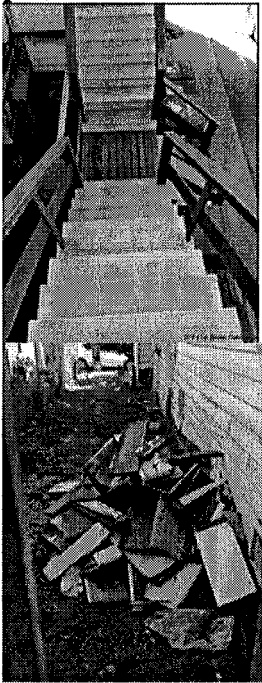
-
- **I called and emailed repeatedly, but no stop work order was issued until 10/3/2014. PERMIT NEVER ISSUED**
- **09/25/2014 City of Oakland Building Inspector showed up.**
 - Spoke with workers (Moses and Oscar) briefly outside of Unit 2. but then went inside the unit and closed the door.
 - Building Inspector pictured pointing at and discussing the stairs with Oscar (worker).
 - Building inspector did not come to the front and inspect the balcony tear down.
 - I spoke with this inspector on the phone later that day, asking if he had noted anything about the stairs. This inspector got into an argument with me, stating that it "wasn't his job". I do not understand how someone who is supposed to be inspecting a building

cannot make a note when part of the building is not up to code? This is the same excuse Dennis Foster gave.



-
- 09/26/2014 - Gillikin Employees arrived and started the 'replace/repair' of the back stairs.

I documented some of the 'repairs' in the previous email, but here is the semi-finished product. These rails are not attached to anything and stayed this way for the weekend.

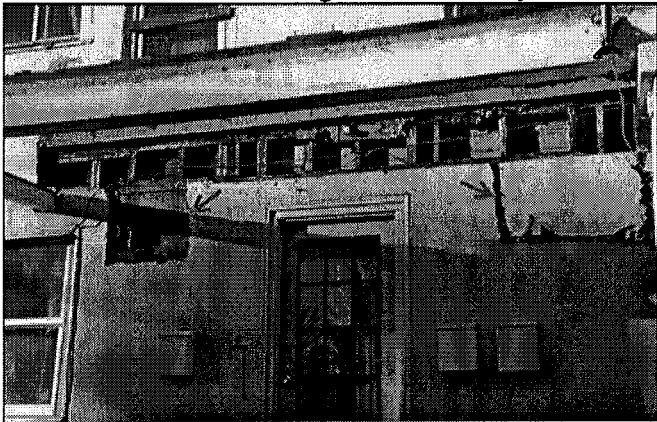


- 09/29/2014 - Gillikin Employees arrived to continue work on the back stairs.
 - I have called repeatedly to file a complaint and request a stop work order on these stairs. Nobody will come out, nor will they log this particular work being done.

There are still no records of this complaint, nor has a stop work order been issued for the stairs.



- **10/02/2014 - Stucco removed from front of building**
Gillikin Workers arrived at 8:00am
I came home that evening and found they had started pulling stucco off.



Building Inspection Department Issues:

- **Record ID 1403349**
File Date 09/11/2014
Housing Habitability Complaint Filed
items noted were: construction without permit, balcony rotted, rear stairs unsafe

Dennis Foster followed up with the construction without permit.
Refused to look at the other 2 issues while on site.

- **Record ID 1403467**
File Date: 09/23/2014
Housing Habitability Complaint Filed
Construction without permits - demo of existing front deck.
no permits - only zoning counter conversation.

1st Inspection: 09/29/2014 - NO VIOLATION

1st Inspection: 09/24/2014 Dennis Foster - NO VIOLATIONS.
Follow-Up Inspection: 10/03/2014 Dennis Foster - NO ABATED

I was unable to get a stop work order until 10/3/2014.

The note on this records is: Per directive from supervisor, a stop work order.

This weird leak was simply covered with cement.



Smith, Sandra M

From: Low, Tim
Sent: Tuesday, October 14, 2014 10:02 AM
To: Clarke, Gregory M
Cc: Wilson, Isaac
Subject: FW: 374 41st - is stop work order still in place?

Valid permits are limited to the lower unit for minor kitchen and bath remodel only.

Please swing by and issue stop work order if they have exceeded the approved work scope.

Menu	Refine Search	New	Delete	GIS	Reports	Help	My QuickQueries	--Select
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<input type="checkbox"/>	<u>Street #</u>	<u>Street Name</u>	<u>Street Type</u>	<u>Unit #</u>	<u>Parcel #</u>	<u>Record #</u>	<u>Record Type</u>
<input type="checkbox"/>	374	41ST	ST		012 100402500	1403467	Housing Habitability Compla
<input type="checkbox"/>	374	41ST	ST		012 100402500	ZW1400272	Zoning Worksheet
<input type="checkbox"/>	374	41ST	ST		012 100402500	RB1402733	Residential Building - Repai
<input type="checkbox"/>	374	41ST	ST		012 100402500	RE1402037	Residential Electrical - Repa
<input type="checkbox"/>	374	41ST	ST		012 100402500	RP1401751	Residential Plumbing - Repa
<input type="checkbox"/>	374	41ST	ST		012 100402500	1403349	Housing Habitability Compla

-----Original Message-----

From: Sandercock, Deborah
Sent: Tuesday, October 14, 2014 9:25 AM
To: Low, Tim
Subject: FW: 374 41st - is stop work order still in place?

Tim,

Please have an inspector visit the site this morning to verify they have obtained all of the necessary permits including any asbestos abatement requirements.

Thanks,

Deborah

-----Original Message-----

From: Melissa Hennings [REDACTED]
Sent: Tuesday, October 14, 2014 9:22 AM
To: Sandercock, Deborah; CDA Crosby David
Subject: 374 41st - is stop work order still in place?

There are workers on site with drills

Smith, Sandra M

From: Low, Tim
Sent: Tuesday, October 14, 2014 11:53 AM
To: Clarke, Gregory M
Cc: Miles, David
Subject: RE: 374 41st - is stop work order still in place?

Please swing by and issue stop work order if they have exceeded the approved work scope.

Existing permits on the lower unit will be suspended under that scenario.

From: Clarke, Gregory M
Sent: Tuesday, October 14, 2014 11:26 AM
To: Low, Tim
Subject: RE: 374 41st - is stop work order still in place?

Hi Tim,

The owner is in here right now (11:15AM) meeting with Dave Miles and Dennis Foster. I **will not** be going over to 41st St to do an inspection.

Thanks,

Gregory Clarke

City of Oakland
Department of Building and Planning
Specialty / Combination Inspector
Building Inspection Division
510-238-2168
250 Frank H. Ogawa Plaza
Oakland, CA. 94612
<mailto:www.gclarke@oaklandnet.com>

From: Low, Tim
Sent: Tuesday, October 14, 2014 10:02 AM
To: Clarke, Gregory M
Cc: Wilson, Isaac
Subject: FW: 374 41st - is stop work order still in place?

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◀ 1 ▶

<input type="checkbox"/>	<u>Street #</u>	<u>Street Name</u>	<u>Street Type</u>	<u>Unit #</u>	<u>Parcel #</u>	<u>Record #</u>	<u>Record Type</u>
<input type="checkbox"/>	374	41ST	ST		012 100402500	<u>1403467</u>	Housing Habitability Compla
<input type="checkbox"/>	374	41ST	ST		012 100402500	<u>ZW1400272</u>	Zoning Worksheet
<input type="checkbox"/>	374	41ST	ST		012 100402500	<u>RB1402733</u>	Residential Building - Repa
<input type="checkbox"/>	374	41ST	ST		012 100402500	<u>RE1402037</u>	Residential Electrical - Repa
<input type="checkbox"/>	374	41ST	ST		012 100402500	<u>RP1401751</u>	Residential Plumbing - Repa
<input type="checkbox"/>	374	41ST	ST		012 100402500	<u>1403349</u>	Housing Habitability Compla

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Sent: Tuesday, October 14, 2014 9:22 AM
To: Sandercock, Deborah; CDA Crosby David
Subject: 374 41st - is stop work order still in place?

There are workers on site with drills

Smith, Sandra M

From: Low, Tim
Sent: Monday, October 27, 2014 2:02 PM
To: Miles, David
Cc: Fielding, Rich; Sandercock, Deborah
Subject: FW: 374 41st Street Oakland - 24 hour notice for entry

Importance: High

David: Please work with Deborah and then contact Melissa (the up-stair tenant) and Vicki (the property owner) to eliminate any confusion. Permit suspension /reinstatement needs to be documented in AA including justifications.

Rich: Please be sure to have the counter contact David prior to permit processing.

From: Sandercock, Deborah
Sent: Monday, October 27, 2014 1:43 PM
To: Low, Tim
Subject: FW: 374 41st Street Oakland - 24 hour notice for entry
Importance: High

Tim,

Did they obtain all of the necessary permits for 374 41st street? Did someone from our inspection staff tell them that they can resume working?

Thanks,

Deborah

From: Melissa Hennings [REDACTED]
Sent: Monday, October 27, 2014 8:25 AM
To: CDA Crosby David; Sandercock, Deborah
Subject: Fwd: 374 41st Street Oakland - 24 hour notice for entry

Just confirming that this is the case? (Has the stop work order been lifted for the lower unit?)

Begin forwarded message:

From: Vickie Corley [REDACTED]
Date: October 26, 2014 at 6:40:30 PM PDT
To: M Hennings [REDACTED]
Subject: Re: 374 41st Street Oakland - 24 hour notice for entry

Hello Melissa,

Thank you for your email. Per the City of Oakland and Mr. Crosby the work on the lower unit can resume with the exception of the floors which require a RRP certified representative or contractor.

As it relates to your unit, we have to take the suggestions of the industrial hygienist regarding protocol. I apologize in advance for any inconvenience and this process should not take long.

Have a great evening!
Vickie

Sent from my iPhone

On Oct 24, 2014, at 4:32 PM, M Hennings <melissa.hennings@gmail.com> wrote:

Hi Vickie,

Can you please clarify exactly what the industrial hygienist will be doing inside of Unit 4 on Monday, October 27, 2014? As this building is still under a stop work order, I am unclear as to what the definition of 'remediation protocol' is for bathroom mold.

I would think that a bathroom fan, window screen, and/or repainting of the bathroom would be the first step in eliminating mold.

I'm not aware that the state of California recognizes mold as a hazard, however the lead paint definitely is.

Melissa Hennings