

Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.



CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ▪ 2ND FLOOR ▪ OAKLAND, CA 94612

Planning and Building Department
www.oaklandnet.com

PH: 510-238-3891
FAX: 510-238-2263
TDD: 510-238-3254

Permit No: E1504229 **Non-Residential Electrical - Alteration** **Filed Date:** 12/30/2015
Job Site: 2800 MADERA AVE **Schedule Inspection by calling:** 510-238-3444
Parcel No: 036 248702200
District:
Project Description: Install new electrical fixtures, switches, receptacles and appliances: Legalize unpermitted work done by previous owner at 4 unit apartment building.
Related Permits: B1400623 P1503307 M1502095

<u>Name</u>	<u>Applicant</u>	<u>Address</u>	<u>Phone</u>	<u>License #</u>
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Owner: REALTA LLC / Rebecca Hobbs 510-734-7628
Owner-Builder: REALTA LLC X 1475 POWELL ST EMERYVILLE, CA 5107347634

PERMIT DETAILS: Building/Non-Residential/Electrical/Alteration

General Information

PGE Application Number:	Sets Of Plans:	Title 24 Energy Calc for Electrical Heater:
Occupancy Group:	Calculations:	Title 24 Energy Calc for Lighting:

Description of Proposed Work

(Fluor balast) FIXTURES	Quantity: 61
SWITCHES	Quantity: 63
RECEPTACLES	Quantity: 127
RANGE/ TOP or OVEN *	Quantity: 4
DRYER *	Quantity: 4
FAN (Exhaust; Kitch/Bath)	Quantity: 6
DISPOSAL *	Quantity: 4
DISHWASHER *	Quantity: 4

TOTAL FEES TO BE PAID AT FILING: \$1,949.61

Application Fee	\$70.00	Inspection	\$1,629.00	Records Management Fee	\$161.41
Technology Enhancement Fee	\$89.20				

Plans Checked By _____ Date _____

Permit Issued By DM Date 12/30/15

Finalized By _____ Date _____

CITY COPY

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CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ▪ 2ND FLOOR ▪ OAKLAND, CA 94612

Planning and Building Department
www.oaklandnet.com

PH: 510-238-3891
FAX: 510-238-2263
TDD: 510-238-3254

Permit No: M1502095 Non-Residential Mechanical -Alteration

Filed Date: 12/30/2015

Job Site: 2800 MADERA AVE

Schedule Inspection by calling: 510-238-3444

Parcel No: 036 248702200

District:

Project Description: Install new wall furnaces and dryer vents: Legalize unpermitted work done by previous owner
at 4 unit apartment building.

Related Permits: B1400623 P1503307 E1504229

	<u>Name</u>	<u>Applicant</u>	<u>Address</u>	<u>Phone</u>	<u>License #</u>
Owner:	REALTA LLC / Rebecca Hobbs			510-734-7628	
Owner-Builder:	REALTA LLC	X	1475 POWELL ST EMERYVILLE, CA	5107347634	

PERMIT DETAILS: Building/Non-Residential/Mechanical/Alteration

GENERAL INFORMATION

Occupancy Group:
Sets of Plans:

Calculations:
Title 24 Energy Calculations:

Description of Proposed Work

WALL FURNACE	Quantity: 7
DRYER VENT Resid	Quantity: 4

TOTAL FEES TO BE PAID AT FILING: \$1,917.48

Application Fee	\$70.00	Inspection	\$1,601.00	Records Management Fee	\$158.75
Technology Enhancement Fee	\$87.73				

Plans Checked By _____ Date _____

Permit Issued By DM Date 12/30/15

Finalized By _____ Date _____

CITY COPY

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Planning and Building Department
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PH: 510-238-3891
FAX: 510-238-2263
TDD: 510-238-3254

Permit No: P1503307 **Non-Residential Plumbing - Alteration** **Filed Date:** 12/30/2015
Job Site: 2800 MADERA AVE **Schedule Inspection by calling:** 510-238-3444
Parcel No: 036 248702200
District:
Project Description: Install new plumbing fixtures and appliances; Legalize unpermitted work done by previous owner.
Related Permits: B1400623 E1504229 M1502095

	<u>Name</u>	<u>Applicant</u>	<u>Address</u>	<u>Phone</u>	<u>License #</u>
Owner:	REALTA LLC / Rebecca Hobbs			510-734-7628	
Owner-Builder:	REALTA LLC	X	1475 POWELL ST EMERYVILLE, CA	5107347634	

PERMIT DETAILS: Building/Non-Residential/Plumbing/Alteration

GENERAL INFORMATION

Occupancy Group:

Sets of Plans:

Calculations:

Description of Proposed Work

TOILETS	Quantity: 6
LAVATORY/ BASIN	Quantity: 6
SHOWERS	Quantity: 3
TUBS	Quantity: 2
SINKS	Quantity: 4
CLOTHES WASHER	Quantity: 4
WATER HEATERS	Quantity: 2

TOTAL FEES TO BE PAID AT FILING: \$1,578.96

Application Fee	\$70.00	Inspection	\$1,306.00	Records Management Fee	\$130.72
Technology Enhancement Fee	\$72.24				

Plans Checked By _____ Date _____

Permit Issued By DM Date 12/30/15

Finalized By _____ Date _____

CITY COPY



Permit No: P1503307

Parcel No: 036 248702200

Job Site: 2800 MADERA AVE

Page 3 of 3

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified. We are providing you with an Owner-Builder Acknowledgment and Information Verification Form to make you aware of your responsibilities and possible risk you may incur by having this permit issued in your name as the Owner-Builder. We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address indicated. An agent of the owner cannot execute this notice unless you, the property owner, obtain the prior approval of the permitting authority.

OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.
3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.
4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.
5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.
6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.
7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.
8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in workmanship or materials.
9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.
10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity.
11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.
12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form.

Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit. A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Rebecca Hobbs

Name (Print)

Signature ☐ Owner ☒ Agent

12-30-15

Date



Permit No: P1503307

Parcel No: 036 248702200

Job Site: 2800 MADERA AVE

Page 2 of 3

OWNER-BUILDER DECLARATION

☐ I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500)):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do ☐ all of or ☐ portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale).

☒ I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law).

☐ I am exempt from licensure under the Contractors' State License Law for the following reason: _____

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: <http://www.leginfo.ca.gov/calaw.html>.

RENOVATION REPAIR AND PAINTING ACKNOWLEDGMENT

EPA's Lead Renovation, Repair and Painting Rule (RRP Rule) requires that firms performing renovation, repair, and painting projects that disturb lead-based paint in homes, child care facilities and pre-schools built before 1978 have their firm certified by EPA or use certified renovators who are trained by EPA-approved training providers and follow lead-safe work practices. As the property owner preparing to do work on a Pre-1978 building, I have read the explanation of the RRP Rule and will ensure that any paint disturbing work will be done by or supervised by an RRP certified individual(s). Failure to follow this rule may result in enforcement action by the EPA. For additional information on complying with lead safety requirements, contact the Alameda County Healthy Homes Department at (510) 567-8280 or 1-800-253-2372 or visit <http://www.achhd.org>.

HAZARDOUS MATERIALS DECLARATION

I hereby affirm that the intended occupancy ☐ WILL ☒ WILL NOT use, handle or store any hazardous, or acutely hazardous, materials. (Checking "WILL" acknowledges that Sections 25505, 25533, and 25534 of the Health and Safety Code, as well as filing instructions were made available to you).

I hereby agree to save, defend, indemnify and keep harmless the City of Oakland and its officials, officers, employees, representatives, agents, and volunteers from all actions, claims, demands, litigation, or proceedings, including those for attorneys' fees, against the City in consequence of the granting of this permit or from the use or occupancy of the public right-of-way, public easement, or any sidewalk, street or sub-sidewalk or otherwise by virtue thereof, and will in all things strictly comply with the conditions under which this permit is granted.

By my signature below, I certify to each of the following:

- I am the property owner or authorized to act on the property owner's behalf.
- I have read this application and the information I have provided is correct.
- I agree to comply with all applicable city and county ordinances and state laws relating to building construction.
- I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

NOTICE: No activities related to the approved work, including storage/use of materials, is allowed within the public right-of-way without an encroachment permit. Dust control measures shall be used throughout all phases of construction.

Rebecca Hobbs

Name (Print)

Signature ☐ Owner ☒ Agent

12-30-15

Date



CEDA - Building Services
250 Frank H. Ogawa Plaza,
Suite 2114
Oakland, California 94612
(510) 238-3444 Inspections
(510) 238-2263 fax

Electrical, Plumbing, Mechanical Permit #s:

Effective July 1, 2015

(510) 238-3444 Inspections

JOB ADDRESS: 2800 Maclewa

CONTR. LIC. NO.:

BUILDING PERMIT #: B1400623

USE OF BUILDING: residential

Permits expire unless major inspections
are approved by the City every 6 months.

Date of building permit application
determines applicable standards.

Optional Plan Check is only available with
additional processing and overtime fees

I'm requesting the optional plancheck

Documentation needed for inspection:

☐ PGE application number
☐ Title 24 Energy Calc for Electric Heater
☐ Title 24 Energy Calc for Lighting
☐ AIC letter, Load calcs & 1 line diagrams

DESCRIPTION OF PROPOSED WORK:

Qnty.	PLUMBING	Cost/U	Insp Fee	Qnty.	MECHANICAL	Cost/U	Insp Fee	Qnty.	ELECTRICAL	Cost/U	Insp Fee
	Apt.in-lieu next 7 ** (hr)	99.00			A/C UNITS (<100'kbtu's)	101.00			SERVICE () AMPS	151.00	
6	TOILETS	50.00			A/C UNITS (>100'kbtu's)	168.00			>100 AMP/100 INCR	50.00	
	URINALS	50.00			EVAP COOLER	43.00			>600 VOLTS/200 KVA	67.00	
6	LAVATORY/ BASIN	50.00			CONDEN / COMPRESS	28.00			METER (EXTRA)	50.00	
3	SHOWERS	50.00			(ZONE) COIL / RADIANT	28.00			CIRCUIT / FEEDER	5.40	
2	TUBS	50.00			CONDENSATE DRAIN	18.75			Apt.in-lieu next 7 ** (hr)	99.00	
4	SINKS	50.00			(ZONE) Low Pressure Duct	34.00			Incandes./LED Fixtures	3.00	
	DISHWASHER Resid	50.00			F.A.U. (forced air unit)	218.00		61	(Fluor balast) FIXTURES	3.00	
	GARBAGE DISP Resid	50.00			WALL FURNACE	218.00		63	FIXT. (HighPresSod. HID)	3.00	
	LAUNDRY TRAY	50.00		7	FLOOR FURNACE	43.00		127	SWITCHES	3.00	
4	CLOTHES WASHER	50.00			DUAL UNIT Heat / Cool	79.00		4	RECEPTACLES	3.00	
	DRINKING FOUNTAIN	50.00			GAS APPLIANCE Misc	18.75		4	RANGE/ TOP or OVEN *	50.00	
	FLOOR SINKS	50.00			GAS LIGHT/ LOG	18.75		4	DRYER *	50.00	
	FLOOR DRAIN	50.00			INCINERATOR / KILN	87.00		6	FAN (Exhaust; Kitch/Bath)	34.00	
	INDIRECT WASTE	50.00			BOILERS (TO 30 HP)	87.00		5	DISPOSAL *	34.00	
	WASTE/VENT ALT Res	28.00			BOILERS (> 30 HP)	140.00		5	DISHWASHER *	34.00	
	RAIN WATER LEADER	28.00			FIREPLACE / BURNER	87.00		5	AIR COND. (1st 5 hp) *	101.00	
	BACK WATER VALVE	28.00			HEAT EXCH/ PUMP	43.00		5	AIR COND (ea. add'l hp)	34.00	
	EJECTOR/SUMP	87.00			Gas Torch Bunsen Burner	18.75		5	HEATERS (AIR) KW *	3.00	
	WATER SERVICE	28.00						5	(WATER) KW (\$403 max)	3.00	
	WATER ALTERATION	28.00						5	FURNACE *	50.00	
2	WATER HEATERS	28.00			ENVIR AIR DUCT Resid	18.75		5	SWIMMING POOL *	140.00	
	BACK FLOW DEVICE	28.00			FLUES	18.75		5	OUTDOOR SPA HotTub *	87.00	
	GAS TEST / PIPE Low	53.00			FAN BLWER to 10k cfm	34.00		5	INDOOR SPA HIDR. *	62.00	
	ROMAN TUBS & BAPT	87.00			FAN BLWER >10K cfm	69.00		5	FOUNTAIN	53.00	
	GAS DRYERS Resid	18.75			VAR. AIR VOL. DAMPER	18.75		5	MFG. BLDG 1ST SECT.	131.00	
	GAS RANGES Resid	18.75			FIRE / SMOKE DAMP	18.75		5	MFG. BLDG. + SECT.	43.00	
	FLUES (water heater only)	18.75			MFG. BLDG 1ST SECT.	131.00					
	SWIM. POOL / SPA	504.00			MFG. BLDG. + SECT.	43.00			SERVICE (TEMP.)	79.00	
									MOVED BLDG. (per hour)	62.00	
	MFG. BLDG 1ST SECT.	131.00							LOW VOLTAGE SYSTEM	168.00	
	MFG. BLDG. + SECT.	43.00							SURVEY (per hour)	202.00	
	GREY WATER	84.00							METER RESET: SFD	67.00	
	CATCH BASIN	88.00							: APT (Ea)	67.00	
	DRAIN TO STREET	43.00		4	RADIATOR	28.00			: COMM (per hour)	202.00	
	On-Site Storm Drain Piping	173.00			GAS TEST / PIPE Low	53.00			COMMERCIAL ONLY		
	COMMERCIAL ONLY				DRYER VENT Resid	18.75			Motion Picture Machine	18.75	
	GAS TEST / PIPE Med	87.00			RANGE VENT Resid	18.75			CASE BEV / FR / VEG	18.75	
	GARBAGE DISP Com	28.00							GASOLINE DISP.	18.75	
	DISHWASHER Com	28.00			COMMERCIAL ONLY				SIGN (NEW)	84.00	
	GREASE TRAP	87.00			GAS TEST/PIPE Med	87.00			SIGN (EXISTING)	50.00	
	GREASE INTERCEPTOR	174.00			ENVIR AIR DUCT Com	43.00			OUTLINE NEON KVA	50.00	
	WASTE/VENT ALT Com	28.00			DRYER VENT Com	28.00			MISC. APPARATUS kw	34.00	
	GAS DRYERS Com	28.00			RANGE VENT Com	28.00			MOTORS HP (\$403 max)	3.60	
	GAS RANGES Com	28.00			COMMERCIAL HOOD ***	173.00			X-RAY / DENTAL UNIT	18.75	
					MISC. INDUST. EQUIP.	140.00					
INSPECTION SUBTOTAL (\$110.00 min)				INSPECTION SUBTOTAL (\$110.00 min)				INSPECTION SUBTOTAL (\$110.00 min)			
APPLICATION FEE				APPLICATION FEE				APPLICATION FEE			
TOTAL				TOTAL				TOTAL			
Records Mgmt				Records Mgmt				Records Mgmt			
Tech Enhancement				Tech Enhancement				Tech Enhancement			
GRAND TOTAL:				GRAND TOTAL:				GRAND TOTAL:			

You must contact PG&E for all electric panel upgrades prior to City Inspections. Call PG&E at 1-877-743-7782 or www.pge.com

*Requires dedicated circuit. ** Apartment in-lieu is only for each unit within new apartment buildings larger than 4 units. ***Need Hood Cut Sheet for inspection approval before install

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CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ▪ 2ND FLOOR ▪ OAKLAND, CA 94612

Planning and Building Department
www.oaklandnet.com

PH: 510-238-3891
FAX: 510-238-2263
TDD: 510-238-3254

Permit No: B1400623 Non-Residential Building - Alteration

Filed Date: 5/2/2014

Job Site: 2800 MADERA AVE

Schedule Inspection by calling: 510-238-3444

Parcel No: 036 248702200

District:

Project Description: Legalize unpermitted work done by previous owner.

Related Permits: B1300534

Name	Applicant	Address	Phone	License #
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Owner: REALTA LLC / Rebecca Hobbs

510-734-7628

Owner-Builder: REALTA LLC

X

1475 POWELL ST EMERYVILLE, CA

5107347634

PERMIT DETAILS: Non-Residential/Building/Alteration

General Information

Green Code Checklist:

Sets Of Plans:

3

Report - Soil/Geotech:

Structural Calculations:

Energy Calculations (T24):

Proposed Building Information

Building Use: Duplex

Number Of Stories:

2

Fire Sprinklers:

No

Occupancy Group: R-3 Residential 1 And 2 Units

Number Of Units:

4

Total Floor Area (sq ft):

0

Construction Type: VB Any Material (0 HR)

No. of Additional Bedrooms:

Additional Floor Area (sq ft):

Work Information

Job Value:

\$5,000.00

TOTAL FEES TO BE PAID AT FILING: \$156.06

Extension - Application - Permit

\$136.00

Records Management Fee

\$12.92

Technology Enhancement Fee

\$7.14

Plans Checked By _____ Date _____

Permit Issued By DM Date 12/18/15

Finalized By _____ Date _____

CITY COPY



Permit No: B1400623

Parcel No: 036 248702200

Job Site: 2800 MADERA AVE

Page 3 of 3

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified. We are providing you with an Owner-Builder Acknowledgment and Information Verification Form to make you aware of your responsibilities and possible risk you may incur by having this permit issued in your name as the Owner-Builder. We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address indicated. An agent of the owner cannot execute this notice unless you, the property owner, obtain the prior approval of the permitting authority.

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- ☒ 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
 - ☒ 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.
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 - ☒ 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.
 - ☒ 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.
 - ☒ 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.
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 - ☒ 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.
 - ☒ 10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity.
 - ☒ 11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.
 - ☒ 12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form.

Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit. A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Rebecca Hobbs

Name (Print)

[Signature]

Signature ☐ Owner ☐ Agent

12-18-15

Date



Permit No: B1400623

Parcel No: 036 248702200

Job Site: 2800 MADERA AVE

Page 2 of 3

OWNER-BUILDER DECLARATION

☐ I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500)):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do ☐ all of or ☐ portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale).

☒ I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law).

☐ I am exempt from licensure under the Contractors' State License Law for the following reason: _____

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: <http://www.leginfo.ca.gov/calaw.html>.

RENOVATION REPAIR AND PAINTING ACKNOWLEDGMENT

EPA's Lead Renovation, Repair and Painting Rule (RRP Rule) requires that firms performing renovation, repair, and painting projects that disturb lead-based paint in homes, child care facilities and pre-schools built before 1978 have their firm certified by EPA or use certified renovators who are trained by EPA-approved training providers and follow lead-safe work practices. As the property owner preparing to do work on a Pre-1978 building, I have read the explanation of the RRP Rule and will ensure that any paint disturbing work will be done by or supervised by an RRP certified individual(s). Failure to follow this rule may result in enforcement action by the EPA. For additional information on complying with lead safety requirements, contact the Alameda County Healthy Homes Department at (510) 567-8280 or 1-800-253-2372 or visit <http://www.achhd.org>.

HAZARDOUS MATERIALS DECLARATION

I hereby affirm that the intended occupancy ☐ WILL ☒ WILL NOT use, handle or store any hazardous, or acutely hazardous, materials. (Checking "WILL" acknowledges that Sections 25505, 25533, and 25534 of the Health and Safety Code, as well as filing instructions were made available to you).

I hereby agree to save, defend, indemnify and keep harmless the City of Oakland and its officials, officers, employees, representatives, agents, and volunteers from all actions, claims, demands, litigation, or proceedings, including those for attorneys' fees, against the City in consequence of the granting of this permit or from the use or occupancy of the public right-of-way, public easement, or any sidewalk, street or sub-sidewalk or otherwise by virtue thereof, and will in all things strictly comply with the conditions under which this permit is granted.

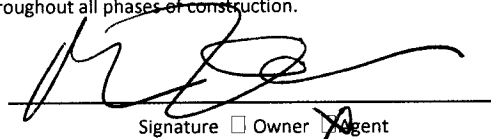
By my signature below, I certify to each of the following:

- I am the property owner or authorized to act on the property owner's behalf.
- I have read this application and the information I have provided is correct.
- I agree to comply with all applicable city and county ordinances and state laws relating to building construction.
- I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

NOTICE: No activities related to the approved work, including storage/use of materials, is allowed within the public right-of-way without an encroachment permit. Dust control measures shall be used throughout all phases of construction.

Rebecca Hobbs

Name (Print)



Signature ☐ Owner ☒ Agent

12-18-15

Date

Applications for which no permit is issued within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.



CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ▪ 2ND FLOOR ▪ OAKLAND, CA 94612

Department of Planning and Building
www.oaklandnet.com

PH: 510-238-6402
FAX: 510-238-2959
TDD: 510-238-3254

Permit No: B1400623 Non-Residential Building - Alteration

Filed Date: 5/2/2014

Job Site: 2800 MADERA AVE

Schedule Inspection by calling: 510-238-3444

Parcel No: 036 248702200

District:

Project Description: ~~Continue expired permit B1300534 for condo conversion of 2 live/work units and 2 residential units & add onto scope of work for unpermitted work done by previous owner.~~

Related Permits: B1300534

	<u>Name</u>	<u>Applicant</u>	<u>Address</u>	<u>Phone</u>	<u>License #</u>
Owner-Builder:	REALTA LLC / Rebecca Hobbs	X		510-734-7628	

PERMIT DETAILS: Non-Residential/Building/Alteration

General Information

Green Code Checklist:	Sets Of Plans:	3	Report - Soil/Geotech:	
	Structural Calculations:		Energy Calculations (T24):	

Proposed Building Information

Building Use:	Duplex	Number Of Stories:	2	Fire Sprinklers:	No
Occupancy Group:	R-3 Residential 1 And 2 Units, R-7	Number Of Units:	4	Total Floor Area (sq ft):	0
Construction Type:	VB Any Material (0 HR)	No. of Additional Bedrooms:		Additional Floor Area (sq ft):	

Work Information

Job Value: \$5,000.00

TOTAL FEES TO BE PAID AT FILING: \$663.77

Application Fee	\$71.00	CBSC	\$0.90	CITY CBSC	\$0.10
CITY SMIP	\$0.05	Field Check Inspection	\$99.00	General Plan Surcharge	\$5.00
Inspection Fee	\$180.00	Plan Check and Processing Fee	\$162.00	Records Management Fee	\$54.95
SMIP	\$1.00	State Regs	\$59.40	Technology Enhancement Fee	\$30.37

CITY
COPY

WL 5-02-14

2800 Madera Av.

ADDRESS:

DIST:



PERMIT APPLICATION WORKSHEET

250 Frank H. Ogawa Pl.
2nd Floor, Suite 2114
Oakland, Ca 94612
(510) 238-3891
Hours:
8 am-4 pm Mo,Tu,Th,Fr
9:30 am-4 pm Wed

PLEASE COMPLETE ALL INFORMATION. APPLICANTS WITH INCOMPLETE WORKSHEETS MAY BE ASKED TO GET A NEW NUMBER. INACCURATE INFORMATION MAY LEAD TO SUSPENSION OF THE PERMIT. ADDITIONAL PERMITS MAY BE REQUIRED, i.e., Electrical, Plumbing, Mechanical, Sewer, Obstruction.

TYPE OF PERMIT: (circle one) RIGHT OF WAY		BUILDING	SIGN	SCHOOL FEE (SF) Commercial \$0.51 Residential \$3.20 Change of Address for Any Occupancy \$393.00*		ADDRESS FEE \$98.00* \$36.00* \$393.00*
				*record & tech fee (14.75%) not included		
TYPE OF WORK (circle one)		Site Plan Review 1-4 cars \$1337.00 5-20 cars \$1590.00 21-40 cars \$1706.00 41-120 cars \$1830.00 121-300 cars \$1952.00 >300 cars \$2076.00				
(1) NEW CONSTRUCTION		(2) REPAIR	(3) ADDITION	(4) CELL SITE	(5) ALTERATION / T.I.	
(6) DEMOLITION (_____ SF)		(7) SOLAR PANELS (SE)	(8) RETROFIT	(9) C.O./S.A.	(10) CHANGE IN USE	
IS THIS APPLICATION RELATED TO ANY OTHER PERMIT? TO ANY OTHER COMPLAINT?			IF YES, INDICATE PERMIT #, PLANNING CASE FILE # OR COMPLAINT #: B0703379, B1300534, DEX070197			
O YES			O NO			
SITE ADDRESS/JOB LOCATION 2800 Madrone			ASSESSOR'S PARCEL NO.			
DESCRIPTION OF PROPOSED WORK #1 Continue expired permit B1300534 for Condo conversion & expand scope to include work w/out permits						
WORK IS VISIBLE FROM FREEWAY/BART			O NO O YES			
EXTERIOR WORK ON BUILDING			O NO O YES (PHOTOS REQUIRED. PLEASE ATTACH)			
VALUATION OF PROPOSED WORK \$ 20K		EXISTING # OF RESIDENTIAL UNITS 4		# OF STORIES: 2		O SFD/DUPLEX # APARTMENTS O COMMERCIAL O INDUSTRIAL
		PROPOSED # OF UNITS 4		FIRE SPRINKLER O YES O NO		
PROPERTY OWNER'S NAME Re Alta, LLC				PROPERTY OWNER'S PHONE NUMBER (510) 734-7628		
PROPERTY OWNER'S ADDRESS (street, city and zip code) 1475 Powell Street #10, Emeryville, CA 94608						
PERSON SUBMITTING PLANS / CONTACT PERSON Rebecca Hobbs		PHONE NUMBER (510) 734-7628		email address rhobbs@citondevelopment.com		
ARCHITECT'S/DESIGNER'S NAME Robert Nebolon		PHONE NUMBER (510) 525-2725		email address		
CONTRACTOR'S LICENSE NUMBER				SIGNATURE OF APPLICANT 		DATE 5-2-14



Record Detail with Comments

▼ **Record ID: M0800250**▼ **Description: 1 coil radiant, 2/6/08 2nd coil radiant**▼ **APN: 036 248702200**▼ **Address: 2800 MADERA AVE**▼ **Unit #:**▼ **Date Opened: 1/29/2008**▼ **Record Status: Expired**▼ **Record Status Date: 3/17/2009**▼ **Job Value: \$0.00**▼ **Requestor: CALIFORNIA PLUMBING & RADIANT**▼ **:**▼ **Business Name:**▼ **License #: 901206**

Comment Date ▲

Commenter

Comment



Record Detail with Inspection Log

▼ **Record ID: M0800250**

▼ **Description: 1 coil radiant, 2/6/08 2nd coil radiant**

▼ **APN: 036 248702200**

▼ **Address: 2800 MADERA AVE**

▼ **Unit #:**

▼ **Date Opened: 1/29/2008**

▼ **Record Status: Expired**

▼ **Record Status Date: 3/17/2009**

▼ **Job Value: \$0.00**

▼ **Requestor: CALIFORNIA PLUMBING & RADIANT**

▼ **:**

▼ **Business Name:**

▼ **License #: 901206**

Inspection Date ▲	Inspector Name	Inspection Type	Status / Result	Result Comments
2/7/2008		Frame	No Status	R/ GERALD 773-7894
2/8/2008		ROUGH 03P	PARTIAL APPROVAL	120# TEST OF INFLOOR TUBING @ 2800 ONLY
5/8/2008		ROUGH 03P	CORRECTION NOTICE	C/N



Record Detail with Comments

▼ **Record ID: PM09703**

▼ **Description: Condo conversion of 2 residential units and 2 live work unit**

▼ **APN: 036 248702200**

▼ **Address: 2800 MADERA AVE**

▼ **Unit #:**

▼ **Date Opened: 6/21/2012**

▼ **Record Status: TBD**

▼ **Record Status Date:**

▼ **Job Value: \$0.00**

▼ **Requestor: REALTA, LLC**

▼ **:**

▼ **Business Name:**

▼ **License #:**

Comment Date ▲	Commenter	Comment
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Record Detail with Inspection Log

▼ **Record ID:** **PM09703**

▼ **Description:** **Condo conversion of 2 residential units and 2 live work unit**

▼ **APN:** **036 248702200**

▼ **Address:** **2800 MADERA AVE**

▼ **Unit #:**

▼ **Date Opened:** 6/21/2012

▼ **Record Status:** TBD

▼ **Record Status Date:**

▼ **Job Value:** \$0.00

▼ **Requestor:** REALTA, LLC

▼ :

▼ **Business Name:**

▼ **License #:**

Inspection Date ▲	Inspector Name	Inspection Type	Status / Result	Result Comments
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Record Detail with Comments

▼ **Record ID: B1300534**

▼ **Description: C.O. for condo conversion of 2 live/work units and 2 residen tial units.**

▼ **APN: 036 248702200**

▼ **Address: 2800 MADERA AVE**

▼ **Unit #:**

▼ **Date Opened: 2/13/2013**

▼ **Record Status: Expired**

▼ **Record Status Date: 12/12/2015**

▼ **Job Value: \$20,000.00**

▼ **Requestor: REALTA LLC**

▼ **:**

▼ **Business Name:**

▼ **License #:**

Comment Date ▲	Commenter	Comment
1/19/2014 2:38:48 PM	PTS	[Field check performed 2-19-13. Fourplex (two up, two down) which owner wishes to convert to condominiums. Work was previously done, but not finalled, and some work subsequently done without permits. 1) Need to provide floor plan showing relocation of laundry from out side to inside of upper unit. Work already done. 2) Will need to expose framing, plumbing and electrical at new laundry for inspection. 3) Will need to final permit M0800250 for coil radiant heating. 4) Will need to have electrical meet code for layout in kitchens, and lighting for bathrooms. 5) Need to seal all penetreations in fire separation walls/ceilings. 6) Will need B, E, and P permits. 7) In needs file pending plans. >>> 03/06/2013 09:47:41 VELEZ#D 002K Continued from above: 8) Also need to finalize P0800212 and P0800275 >>> 03/06/2013 09:50:47 VELEZ#D 002K
11/4/2015 4:00:46 PM	TJULL	2 live work units down stairs & 2 dwelling units upstairs created under B0703379. Per FC inspections, plans submitted under B1400623, & discussions with property manager, the units have been altered without permits. This work needs to now be legalized before the CO process can continue. Estimated valuation of work to be legalized = \$50k



Record Detail with Inspection Log

▼ **Record ID: B1300534**

▼ **Description: C.O. for condo conversion of 2 live/work units and 2 residen tial units.**

▼ **APN: 036 248702200**

▼ **Address: 2800 MADERA AVE**

▼ **Unit #:**

▼ **Date Opened: 2/13/2013**

▼ **Record Status: Expired**

▼ **Record Status Date: 12/12/2015**

▼ **Job Value: \$20,000.00**

▼ **Requestor: REALTA LLC**

▼ **:**

▼ **Business Name:**

▼ **License #:**

Inspection Date ▲	Inspector Name	Inspection Type	Status / Result	Result Comments
2/14/2013	EDWARD J LABAYOG	FIELD CHECK 00N	INSP CANCELLED	CANCEL
2/19/2013	DAVID E VELEZ	FIELD CHECK 00N	CORRECTION NOTICE	WORK DONE W/O PERMITS



Record Detail with Comments

▼ **Record ID: B1400623**

▼ **Description: Legalize unpermitted work done by previous owner.**

▼ **APN: 036 248702200**

▼ **Address: 2800 MADERA AVE**

▼ **Unit #:**

▼ **Date Opened: 5/2/2014**

▼ **Record Status: Expired**

▼ **Record Status Date: 6/18/2016**

▼ **Job Value: \$5,000.00**

▼ **Requestor: REALTA LLC**

▼ **:**

▼ **Business Name:**

▼ **License #:**

Comment Date ▲	Commenter	Comment
11/2/2015 4:15:05 PM	CBURNS	Notify Rebecca; \$156.06 due; CB
11/2/2015 4:31:53 PM	CBURNS	11-2-15: Spoke to Carol at REALTA, she said Rebecca was no longer with the firm. I asked them to not wait too long as this application is 1.5 years old, and maximum extension is 1 year, and that it may expire and another new permit would be needed to complete the work. CB



Record Detail with Inspection Log

▼ **Record ID: B1400623**

▼ **Description: Legalize unpermitted work done by previous owner.**

▼ **APN: 036 248702200**

▼ **Address: 2800 MADERA AVE**

▼ **Unit #:**

▼ **Date Opened: 5/2/2014**

▼ **Record Status: Expired**

▼ **Record Status Date: 6/18/2016**

▼ **Job Value: \$5,000.00**

▼ **Requestor: REALTA LLC**

▼ **:**

▼ **Business Name:**

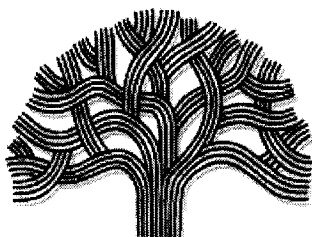
▼ **License #:**

Inspection Date ▲	Inspector Name	Inspection Type	Status / Result	Result Comments
9/30/2014	Dave Velez	Field Check	Ok to Plan Check	No one on site. Lock box on door, no one answered knocking or doorbell. Unable to gain access to interior. Called contact person Rebecca 415-660-8512 at 8:41 to schedule; and once again when on site at 1:46, and no one answered. Left voice messages both times. Visible from street: 1) Both units fronting Fleming, and unit fronting Madera, have steps at door varying from 3"-5" 3) Unit entering on corner has front landing exceeding 2% slope. Placed back in bin awaiting field check.
10/7/2014	Janice Kato	Field Check	Need More Info	Modifications shown on plans already completed w/o inspection. Unable to verify blocking in walls for future grab bars, or altered plumbing/electrical/mechanical and framing. Existing entry to lower units and upper unit 521: sloped landing. Upper units: top riser height varies more than 3/8" Unit 2804: doors installed to corner living room and being used as bedroom (has closet) No lever hardware throughout. OK to plancheck.
6/13/2016	Ken Palmer	Frame	Not Pass	Date: 6/13/2016 Agent for owner seller and agent for buyer at inspection alleged work without permit but unable to verify advise both of them to go to records obtain verification of permits and work completed and/or not completed seller's agent stated seller bought the

For real-time, direct access to information via the Internet, 24 hours a day - <https://aca.accela.com/oakland>

▼ License #:

Inspection Date ▲	Inspector Name	Inspection Type	Status / Result	Result Comments
	Dave Velez	Field Check	Cancelled	property in foreclosure in 2009 and unaware of work without permit. Unable to help either one of them at the time of inspection.



CITY OF OAKLAND

Record Detail with Comments

▼ **Record ID: E1504229**▼ **Description: Install new electrical fixtures, switches, receptacles and appliances: Legalize unpermitted work done by previous owner at 4 unit apartment building.**▼ **APN: 036 248702200**▼ **Address: 2800 MADERA AVE**▼ **Unit #:**▼ **Date Opened: 12/30/2015**▼ **Record Status: Expired**▼ **Record Status Date: 6/30/2016**▼ **Job Value: \$0.00**▼ **Requestor: REALTA LLC**▼ **:**▼ **Business Name:**▼ **License #:**

Comment Date ▲	Commenter	Comment
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Record Detail with Inspection Log

▼ **Record ID: E1504229**

▼ **Description: Install new electrical fixtures, switches, receptacles and appliances: Legalize unpermitted work done by previous owner at 4 unit apartment building.**

▼ **APN: 036 248702200**

▼ **Address: 2800 MADERA AVE**

▼ **Unit #:**

▼ **Date Opened: 12/30/2015**

▼ **Record Status: Expired**

▼ **Record Status Date: 6/30/2016**

▼ **Job Value: \$0.00**

▼ **Requestor: REALTA LLC**

▼ **:**

▼ **Business Name:**

▼ **License #:**

Inspection Date ▲	Inspector Name	Inspection Type	Status / Result	Result Comments
1/29/2016	Alan Albee	Frame	Not Pass	Date: 1/29/2016 Hobbs.rebeccasarah@gmail.com Date: 1/29/2016 Correction notice: 1. Research required for permit and field check history prior to inspection, to determine scope of work and code cycle. 2. Applies to electrical, plumbing, mechanical permits.



Record Detail with Comments

▼ **Record ID: M1502095**

▼ **Description: Install new wall furnaces and dryer vents: Legalize unpermitted work done by previous owner at 4 unit apartment building.**

▼ **APN: 036 248702200**

▼ **Address: 2800 MADERA AVE**

▼ **Unit #:**

▼ **Date Opened: 12/30/2015**

▼ **Record Status: Expired**

▼ **Record Status Date: 6/30/2016**

▼ **Job Value: \$0.00**

▼ **Requestor: REALTA LLC**

▼ **:**

▼ **Business Name:**

▼ **License #:**

Comment Date ▲	Commenter	Comment
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Record Detail with Inspection Log

▼ **Record ID: M1502095**

▼ **Description: Install new wall furnaces and dryer vents: Legalize unpermitted work done by previous owner at 4 unit apartment building.**

▼ **APN: 036 248702200**

▼ **Address: 2800 MADERA AVE**

▼ **Unit #:**

▼ **Date Opened: 12/30/2015**

▼ **Record Status: Expired**

▼ **Record Status Date: 6/30/2016**

▼ **Job Value: \$0.00**

▼ **Requestor: REALTA LLC**

▼ :

▼ **Business Name:**

▼ **License #:**

Inspection Date ▲	Inspector Name	Inspection Type	Status / Result	Result Comments
1/29/2016	Kevin D Dumford	Frame	Not Pass	Date: 1/29/2016 Need more information



Record Detail with Comments

▼ **Record ID: P1503307**

▼ **Description: Install new plumbing fixtures and appliances: Legalize unpermitted work done by previous owner.**

▼ **APN: 036 248702200**

▼ **Address: 2800 MADERA AVE**

▼ **Unit #:**

▼ **Date Opened: 12/30/2015**

▼ **Record Status: Expired**

▼ **Record Status Date: 6/30/2016**

▼ **Job Value: \$0.00**

▼ **Requestor: REALTA LLC**

▼ **:**

▼ **Business Name:**

▼ **License #:**

Comment Date ▲	Commenter	Comment
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Record Detail with Inspection Log

▼ **Record ID: P1503307**

▼ **Description: Install new plumbing fixtures and appliances: Legalize unpermitted work done by previous owner.**

▼ **APN: 036 248702200**

▼ **Address: 2800 MADERA AVE**

▼ **Unit #:**

▼ **Date Opened: 12/30/2015**

▼ **Record Status: Expired**

▼ **Record Status Date: 6/30/2016**

▼ **Job Value: \$0.00**

▼ **Requestor: REALTA LLC**

▼ **:**

▼ **Business Name:**

▼ **License #:**

Inspection Date ▲	Inspector Name	Inspection Type	Status / Result	Result Comments
1/29/2016	Kevin D Dumford	Frame	Not Pass	Date: 1/29/2016 Need more information recall for inspection