



Record Detail with Inspection Log

▼ **Record ID:** **RB1504363**

▼ **Description:** **Construct new 5313 SF Single Family Dwelling with attached 1397 SF Garage; new porch and deck. PLN15204**

▼ **APN:** **085 010111416**

▼ **Address:** **5728 BALMORAL DR**

▼ **Unit #:**

▼ **Date Opened:** 10/13/2015

▼ **Record Status:** Permit Issued

▼ **Record Status Date:** 1/5/2016

▼ **Job Value:** \$1,300,000.00

▼ **Requestor:**

▼ **:**

▼ **Business Name:** R J HILL CONSTRUCTION A PARTNERSHIP

▼ **License #:** 767842

Inspection Date ▲	Inspector Name	Inspection Type	Status / Result	Result Comments
2/10/2016	Reynaldo Jimenez	Foundation	Partial	Date: 2/10/2016 New house peers 185 OK to pour special inspector report at site
3/4/2016	Reynaldo Jimenez	Foundation	Partial	Date: 3/4/2016 Footing at garage and shop, and strong wall at office all OK to pour. This at left side of structure
3/18/2016	Reynaldo Jimenez	Foundation	Partial	Date: 3/18/2016 Partial foundation with anchor bolts holddowns and strong walls marked on plans OK to pour
3/23/2016	Reynaldo Jimenez	Foundation	Partial	Date: 3/23/2016 Foundation with holddowns anchor bolts and strong walls OK to pour. Marked on plans in blue, with more to come
4/11/2016	Reynaldo Jimenez	Foundation	Pass	Date: 4/11/2016 Foundation with anchor bolts holddown strong wall OK to pour marked on plans in red. This completes foundation work.
5/3/2016	Reynaldo Jimenez	Frame	Partial	Date: 5/3/2016 Underfloor frame OK to cover. Plumbing mechanical underfloor been approved.
5/10/2016	Reynaldo Jimenez	Frame	Partial	Date: 5/10/2016 Underfloor insulation OK to cover
8/18/2016	Ivan G Ramirez	Frame	Partial	Date: 8/18/2016 Double sided shear wall okay to insulate. Picture will be okay. Exterior shear nails okay. Roof sheathing okay and crickets okay to cover. At next inspection to verify a-35 install is complete. H1 missing

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

License #: 767842

Inspection Date ▲	Inspector Name	Inspection Type	Status / Result	Result Comments
				along with I clips where no blocking. Some shear-wall with soffits will require fireblocking. Frame inspection to come. Date: 8/18/2016 See comments on job card.
8/26/2016	Reynaldo Jimenez	Frame	Partial	Date: 8/26/2016 Building inspection for trust clips H ones 835's hurricane straps all OK and hold down OK to cover
9/16/2016	Kim Nguyen	Frame	Pass	Date: 9/16/2016 Denseglass at garage, kitchen and bedroom #4 ok to cover
11/9/2016	Kim Nguyen	Frame	Pass	Date: 11/9/2016 Exterior lath OK
11/16/2016	Reynaldo Jimenez	Frame	Partial	Date: 11/16/2016 Building inspection for new building reframe and nailing OK, building frame walls OK to insulate, sheer walls completed, egress windows and windows with flashing OK,
11/23/2016	Kim Nguyen	Frame	Pass	Date: 11/23/2016 Insulation ok to cover
11/30/2016	Dave Velez	Frame	Pass	Date: 11/30/2016 Sheet rock OK. Shower wall in third bedroom to come.
12/13/2016	Kim Nguyen	Frame	Partial	Date: 12/13/2016 Shower walls for three bathrooms OK except master bath
1/11/2017	Kim Nguyen	Foundation	Pass	Date: 1/11/2017 Vapor barrier OK at shop; rebar for slab at shop and garages ok to pour
1/13/2017	Kim Nguyen	Frame	Pass	Date: 1/13/2017 Wet wall for master bath OK
2/24/2017	Kim Nguyen	Frame	Pass	Date: 2/24/2017 Rebar for patio slab at front and rear OK to pour
	Reynaldo Jimenez	Foundation	Scheduled	
	Kim Nguyen	Frame	Cancelled	