

Project Proposal
1411 Lewis Street and 1444 Madison Street
Santa Clara, California



For submittal to:
City of Santa Clara – Planning Department
1500 Warburton Drive, Santa Clara, California

MADISON AND LEWIS STREET PROJECT DESCRIPTION

Location: 1411 Lewis Street and 1444 Madison Street

March 5, 2018

Dear Planning Department:

We are interested in developing the properties listed above.

Our intent is to remove the existing structures; one uninhabitable single-family home, one two-car detached garage and one duplex. Although the zoning would allow us to construct a 5-unit apartment complex we are instead proposing to construct three single family detached homes as a Planned Development. We believe this would be more consistent in keeping with the theme of the Old Quad Neighborhood than an apartment complex.

We have worked with your staff in the past on another project and we are open to working with staff again on design and layout of the new structures.

Please find enclosed an existing site plan, our preliminary site plan for the new homes and information on the existing (uninhabitable) home at 1411 Lewis Street.

Please feel free to contact me with any questions at (408) 499-0276.

Sincerely,

Greg Mussallem

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Enclosed documents for 1411 Lewis Street / 1444 Madison Street

1. Authorization letter from current owners
2. Historical Evaluation Report prepared by Archaeological Resource Management
3. Termite Report – Note a minimum cost of \$411,750.00
4. Engineering Report by Apex Engineering explaining challenges and expense to make the existing residence meet current seismic, structural and safety code requirements
5. Asbestos Report by Asbestos Testing Inspection, Inc.
6. Letter from Kelly Brothers House Movers (Bay Area business for over one hundred years) with an opinion of the lack of Historical significance and the challenges faced to try and raise and support the structure in its dilapidated state
7. Pictures of existing condition of the home at 1411 Lewis Street and other structures on the property and along surrounding properties
8. Architectural renderings of new homes

**Alzira Nunes
516 Saratoga Ave.
Santa Clara, CA 95050
(408) 375-2169**

January 3, 2018

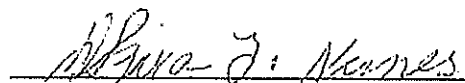
City of Santa Clara
Planning Department

Re: 1411 Lewis St.
Santa Clara, CA 95050

Dear City of Santa Clara Planning Department,

I, Alzira Nunes, am the current owner of 1411 Lewis Street in Santa Clara, California. We are currently in contract with Robert Bothman to purchase my property. I hereby acknowledge and agree to have Robert Bothman and or his designated consultants submit plans for Preliminary Review to the City of Santa Clara for the demolition of the existing structures and development of the property situated at 1411 Lewis Street.

Sincerely,


Alzira Nunes Owner

1-3-18
Date


Francisco Nunes Trustee

1/3/18
Date

Archaeological Resource Management

*Robert R. Cartier, Ph.D.
496 North 5th Street
San Jose, CA 95112
Telephone (408) 295-1373
Fax (408) 286-2040
email: armcartier@netscape.net*

Mr. Bob Bothman
20385 Iron Springs Road
Los Gatos, CA 95033

February 12, 2018

RE: HISTORIC EVALUATION OF THE PROPERTY AT 1411 LEWIS STREET IN THE
CITY OF SANTA CLARA

Dear Mr. Bothman,

As per your request our firm is submitting the enclosed historical evaluation of the property at 1411 Lewis Street (and 1444 Madison Street) in the City of Santa Clara. Based upon the requirements of the City of Santa Clara, a methodology was designed which included the following services:

- an evaluation of the structure based on the criteria of the NRHP and CRHR
- an evaluation of the structure using the criteria of the City of Santa Historic Preservation and Resource Inventory
- State Historic Resources Evaluation forms (DPR 523) for the structure

The structures at 1411 Lewis Street are not currently listed on the City of Santa Clara Historic Preservation and Resource Inventory, the California Register of Historic Resources (CRHR), or the National Register of Historic Places (NRHP). In addition, they does not appear to be eligible for listing in any of these registers. Although the residence at 1411 Lewis Street was constructed circa the late 1880's, it is lacking in architectural detailing and does not appear to be architecturally significant. The property is not associated with persons or events of historic importance and is thus does not appear to be historically or culturally significant. However, the property is located within the historic Old Quad area of the City of Santa Clara, and is partially within the 200 foot "Area of Historic Sensitivity" of three identified historic resources on adjacent properties.

Thus the structures at 1411 Lewis Street do not appear to be historically significant. However, due to the historic character of the neighborhood, and its location within identified "areas of historic sensitivity" it is recommended that any proposed new construction on the property be designed in a manner stylistically compatible with the surrounding neighborhood, and that any

proposed new construction be analyzed for potential visual or physical impacts to the surrounding identified historic properties.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Cartier". The signature is fluid and cursive, with the first name "Robert" and last name "Cartier" clearly distinguishable.

Robert Cartier, Ph.D.
Principal Investigator

RC/dj

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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Resource Name or # 1411 Lewis Street

P1. Other Identifier: 1444 Madison Street

P2. Location: _____ Not for Publication ☒ Unrestricted *a. County Santa Clara
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Jose W., CA Date: 2012 T ; R ; 1/4 of 1/4 of Sec ; BM

c. Address: 1411 Lewis Street

City: Santa Clara, CA

Zip: 95050

d. UTM: 10S 5 92 853mE, 41 34 429mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 269-03-034

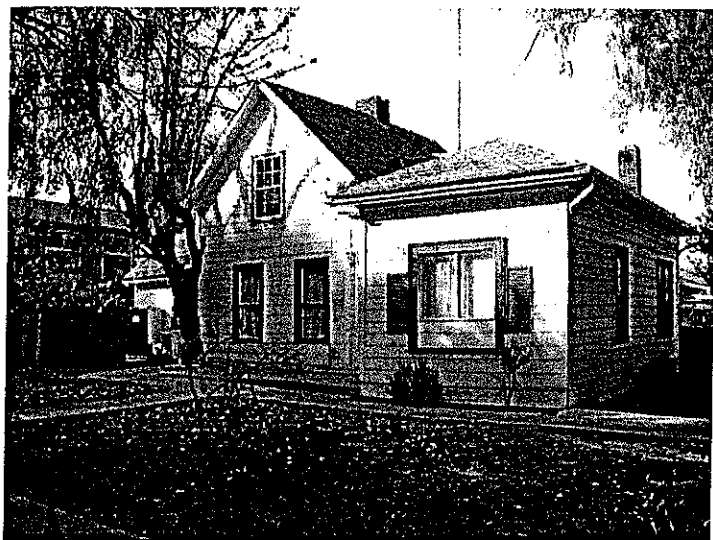
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The primary structure on the property is a one-and-a-half story vernacular residence in poor condition, somewhat modified from its original form. The home features a mixture of roof formations; the central portion of the roof is front gabled, the eastern wing roof is hipped and the western addition roof is side gabled. Composition shingles cover the entire roof. The eaves are moderately broad and boxed, with enclosed rafters. The exterior walls are surfaced with broad horizontal wooden siding, in a shiplap configuration. This siding is damaged in multiple areas, most notably the western addition.

See Continuation Sheet, Page 4

*P3b. Resource Attributes: HP02 (2 SFR), HP04

*P4. Resources Present: ☒ Building ☒ Structure ☐ Object District ☐ Element of District ☐ Site ☐ Other

P5a. Photo or drawing (Photo required for buildings, structures, objects.)



P5b. Description of Photo: (View, date, accession #)
View of the residence at 1411 Lewis Street from the southeast.

*P6. Date Constructed/Age and Sources

Historic ☒ Prehistoric ☐ Both ☐
Constructed circa the late 1880's

*P7. Owner and Address:

Alzira J. Nunes
516 Saratoga Avenue
Santa Clara, CA 95050

*P8. Recorded by:

Robert Cartier
Archaeological Resource Management
496 North 5th Street
San Jose, CA 95112

*P9. Date Recorded:

*P10. Survey Type: (Describe)

*P11. Report Citation: (Cite Survey Report and other sources, or enter "none.")

* Attachments: ☐ None ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact
Record ☐ Photographic Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code _____

*Resource Name or # (Assigned by recorder) 1411 Lewis Street

B1. Historic Name: 1411 Lewis Street

B2. Common Name: 1411 Lewis Street

B3. Original Use: residential

B4. Present Use: vacant

*B5. Architectural Style: vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations)

Based upon visual evaluation and available documentation, the residence at 1411 Lewis Street was originally constructed circa the late 1880's. Since that time several modifications have been made to the residence including the addition of the western wing of the home (pre-1891), reroofing, replacement of many of the original wooden framed windows with vinyl, and replacement of all interior fixtures.

*B7. Moved? x No Yes Unknown Date: Original Location:

*B8. Related Features:

Also present on the property is a secondary residence with its own address, 1444 Madison Street, constructed 1948, built in the post-war minimal traditional style. This residence has undergone several additions, including separation into two units, and is lacking in architectural detailing. A small detached garage is situated between the two homes. A number of smaller sheds and other informal structures are also situated on the property.

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme architecture and shelter Area Santa Clara, CA

Period of Significance 1870-1918

Property Type private residential

Applicable Criteria N/A

The property at 1411 Lewis Street is located near the northern boundary of the Old Quad area of the City of Santa Clara. It makes up a portion of Block 5 North, Range 5 West as designated on the Map of the Town & Sublots of Santa Clara, Santa Clara County, California compiled by J.J. Bowen, County Surveyor in July of 1866 (Book B of Maps, Page 103). Based upon visual evaluation and available documentation, the residence was constructed circa the late 1880's. The original owners of the home appear to have been Rev. John G. and Elvira E. Gasman. John Gasman is listed as residing in Santa Clara in the Journal of the Thirty-Seventh Annual Convention of the Protestant Episcopal Church in the Diocese of California (Pacific Churchman Press 1887). John G. Gasman is listed in the Polk Directory of San Jose and Santa Clara County of 1889 as residing on Lewis Street, the 1890 entry more specifically lists him as residing at the corner of Lewis and Madison, and notes that he was a pastor at the Episcopal Church.

See Continuation Sheet, Page 4

B11. Additional Resource Attributes: (List attributes and codes) N/A

*B12. References:

See Continuation Sheet, Page 8

B13. Remarks:

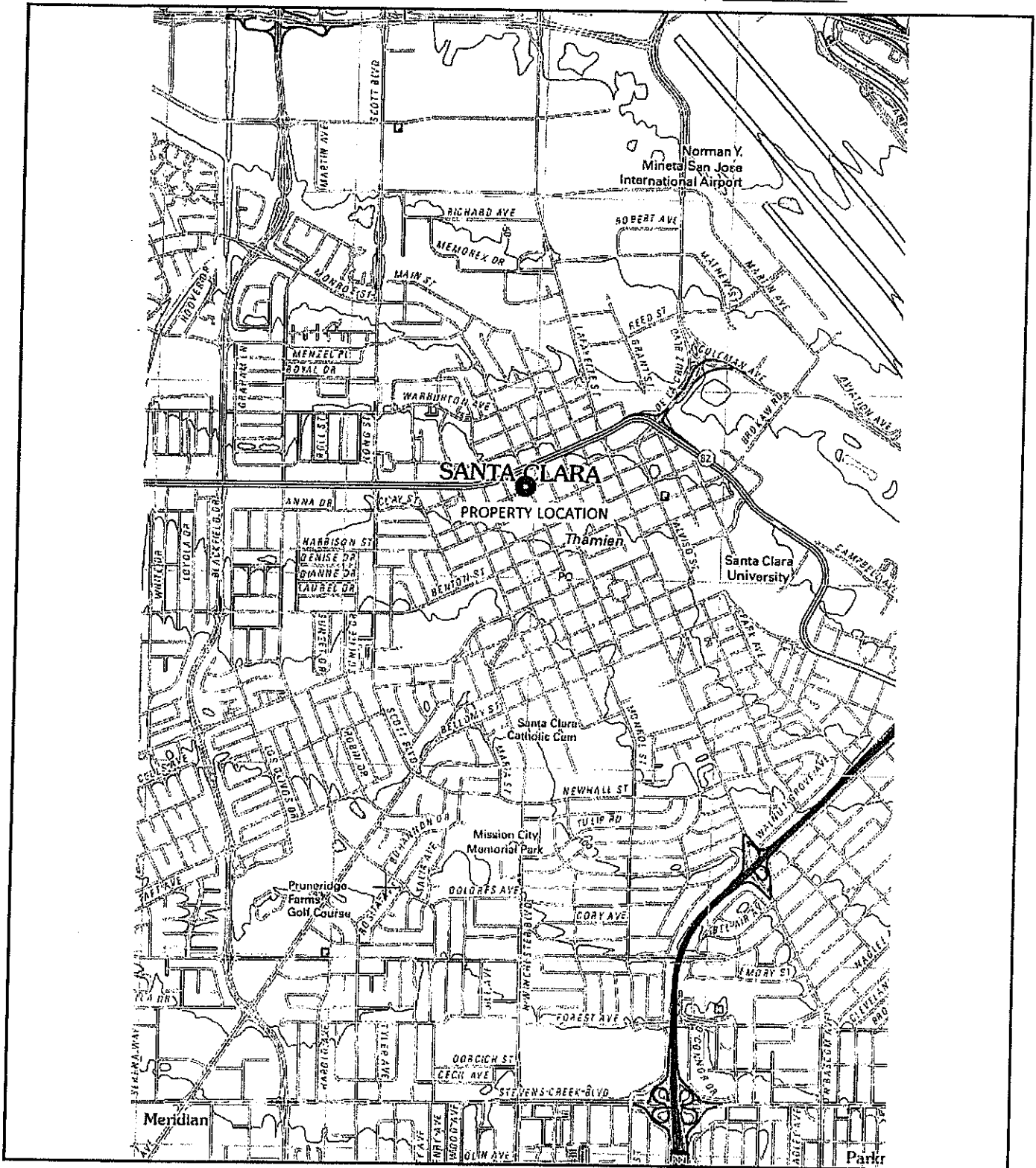
*B14. Evaluator: Robert Cartier

*Date of Evaluation: 12/1/2017

(This space reserved for official comments.)

LOCATION MAP

Page 3 of 32 Resource Name or # (Assigned by recorder) 1411 Lewis Street
*Map Name: San Jose West, CA *Scale: 7.5 Minute *Date of Map: 2012



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
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*Resource Name or # (Assigned by recorder)

1411 Lewis Street

*Recorded by Archaeological Resource Management

Date 12/1/2017

Continuation ☒ Update

Continued from P3a:

Fenestration throughout the residence is primarily wooden framed and in a double-hung sash configuration, however several windows have been replaced with vinyl frames.

The interior of the home is in every poor condition. Flooring throughout has been stripped and removed, and the walls and ceiling suffer from large holes in the plaster, cracks, and water damage. None of the interior fixtures appear to be original. The interior of the western addition has been entirely stripped, exposing the bare flooring and lathe walls. The flooring in the addition is also rotting out and unstable.

Continued from B10:

The Gasmann's owned the property until July 16, 1902, when it was granted by them to Carrie S. Loomis (Book 257 of Deeds, Page 455).

Carrie Loomis (1858-1927) was the wife of Rev. Charles H. Loomis (1857-1922) who was at various times listed in the Polk Directory as a pastor at the Free Methodist Church, a stove repairman, and a laborer. Carrie Loomis retained ownership of the property until the year of her death; on June 29, 1927 the property passed to Charles and Carrie's son, H (Howard) B. Loomis (Book 357 of Official Records, Page 334). On November 6, 1927 the property was granted by H. B. Loomis and his wife Irene to Manuel C. and Carlota C. Silva (Book 359 of Official Records, Page 78). On July 29, 1943 the property was granted to Jack and Carmen Garcia (Book 1152 of Official Records, Page 299). The property was sold again on January 21, 1946, when it was granted to Emideo and Carmen Ordonez (Book 1312 of Official Records, Page 561). Shortly after purchasing the property, the Ordonez's constructed the second house (1444 Madison Street) on the property, circa 1948. The property would remain under the ownership of the Ordonez family for over fifty years. For much of this period the homes were rented out. Approximately 30 years ago, the Ordonez family were informed by their insurance carrier that due to insufficiencies in its foundation, the home at 1411 Lewis Street was no longer insurable. The tenants were moved to the residence at 1444 Madison Street, and the Lewis Street residence has been vacant since that time (Personal Communication with project representatives, 2017). On July 21, 1998 the property was granted by Emig, Rose, and Edward Ordonez to Jose F. and Alzira J. Nunes (Assessor's Doc. #14294567). The property is currently owned by Alzira J. Nunes as trustee of the Jose F. and Alzira J. Nunes Trust of September 25, 2002 (Assessor's Doc #21499647).

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1411 Lewis Street

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Date 12/1/2017

Continuation ☐ Update ☒

California Register of Historic Resources Criteria

A cultural resource is considered "significant" if it qualifies as eligible for listing in the California Register of Historic Resources (CRHR). Properties that are eligible for listing in the CRHR must meet one or more of the following criteria:

1. Association with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
2. Association with the lives of persons important to local, California, or national history;
3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A property may be automatically listed in the CRHR if it is formally determined eligible for the National Register of Historic Places. Properties that are formally determined eligible for the NRHP are those that are designated as such through one of the federal preservation programs administered by the California Office of Historic Preservation (i.e., the National Register, Tax Certification, and Section 106 review of federal undertakings). The CRHR interprets the integrity of a cultural resource based upon its physical authenticity. An historic cultural resource must retain its historic character or appearance and thus be recognizable as an historic resource. Integrity is evaluated by examining the subject's location, design, setting, materials, workmanship, feeling, and association. If the subject has retained these qualities, it may be said to have integrity. It is possible that a cultural resource may not retain sufficient integrity to be listed in the National Register of Historic Places yet still be eligible for listing in the CRHR. If a cultural resource retains the potential to convey significant historical/scientific data, it may be said to retain sufficient integrity for potential listing in the CRHR.

The structure at 1411 Lewis Street is not currently listed on the California Register of Historical Resources. In addition, the structure does not appear to qualify as potentially eligible under any of the criteria listed above. The home is not associated with any known significant historical events, thus it does not appear to qualify as potentially eligible under criterion 1. No historically significant persons appear to have been associated with the property, thus it does not appear to qualify as potentially eligible under criterion 2. It does not appear to embody the distinctive characteristics of any architectural style, and thus does not appear eligible for listing under criterion 3. In addition, the structure does not appear to have the potential to yield significant historical information, and thus does not appear eligible under criterion 4. Furthermore, the alterations to the house as well as its very poor condition constitute some loss of historic and architectural integrity.

National Register Criteria

The National Register of Historic Places was first established in 1966, with major revisions in 1976. The register is set forth in 36 CFR 60 which establishes the responsibilities of the State Historic Preservation Officers (SHPO), standards for their staffs and review boards, and describes the statewide survey and planning process for historic preservation. Within this regulation guidelines are set forth concerning the National Register of Historic Places (36 CFR 60.6). In addition, further regulations are found in 36 CFR 63-66, 800, and Bulletin 15 which define procedures for determination of eligibility, identification of historic properties, recovery, reporting, and protection procedures. The National Register of Historic Places was established to recognize resources associated with the accomplishments of all peoples who have contributed to the country's history and heritage. Guidelines were designed for Federal and State agencies in nominating cultural resources to the National Register. These guidelines are based upon integrity and significance of the resource. Integrity applies to specific items such as location, design, setting, materials, workmanship, feeling, and association. Quality of significance in American history, architecture, archaeology, engineering and culture is present in resources that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet at least one of the following criteria:

- A. That are associated with events that have made a significant contribution to broad patterns of our History;
- B. That are associated with the lives of persons significant in our past;
- C. That embody distinctive characteristics of type, period, or method of construction, or that represent the work of master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- D. That have yielded, or are likely to yield, information important in prehistory or history.

Integrity is defined in Bulletin 15: How to Apply the National Register Criteria for Evaluation, (U.S. Department of the Interior, National Park Service 1982) as:

the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. If a property retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural or engineering design and technology, or information about a culture or peoples.

There are also seven aspects of integrity which are used. These aspects are:

- | | |
|--------------|----------------|
| 1. location | 5. workmanship |
| 2. design | 6. feeling |
| 3. setting | 7. association |
| 4. materials | |

The structure at 1411 Lewis Street is not currently listed on the National Register of Historic Places. In addition, the property does not appear to be potentially eligible for listing in this register. The home is not associated with significant historic events or persons, thus it does not appear to be potentially eligible for listing under criteria A or B. It is not a good example of any architectural style or method of construction, thus the structure does not appear to qualify as eligible for the NRHP under criterion C. The property does not appear to be likely to yield information important in prehistory or history, thus it does not appear to qualify as potentially eligible under criterion D. In addition, the structure is somewhat lacking in integrity, due to modifications and its very poor condition.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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HRI # _____
Trinomial _____

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*Resource Name or # (Assigned by recorder)

1411 Lewis Street

*Recorded by Archaeological Resource Management

Date 12/1/2017

Continuation ☐ Update ☒

City of Santa Clara Historic Preservation and Resource Inventory Criteria

Any building, site, or property in the City that is 50 years old or older and meets certain criteria of architectural, cultural, historical, geographical or archeological significance is potentially eligible.

Criterion for Historical or Cultural Significance

To be historically or culturally significant, a property must meet at least one of the following criterion:

1. The site, building or property has character, interest, integrity and reflects the heritage and cultural development of the city, region, state, or nation.
2. The property is associated with a historical event.
3. The property is associated with an important individual or group who contributed in a significant way to the political, social and/or cultural life of the community.
4. The property is associated with a significant industrial, institutional, commercial, agricultural, or transportation activity.
5. A building's direct association with broad patterns of local area history, including development and settlement patterns, early or important transportation routes or social, political, or economic trends and activities. Included is the recognition of urban street pattern and infrastructure.
6. A notable historical relationship between a site, building, or property's site and its immediate environment, including original native trees, topographical features, outbuildings or agricultural setting.

Criterion for Architectural Significance

To be architecturally significant, a property must meet at least one of the following criterion:

1. The property characterizes an architectural style associated with a particular era and/or ethnic group.
2. The property is identified with a particular architect, master builder or craftsman.
3. The property is architecturally unique or innovative.
4. The property has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance.
5. The property has a visual symbolic meaning or appeal for the community.
6. A building's unique or uncommon building materials, or its historically early or innovative method of construction or assembly.
7. A building's notable or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, details, fenestration, ornamentation, artwork or functional layout.

Criterion for Geographic Significance

To be geographically significant, a property must meet at least one of the following criterion:

1. A neighborhood, group or unique area directly associated with broad patterns of local area history.
2. A building's continuity and compatibility with adjacent buildings and/or visual contribution to a group of similar buildings.
3. An intact, historical landscape or landscape features associated with an existing building.
4. A notable use of landscaping design in conjunction with an existing building

The property at 1411 Lewis Street is not currently listed on the City of Santa Clara Historic Preservation and Resource Inventory. An evaluation of the property based upon the individual criteria is included below:

State of California - The Resources Agency
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*Recorded by Archaeological Resource Management

Date 12/1/2017

Continuation ☒ Update

Historical and Cultural Significance

1. The site, building and property do not have character, interest, integrity or reflects the heritage and cultural development of the city, region, state, or nation.
2. The property is not associated with a historical event.
3. The property is not associated with an important individual or group who contributed in a significant way to the political, social and/or cultural life of the community.
4. The property is not associated with a significant industrial, institutional, commercial, agricultural, or transportation activity.
5. The building is not directly associated with broad patterns of local area history, including development and settlement patterns, early or important transportation routes or social, political, or economic trends and activities.
6. There is no notable historical relationship between a site, building, or property's site and its immediate environment, including original native trees, topographical features, outbuildings or agricultural setting.

Criterion for Architectural Significance

To be architecturally significant, a property must meet at least one of the following criterion:

1. The property does not characterize an architectural style associated with a particular era and/or ethnic group.
2. The property is not identified with a particular architect, master builder or craftsman.
3. The property is not architecturally unique or innovative.
4. The property does not have a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance.
5. The property does not have a visual symbolic meaning or appeal for the community.
6. The building's does not include unique or uncommon building materials, or historically early or innovative methods of construction or assembly.
7. The building has no notable or special attributes of an aesthetic or functional nature. Such as massing, proportion, materials, details, fenestration, ornamentation, artwork or functional layout.

Criterion for Geographic Significance

To be geographically significant, a property must meet at least one of the following criterion:

1. A neighborhood, group or unique area directly associated with broad patterns of local area history. Although the structure at 1411 Lewis Street is located within the historic Old Quad neighborhood, it does not contribute to the architecture or history of the neighborhood.
2. A building's continuity and compatibility with adjacent buildings and/or visual contribution to a group of similar buildings. Although compatible with the general chronology of the neighborhood, the Lewis Street structure does not visually contribute to the neighborhood, and is not architecturally similar to the other buildings within.
3. An intact, historical landscape or landscape features associated with an existing building. What little landscaping is present is not historic in nature.
4. A notable use of landscaping design in conjunction with an existing building. There is no particular landscape design in conjunction with the building.

The Lewis Street property does not meet the criteria described for Historic and Cultural Significance, Architectural Significance, or Geographic Significance. Architecturally, the structure is not consistent with the general character of the Old Quad neighborhood, and is not an example of any architectural style. In addition, the home is in very poor condition, with extensive damage to both the interior and the exterior. The property is located within the Old Quad neighborhood, and portions of the property are located within the 200 foot "Areas of Historic Sensitivity." Due to this historic sensitivity, it is recommended that any replacement or modification of buildings on the Lewis Street property conform to the historic character of the Old Quad neighborhood.

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Date 12/1/2017

Continuation ☐ Update ☐

Continued from B12:

Assessor's Office, County of Santa Clara

2017 Record search of assessed value and associated taxes for the property at
1411 Lewis Street.

Calloway, S. and E. Cromley

1996 *The Elements of Style: A Practical Encyclopedia of Interior Architectural
Details from 1485 to the Present, Revised Edition.* New York: Simon
& Schuster.

City Directories

1881- Record search of City Directories on file at the California Room, Dr. Martin
1979 Luther King, Jr. Main Library, San Jose Public Library, San Jose,
California.

City of Santa Clara

2010 General Plan Section 8.9: Historic Preservation and Resource Inventory.

Douglas, J.

1993 *Historical Footnotes of Santa Clara Valley.* San Jose: San Jose Historical Museum Association.

McAlester, Virginia and Lee McAlester

1997 *A Field Guide to American Houses.* Alfred A. Knopf, New York

Pacific Churchman Press

1887 *Journal of the Thirty-Seventh Annual Convention of the Protestant Episcopal Church in the Diocese of
California.* Pacific Churchman Press, San Francisco, California.

Payne, S.

1987 *Santa Clara County: Harvest of Change.* Northridge, California: Windsor Publications.

Recorder's Office, County of Santa Clara

2017 Record search of recorded information for the property at 1411 Lewis Street.

Thompson & West

1876 *Historical Atlas of Santa-Clara County, California.* San Francisco: Thompson & West.

US Department of the Interior

1990 The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic
Buildings

US Department of the Interior

1982 Bulletin 15 - "How to Apply the National Register Criteria for Evaluation."

Whiffen, Marcus

1992 *American Architecture since 1780, Revised Edition.* The MIT Press, Cambridge Mass.

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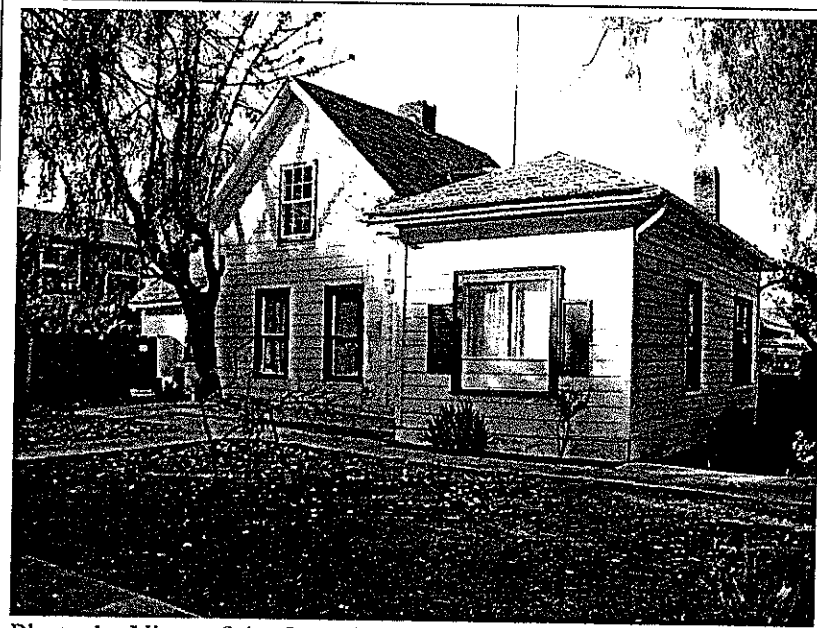


Photo 1: View of the front façade of 1411 Lewis Street

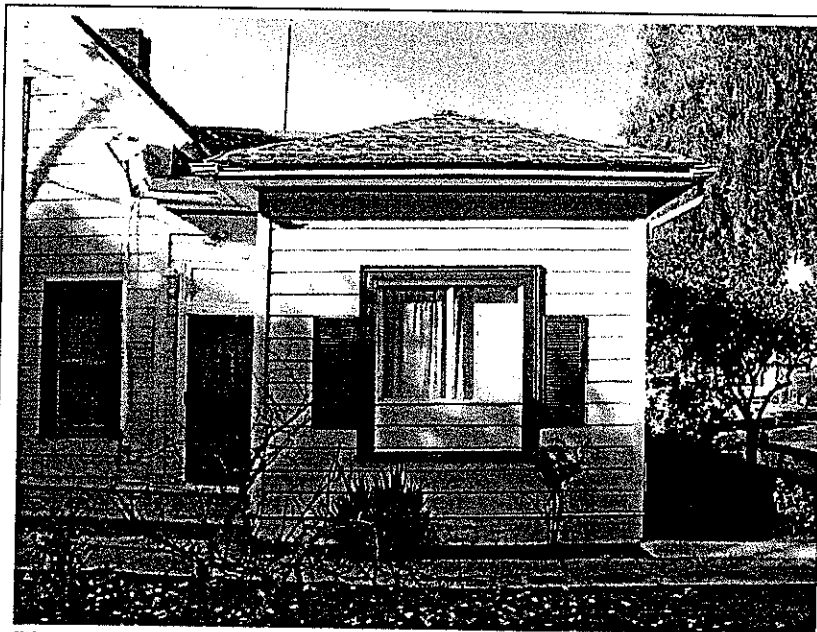


Photo 2: View of the eastern portion of the front façade.

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Continuation

☒ Update

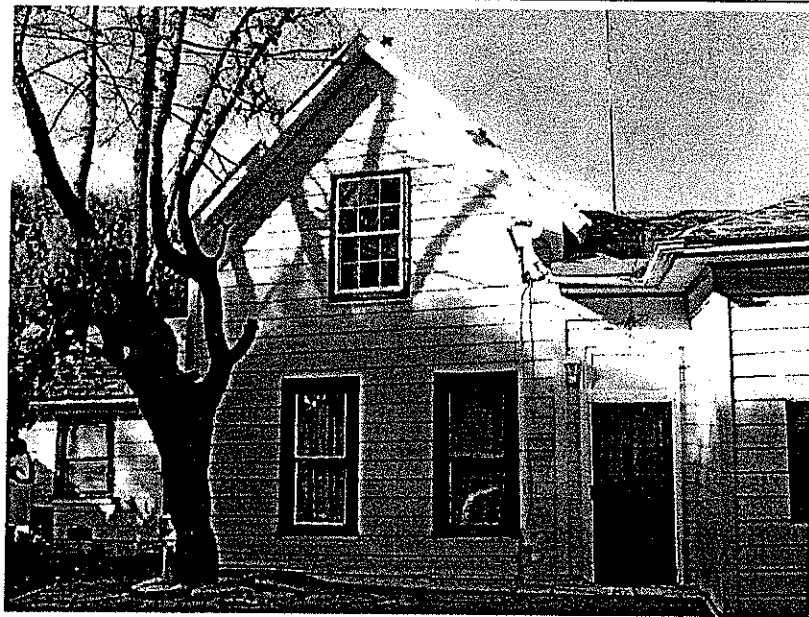


Photo 3: View of the central (two story) portion of the front façade.

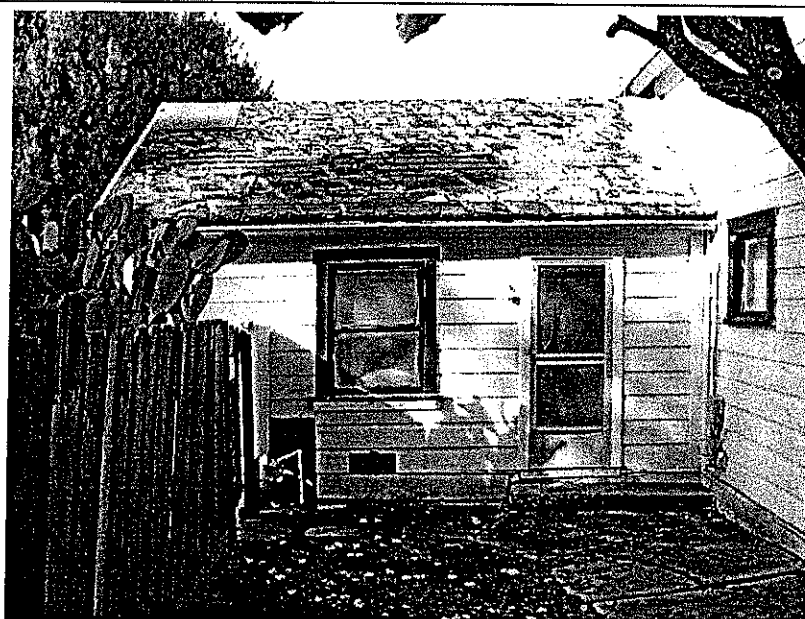


Photo 4: View of the western (addition) portion of the front façade.

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Continuation ☒ Update



Photo 5: View of the front porch/entry area of the front façade.



Photo 6: Detail of eaves showing deterioration.



Photo 7: Detail of windows resized and replace with vinyl.

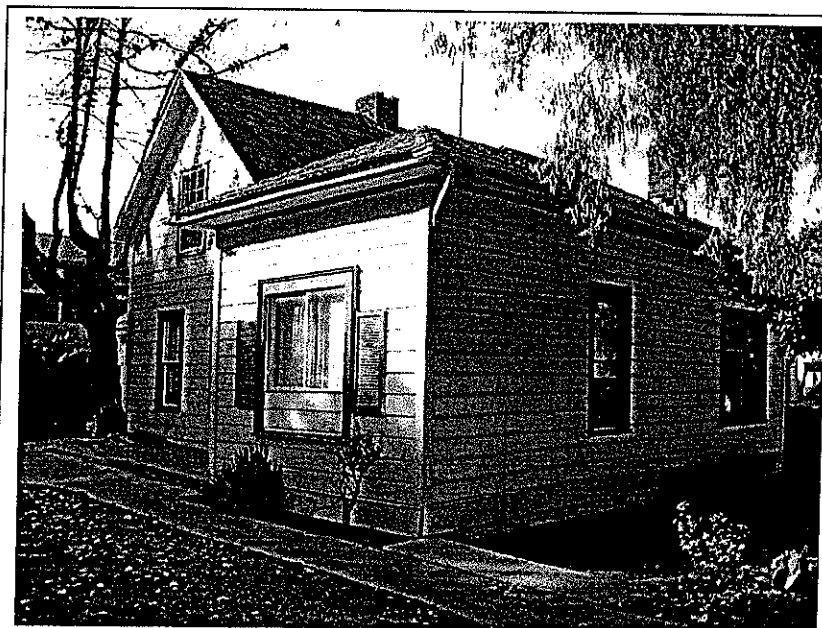


Photo 8: Oblique view of the residence from the southeast.

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Continuation ☐ Update ☐



Photo 9: View along the front portion of the eastern façade.

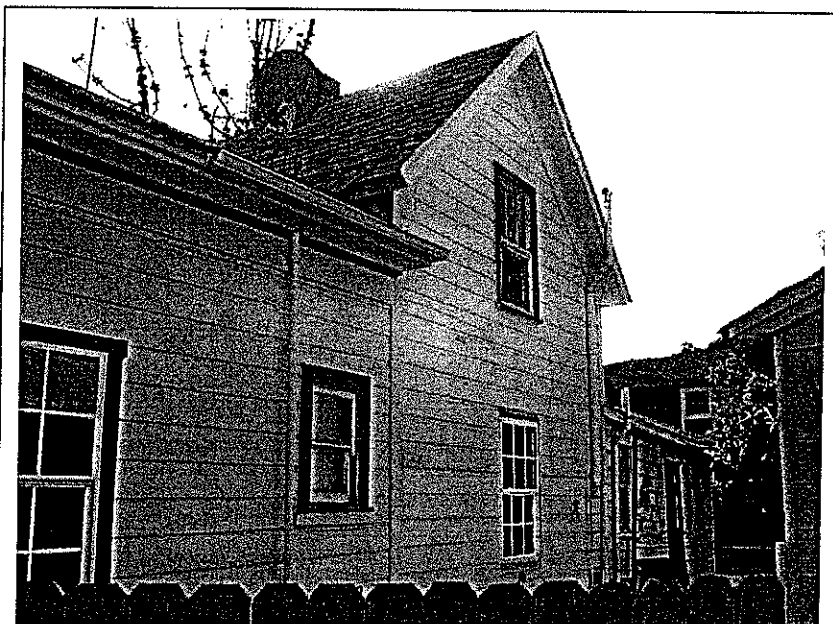


Photo 10: View of the upper portion of the rear façade.

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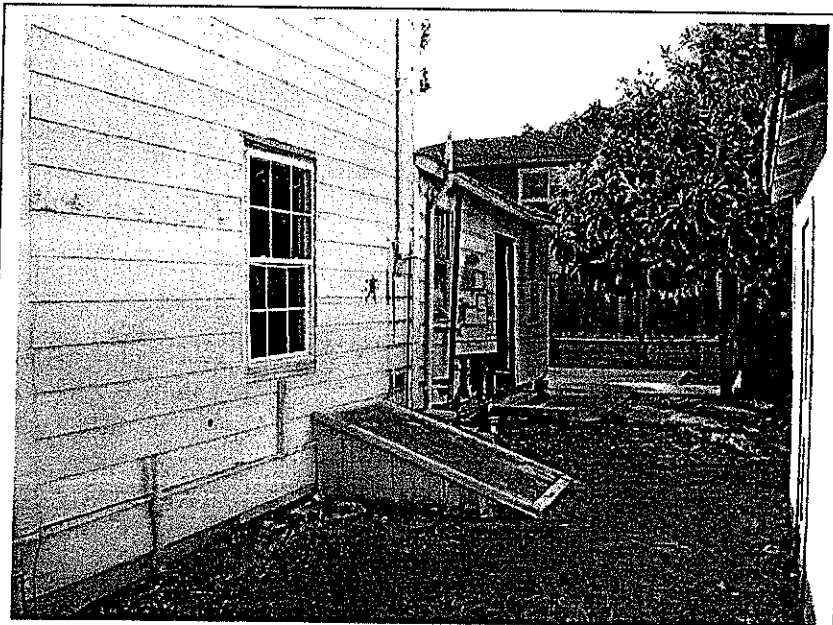


Photo 11: View of the lower portion of the rear façade.

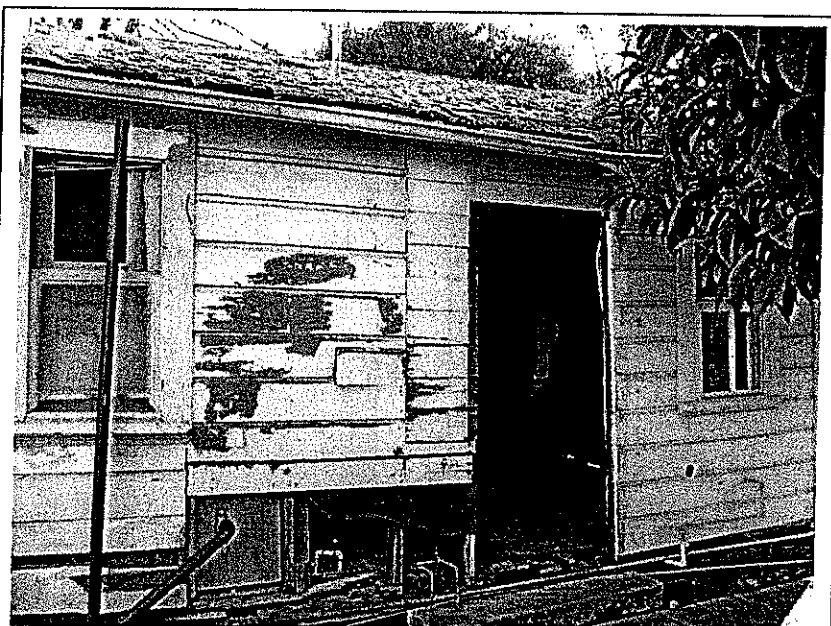


Photo 12: View of rear portion of the western addition.

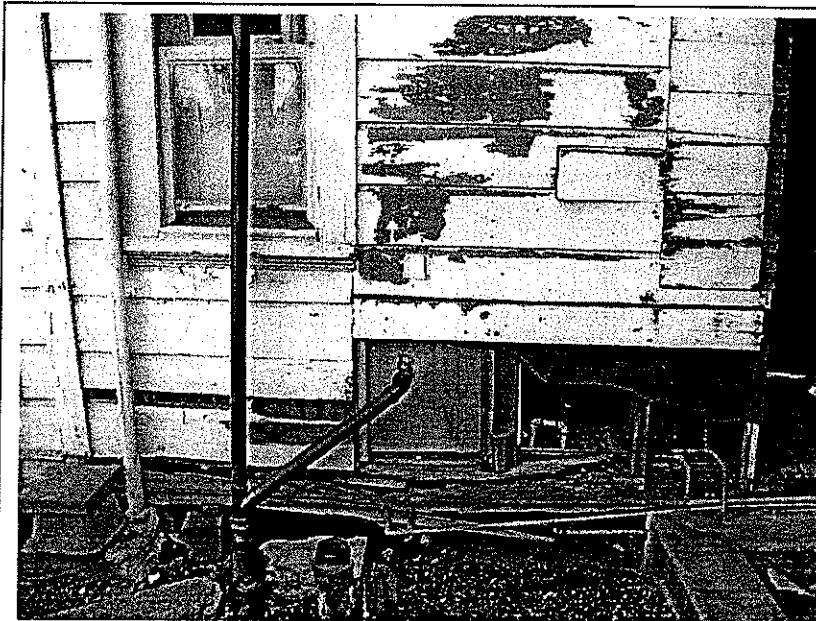


Photo 13: Detail of extensive damage and deterioration on addition.

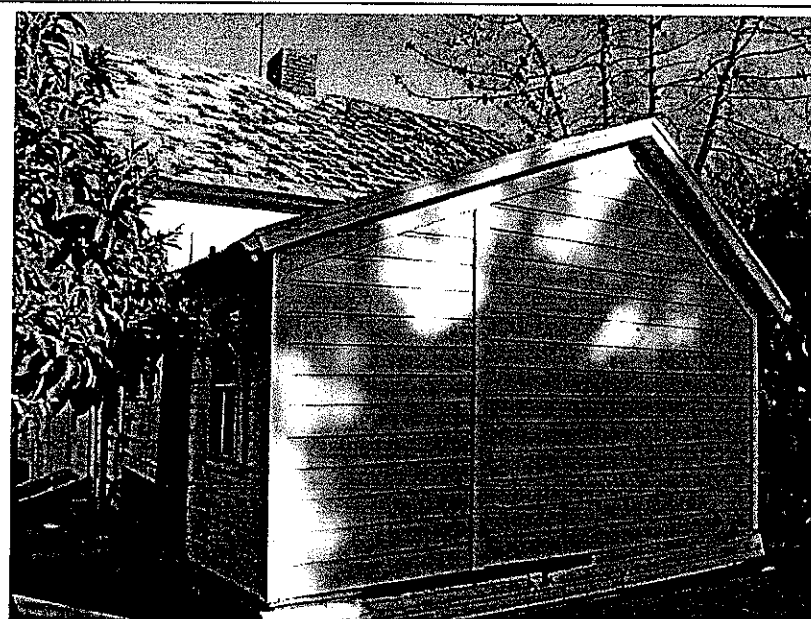


Photo 14: View of the addition from the west.

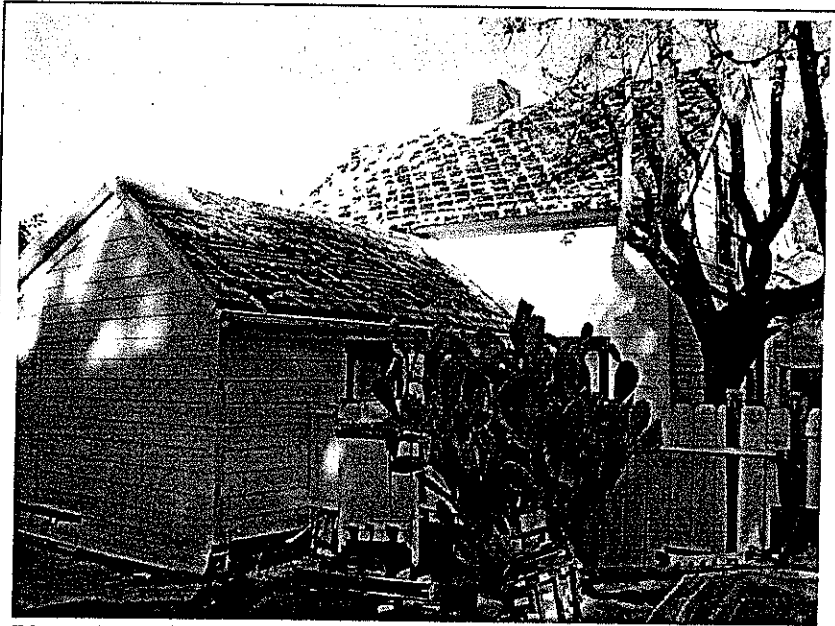


Photo 15: Oblique view of the residence from the southwest.

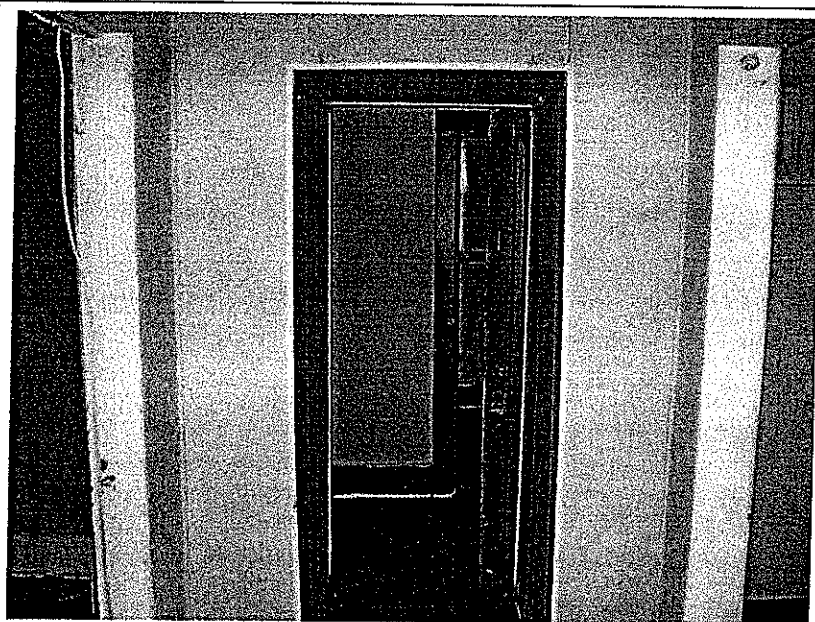


Photo 16: Interior view of the front entry room.

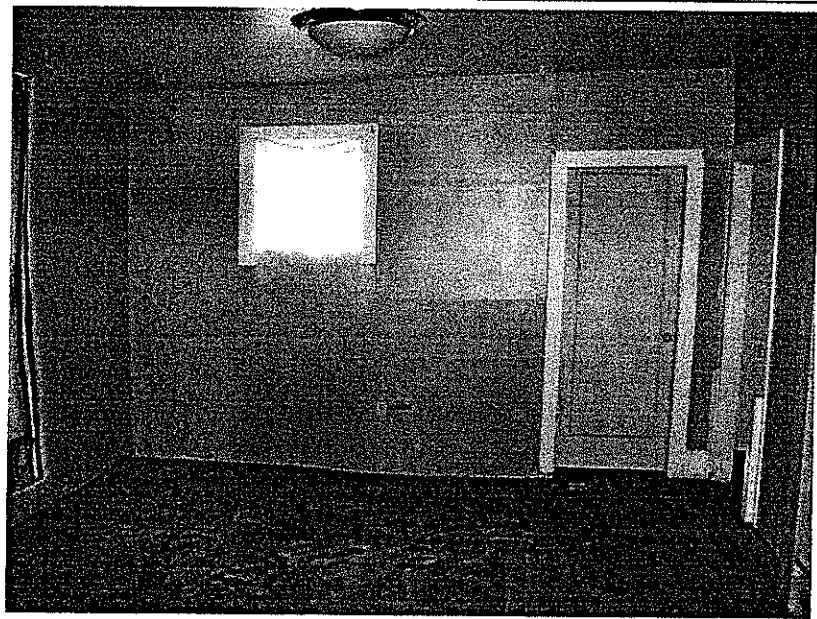


Photo 17: View of the living room.



Photo 18: Detail of the stripped and damage flooring in the living room.

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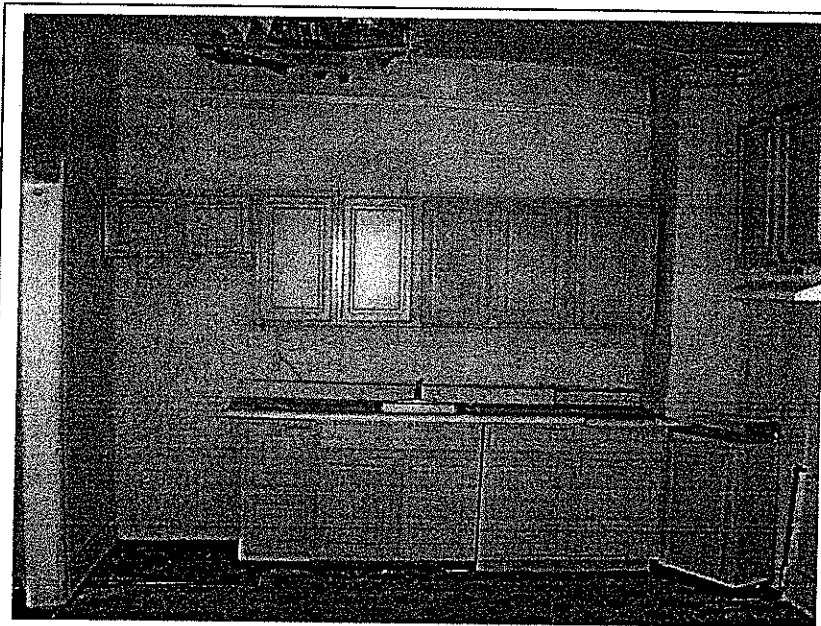


Photo 19: View of kitchen, note non-original cabinets, fixtures.

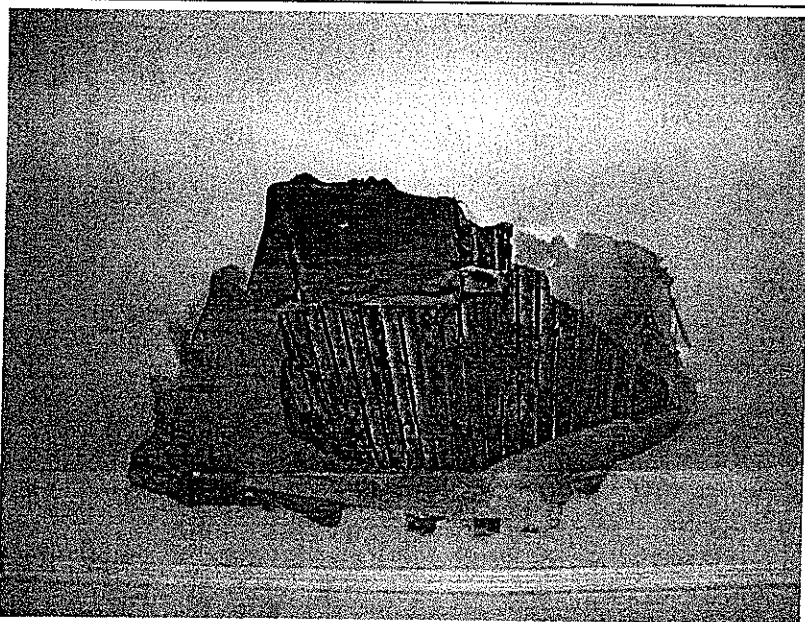


Photo 20: Detail of exposed lathe in the kitchen ceiling.

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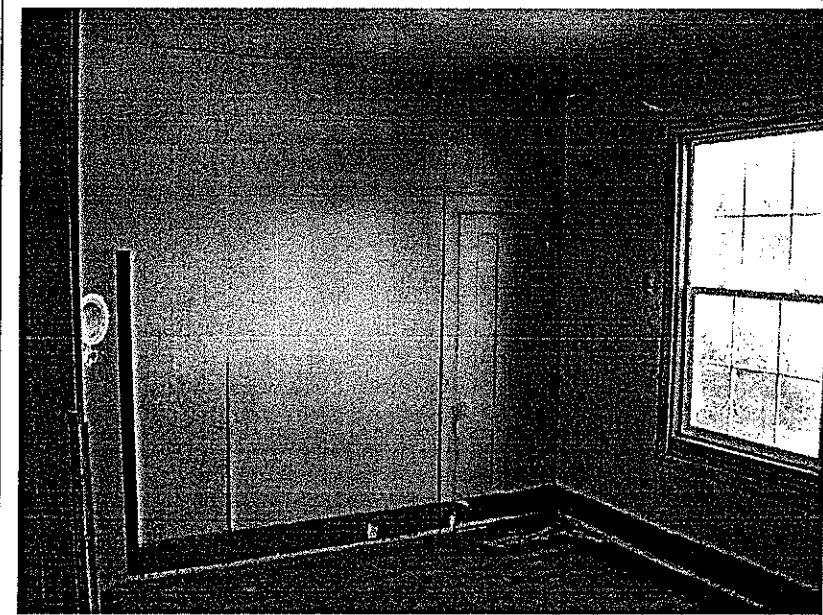


Photo 21: View of a bedroom.

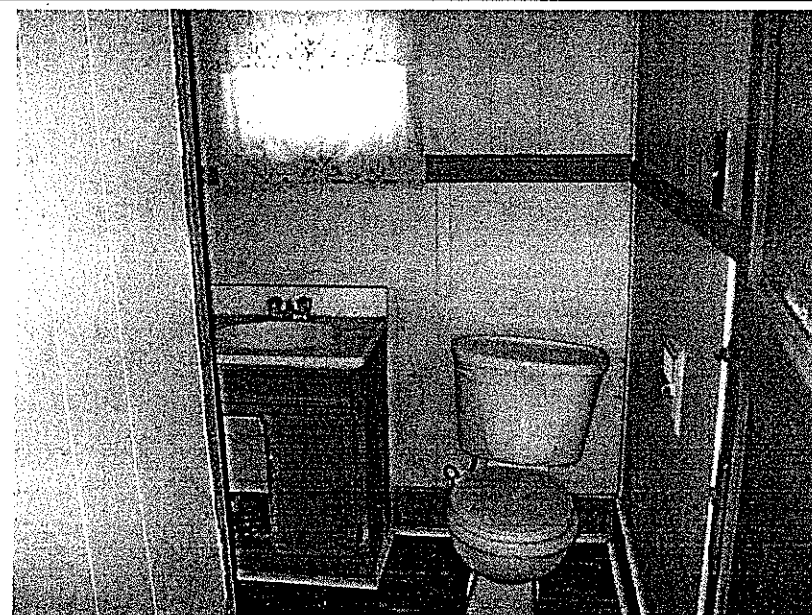


Photo 22: View of the bathroom, note non-original fixtures.

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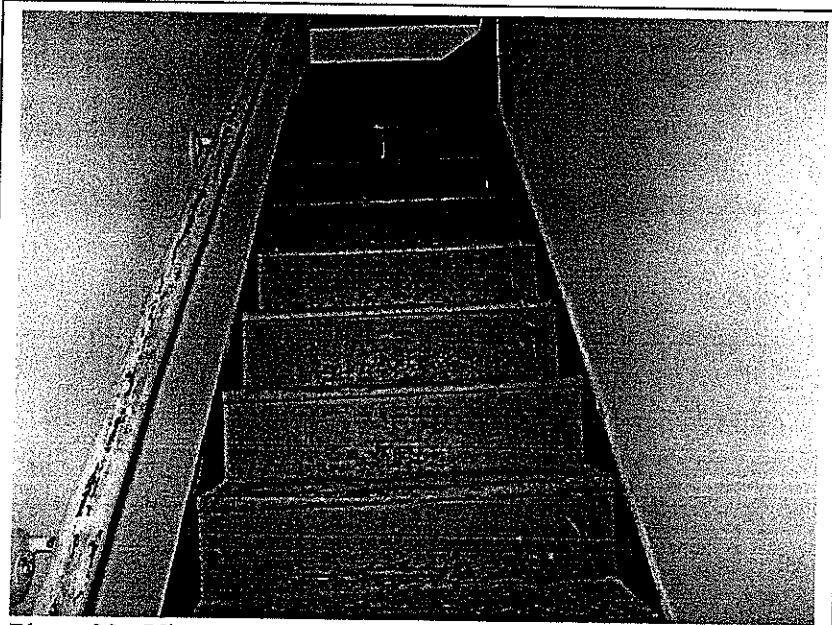


Photo 23: View up the stairs.

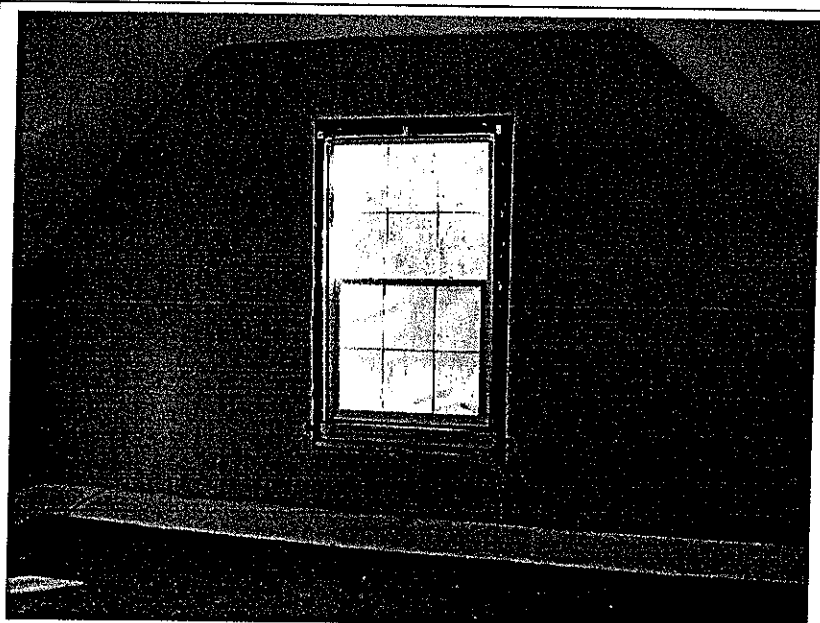


Photo 24: View of the upstairs loft area.

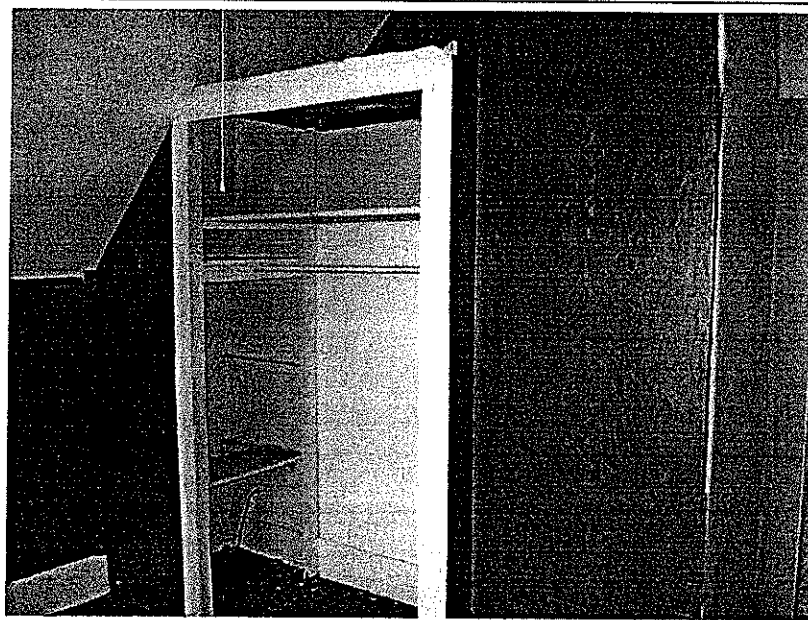


Photo 25: View of inset closet space in the upstairs loft area.

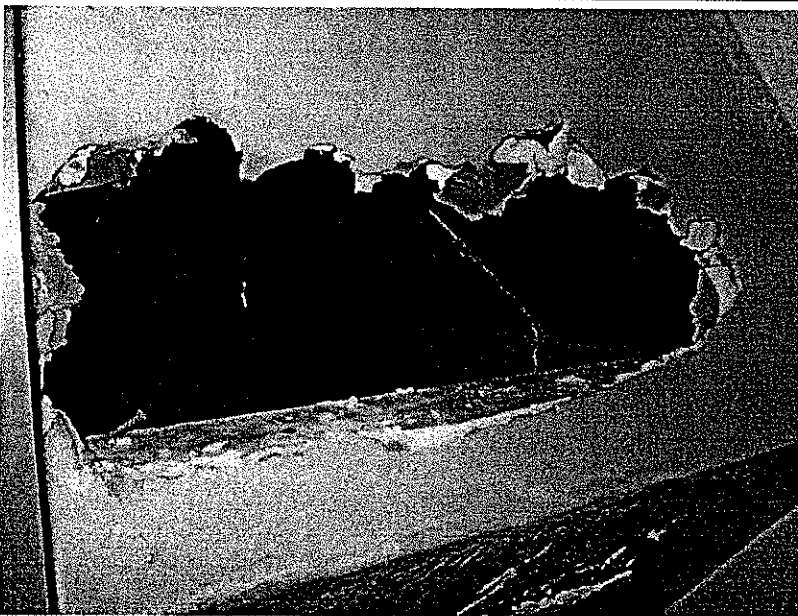


Photo 26: Detail of hole in drywall in the upstairs loft area.

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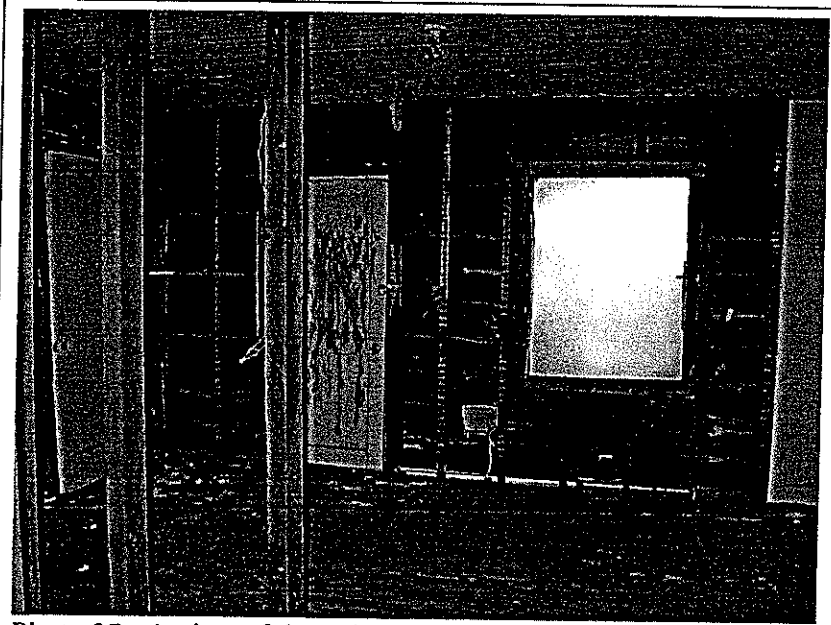


Photo 27: A view of the stripped interior of the western addition.

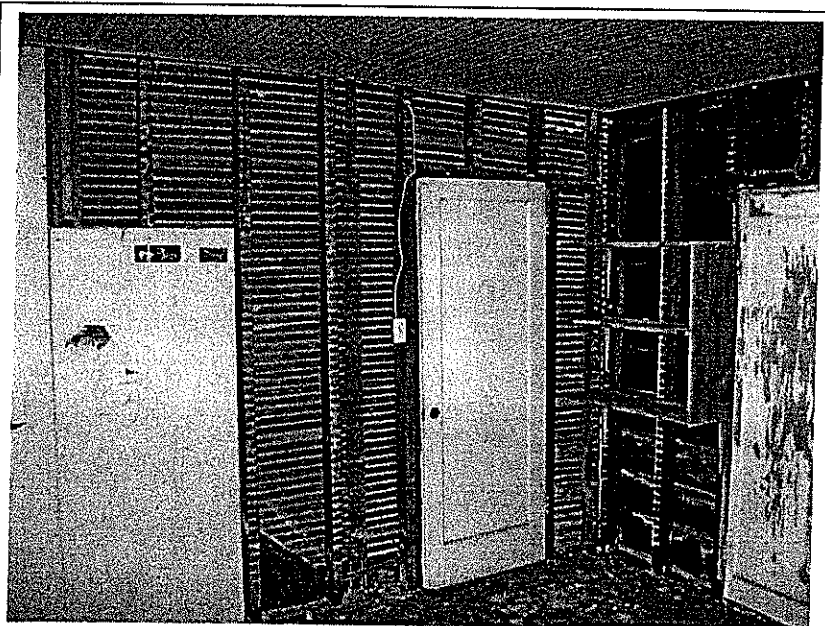


Photo 28: Another view of the western addition interior.

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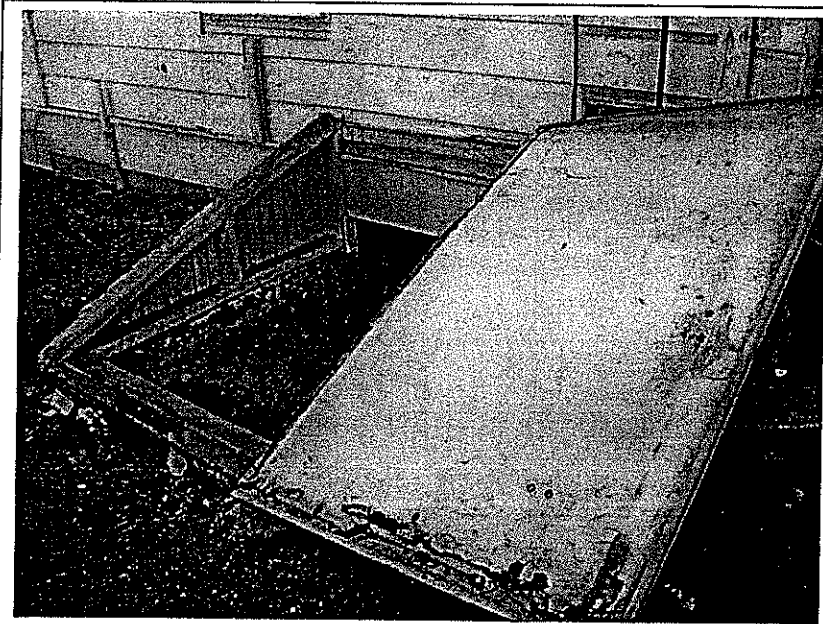


Photo 29: View of the exterior storm door basement entry.

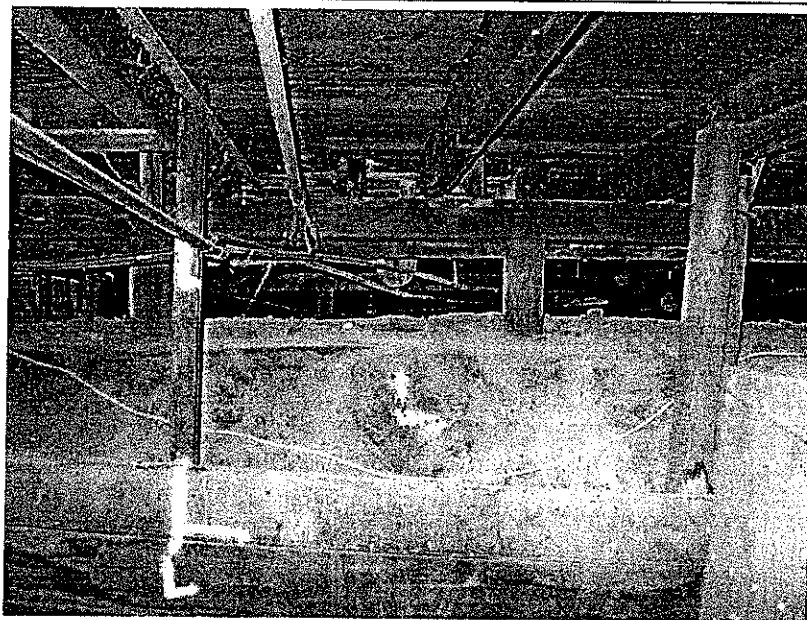


Photo 30: View of the basement and foundation posts.

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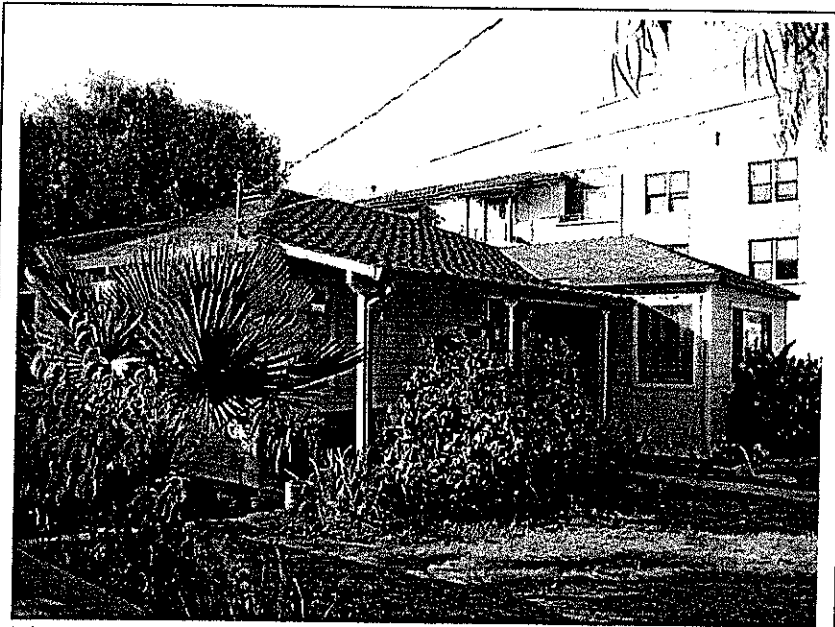


Photo 31: Oblique view of 1444 Madison Street.



Photo 32: View of the front façade of 1444 Madison Street.

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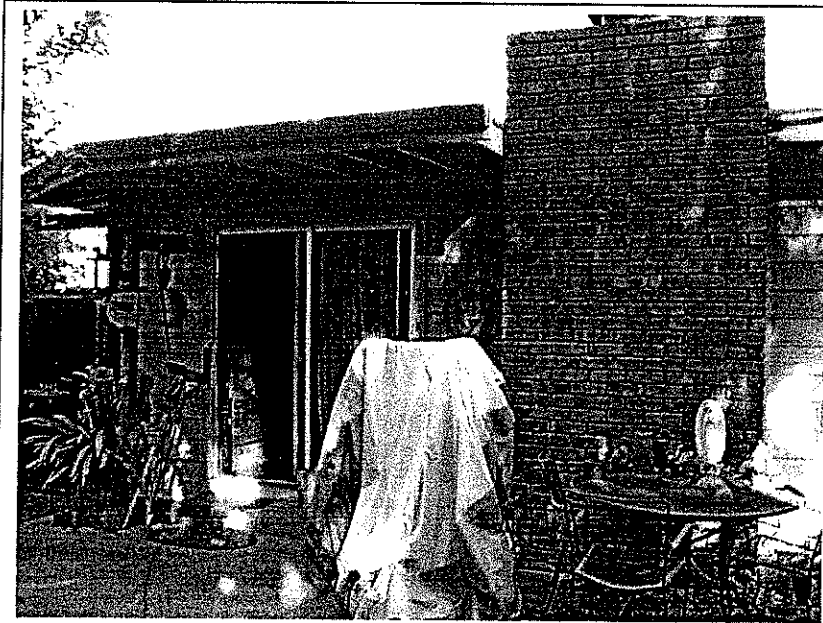


Photo 33: View of the entry to the rear unit, and chimney.

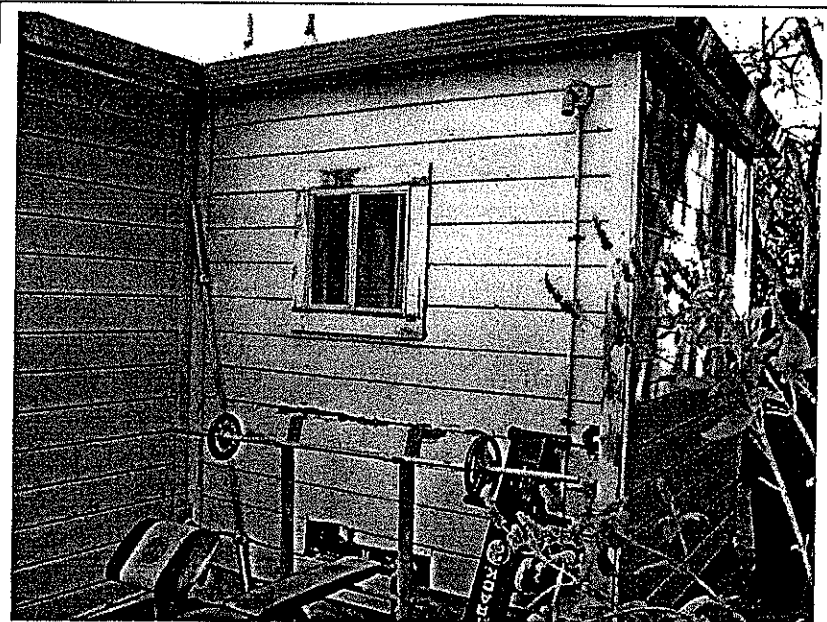


Photo 34: View of addition in rear area of 1444 Madison Street.

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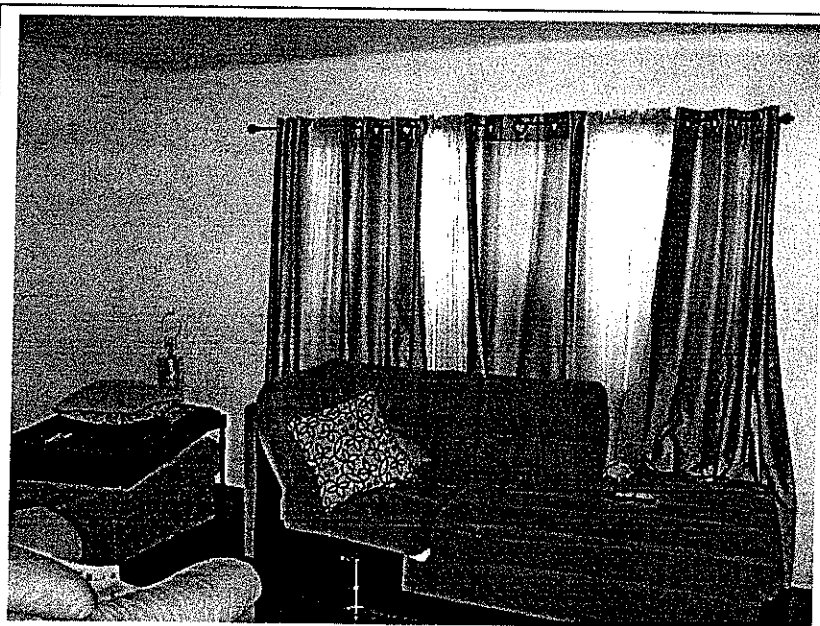


Photo 35: Interior view of the living room in front unit, 1444 Madison Street.

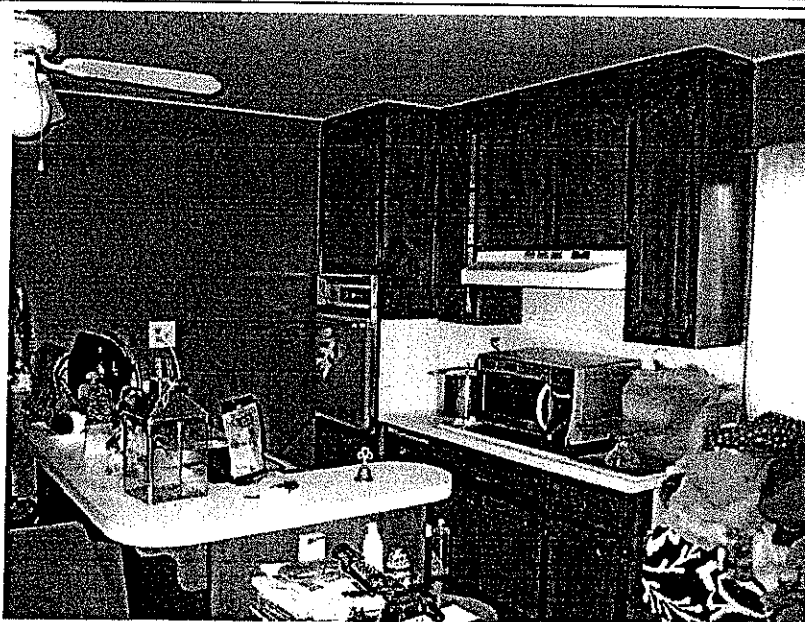


Photo 36: View of the kitchen in the front unit.

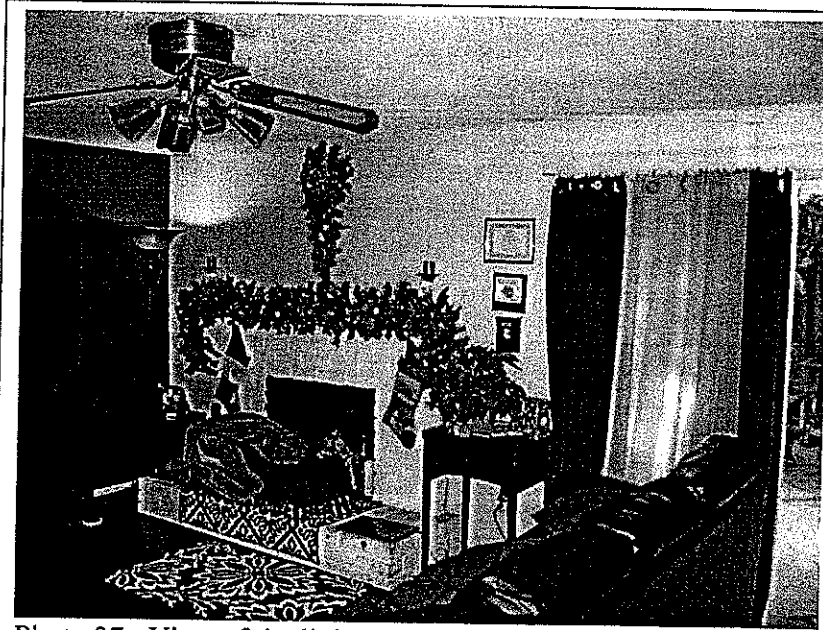


Photo 37: View of the living room in the rear unit.

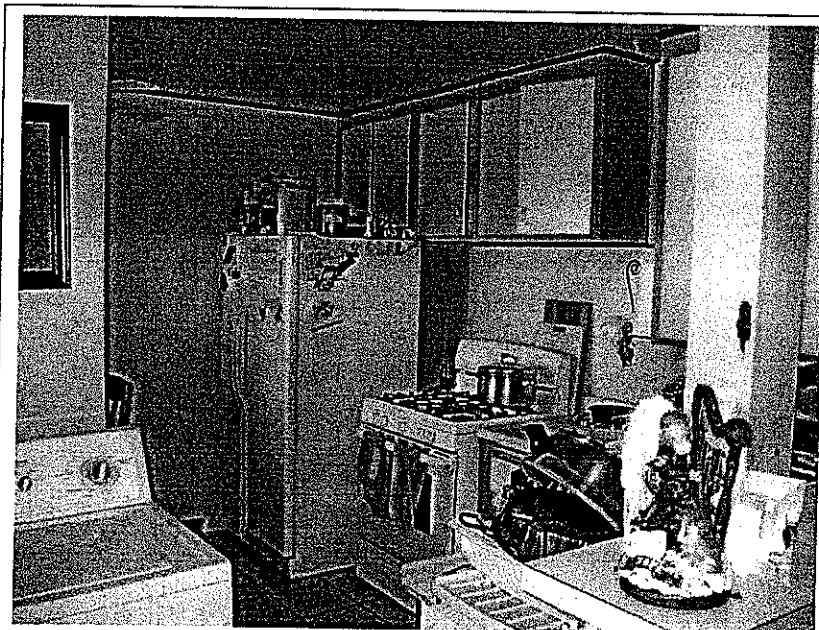


Photo 38: View of the kitchen in the rear unit.

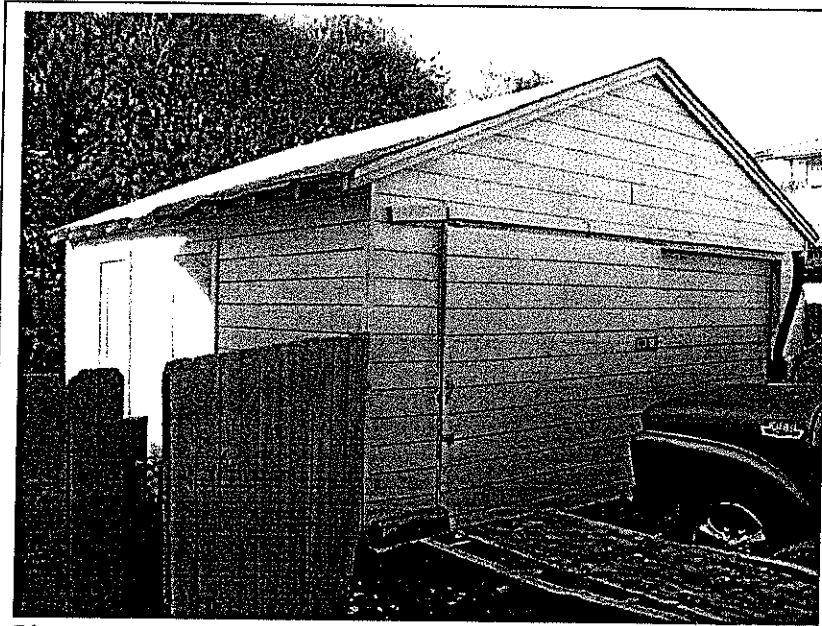


Photo 39: View of the detached garage between the two residences.

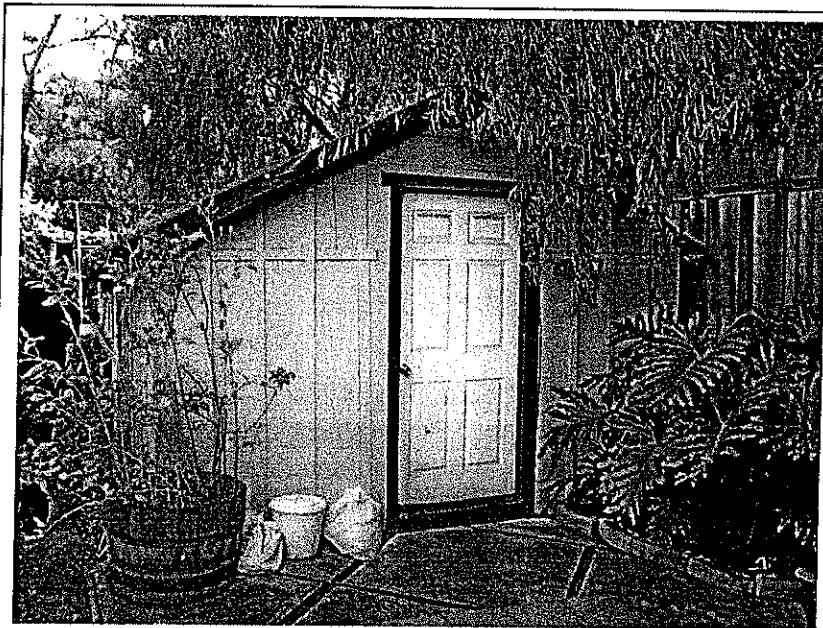


Photo 40: View of prefab shed in rear of 1444 Madison Street.

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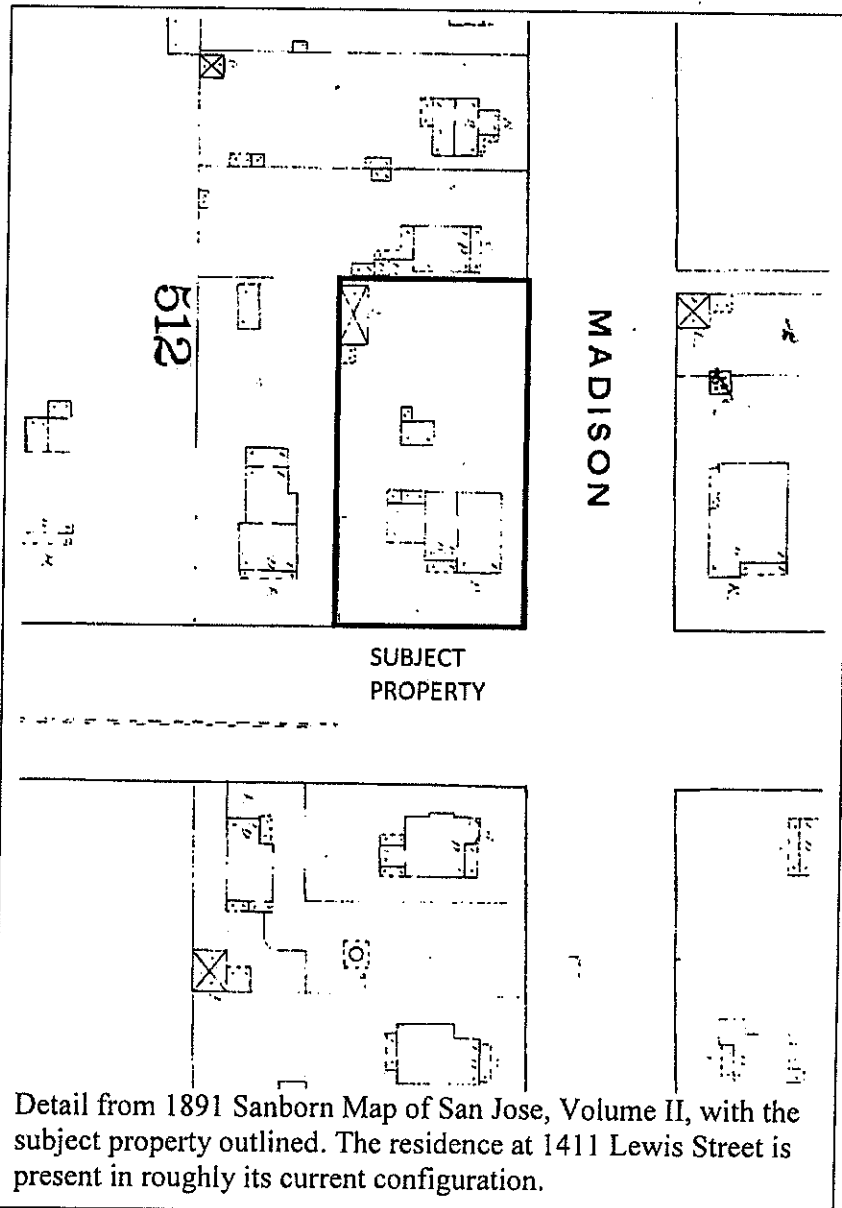
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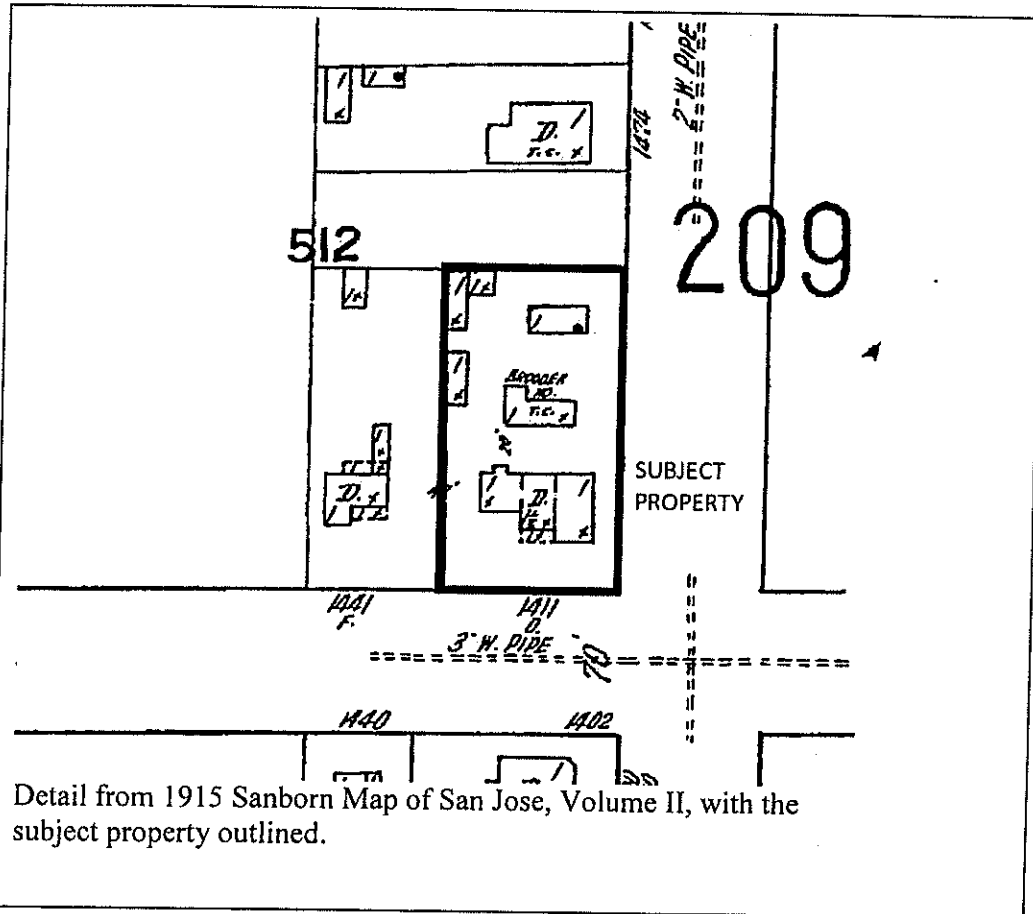
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Detail from 1915 Sanborn Map of San Jose, Volume II, with the subject property outlined.

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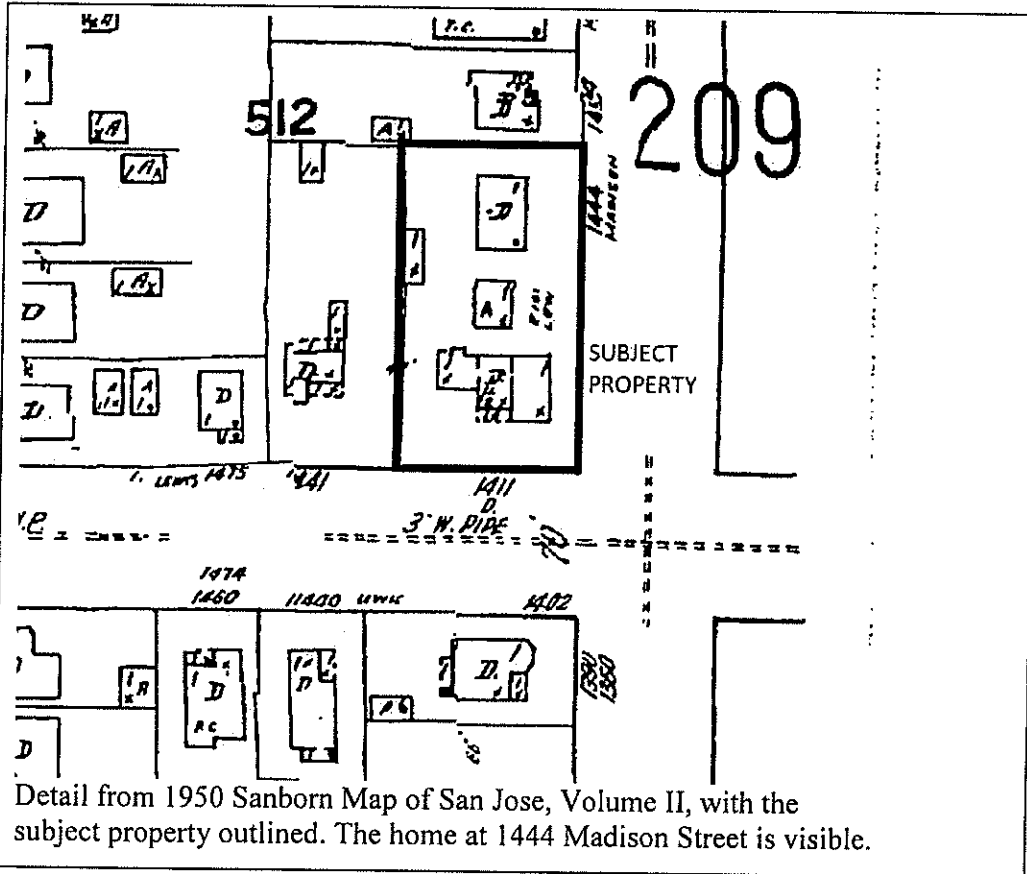
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WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 1411	Street Lewis Street	City Santa Clara	Zip 95050	Date of inspection 12/18/17	Number of Pages 1 of 11
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Silver Creek Termite Control
PO Box 8361
San Jose, CA 95155
Phone: 408 224-4688 Fax: 408 707-1309

Registration # PR4922

Report # 4661

Ordered by: Alain Pinel Realtors Ralph Rodriguez 5560 Arezzo Drive San Jose, CA 95138 W: 408 807-3073	Property Owner and/or Party of Interest:	Report sent to: Alain Pinel Realtors Ralph Rodriguez 5560 Arezzo Drive San Jose, CA 95138 W: 408 807-3073
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COMPLETE REPORT ☒
 LIMITED REPORT ☐
 SUPPLEMENTAL REPORT ☐
 REINSPECTION REPORT ☐

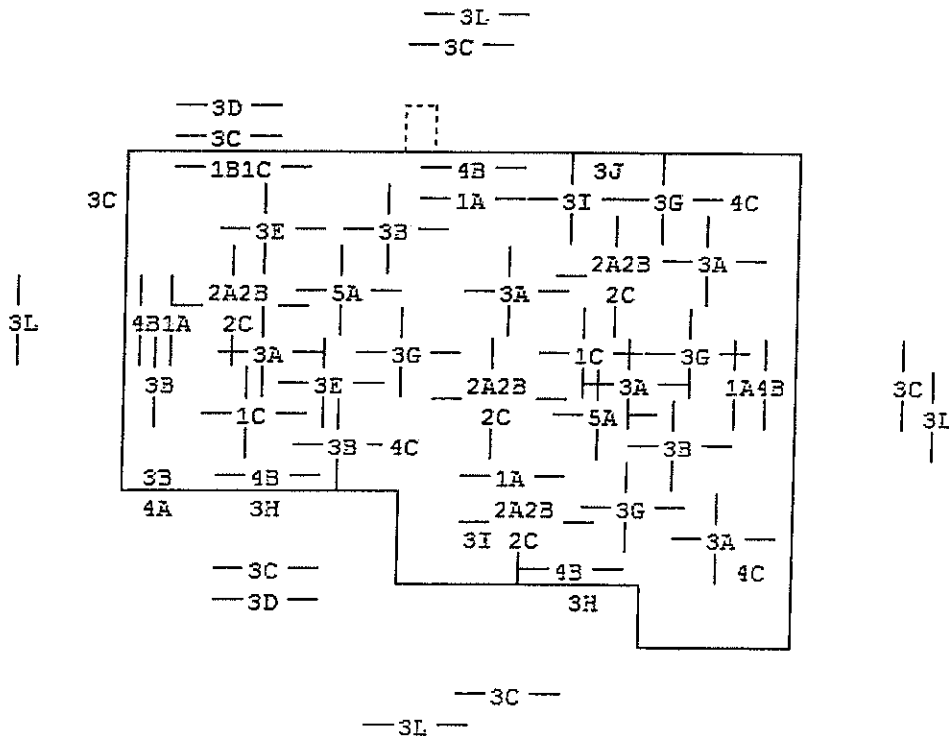
General Description: Two story, single family, wood siding, composition roof, crawl space and basement, vacant	Inspection Tag Posted: Basement Other Tags Posted:
---	---

An inspection has been made of 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 ☒
 Drywood Termites ☒
 Fungus / Dryrot ☒
 Other Findings ☒
 Further Inspection ☒

If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.

NOT TO SCALE



Inspected by: **GORAN SUBOTIN**

State License No. **OPR11955**

Signature

Goran Subotin

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.

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) 561-8706, (800) 737-8188 or www.pestboard.ca.gov.

43M-41 (REV. 10/01)

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Report #	Page
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STANDARD PRACTICES, POLICIES AND DISCLAIMERS

PLEASE READ THIS COMPLETE REPORT, FROM BEGINNING TO END. WE HAVE COMPILED THIS REPORT USING GENERALLY ACCEPTED STANDARDS OF PRACTICE BASED ON THE CALIFORNIA PEST CONTROL BOARD ACT RULES AND REGULATIONS.

THE PEST CONTROL INDUSTRY RECOGNIZES A STRUCTURE TO HAVE CERTAIN AREAS BOTH INACCESSIBLE AND NOT INSPECTED. THESE AREAS INCLUDE BUT ARE NOT LIMITED TO: INACCESSIBLE AND/OR INSULATED ATTICS OR PORTIONS THEREOF, ATTICS WITH LESS THAN 18 INCHES CLEAR CRAWL SPACE, INSULATED SUBFLOOR STRUCTURE; THE INTERIOR HOLLOW WALLS, COMMON WALLS, THE CRAWL SPACE UNDERNEATH A DECK LESS THAN 12 INCHES; COVERED CEILINGS, AREAS/PLUMBING/UTILITIES ABOVE DROPPED AND/OR FINISHED CEILINGS AND BEHIND CLOSED WALLS, OPEN BEAM CEILINGS; SPACES BETWEEN A FLOOR OR PORCH DECK, AND THE CEILING BELOW; AREAS WHERE THERE IS NO ACCESS WITHOUT DEFACING OR TEARING LUMBER, MASONRY OR FINISHED WORK; AREAS UNDERNEATH, BEHIND OR BELOW APPLIANCES OR BENEATH FLOOR COVERINGS, FURNISHING AND/OR STORED ITEMS, LOCKED AREAS, AND AREAS REQUIRING AN EXTENSION LADDER, I.E. SECOND STORY EAVES; AREAS WHERE ENCUMBRANCES, STORED ITEMS, CONDITIONS AND/OR LOCKS MAKE INSPECTION IMPRACTICAL; CONCEALED EAVES; SOFFITED EAVES/AREAS; EAVES OVER PATIO(S); INTERIOR OF ENCLOSED ABUTMENTS OR HOLLOW STUCCO WALLS; AREAS UNDER WATER HEATER PEDESTALS; ENCLOSED AREAS UNDER DECKS, STAIRS, PATIOS, ETC.

MOLDS, SOMETIMES CALLED MILDEW, ARE NOT WOOD-DESTROYING ORGANISMS AND IS OUTSIDE THE SCOPE OF THIS INSPECTION. BRANCH 3 LICENSEES DO NOT HAVE THE DUTY UNDER THE STRUCTURAL PEST CONTROL ACT AND RELATED REGULATIONS TO CLASSIFY MOLDS. OUR COMPANY DOES NOT TAKE ANY RESPONSIBILITY FOR MOLD-RELATED ISSUES. IF YOU WISH YOUR PROPERTY TO BE INSPECTED FOR MOLD OR MOLD-LIKE CONDITIONS, PLEASE CONTACT A MOLD PROFESSIONAL.

NOTICE: THE STRUCTURAL PEST CONTROL BOARD ENCOURAGES COMPETITIVE BUSINESS PRACTICES AMONG REGISTERED COMPANIES. 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 THE RIGHT TO SEEK A SECOND OPINION FROM ANOTHER COMPANY.

NOTICE: THE CHARGE FOR SERVICE THIS COMPANY SUBCONTRACTS TO ANOTHER PERSON OR ENTITY MAY INCLUDE THE COMPANY'S CHARGES FOR ARRANGING AND ADMINISTERING SUCH SERVICES THAT ARE IN ADDITION TO THE DIRECT COSTS ASSOCIATED WITH PAYING THE SUBCONTRACTOR.

THIS COMPANY DOES NOT INSPECT ROOFS AS IT IS BEYOND THE SCOPE OF OUR LICENSE. THE EXTERIOR SURFACE OF THE ROOF WAS NOT 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.

WE CANNOT GUARANTEE WORK DONE BY THE OWNERS OR THE OWNERS AGENT. WE MAKE NO GUARANTEE AGAINST FUTURE INFECTIONS, ADVERSE CONDITIONS OR CONDITIONS PRESENT BUT NOT EVIDENT AT THE TIME OF OUR INSPECTION.

SHOULD FURTHER INSPECTION ITEMS NOTED IN THIS REPORT NOT BE PERFORMED, OUR COMPANY WILL ASSUME NO LIABILITY FOR ANY INFESTATIONS OR INFECTION(S) WHICH MAY BE CONCEALED IN THESE AREAS.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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NOTE: OUR BID FOR TILE/VINYL IS BASED ON STANDARD GRADE TILE/VINYL. ALL UPGRADES.

MINIMUM CHARGE FOR REPAIRS PERFORMED BY THIS COMPANY IS \$150.00.

MINIMUM CHARGE FOR CLEARANCE OF WORK PERFORMED BY OTHERS IS \$175.

NOTE: IF LOCAL BUILDING CODES REQUIRE PERMITS OR ADDITIONAL WORK WHICH IS NOT OUTLINED IN THIS REPORT, A CHANGE WORK ORDER WILL BE ISSUED. THE CHANGE ORDER WILL INCLUDE THE CITY REQUIREMENTS AND AN ADDITIONAL COST ESTIMATE TO PERFORM THE WORK.

THIS COMPANY DOES NOT DO SLAB INSPECTIONS AS IT IS BEYOND THE SCOPE OF OUR LICENSE. FLOOR COVERING MAY CONCEAL CRACKS IN THE SLAB THAT WILL ALLOW INFESTATIONS TO ENTER. INFESTATIONS MAY BE CONCEALED BY PLASTER, SHEET ROCK, OR OTHER WALL COVERINGS. IF WOOD DESTROYING PESTS OR ORGANISMS HAVE CAUSED DAMAGE DIRECTLY RESULTING FROM THE CONDITION AT THE FOUNDATION AND IT IS OBSERVED AT THE TIME OF INSPECTION, THEN OUR REPORT WILL INDICATE THIS OTHERWISE IT IS RECOMMENDED THAT A FOUNDATION PROFESSIONAL BE CONTACTED.

THIS COMPANY SHALL EXERCISE DUE CARE DURING INSPECTIONS AND TREATMENTS BUT ASSUMES NO LIABILITY FOR ANY DAMAGE TO TILES, SLATES, SHINGLES OR OTHER ROOFING MATERIALS, INCLUDING BUT NOT LIMITED TO PATIO COVERS, ALUMINUM AWNINGS, SOLAR HEATING, PLANTS, SHRUBBERY OR PAINT DURING ANY TYPE OF TREATMENT.

UPON COMPLETION OF OUR WOOD REPAIRS IN AREAS AT THE ROOF LINE AND/OR ASSOCIATED WITH THE ROOF STRUCTURE (I.E. EAVES, RAFTER TAILS, FASCIA BOARDS, BARGE RAFTERS, ETC.), THE ROOF COVERING AND/OR THE GUTTERS COULD BE DAMAGED OR IT MAY HAVE BEEN REMOVED IN ORDER TO EFFECT REPAIRS. IT WILL BE NECESSARY FOR THE OWNER, UPON COMPLETION OF OUR WOOD REPAIRS, TO HAVE A ROOFING CONTRACTOR AND/OR SHEET METAL CONTRACTOR, OR SOMEONE IN THAT LINE OF WORK, REPAIR THE ROOF COVERING AND/OR GUTTERS AS NECESSARY. ANY GUARANTEE AGAINST LEAKAGE THROUGH THE ROOF COVERING SHOULD BE SECURED FROM WHOEVER DOES THE ROOF COVERING REPAIR. OUR BID DOES NOT INCLUDE ANY ROOF COVERING AND/OR GUTTER REPAIR COSTS.

GUTTER(S) AND/OR DOWNSPOUTS MAY NEED TO BE REMOVED AS PART OF OUR REPAIRS. WE ARE NOT RESPONSIBLE FOR REINSTALLING GUTTER AND/OR DOWNSPOUTS. CLIENT WILL NEED TO EMPLOY SOMEONE IN THIS LINE OF WORK.

IN ORDER TO PERFORM CORRECTIVE MEASURES, IT MAY BE NECESSARY TO DRILL INTO CONCEALED AREAS AND/OR CUT OR REMOVE PLANTS. THE TERMITE EXTERMINATOR WILL NOT BE LIABLE FOR PLUMBING, HEATING, ELECTRICAL, GAS LINE(S) AND EQUIPMENT IN OR UNDER A SLAB, NOR FOR PLANTS WHICH MAY BE DAMAGED DURING TREATMENTS AND/OR REPAIRS.

RE-INSPECTIONS AND WORK DONE BY OTHERS:

IF REQUESTED BY THE PERSON WHO ORDERED AN ORIGINAL REPORT, A RE-INSPECTION OF THE STRUCTURE WILL BE PERFORMED IF AN ESTIMATE OR BID FOR MAKING REPAIRS WAS GIVEN WITH THE ORIGINAL REPORT, OR THEREAFTER. THIS COMPANY WILL RE-INSPECT REPAIRS DONE BY OTHERS WITHIN FOUR MONTHS OF THE

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Report #	Page
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ORIGINAL INSPECTION. A CHARGE, IF ANY, CAN BE NO GREATER THAN THE ORIGINAL INSPECTION FEE FOR EACH RE-INSPECTION. THE RE-INSPECTION MUST BE DONE WITHIN TEN(10) WORKING DAYS OF REQUEST. A RE-INSPECTION IS A VISUAL INSPECTION ONLY. INSPECTION(S) OF WORK IN PROGRESS WILL BE NECESSARY. A FEE WILL APPLY FOR EACH RE-INSPECTION/VISIT TO THE PROPERTY. ANY DAMAGED MATERIAL SHOULD BE REMOVED AND AREAS LEFT OPEN. THE RE-INSPECTION SHOULD BE SCHEDULED AND PERFORMED BEFORE ANY REPAIRS ARE COMPLETED AND AREAS OTHERWISE INACCESSIBLE ARE CLOSED/COVERED IN ORDER TO ENSURE THERE IS NO HIDDEN DAMAGE AND DAMAGE DOES NOT EXTEND IN TO INACCESSIBLE AREAS. ANY GUARANTEES MUST BE RECEIVED FROM PARTIES PERFORMING REPAIRS.

WE CANNOT PROVIDE WARRANTIES, GUARANTEES OR CLEARANCE ON TREATMENTS PERFORMED BY OTHERS, INFORMATION CONCERNING WARRANTIES, GUARANTEES OR CLEARANCE SHOULD BE SOUGHT FROM THE COMPANY THAT PERFORMED THE TREATMENT(S)

IF DURING THE PERFORMANCE OF ANY REPAIRS, RE-INSPECTIONS BY THIS COMPANY OR AT ANY OTHER TIME, INACCESSIBLE AREAS BECOME ACCESSIBLE AND IF INFESTATIONS AND/OR DAMAGE IS FOUND TO EXTEND INTO ANY INACCESSIBLE AREAS THAT WERE NOT EVIDENT AT THE TIME OF THE ORIGINAL INSPECTION, WE WILL ISSUE A SUPPLEMENTAL REPORT LISTING ADDITIONAL FINDINGS, RECOMMENDATIONS, AND COST(S) TO REPAIR.

GUARANTEE POLICY:

THIS GUARANTEE EXCLUDES STRUCTURE WITH SUB SLAB HEATING/AIR CONDITIONING SYSTEMS, PLENUM CONSTRUCTION WITH AIR CONDITIONING AND HEATING DUST IN USE, A WELL OR CISTERN WITHIN FIFTY FEET AND AREAS THAT ARE INACCESSIBLE FOR TREATMENT. ADDITIONAL EXCLUSIONS INCLUDE STRUCTURES WITH DAMAGE TO OR FROM EXCESSIVE MOISTURE, INADEQUATE CONSTRUCTION, AREAS OF INACCESSIBILITY, DETERIORATING MATERIALS, MASONRY FAILURE, GRADE ALTERATION, PIPES AND CONDUITS BENEATH CONCRETE SLAB, FURNISHINGS OR CONTENTS/STORED ITEMS, ETC. NO GUARANTEE WILL BE ISSUED FOR ANY WORK THAT IS A SECONDARY RECOMMENDATION OR WORK COMPLETED BY OTHERS. A THIRTY(30) DAY GUARANTEE APPLIES TO PLUMBING, GROUTING, CAULKING AND RESETTING OF COMMODOES, SINKS AND/OR ENCLOSURES. ALL OTHER WORK PERFORMED BY THIS COMPANY SHALL BE GUARANTEED FOR THE DURATION OF ONE YEAR FROM THE TIME THE WORK WAS COMPLETED.

OUR COMPANY ASSUMES NO LIABILITY FOR, NOR DO WE GUARANTEE, WORK DONE BY OTHERS. ALL GUARANTEES, WARRANTIES, AND PERMITS SHOULD BE OBTAINED FROM THE PARTIES PERFORMING REPAIRS.

THE OWNER OF THIS STRUCTURE HAS CERTAIN OBLIGATIONS REGARDING MAINTENANCE AND PERTAINING TO THE DETERRENCE OF WOOD DESTROYING ORGANISMS. MAINTENANCE PROCEDURES INCLUDE BUT ARE NOT LIMITED TO; REASONABLE CLEANING, UPKEEP OF ROOFS, GUTTERS, AND DOWNSPOUTS,; PAINTING AND SEALING EXPOSED SURFACES; CAULKING DOORS AND WINDOWS; GROUTING ABOUT COMMODOES, TUB AND SHOWER ENCLOSURES; STORING ITEMS, MATERIALS ONE FOOT AWAY FROM THE STRUCTURE AND FOUNDATION; PROVIDING ADEQUATE VENTILATION, MAINTAINING PROPER DRAINAGE AWAY FROM THE STRUCTURE (INCLUDING IRRIGATION SYSTEMS); KEEPING SOIL LEVELS BELOW THE TOP OF THE FOUNDATION(S) AND PROHIBITING EARTH CONTACT WITH WOOD SURFACES AND COMPONENTS OF THE STRUCTURE(S).

WORK COMPLETED BY THIS COMPANY DOES NOT INCLUDE FINISH PAINTING, TEXTURING AND/OR SANDING. OWNER IS RESPONSIBLE FOR THESE ITEMS.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 1411	Street Lewis Street	City Santa Clara	Zip 95050	Date of Inspection 12/18/17	Report # 4661	Page 5 of 11
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SECTION REPORTING:

A SEPARATE REPORT INCLUDES SECTION I AND/OR II CONDITIONS EVIDENT ON THE DATE OF THIS INSPECTION. SECTION I CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION AND/OR CONDITIONS THAT HAVE RESULTED IN OR ARE FROM INFESTATION OR INFECTION. SECTION II ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND OR OBSERVED. FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREA(S) WHICH DURING THE ORIGINAL INSPECTION DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CANNOT BE DEFINED AS SECTION I OR II.

(1) SUBTERRANEAN TERMITES

1A. FINDING: Evidence of subterranean termite infestation was observed in one or more locations at the structure, noted as 1A on the diagram.

RECOMMENDATION: Perform a guaranteed soil treatment around the entire foundation for the control of subterranean termites using a registered termiticide. (Section I Item)

In the performance of the above recommendation, we propose to use the chemical Termidor (Fipronil).

The soil treatments will be performed in compliance with the Termidor SC Post Construction Exterior Perimeter/Localized Interior (EP/LI) Label Instructions.

The treatment outlined in the item above will guarantee the entire structure against infestations by subterranean termites for a period of one year from completion.

We will be unable to guarantee an exact match at the areas that are drilled and then patched. This will include painted surfaces, aggregate, brick, tile, grout, etc.

Silver Creek Termite Control, Inc. assumes no liability for any damage to any plumbing lines, gas lines or electrical lines which could be concealed below the slabs and other surfaces to be drilled. Although Silver Creek Termite Control, Inc. uses caution, we assume no liability for broken and/or chipped bricks, tiles, etc. due to drilling. Please remove stored items (if applicable) 3 feet away from interior walls in garage prior to treatment. (SECTION I ITEM)

1B. FINDING: Evidence in the form of shelter tubes for subterranean termites was observed and noted as 1B on the diagram.

RECOMMENDATION: Remove all shelter tubes. (Section I)
(SECTION I ITEM)

1C. FINDING: Subterranean termite damage was observed at the mud sills, girders and joists throughout, noted as 1C on the diagram.

RECOMMENDATION: Remove and replace damaged wood members. (Section I)

NOTE: If damage extends into inaccessible areas, we will issue a supplemental report with our findings, recommendations and costs for repairs.

NOTE: Bid is an estimate only.
(SECTION I ITEM)

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Report #	Page
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(2) DRYWOOD TERMITES

2A. FINDING: Evidence of drywood termites was observed at the areas noted as 2A on the diagram.

RECOMMENDATION: Tarp, seal, and fumigate with lethal gas, Vikane or other similar chemical. (Section I)

NOTE: While care and caution will be exercised by the fumigation crew, no responsibility is taken for possible damage to roof, TV antennae, shrubbery, plants around the building. Occupants should make arrangements should make arrangements to be away from the property for approximately 72 hours. If customer has to cancel fumigation, we must be given one week advance notice or a cancellation fee of \$100.00 will be charged to the customer.

NOTE: It should be noted that the price quoted is for the fumigation and prep work unless otherwise noted. Any prep work assigned to the owner will be the owner's responsibility and at the owner's expense.

NOTE: Please note the cost for the fumigation is not always included in the total costs for Section I. Once the property has been measured for fumigation, we will send an updated Contract with the cost for the fumigation. (SECTION I ITEM)

2B. FINDING: Evidence of drywood termites, in the form of drywood pellets, was observed, noted as 2B on the diagram.

RECOMMENDATION: Mask and/or remove all pellets that are accessible. (Section I) (SECTION I ITEM)

2C. FINDING: Subterranean termite damage was observed at the framing, subfloor and floors throughout, noted as 2C on the diagram.

RECOMMENDATION: Remove and replace damaged wood members. (Section I)

NOTE: If damage extends into inaccessible areas, we will issue a supplemental report with our findings, recommendations and costs for repairs.

NOTE: Bid is an estimate only.
(SECTION I ITEM)

(3) FUNGUS/DRYROT

3A. FINDING: Fungus damage was observed at the roof framing and sheathing throughout, noted as 3A on the diagram.

RECOMMENDATION: Remove and replace damaged wood members. (Section I)

NOTE: If damage extends into inaccessible areas, we will issue a supplemental report with our findings, recommendations and costs for repairs.

(SECTION I ITEM)

3B. FINDING: Fungus damage was observed at the mud sill, joists and framing throughout, noted as 3B on the diagram.

RECOMMENDATION: Remove and replace damaged wood members. If possible, we will chisel or cut out the damage and fill with a plastic or wood filler. (Section I)

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 1411	Street Lewis Street	City Santa Clara	Zip 95050	Date of Inspection 12/18/17	Report # 4661	Page 7 of 11
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NOTE: If damage extends into inaccessible areas, we will issue a supplemental report with our findings, recommendations and costs for repairs.

NOTE:
(SECTION I ITEM) Bid is an estimate only.

3C. FINDING: Fungus damage was observed at the siding, trim and framing throughout, noted as 3C on the diagram.

RECOMMENDATION: Remove and replace damaged wood members. If possible, we will chisel or cut out the damage and fill with a plastic or wood filler. (Section I)

NOTE: If damage extends into inaccessible areas, we will issue a supplemental report with our findings, recommendations and costs for repairs.

NOTE:
(SECTION I ITEM) Bid is an estimate only.

3D. FINDING: Fungus damage was observed at the fascia board(s) throughout, noted as 3D on the diagram.

RECOMMENDATION: Remove and replace damaged wood members. If possible, we will chisel or cut out the damage and fill with a plastic or wood filler. Primer paint only. (Section I)

NOTE: If damage extends into inaccessible areas, we will issue a supplemental report with our findings, recommendations and costs for repairs.

NOTE:
(SECTION I ITEM) Bid is an estimate only.

3E. FINDING: Fungus, drywood termite and subterranean termite damage was observed at the floors throughout, noted as 3E on the diagram.

RECOMMENDATION: Remove and replace damaged wood members. (Section I)

NOTE: If damage extends into inaccessible areas, we will issue a supplemental report with our findings, recommendations and costs for repairs.

NOTE:
(SECTION I ITEM) Bid is an estimate only.

3F. FINDING: Fungus damage was observed at the basement door and door framing, noted as 3F on the diagram.

RECOMMENDATION: Remove and replace damaged wood members. (Section I)

NOTE: If damage extends into inaccessible areas, we will issue a supplemental report with our findings, recommendations and costs for repairs.

NOTE:
(SECTION I ITEM) Bid is an estimate only.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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3G. FINDING: Fungus, drywood termite and subterranean termite damage was observed at the girders, posts, joists, subfloor and floors, noted as 3G on the diagram.

RECOMMENDATION: Remove and replace damaged wood members. (Section I)

NOTE: If damage extends into inaccessible areas, we will issue a supplemental report with our findings, recommendations and costs for repairs.

NOTE: Bid is an estimate only.
(SECTION I ITEM)

3H. FINDING: Fungus damage was observed at the door and trim, noted as 3H on the diagram.

RECOMMENDATION: Remove and replace damaged wood members. (Section I)

NOTE: If damage extends into inaccessible areas, we will issue a supplemental report with our findings, recommendations and costs for repairs.

NOTE: Bid is an estimate only. (SECTION I ITEM)

3I. FINDING: Fungus damage was observed at the walls/framing and ceilings/framing throughout, noted as 3I on the diagram.

RECOMMENDATION: Remove and replace damaged walls and ceilings. (Section I)

NOTE: If damage extends into inaccessible areas, we will issue a supplemental report with our findings, recommendations and costs for repairs.

NOTE: Bid is an estimate only. (SECTION I ITEM)

3J. FINDING: Fungus damage was observed at the bathroom components, noted as 3J on the diagram.

RECOMMENDATION: Remove and replace damaged components. (Section I)

NOTE: If damage extends into inaccessible areas, we will issue a supplemental report with our findings, recommendations and costs for repairs.

NOTE: Bid is an estimate only.
(SECTION I ITEM)

3K. FINDING: Fungus damage was observed at the kitchen components, noted as 3K on the diagram.

RECOMMENDATION: Remove and replace damaged wood members. (Section I)

NOTE: If damage extends into inaccessible areas, we will issue a supplemental report with our findings, recommendations and costs for repairs.

NOTE: Bid is an estimate only.
(SECTION I ITEM)

3L. FINDING: Fungus damage was observed at the windows/framing/trim, noted as 3L on the diagram.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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RECOMMENDATION: Remove and replace damaged wood members. (Section I)

NOTE: If damage extends into inaccessible areas, we will issue a supplemental report with our findings, recommendations and costs for repairs.

NOTE: Bid is an estimate only. (SECTION I ITEM)

3M. FINDING: Fungus damage was observed at the interior doors throughout, noted as 3M on the diagram.

RECOMMENDATION: Remove and replace damaged wood members. (Section I)

NOTE: If damage extends into inaccessible areas, we will issue a supplemental report with our findings, recommendations and costs for repairs.

NOTE: Bid is an estimate only.
(SECTION I ITEM)

(4) OTHER FINDINGS

4A. FINDING: No metal flashing was observed at the fence to house transition. This condition is considered to be conducive to infestation and/or infection.

RECOMMENDATION: Owner to install flashing. (Section II) (SECTION II ITEM)

4B. FINDING: Earth to wood contact was observed at the framing and mud seal, noted as 4B on the diagram. When wood is in contact with soil it retains moisture, which attracts wood destroying organisms.

RECOMMENDATION: Owner to have the proper tradesperson repair as necessary. (Section II) (SECTION II ITEM)

4C. FINDING: Water stains, mold and/or mildew was/were observed at the walls and ceiling throughout.

RECOMMENDATION: Owner to remove mold/mildew. (Section II) (SECTION II ITEM)

(5) FURTHER INSPECTION

5A. FINDING: The crawl space area(s) noted as 5A was/were not inspected due to a lack of clearance space and/or ductwork and/or plumbing.

RECOMMENDATION: This company makes no recommendations for this area and will not be held responsible for any damage that may be concealed because of lack of clearance and/or ductwork. If requested, once area has been made accessible, this company will return to inspect the concealed areas for an extra charge. (Further Inspection) (FURTHER INSPECTION ITEM)

5B. FINDING: There was no access to the attic space.

RECOMMENDATION: Owner to provide access at which time we will return and re-inspect for an additional charge. We will issue a supplemental report with our findings, recommendations and costs to repair if necessary. (Further Inspection) (FURTHER INSPECTION ITEM)

AREAS NOT INSPECTED, PLEASE READ (UNOCCUPIED STRUCTURE) This is a report of an inspection for wood destroying pests to a unoccupied structure. Some areas of the structure are inaccessible for inspection due to floor coverings. We did not inspect areas immediately under carpets. We did not inspect inside finished walls or ceilings. Inspection of these areas are not practical. Our inspection does not include inspection of the electrical, plumbing, heating, or mechanical systems of the structure. We did not inspect the roof covering. Our inspection will not detect building code violations. If any information is desired about any of these areas, a company who makes home inspections should be engaged. It is possible for wood

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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destroying organisms, infestations and infections to be concealed and not evident at the time of our inspection.

NOTE: There was no foundation at this property. Structure was built on mud sill plates.

NOTE: Water was not turned on at the time of the inspection preventing inspection of all water-related aspects of the home. Plumbing issues such as water leaks could not be detected as a result.

NOTE: Evidence of rodents was observed throughout.

WE DID NOT INSPECT ENCLOSED ABUTMENTS.

The attic was visually inspected from the access opening only. Areas of the attic were not fully inspected as a result.

Our company has always strived to provide its customers with the safest and most efficient methods of pest control. Knowing that we deal with toxic materials, we keep ourselves educated so we can provide our customers with the best possible service results, and so we can use pesticides in the safest possible manner for our customers and ourselves.

In accordance with our sense of responsibility for the safety of our customers and employees, we ask that you read the following.

State Law requires that you be given the following information:

CAUTION – PESTICIDES ARE TOXIC CHEMICALS

Structural Pest Control Companies are registered and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Food and Agriculture and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.

If within 24 hours following application you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center (telephone number listed below) and our company immediately.

For further information, contact any of the following:

Silver Creek Termite Control - (408) 224-4688 For Health Questions -- the County Health Department Alameda County (415) 540-3063; Contra Costa County (415) 646-2286; San Francisco County (415) 554-2500; San Joaquin County (209) 468-3420; San Mateo County (415) 363-4305; Santa Clara County (408) 792-5586.

For Application information - the County Agricultural Commissioner: Alameda County (415) 670-5156; Contra Costa County (415) 646-5250; San Francisco County (415) 285-5010; San Joaquin County (415) 468-3300; San Mateo County (415) 363-4700; Santa Clara County (408) 918-4600.

For Regulatory Information - the Structural Pest Control Board: (916) 263-2544, 1418 Howe Avenue, Suite 18, Sacramento,

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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CA 95825-3280.

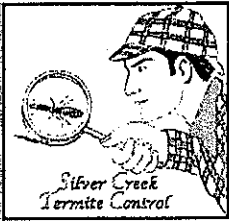
Pesticides that may be used on your property during the course of our work is listed below. The active ingredients are also listed.

Dampwood Termites -__ TRIBUTE; Cyano (3-phenoxyphenyl) methyl 4-choloro-alpha (1-methylethyl) benzeneacetate. Contains 2 pounds of fenvalerate per undiluted gallon. Drywood Termites (Fumigation) -__ VIKANE; Sulfuryl Flouride with Chloropicrin as the warning agent. Drywood Termites (Local Treatment) -__ CY-KICK; Cyfluthrin__ TERMIDOR SC; Fipronil__ TIM-BOR; Disodium Octaborate Tetrahydrate__ DRIONE; Pyrethrins, Piperonyl Butoxide-Technical, Amorphous Silica Gel and Petroleum Distillate.__ TRIBUTE; Cyano (3-phenoxyphenyl) methyl 4-choloro-alpha (1-methylethyl) benzeneacetate. Contains 2 pounds of fenvalerate per undiluted gallon.__ TRI-DIE PT230; Pyrethrins, Piperonyl Butoxide-Technical, Silica Gel Fungus and/or Dryrot -__ COPPER GREEN; Copper Napthenate, Copper salts of Naphthenic Acids__ TIM-BOR; Disodium Octaborate Tetrahydrate Subterranean Termites -__ PREMISE; Imidacloprid__ TERMIDOR SC; Fipronil__ TRIBUTE; Cyano (3-phenoxyphenyl) methyl 4-chloro-alpha-(1-methylethy) benzeneacetate. Contains 2 pounds of fenvalerate per undiluted gallon.__ ADVANCE TBC II; Diflubenzuron

Wood Destroying Beetles (Fumigation) -__ VIKANE; Sulfuryl Flouride with Chloropicrin as the warning agent Wood Destroying Beetles (Local Treatment) -__ TRI-DIE PT230; Pyrethrins, Piperonyl Butoxide-Technical, Silica Gel __ CY KICK; Cyfluthrin Carpenter Bees (Local Treatment)-__ CY KICK; Cyfluthrin

WORK AUTHORIZATION CONTRACT

Building No. Street 1411 Lewis Street	City Zip Santa Clara 95050	Date of Inspection 12/18/17	Page No. 1
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Silver Creek Termite Control
 PO Box 8361
 San Jose, CA 95155
 Phone: 408 224-4688
 Fax: 408 707-1309

For Report # 4661

Registration # PR4922

ITEMIZED COST BREAKDOWN (Refer to items on the report)

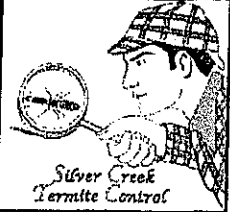
	Primary Work Bid	Secondary Work Bid
SECTION 1:	1A: \$2400.00 1B: \$375.00 1C: \$15000.00 2A: Call for Bid 2B: \$475.00 2C: \$20000.00 3A: Roofer 3B: \$60000.00 3C: \$65000.00 3D: \$3500.00 3E: \$45000.00 3F: \$5000.00 3G: \$75000.00 3H: \$5000.00 3I: \$60000.00 3J: \$10000.00 3K: \$10000.00 3L: \$20000.00 3M: \$15000.00 *** TOTAL: \$411750.00	*** TOTAL: \$0.00
SECTION 2:	4A: Owner 4B: Owner 4C: Owner *** TOTAL: \$0.00	*** TOTAL: \$0.00
FURTHER INSPECTION:	5A: No Bid 5B: Call for Bid *** TOTAL: \$0.00	*** TOTAL: \$0.00

THIS IS A BINDING CONTRACT between SILVER CREEK TERMITE CONTROL, INC. and the client. Items on the report may contain provisions for additional costs over and above the original estimate. Please read the report carefully and completely.

CONDITIONS:

1. This offer is limited to 4 months from the date of the report.
2. If further inspection is recommended, or if additional work is required, we will provide prices or recommendations for correction. Interested parties will be notified prior to any work being done.
3. Notice to owner of Mechanic's Lien as required by the Structural Pest Control Board: Under the California Mechanics Lien Law, any structural pest control operator who contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your contractor in full if the subcontractor, laborers or suppliers remain unpaid. To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or

WORK AUTHORIZATION CONTRACT

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 Silver Creek Termite Control PO Box 8361 San Jose, CA 95155 Phone: 408 224-4688 Fax: 408 707-1309 Registration # PR4922				
				For Report # 4661

material suppliers are required to provide you with a document entitled "Preliminary Notice". General contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

4. We will use due caution and diligence in their operations and care will always be taken to minimize any damage, but assumes no responsibility for matching existing colors and styles, or for incidental damage to roof coverings, TV antennas, solar panels, rain gutters, plant life, paint or wall coverings. There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this work authorization contract. These health issues include but are not limited to the possible release of mold spores during the course of repairs. We are not qualified to and do not render any opinion concerning such health issues or any special precautions. We recommend that the client vacate the property for 4 to 6 hours for all local treatments. Any questions concerning health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a Certified Industrial Hygienist before any such repairs are undertaken. By executing this work authorization contract, customer acknowledges that he or she has been advised of the foregoing and has had the opportunity to consult with a qualified professional.

5. This report is limited to the accessible areas of the structure shown on the diagram. Please refer to the report for areas not inspected and further information.

6. TERMS OF PAYMENT. We agree to pay the sum of \$_____ upon issuance of Notice of Work Completed. Accounts are past due thirty days after date of completion unless prior arrangements have been made.

7. If this contract is to be paid out of escrow impound, we, the buyers and/or sellers agree to pay a \$100 escrow fee and to provide SILVER CREEK TERMITE CONTROL, INC. with all escrow billing information, and to notify us of any changes associated with the escrow impound or escrow company. We understand that we are responsible for payment, and if escrow does not close within 30 days of completion of work, we will pay the amount due in full including the escrow fee, and upon notification late fees may apply if payment is not made.

8. Warranty: Subterranean termites (two years in areas treated), local treatment for drywood termites (one year only in areas treated), local treatment for wood boring beetles (one year only in areas treated), local treatment for carpenter ants (one year only in areas treated), fumigations (three years). Warranty is made from the date of completion and applies to work performed by SILVER CREEK TERMITE CONTROL, INC.

9. We authorize this company to perform items

_____ for a contract price
of \$_____.

NAME OF PERSON TO CONTACT FOR ACCESS: _____ PHONE # _____

SIGNED _____ DATE _____ FAX # _____

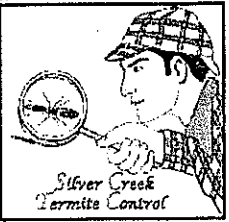
_____ EMAIL ADDRESS _____

OWNER OR OWNER'S AGENT

FAX CONTRACT TO: (408) 707-1309 OR SCAN AND EMAIL TO: office@sctermite.com

It is assumed that if an agent orders work on the owners behalf, and that they were notified prior by said agent, that if payment is not made by the agent or escrow company it will be the responsibility of the owner to produce payment.

WORK AUTHORIZATION CONTRACT

Building No. Street 1411 Lewis Street	City Santa Clara	Zip 95050	Date of Inspection 12/18/17	Page No. 3
 Silver Creek Termite Control PO Box 8361 San Jose, CA 95155 Phone: 408 224-4688 Fax: 408 707-1309 Registration # PR4922 For Report # 4661				

IS PROPERTY OCCUPIED OR VACANT? (Please circle one)

IF PROPERTY IS VACANT, PLEASE PROVIDE COMBO OR LOCATION OF KEY FOR ACCESS _____

PREFERRED DATE OF SERVICE _____ PREFERRED DATE OF COMPLETION _____

NOTE: We will make every effort to accomodate your requested schedule. Typically it takes approximately one to two weeks to schedule work (depending on the size of the job). Execptions can be made, but this is a good rule of thumb. Please take this into consideration when planning the work that needs to be completed.

****PLEASE PROVIDE ALL EMAIL ADDRESSES TO RECEIVE NOTICE OF COMPLETION AND INVOICE****

APEX Engineering • *Engineers@TheStructurals.com*

7176 Santa Teresa Boulevard • Suite B • San Jose • CA • 95139

Telephone: 408.379.2068

Wednesday, December 20, 2017

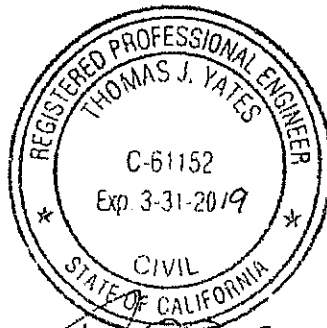


Wednesday, December 20, 2017
STRUCTURAL CONDITION REPORT
for

1444 Madison St
Santa Clara, CA 95050

Prepared for:

Greg Mussallem
P.O. Box 8305
San Jose, CA 95155



[Handwritten Signature]
THOMAS J.
YATES, PE



Wednesday, December 20, 2017

PURPOSE

The City of Santa Clara Planning Department has solicited a structural evaluation report prepared by a licensed professional engineer of an existing vacant residential building. This report describes the physical condition of the building and its components so that cost can be approximated to rehabilitate the structure to the current code requirements. This report will aid the owner, architect and builder to recommend if the building should be rehabilitated or demolished.



Figure 1: Residence as seen from Lewis St



Wednesday, December 20, 2017

EXISTING BUILDING CONSTRUCTION

There is one residential dwelling structure on the project site. The building is a two-story residential structure constructed about 1890s with additions at each side. The original structure and additions are rectangular and of wood construction with wood exterior finish. The roof is wood framed with composition shingles with gabled ends and guttered eaves.

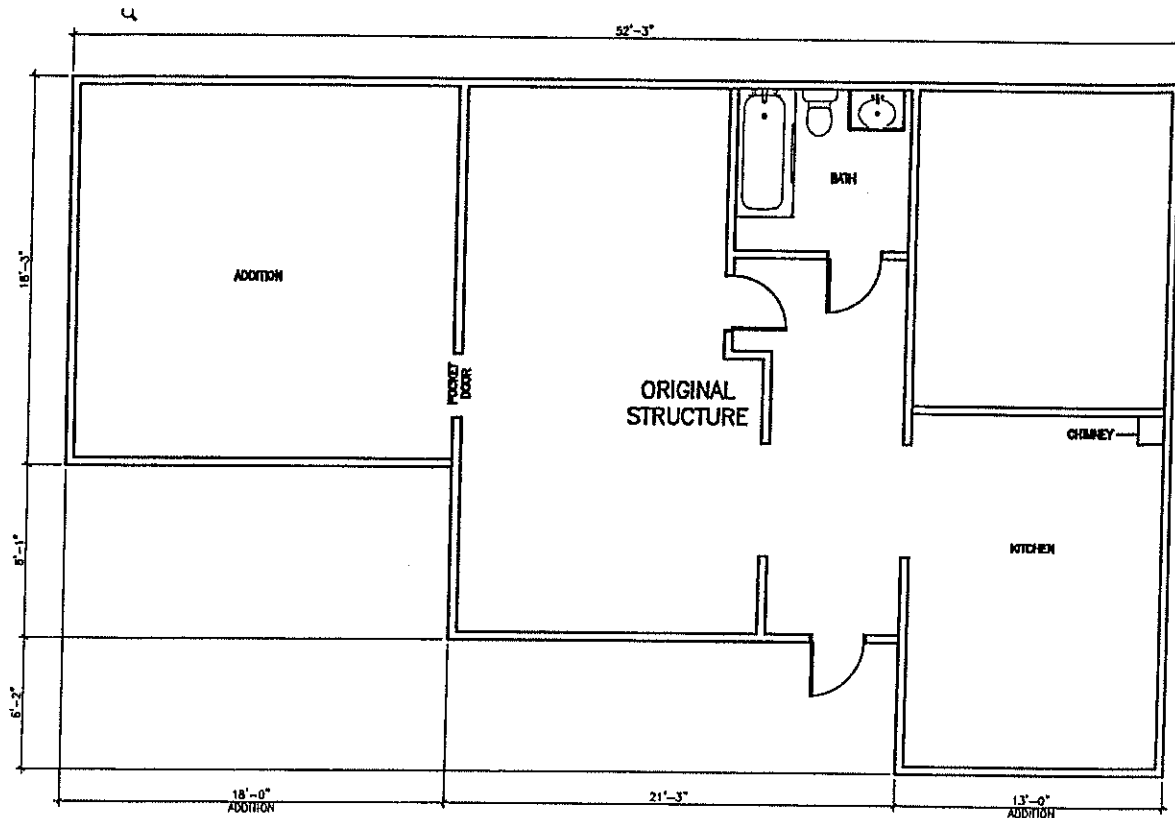


Figure 2: Plan view of structure at foundation level.



Wednesday, December 20, 2017



PHOTO 2: Front Elevation

STRUCTURAL BUILDING SYSTEM

This residential, light framed wood structure dwelling is founded on a wood posts driven into native soil or bear on planks which have been laid into the soil. There is no continuous foundation system observable, but the wood post may have been founded on some grout or concrete deep into the soil as this was observed in the basement where the soil had sluffed off into the basement pit near a floor girder post. The floor system is a typical 2x planks laid over 2x joists at 2' on center. Floor girders appear to be 4x6 material. There does not appear to be a continuous rim joist around the edge of the floor system. The siding may have originally served this purpose. The foundation system will need to be replaced with a reinforced concrete foundation system. We recommend contacting a qualified geotechnical engineering professional to determine the appropriate foundation system.

The interior is 4x framed walls with a plaster lathe finish. There was no evidence of the wall finishes being replaced with the more modern drywall finish. The lath and plaster and other finishes, interior and exterior would need to be removed to allow for current code seismic upgrades. There are complications with installing modern seismic and wind lateral load path through this type of framing. In some cases it is not possible and it is required to replace the floor and walls to construct the load path which complies with the 2016 CBC. The exterior is a

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7176 Santa Teresa Boulevard • Suite B • San Jose • CA • 95139
Telephone: 408.379.2068



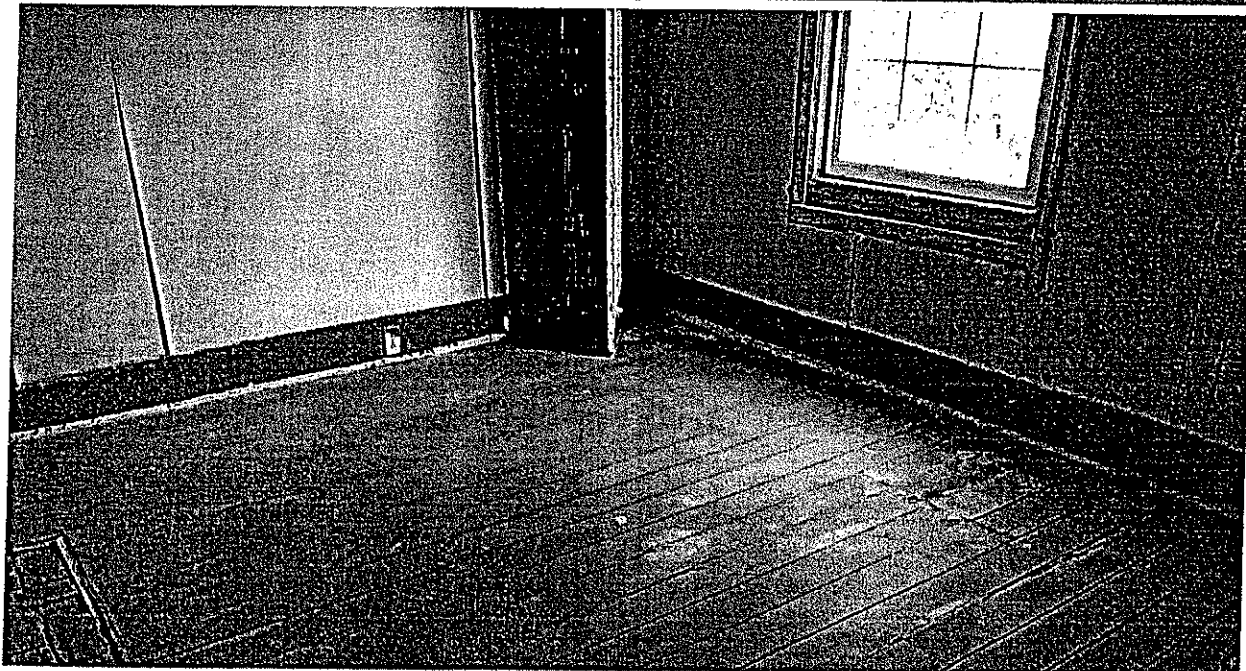
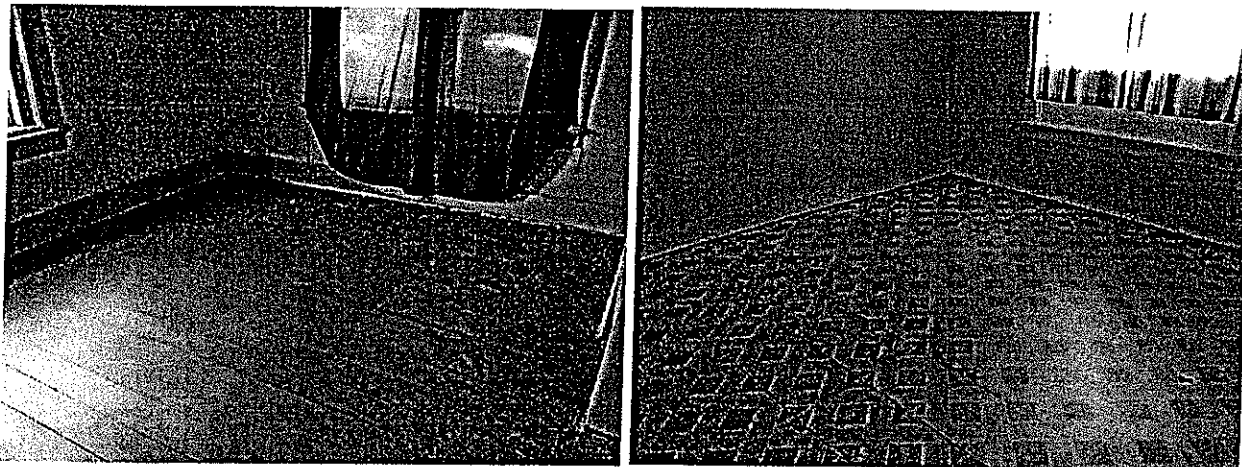
Wednesday, December 20, 2017

wood ship lap siding which would need to be removed to install modern shearwalls. All skip sheathing or board substrates would need to be removed and replaced with CDX or OSB diaphragm to transfer lateral loads through the roof and floor diaphragms into the walls. The roof composite with several deteriorating layers of shingles. We recommend that qualified termite and rot specialist be consulted to determine the full extent of pest damage and rot.

OBSERVATIONS

1. Floors

Typical of every room in the house, there is a readily observable slope in the floor towards the exterior walls. It is our opinion that the lack of a concrete foundation had allowed the wood supporting posts to subside into the soil. Since posts along the exterior of the structure are exposed to a soil that tends to have more moisture than that found near the interior of the house, we would expect those post to subside at a faster rate. We also observed significantly sagging in the floor near the pocket door at the common wall at the addition to the left of the structure.





Wednesday, December 20, 2017

2. Chimney

The wall and floor of the kitchen near the chimney have sagged several inches. It is our opinion that the chimney had been poorly founded and has subsided considerable thus dragging the adjacent floor and wall down with it. Interestingly, the exterior of the house near the same chimney is not experiencing the same distress, which suggests the chimney might not be positively connected to the exterior wall.

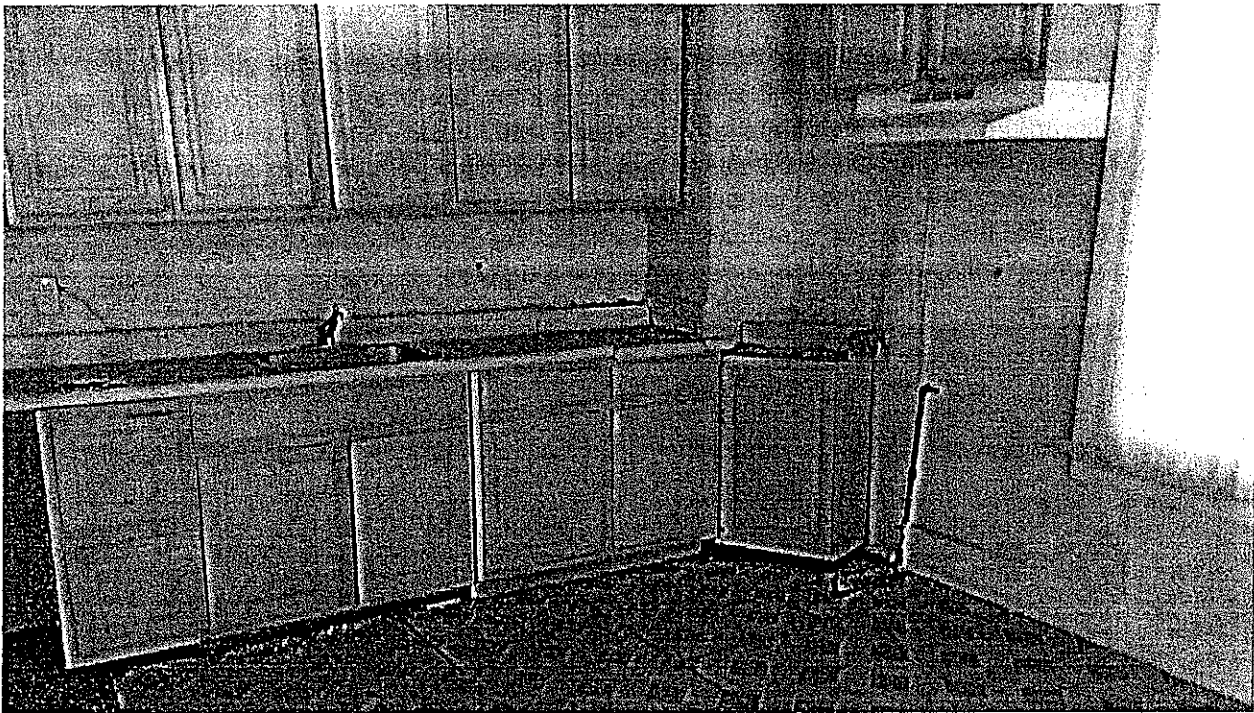


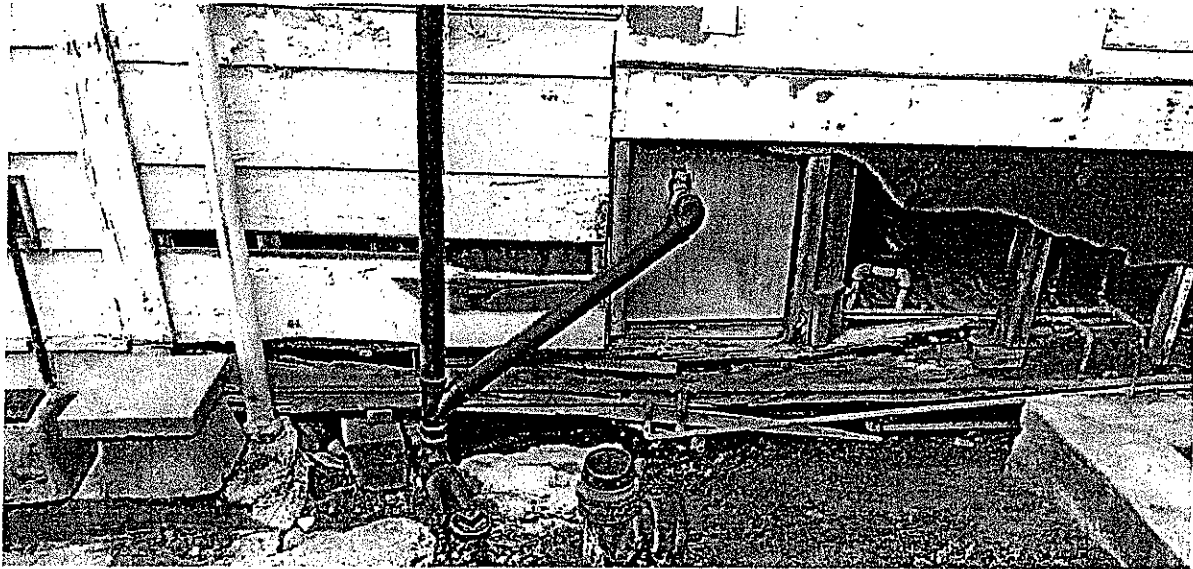
Figure 4: Kitchen looking toward chimney.



Wednesday, December 20, 2017

3. Termites

A large portion of the rear foundation area of the structure was open due to missing siding along the rear of the house at the ground level. Severe termite damage was apparent on all of the wood framing members at the edge of the floor.



4. Roof

The roof has several layers of composite shingles. The edges look quite weathered and perhaps even attacked by mold. Despite the deterioration at the edges, the roof lines still appear straight which indicates that the framing underneath is likely sound. We did not observe any sagging in the roof with is an obvious sign of persistent water penetration.

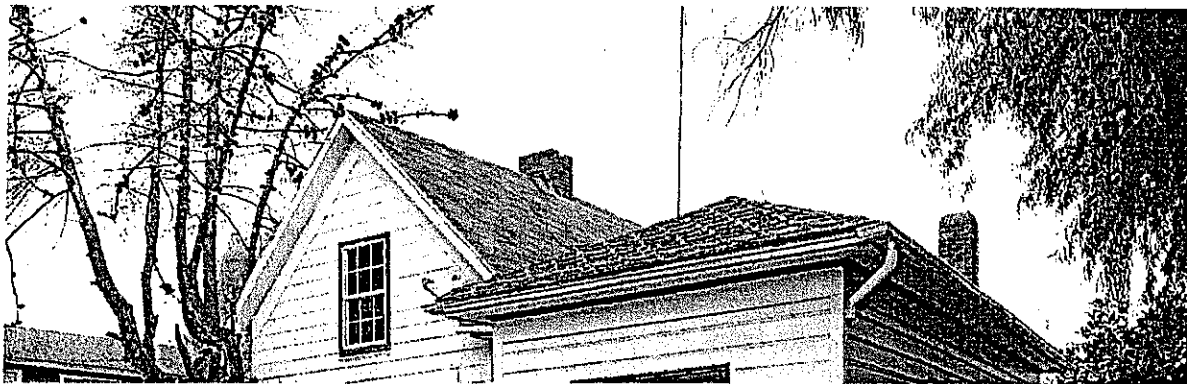


Figure 5: Main roof and kitchen addition.



Wednesday, December 20, 2017



Figure 6: Roof at left side of structure

CONCLUSION

APEX would not recommend any structural upgrades to the structure without first investigating the extent of termite damage report and destructive testing. At a minimum this involves removing interior and exterior finishes which will need to be removed and replaced anyways. For a house that has been unused and poorly maintained for a considerable amount of time, it is not difficult to imagine the extent of termite damage that is possible. Given that the damage is already externally evident, it is possible that very little sound framing remains with which to work.

Apart from possible termite damage, the structure requires a foundation. We can see several factors that would multiply the foundation work which is already typically a costly endeavor.

1. No existing foundation.
2. No rim joist or continuous rim framing.
3. Shallow crawlspace might not meet current code requirements.

We would expect that this type of work would require extensive temporary supports of the house. Even after a new foundation has been installed, the entire floor system would have to be set on new CBC compliant post footings and releveled. The entire connection between the existing floor framing, rim, and exterior wall would have to be retrofit around the entire perimeter of the foundation. The foundation system will need to be replaced with a reinforced concrete foundation system.

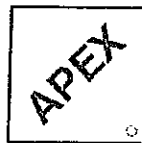
APEX Engineering • *Engineers@TheStructurals.com*

7176 Santa Teresa Boulevard • Suite B • San Jose • CA • 95139
Telephone: 408.379.2068



Wednesday, December 20, 2017

We recommend contacting a qualified geotechnical engineering professional to determine the appropriate foundation system. The lath and plaster and other finishes, interior and exterior would need to be removed to allow for current code seismic upgrades. There are complications with installing modern seismic and wind lateral load path through this type of framing. In some cases it is not possible and it is required to replace the floor and walls to construct the load path which complies with the 2016 CBC. The exterior is a wood skip lap siding which would need to be removed to install modern shearwalls. All skip sheathing or board substrates would need to be removed and replaced with CDX or OSB diaphragms/shearwalls to transfer lateral loads through the roof and floor diaphragms into the walls. The roof composite with several deteriorating layers of shingles. We recommend that qualified termite and rot specialist be consulted to determine the full extent of pest damage and rot. Once the pest, rot and geotechnical reports have been compiled APEX can attempt to salvage selective framing. The costs of this work is often cost prohibitive and it is likely for the probation to occur in this case. The actual cost estimate is outside the scope of this report.



ASBESTOS TESTING & INSPECTIONS INC.

Date: December 20, 2017

Bob Bothman

E-Mail: rbothman@bothman.com

Re: Asbestos Sample Collection
1411 Lewis St.
Santa Clara, CA

Dear Mr. Bothman,

In accordance with our agreement, Asbestos Testing & Inspections Inc. conducted a limited sample collection for assumed asbestos-containing materials (ACM) at 1411 Lewis St., Santa Clara, CA on December 15, 2017. Asbestos Testing & Inspections Inc. inspected materials in general accordance with the demolition requirements of Environmental Protection Agency (EPA) and National Emission Standards for Hazardous Air Pollutants (NESHAP).

The scope of this asbestos survey included visual and tactile inspection to identify friable and non-friable, asbestos-containing materials (ACM) in the subject building, the collection of samples of suspect ACM and submittal to an EPA-certified analytical laboratory, and preparation of a report describing the results of the survey. An asbestos abatement contractor can use this report for proper removal/handling of identified ACM, then utilize this information during demolition activities. This asbestos survey consisted of examination of all accessible interior and exterior areas. If, during demolition, suspect materials are discovered, Asbestos Testing & Inspections Inc. recommends the contractor contact us to do additional testing.

The property at 1411 Lewis St. is a residential home. The exterior of the home is wood. The roof is composition over wood shingles. There is one asbestos transite pipe on the exterior of the home. The interior walls and ceilings are a mixture of sheetrock with texture and plaster. The mixture is random throughout the home. The sheetrock texture came back as 2% asbestos. The plaster came back as less than 1% asbestos. All of the texture and the plaster should be considered asbestos. The kitchen has two layers of sheet flooring and one layer of floor tile. The heating system (that is exposed) is electric.

PHONE 408-710-7979 * Email mike@haztesting.com
14680 SECRETARIAT CT., MORGAN HILL, CA 95037

ASBESTOS TESTING & INSPECTIONS INC.

Suspect materials tested:

- Plaster interior
- Sheetrock texture
- Sheetrock & joint compound
- 12x12 floor tile (kitchen)
- Sheet flooring (kitchen – middle layer)
- Sheet flooring (kitchen – bottom layer)
- Window caulking
- Composition shingles
- Foundation concrete
- Slab concrete
- Transite pipe

These materials came back containing asbestos:

	OSHA	BAAQMD
Plaster interior	Class 2	RACM/friable
Sheetrock texture	Class 2	RACM/friable
Sheetrock joint compound	Class 2	RACM/friable
Transite pipes – exterior	Class 2	Non-friable

Recommendations:

Asbestos Testing & Inspections Inc. recommends that a licensed asbestos contractor perform the removal of all asbestos materials, prior to demolition/renovation activities.

Attached you will find the accompanying lab results from Patriot Environmental Laboratory Services, Inc.

We appreciate this opportunity to provide professional services for this project. If we can be of further assistance, or if you have any questions concerning this report, please do not hesitate to contact our office at (408) 710-7979.

Sincerely,

Mike Hickey

Mike Hickey
Certified Asbestos Consultant
Certification #10-4676

PHONE 408-710-7979 * Email mike@haztesting.com
14680 SECRETARIAT CT., MORGAN HILL, CA 95037

Certificate of Analysis
PLM Asbestos Identification

tel - 714-899-8900
free - 888-743-0998
fax - 714-899-7098
www.patriotlab.com

1041 S. Placentia Avenue, Fullerton, CA 92831



Asbestos Testing & Inspection
Mike Hickey
14680 Secretariat Ct.
Morgan Hill, CA 95037

Report Number: 693108
Project Number:
Project Name: COC - 1411 Lewis St Santa Clara CA
Project Location: COC - 1411 Lewis St.
Santa Clara, CA

Date Collected: 12/15/2017
Date Received: 12/15/2017
Date Analyzed: 12/19/2017
Date Reported: 12/19/2017

Collected By: Mike Hickey
Claim Number:
PO Number:
Number of Samples: 16

Lab/Client ID/Layer	Location	Material Description	Color	Composition (%)
693108-001 1	Hallway	Sheetrock Texture	Beige	93% Carbonate 5% Paint
Chrysotile	2 %			
Total Asbestos	2 %			
693108-002 2	Family Room	Sheetrock Texture	Beige	93% Carbonate 5% Paint
Chrysotile	2 %			
Total Asbestos	2 %			
693108-003 3	Upstairs	Sheetrock Texture	Beige	93% Carbonate 5% Paint
Chrysotile	2 %			
Total Asbestos	2 %			
693108-004 4	Upstairs	Sheetrock and Joint Compound	Off White	86% Sulfate 7% Cellulose 5% Carbonate 2% Paint
Chrysotile	<1 %			
Total Asbestos	<1 %			
693108-005 5	Downstairs	Sheetrock and Joint Compound	Off White	86% Sulfate 7% Cellulose 5% Carbonate 2% Paint
Chrysotile	<1 %			
Total Asbestos	<1 %			

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Collected By: Mike Hickey
Claim Number:
PO Number:
Number of Samples: 16

Lab/Client ID/Layer	Location	Material Description	Color	Composition (%)
693108-006 6	Downstairs Bedroom	Plaster	Beige	85% Minerals 13% Carbonate 2% Paint
Chrysotile	<1 %			
Total Asbestos	< 1%			
693108-007 7	Downstairs Front Bed	Plaster	Beige	85% Minerals 13% Carbonate 2% Paint
Chrysotile	<1 %			
Total Asbestos	< 1%			
693108-008 8	Kitchen	Plaster	White	85% Minerals 13% Carbonate 2% Paint
Total Asbestos	None Detected			
693108-009 9	Kitchen 12x12	Tile	Off White	100% Non- Fibrous Material
Total Asbestos	None Detected			
693108-010 10	Kitchen Middle Layer	Sheet Flooring	Brown	70% Non- Fibrous Material 25% Cellulose 5% Glass Fibers
Total Asbestos	None Detected			

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Asbestos Testing & Inspection
Mike Hickey
14680 Secretariat Ct.
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Collected By: Mike Hickey
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PO Number:
Number of Samples: 16

Lab/Client ID/Layer	Location	Material Description	Color	Composition (%)
693108-011 11	Kitchen Bottom Layer	Sheet Flooring	Blue	70% Non-Fibrous Material 25% Cellulose 5% Glass Fibers

Total Asbestos None Detected

693108-012 12	Bathroom Middle Layer	Sheet Flooring	Grey	70% Non-Fibrous Material 25% Cellulose 5% Glass Fibers
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Total Asbestos None Detected

693108-013 13	Window	Caulk	Red	100% Non-Fibrous Material
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Total Asbestos None Detected

693108-014 14	Roof	Comp	Black	62% Cellulose 18% Tar 20% Minerals
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Total Asbestos None Detected

693108-015 15	Foundation	Concrete	Grey	95% Minerals 5% Carbonate
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Total Asbestos None Detected

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Mike Hickey
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Morgan Hill, CA 95037

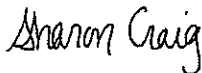
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Project Number:
Project Name: COC - 1411 Lewis St Santa Clara CA
Project Location: COC - 1411 Lewis St.
Santa Clara, CA

Date Collected: 12/15/2017
Date Received: 12/15/2017
Date Analyzed: 12/19/2017
Date Reported: 12/19/2017

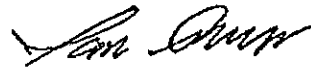
Collected By: Mike Hickey
Claim Number:
PO Number:
Number of Samples: 16

Lab/Client ID/Layer	Location	Material Description	Color	Composition (%)
693108-016 16	Slab	Concrete	Grey	95% Minerals 5% Carbonate

Total Asbestos None Detected



Sharon Craig - Analyst



Ian Reyes - Approved By

Bulk sample(s) submitted was (were) analyzed in accordance with the procedure outlined in the US Federal Register 40 CFR 763, Subpart F, Appendix A; EPA-600/R-93/116 (Method for Determination of Asbestos in Building Materials), and EPA-600/M4-82-020 (US EPA Interim Method for the Determination of Asbestos in Bulk Insulation Samples). Samples were analyzed using Calibrated Visual Estimations (CVES); therefore, results may not be reliable for samples of low asbestos concentration levels. Samples of wall systems containing discrete and separable layers are analyzed separately and reported as composite unless specifically requested by the customer to report analytical results for individual layers. This report applies only to the items tested. Results are representative of the samples submitted and may not represent the entire material from which the samples were collected. "None Detected" means that no asbestos was observed in the sample. "<1%" (less than one percent) means that asbestos was observed in the sample but the concentration is below the quantifiable level of 1%. This report was issued by a NIST/NVLAP (Lab Code 200358-0) and CADOHS- ELAP (Cert. No. 2540) accredited laboratory and may not be reproduced, except in full without the expressed written consent of Patriot Environmental Laboratory Services, Inc. This report may not be used to claim product certification, approval or endorsement by NIST, NVLAP, ELAP or any government agency.

Lab Use Only

Report Number:

693108

tel - 408-452-9700

free - 855-346-8900

fax - 408-638-0945

www.PatriotLab.com

2186 Paragon Drive, San Jose, CA 95131



CHAIN OF CUSTODY

Client: Asbestos Testing & Inspections Inc.	Project No.:
Contact Person: Mike Hickey	Project Name: COC - 1411 Lewis St., Santa Clara, CA
Client Address: 14680 Secretariat Ct., Morgan Hill, CA 95037	Project Location: COC - 1411 Lewis St., Santa Clara, CA
Contact Phone: 408-710-7979	Sample(s) Collected By: Mike Hickey
Contact Fax:	Authorized by: mjh Claim #: PO #:
How do you want your report? (Circle) Mail Fax Web E-mail: mike@haztesting.com	

Special Instructions:

Analysis Requested

Turnaround Time (business hours/days)

RUSH (4 hours) ☐ RUSH (8 hours) ☐ 24 Hr ☐ 48 Hr ☒ 72 Hr ☐ Other (specify) ☐

Notes: 4HR TAT available until 1PM. Viable fungi samples require 5-7 days turnaround minimum. Bacterial cultures require minimum 30hr TAT. STLC/CAL-WET and TCLP minimum TAT are 72hrs.

Asbestos PCM (fiber count) NIOSH 7400A ☐ PLM (bulk asbestos) EPA 600/R-93/116 ☒ Point Count 400 ☐
 CARB 435 ☐ Point Count 1000 ☐
 Gravimetric Reduction (Gravimetric Reduction Requires Minimum 10hr TAT) ☐

Microbiology

Fungi

Non-Viable Air Spore Trap, SOP IV.4.1m/2m ☐ Viable (Colony ID & Enumeration) Air ☐ Swab/Bulk ☐
 Non-Viable Surface Tape Lift/Swab/Bulk, SOP IV.4.3m/4m ☐

Bacteria (Samples must be received by the laboratory within 24hrs of collection or results may be invalid)

Total Coliform and E. coli - Surfaces, Swabs, and Bulk Solids, Liquids (non-potable, non-wastewater) - Presence / Absence ☐

Chemistry

Lead by Flame AA - EPA 3050B/7420mod, NIOSH 7082mod: Paint ☐ Air ☐ Dust Wipe ☐ Water (non-potable) ☐ Soils/Solids ☐

Lead Waste Profile (by Flame AA)

1: TTLC Total Threshold by EPA 3050B mod ☐ 2: STLC/CAL WET Title 22 CCR Ch11 Article 5 App 2 ☐ 3: TCLP EPA 1311 ☐
 Note: Please provide at approx. 200 grams (approx. 1/2 lb.) of sample for complete profile. Check here to perform all test necessary for disposal ☐

Rotometer Calibration ☐pH testing (soils, misc. solids, & liquids) EPA 9045 ☐

Client Sample ID	Sample Type	Date Sampled	Location Sampled	Description of Sample (Material type, dimensions, etc)	Start Time	Stop Time	Avg. (LPM)	Total Min.	Total Vol (Flow x Tot. Min)
1		12/14/17	Hallway	Sheetrock texture					
2			Family room	Sheetrock texture					
3			Upstairs	Sheetrock texture					
4			Upstairs	Sheetrock & joint compound					
5			Downstairs	Sheetrock & joint compound					

Relinquished By: (Print) Mike Hickey Sign: *Mike Hickey* Date: Time:Received By: (Print) BRANDON THREES Sign: *[Signature]* Date: 12-15-17 Time: 1:30pm

Relinquished By: (Print) Sign: Date: Time:

Received By: (Print) Sign: Date: Time:

Method of Shipment / Preservation During Shipment:

Condition of Samples: Acceptable: YES / NO
Comments:

Note: Patriot's holding time for all samples submitted is 30 days for solid samples, 7 days for digests, and immediate for lead in air after analytical results are reported. Unless customer provides written instructions to extend holding time, samples will be disposed of in accordance with local, state and federal laws.

693108

PATRIOT
Environmental Laboratory Services, Inc.

Relinquished By: (Print)	Sign:	Date:	Time:
Received By: (Print)	Sign:	Date:	Time:
Relinquished By: (Print)	Sign:	Date:	Time:
Received By: (Print)	Sign:	Date:	Time:

Page of

v.B.16.2014
L-Drive/Patriot CoC

Kelly Bros. House Movers

2306 Almaden RD ste 160/pmb
161
San Jose, CA 95125
Email-kellybrothers@mail.com
Phone 408-287-9755

408-639-0525
1411 Lewis Street
Santa Clara, California

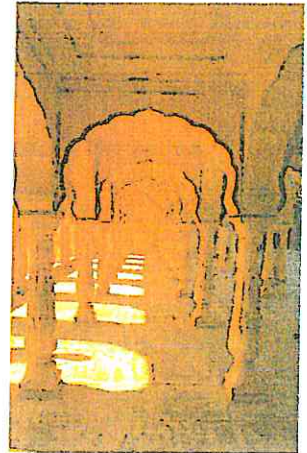
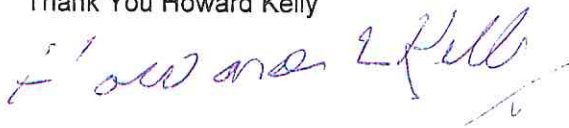
To whom it may concern:

My name is Howard Kelly; I am third generation owner of Kelly Brothers House Movers that has been in business since 1908. I have owned the company since 1969, and have worked for Kelly Brothers since I was a kid. Our company has worked on many historic houses in my experience, and I am a great believer in preserving historic buildings.

After inspecting the house at 1411 Lewis Street in Santa Clara, it is my view that the house is not worth attempting saving. Both the interior and exterior are not up to current building codes. The complete understructure would have to be replaced, as the floor joists sustained water damage due to contact with the ground, and have become warped. The interior of building would need to be stripped in order to place or replace wall studs, faulty wiring and sockets, etc. In order to raise the house and repair the existing issues, largely all of the house would need to be rebuilt.

In my opinion, rasing the house, pouring a new foundation, rebuilding the understructure, reconstructing the interior, replacing the electrical system, replacing the roof, plumbing and remodeling is not in the best econmic interest of the owner or party involved.

Thank You Howard Kelly





1425 MADISON STREET – THIS IS THE DUPLEX DIRECTLY ACROSS
THE STREET FROM 1411 LEWIS STREET



1449 MADISON STREET – BUILT IN 2005
THIS IS THE HOME DIRECTLY ACROSS FROM 1444 MADISON



GARAGE BETWEEN 1444 MADISON AND 1411 LEWIS



MULTI FAMILY UNIT AND MADISON AND EL CAMINO REAL



EXISTING GARAGE ON MADISON



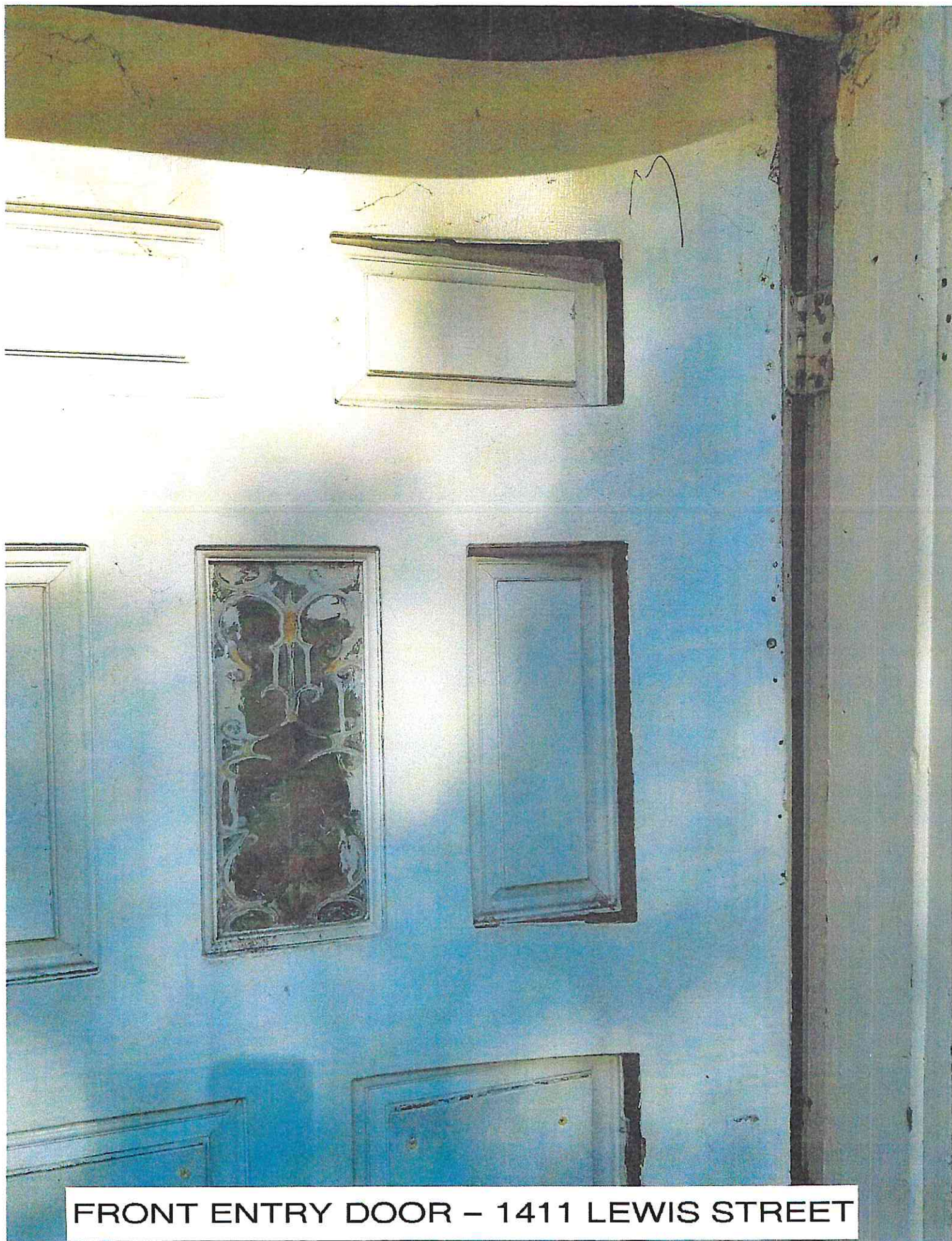
EXISTING DUPLEX AT 1444 MADISON STREET



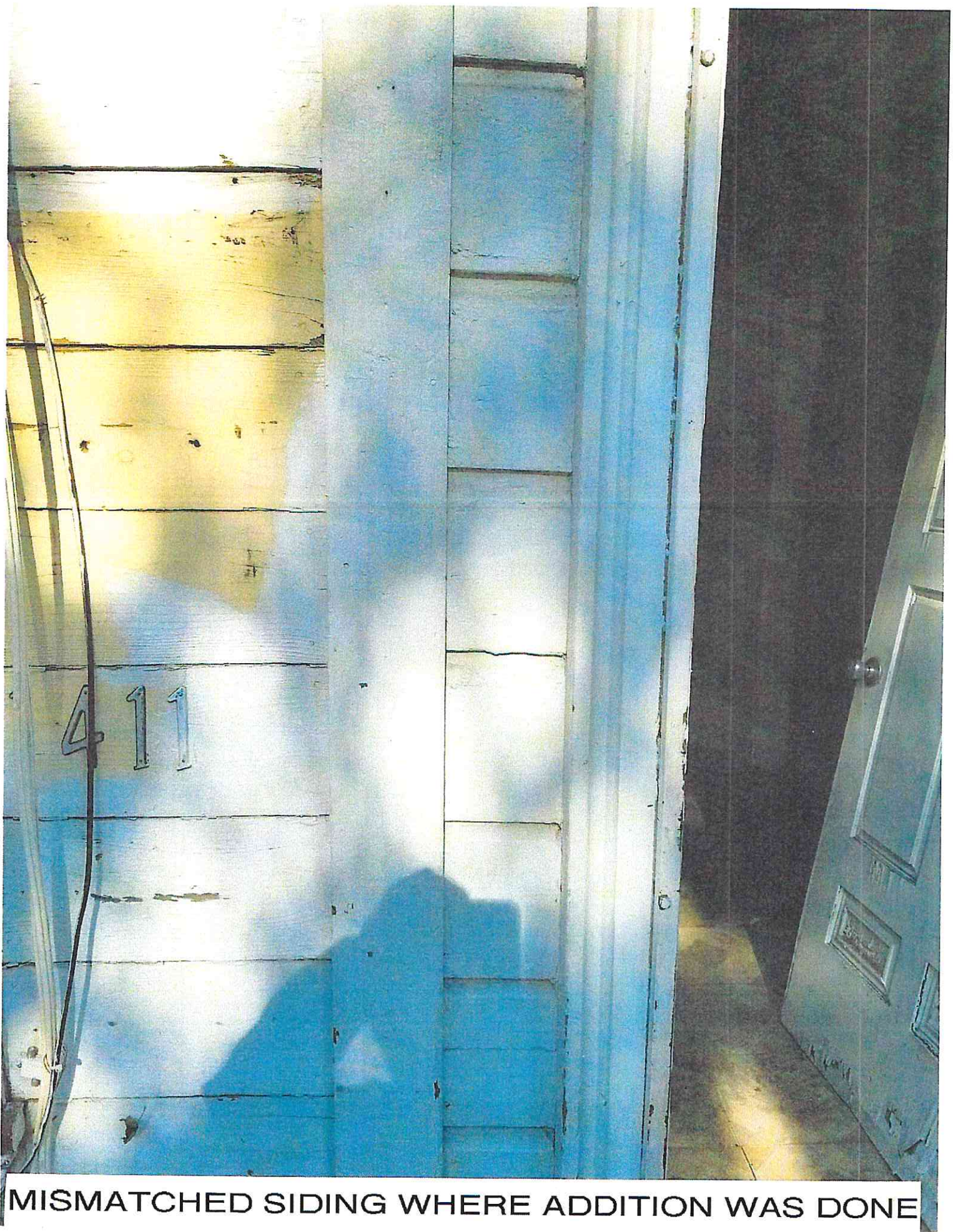
MULTI FAMILY UNIT AT MADISON AND EL CAMINO REAL
ADJACENT TO 1444 MADISON STREET DUPLEX



EXISTING UNINHABITABLE HOME ON 1411 LEWIS STREET



FRONT ENTRY DOOR – 1411 LEWIS STREET



MISMATCHED SIDING WHERE ADDITION WAS DONE



PLUMBING ADDED

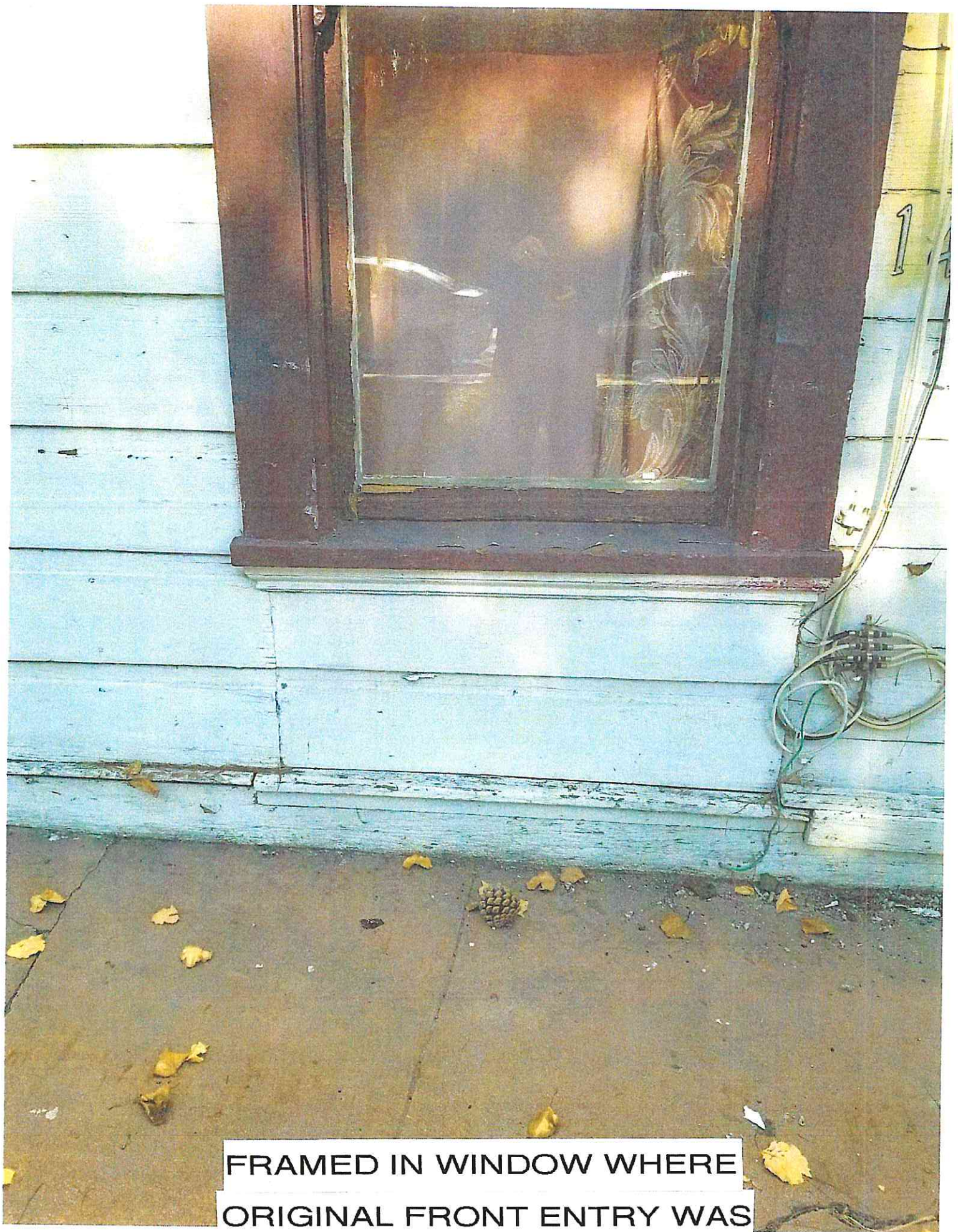
DETERIORATED FRAMING, SIDING AND FOUNDATION

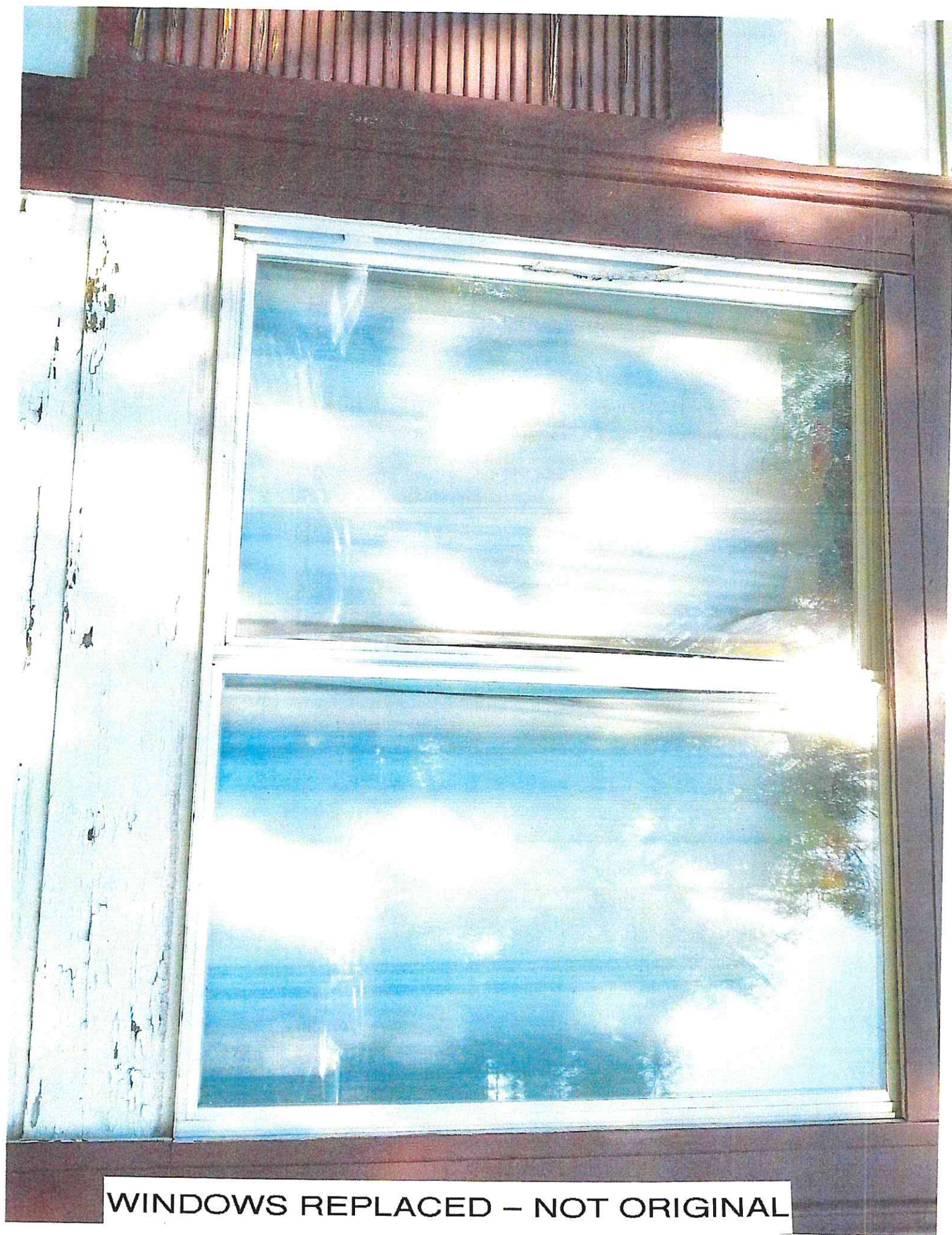


DETERIORATED WOOD FLOOR, FOUNDATION AND FRAMING

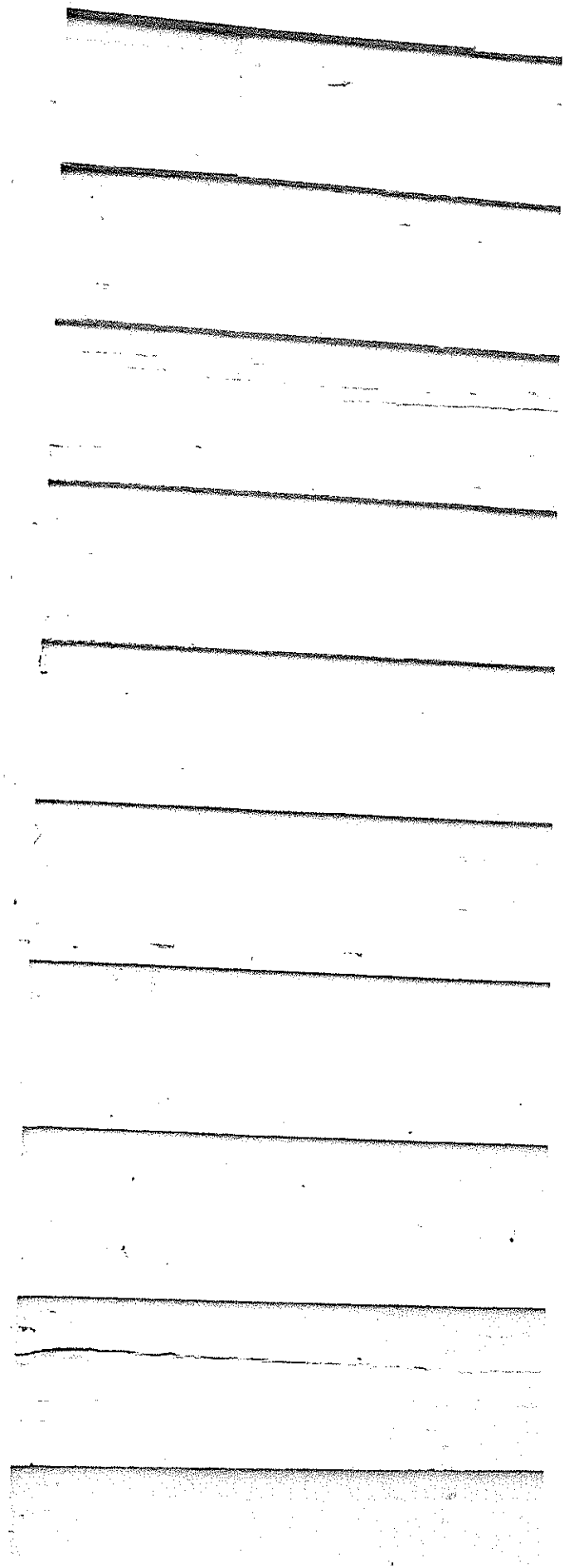
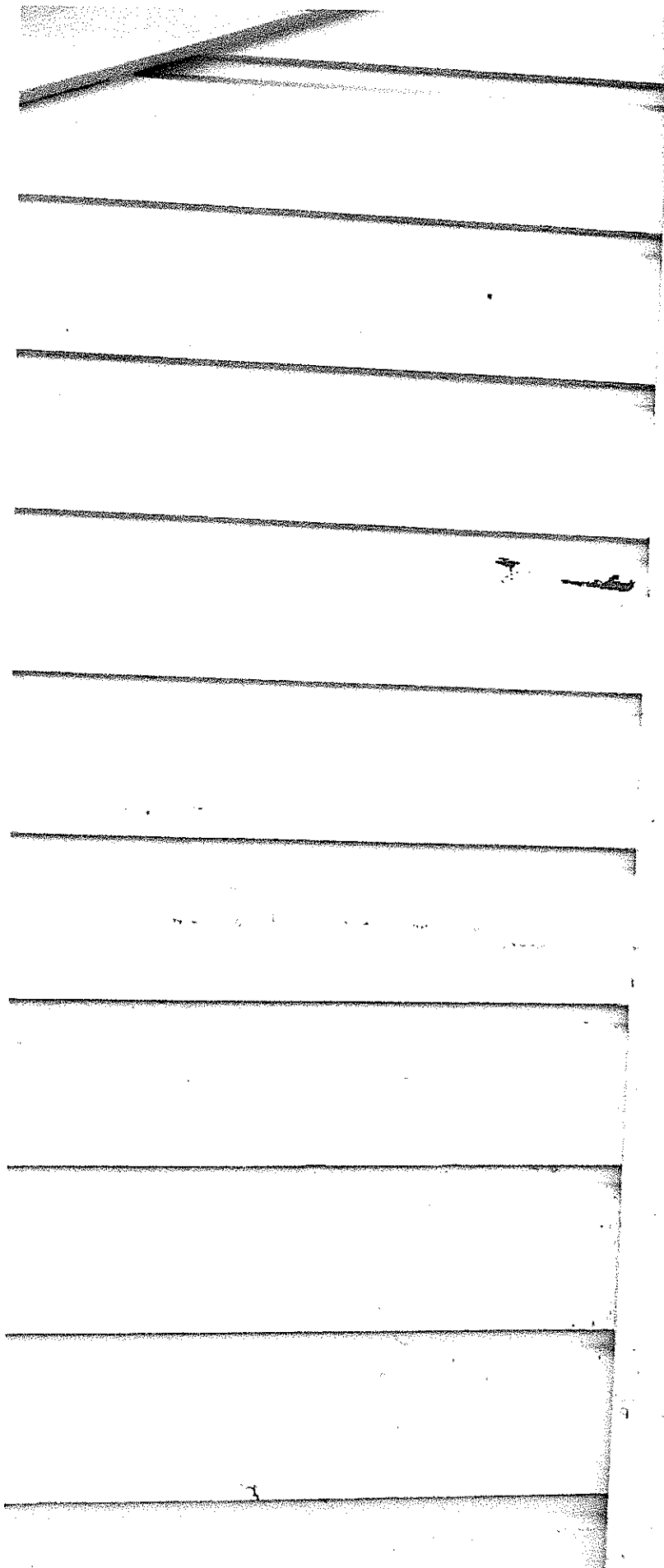


DETERIORATED FRAMING, FOUNDATION AND SUB-FLOOR

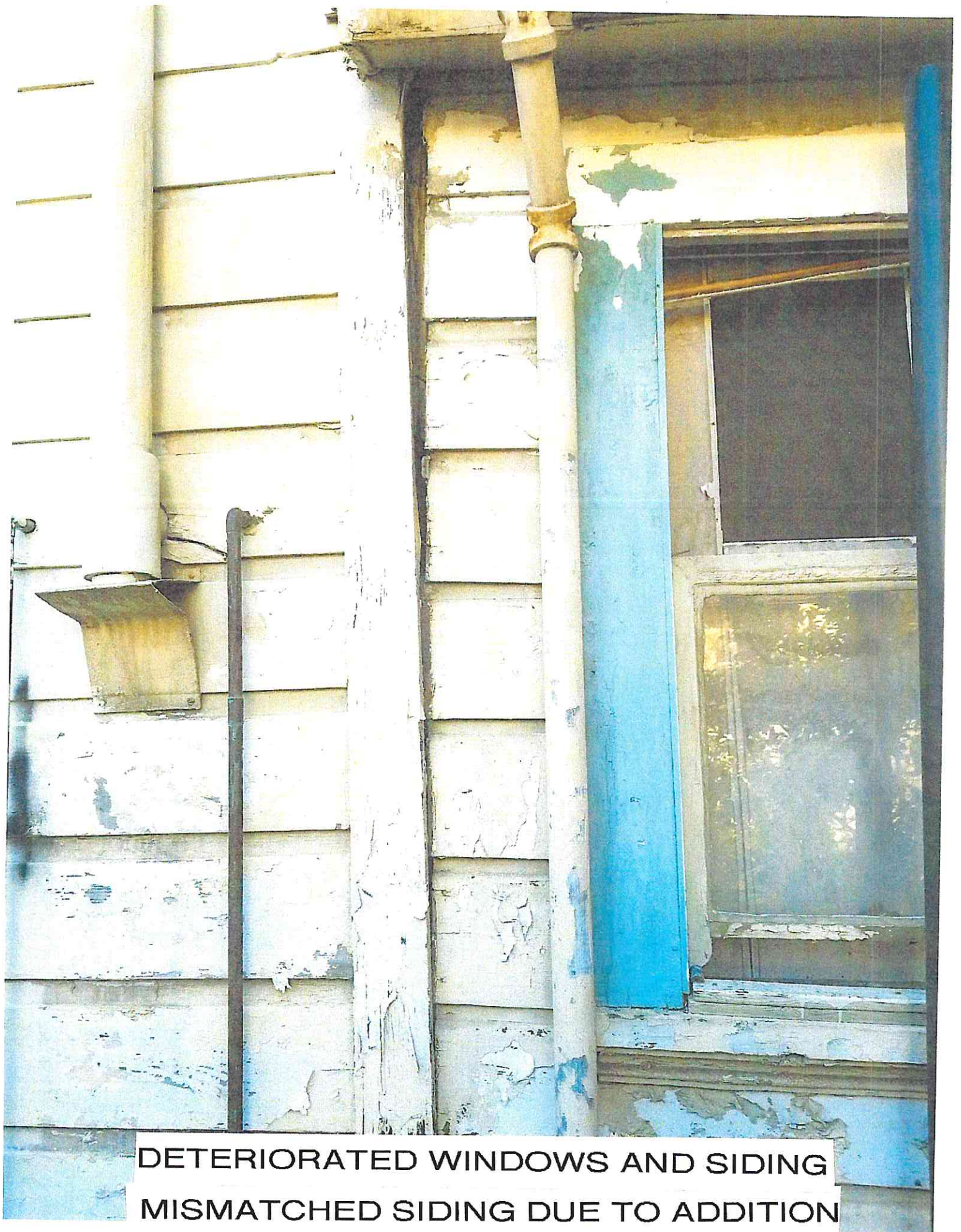




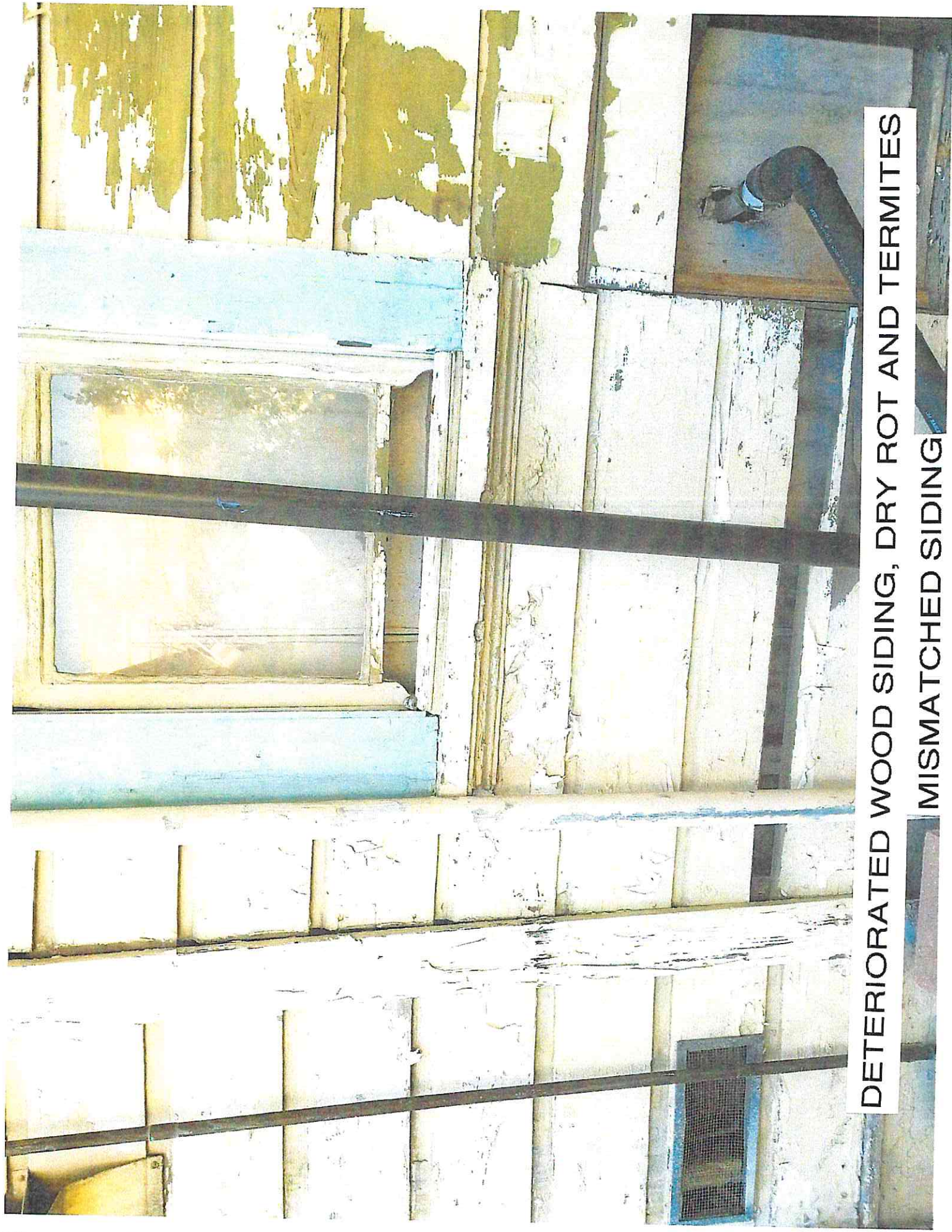
WINDOWS REPLACED – NOT ORIGINAL



MISMATCHED SIDING WHERE ADDITION WAS DONE



DETERIORATED WINDOWS AND SIDING
MISMATCHED SIDING DUE TO ADDITION



DETERIORATED WOOD SIDING, DRY ROT AND TERMITES
MISMATCHED SIDING



ODD ROOF FRAMING

INFILL AND

NEW DOOR

OPENING

ADDITION





