



CITY OF PLACERVILLE
PLANNING APPLICATION

Date: 7-30-20
Zoning: R-3TH GP: HDR
File No: SPR20-02
Filing Fee (PZ): 500-
Filing Fee (EN): 6445.73
Receipt No: 19519

REQUEST FOR:

- Annexation, Boundary Line Adjustment, Certificate of Compliance, Conditional Use Permit, Environmental Assessment, Environmental Impact Report, Final Subdivision Map, General Plan Amendment, General Plan Consistency, Historic District Review, Landscape Plan Review, Map Amendment, Merger, Minor Deviation, Planned Development, Preliminary Plan Review, Sign Package Review / Amendment, Site Plan Review, Temporary Commercial Coach, Temporary Use Permit, Tentative Parcel Map, Tentative Subdivision Map, Variance, Zone Change

DESCRIPTION: Request For Demo Permit of 3095 Cedar Ravine

ITEMS ABOVE THIS LINE FOR OFFICE USE ONLY

City Ordinance #1577 established a Fee & Service Charge System. In some cases project review will require the services of specialists under contract to do work that City staff cannot perform. In these cases, the applicant shall pay the direct cost of these services plus fifteen percent (15%) for City Administration.

PROJECT APPLICANT

NAME: Michael McDermott
MAILING ADDRESS: 3800 Leisure Ln Placerville, CA 95667
PHONE: 916 622-5892
EMAIL: THEMIKESHOW@ME.COM

APPLICANT'S REPRESENTATIVE (if different)

NAME:
MAILING ADDRESS:
PHONE:
EMAIL:

PROPERTY OWNER(S)

NAME: SAME
MAILING ADDRESS:
PHONE:
EMAIL ADDRESS:

SURVEYOR, ENGINEER, ARCHITECT, OR OWNER'S REPRESENTATIVE (If applicable)

NAME:
MAILING ADDRESS:
PHONE:
EMAIL ADDRESS:

have notified the mortgage holder, which is:

DESCRIPTION OF PROPERTY (Attach legal deed description)

STREET ADDRESS: 3095 Cedar Ravine, Placerville CA 95667
ASSESSOR'S PARCEL NO.(S): 004-011-054

Above described property was acquired by owner on 6 Month 1 Day 2019 Year

List or attach any Covenants, Conditions or Restrictions, concerning use of property, of improvements contemplated; as well as yard setback and area or height requirements that were placed on the property by subdivision tract developers. Give date said restrictions expire.

I hereby certify that the statements and information contained in this application, including the attached drawings and the required findings of fact, are in all respects true and correct. I understand that all property lines must be shown on the drawings and be visible upon site inspection. In the event that the lines and monuments are not shown or their location found to be incorrect, the owner assumes full responsibility.

I further understand that if this request is subsequently contested, the burden will be on me to establish: that I produced sufficient factual evidence at the hearing to support this request; that the evidence adequately justifies the granting of the request; that the findings of fact furnished by me are adequate, and further that all structures or improvements are properly located on the ground. Failure in this regard may result in the request being set aside, and structures being built in reliance thereon being required to be removed at my expense.

PROPERTY OWNER agrees to and shall hold the CITY, its officers, agents, employees and representatives harmless from liability for damage or claims for damage for personal injury, including death, and claims for property damage which may arise from the direct or indirect operations of the PROPERTY OWNER or those of his contractor, subcontractor, agent, employee or other person acting on his behalf which relate to this project. PROPERTY OWNER agrees to and shall defend the CITY and its officers, agents, employees and representatives from actions for damages caused or alleged to have been caused by reason of the PROPERTY OWNER'S activities in connection with the project. This hold harmless agreement applies to all damages and claims for damages suffered or alleged to have been suffered by reason of the operations referred to in this paragraph, regardless of whether or not the CITY prepared, supplies or approved plans or specifications or both for the project.

PROPERTY OWNER further agrees to indemnify, hold harmless, pay all costs and provide a defense for CITY in any action challenging the validity of PROPERTY OWNER'S project.

[Signature] Applicant's Signature Michael McDermott Printed Name of Applicant(s) 4/30/20 Date

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

[Signature] Signature of Property Owner Michael McDermott Printed Name of Property Owner 4/30/20 Date

Signature of Property Owner Printed Name of Property Owner Date

NOTICE: Section 10-3-9 of the Placerville Municipal Code prohibits the occupancy of a building or a release of utilities prior to the issuance of a Certificate of Occupancy by the Building Division AND the completion of all zoning requirements and conditions imposed by the Planning Commission or City Council UNLESS a satisfactory performance bond or other acceptable security has been posted to insure completion. VIOLATIONS may result in prosecution and/or disconnection of utilities.

A Notice of Public Hearing and Staff Report will be prepared for applications requiring public hearing(s). Staff Report will be sent to the Applicant and Owner. Notices and Staff Reports will be sent via email if addresses have been provided; if not, the documents will be sent to the mailing addresses provided on this form. Please list below any alternate or additional recipients, along with their contact information, or any alternate instructions for sending these materials to the Applicant or Owner.

Permission to Demo

3095 Cedar Ravine, Placerville CA 95667

My name is Michael Mcdermott, I am the current owner of 3095 Cedar Ravine. As an experienced builder it is my opinion that the structure at cedar ravine is not only an eyesore but in such a state of unsoundness that it could cause harm if it is not torn down soon. The roof is pulling away from the other half of the house and not a single wall is up to code. Some of which have zero 2x4 in them and then the whole house is sitting on only a partial foundation. If this isn't taking care of NOW then the next good storm will surely finish it in.

It is also the cities opinion that this house is a health and safety hazard as they have red flagged this structure with numerous code violations and the cities attorney has commissioned me to resolve this public nuisance.

I have received additional opinions from several other Professional Contractors. Urging them to remodel the house at 3095 cedar ravine, Rather than demo it. All of the contractors listed below either refused to bid the remodel and highly suggested that I tear down and start from new.

Exact Property Solutions

Lic: 1018626

916-512-8546

General construction and building services

Lic: 685889

(916)675-3525

Di Christina custom builders

Lic: 1004580

(916)945-9362

Jar Contruction

Lic: 1044991

(916)891-6635

It is my intent to tear down the current hazard on 3095 cedar ravine and build a beautiful new duplex (not apartment) to fit in the current neighborhood style.

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Eldorado Historic Museum
104 Placerville Drive
Placerville, CA

3095 Cedar Ravine, Historic Value Review

Research of the property performed at The Placerville Historical Society, assisted by Historian Carole Sexton shows:

- No indication of any significant person, structure with any historic value.
(No records or names of importance.)
- Placerville original historical map review, Shows 3095 didn't exist prior to 1920 and is not inline with the original gold mining trail.
- Review of Cedar Ravine Photo Archives, Substantiates no historic value at 3095 plot.
Pictures show empty plot or undeveloped area

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Analysis Report

Order # 291778

Customer	SLGi Certified Test Kits (4400)	Location	3095 cedar ravine
Address	3800 Leisure Lane	Number	
	Placerville CA 95667	Pin	XKUGA2J
Attn	Michael McDermott	Received	10/10/2019
		Analyzed	10/14/2019
		Reported	10/17/2019
Analysis	Asbestos Identification by PLM	Method	EPA 600/R-93/116 & 600/M4-82-020
Sample ID	291778-001	Collected	10/05/2019 04:44 PM
Number	1	Description	ceiling popcorn , walls
Layer # 1	Popcorn Ceiling, Walls	Description	White, Granular
Asbestos Fibers		Other Materials	
2% CHRYSOTILE		98% NON FIBROUS MATERIAL	

Dennis Cameron

Andrew Bruner

Analyst	Cameron, Dennis	Reviewer	Bruner, Andrew
Layers Analyzed	1		
Generated	10/17/2019 05:10:15 PM		

Reporting Limit: 1% PLM analysis is based on Visual Estimation and NESHAP recommends that any asbestos content less than 10 percent be verified by PLM Point Count or TEM Analysis. The EPA recommends that any vermiculite should be treated as Asbestos Containing Material (ACM). This report must not be reproduced except in full with the approval of the laboratory. The test results reported relate only to the samples submitted.

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Violations

EXHIBIT B

Dilapidated Garage

The following violations of Section 17920.3 of the California Health and Safety Code, Division 13 Housing, Chapter 2, Rules and Regulations have been identified.

Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

(b) Structural hazards of attached garage.

(4) Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.

(6) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration.

(k) Any building or portion thereof that is determined to be an unsafe building due to inadequate maintenance, in accordance with the latest edition of the California Building Code.

California Residential Code Section R302.6 Fire separation between garage and dwelling requires a minimum ½ inch drywall at the separation. All openings need to be closed with the drywall.

A general dilapidated condition exists because of a lack of proper maintenance for a dwelling
Section 301.1 California Residential Code.

Buildings and structures, and parts thereof, shall be constructed to safely support all loads, including dead loads, live loads, roof loads, flood loads, snow loads, wind loads and seismic loads as prescribed by the code.

The shear/lateral resistance and vertical load supports have been severely compromised by dry rot for this accessory structure.

Dry rot and Mold

The following violations of Section 17920.3 of the California Health and Safety Code, Division 13 Housing, Chapter 2, Rules and Regulations have been identified.

Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

(a) Inadequate sanitation and ventilation causing visible mold.

(13) Visible mold growth, as determined by a health officer or a code enforcement officer, as defined in Section 829.5 of the Penal Code, excluding the presence of mold that is minor and found on surfaces that can accumulate moisture as part of their properly functioning and intended use. Mold appears on various walls structural members and other surfaces to be investigated by a health official.

(b) Structural hazards due to dry rot in structural members.

(2) Defective or deteriorated flooring or floor supports.

Electrical Violations

The following violations of Section 17920.3 of the California Health and Safety Code, Division 13 Housing, Chapter 2, Rules and Regulations have been identified.

Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

(d) All wiring, except that which conformed with all applicable laws in effect at the time of installation if it is currently in good and safe condition and working properly.

The electrical wiring is in a substandard manner throughout the garage and dwelling.

California Electrical Code (CEC) Article 210.8 Ground-fault Interrupter (GFCI) devices needed for the kitchen and bathroom circuits.

(CEC) Article 314.25 Covers on all electrical outlets. For complete installations each box shall have a cover, faceplate, lampholder, or luminaire canopy.

(CEC) Article 400.9 Splices Cords shall be used only in continuous length without splices or tap. Cord to illegal cooktop on inoperative stove has multiple splices.

(CEC) Article 410.2 Light fixtures in closets must meet minimum clearance requirements.

(CEC) Article 410.5 Luminaries, lampholders shall have no live parts exposed.

Exterior Disrepair

The following violations of Section 17920.3 of the California Health and Safety Code, Division 13 Housing, Chapter 2, Rules and Regulations have been identified.

Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

(g) Faulty weather protection, which shall include, but not be limited to, the following:

(1) Deteriorated, crumbling, or loose plaster.

- (2) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows and doors.
- (3) Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering.
- (4) Broken, rotted, split, or buckled exterior wall coverings or roof coverings.

(k) Any building or portion thereof that is determined to be an unsafe building due to inadequate maintenance, in accordance with the latest edition of the California Building Code. The structure has a deteriorated roof with multi layers of roofing and unknown structural integrity of the roof support.

Ventilation to the attic area openings must be protected with screening to prevent entry by unwanted insects and varmints per section R806.1, California Residential Code.

The structure shows a general dilapidated and un-maintained condition.

Exterior Trash and Debris

The following violations of Section 17920.3 of the California Health and Safety Code, Division 13 Housing, Chapter 2, Rules and Regulations have been identified.

Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

- (j) Those premises on which an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rodent harborages, stagnant water, combustible materials, and similar materials or conditions constitute fire, health, or safety hazards.

Accumulated trash and debris surrounding the structure and the dwelling is in a general dilapidated condition.

Faulty Weather Protection

The following violations of Section 17920.3 of the California Health and Safety Code, Division 13 Housing, Chapter 2, Rules and Regulations have been identified.

Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

- (g) Faulty weather protection

- (2) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows or doors.

- (4) Broken, rotted, split, or buckled exterior wall coverings or roof coverings

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Section 301.1 California Residential Code

Buildings and structures, and parts thereof, shall be constructed to safely support all loads, including dead loads, live loads, roof loads, flood loads, snow loads, wind loads and seismic loads as prescribed by the code.

A building in this condition with water infiltration will cause deterioration from dry rot and lessen the structural integrity of the structure as required by the residential code. The shear/lateral resistance and vertical load supports have been severely compromised.

Faulty Wood Stove and Source of Heat

The following violations of Section 17920.3 of the California Health and Safety Code, Division 13 Housing, Chapter 2, Rules and Regulations have been identified.

Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

(a) Inadequate sanitation

(6) Lack of adequate heating.

(7) Lack of, or improper operation of required ventilating equipment for the dwelling unit.

California Mechanical Code Section 307.1 fuel burning appliances installed per manufactured installation.

Stove does not meet factory built UL listing 127, 737 or 907.

California Residential Code (CRC) Section R303.9 required heating, A single wood stove is an inadequate heating source to properly heat the habitable rooms to a minimum 68° three feet above the floor, two feet from wall.

The stove is maintained in a dangerous and improper condition with only three feet from the sleeping bed.

CRC Section 1001.9 & 1001.10 hearth and hearth extension does not meet the minimum code dimensions for safe and proper use.

Inadequate Plumbing

The following violations of Section 17920.3 of the California Health and Safety Code, Division 13 Housing, Chapter 2, Rules and Regulations have been identified.

Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

- (a) Inadequate sanitation
 - (3) Lack of, or improper kitchen sink
 - (5) Lack of hot and cold running water to plumbing fixtures in a dwelling unit
 - (e) All plumbing, except plumbing that conformed with all applicable laws in effect at the time of installation and has been maintained in good condition, or that may not have conformed with all applicable laws in effect at the time of installation but is currently in good and safe condition and working properly, and that is free of cross connections and siphonage between fixtures. The fixtures in the dwelling have not been properly maintained.
- All the plumbing is substandard due to the age of the dwelling and needs to be updated for proper operation.

Interior Disrepair

The following violations of Section 17920.3 of the California Health and Safety Code, Division 13 Housing, Chapter 2, Rules and Regulations have been identified.

Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

- (a) Inadequate sanitation, the interior has been allowed to remain in a filthy condition.
 - (10) Lack of required electrical lighting
 - (11) Dampness of habitable rooms
 - (14) General dilapidation or improper maintenance
 - (n) All buildings or portions thereof occupied for living, sleeping, cooking, or dining purposes that were not designed or intended to be used for those occupancies.
- Gasoline driven equipment stored in sleeping room with the broken wood stove.
Interior condition of interior living area is without floor coverings.

Structural and deteriorated items

The following violations of Section 17920.3 of the California Health and Safety Code, Division 13 Housing, Chapter 2, Rules and Regulations have been identified.

Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

- (a) Inadequate sanitation
- (11) Dampness of habitable rooms.
- (14) General dilapidation or improper maintenance.
- (b) Structural Hazards

- (1) Deteriorated or inadequate foundations.
- (2) Defective or deteriorated flooring or floor supports.
- (4) Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.
- (6) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration.

Rotted structural members removed and temporary shoring installed that appears to be inadequate.

A general dilapidated condition exists because of a lack of proper maintenance for a dwelling

Water heater deficiencies

The following violations of Section 17920.3 of the California Health and Safety Code, Division 13 Housing, Chapter 2, Rules and Regulations have been identified.

Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

(a) Inadequate sanitation

(14) General dilapidation or improper maintenance

California Plumbing Code

Sections 504.4 & 504.5 Pressure and temperature limiting devices.

Section 507.1 Dielectric insulators

Section 507.2 Seismic straps installed top and bottom per code.

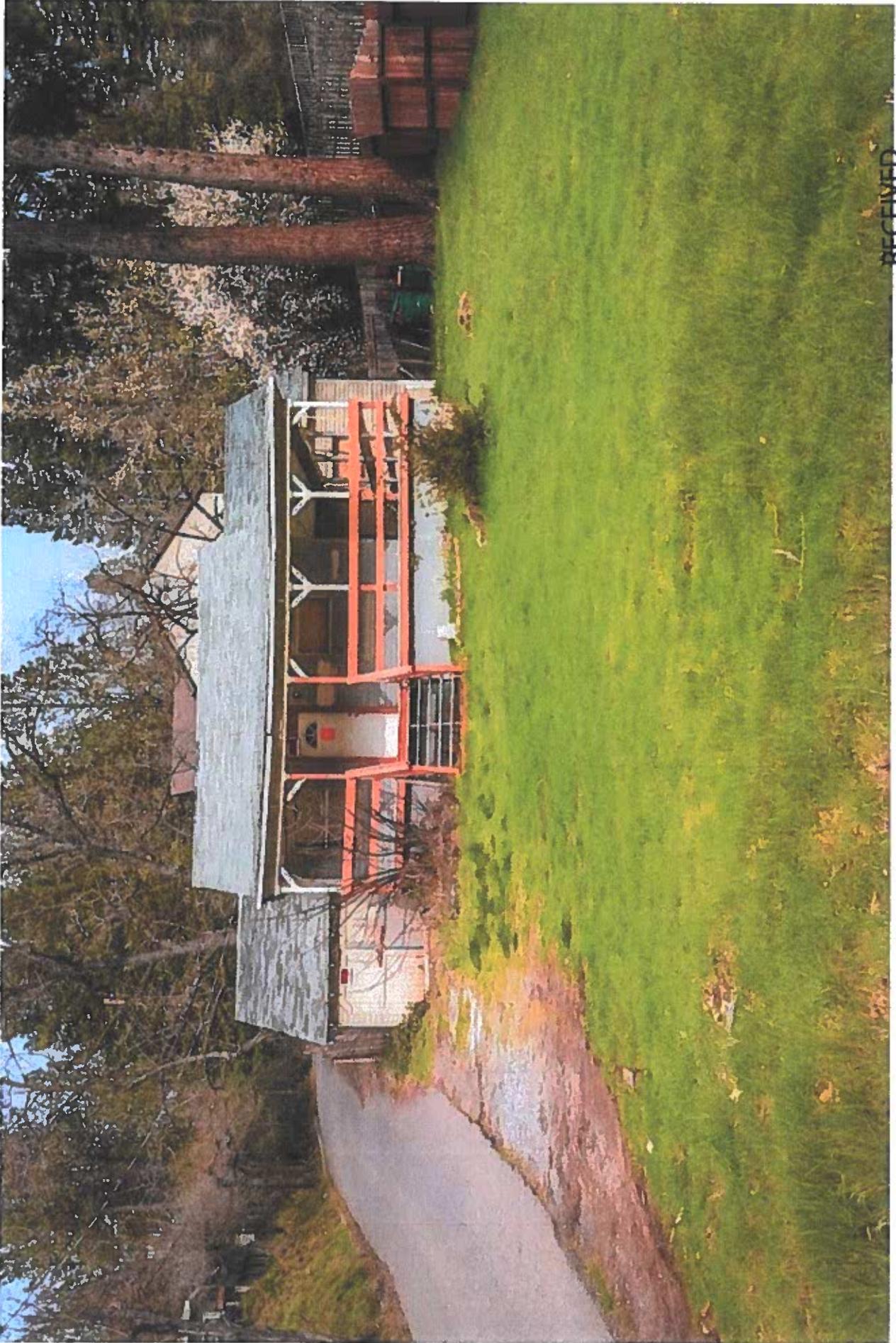
Section 507.5 Drainage pan under water heater.

Section 608.5 P/T discharge piping to the exterior of building per code

California Electrical Code

Article 314.25 Covers on electrical outlets.

For complete installations each box shall have a cover, faceplate, lampholder, or luminaire canopy. Missing cover and exposed NM wire.



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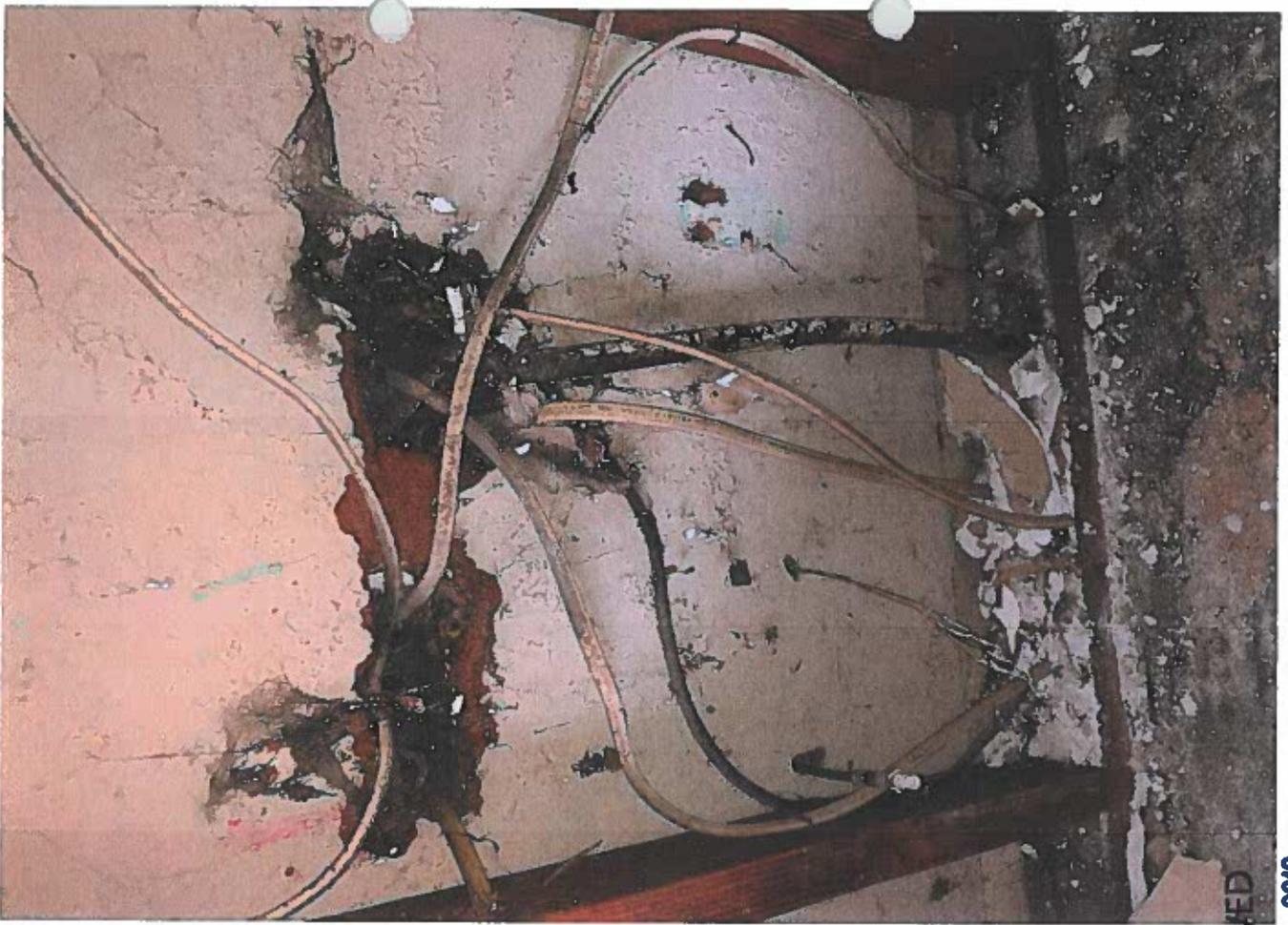
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**AGENT VISUAL INSPECTION DISCLOSURE
(CALIFORNIA CIVIL CODE § 2079 ET SEQ.)**

For use by an agent when a transfer disclosure statement is required or when a seller is exempt from completing a TDS (C.A.R. Form AVID, Revised 11/13)

NAZARO



This inspection disclosure concerns the residential property situated in the City of Placerville, County of El Dorado, State of California, described as 3095 Cedar Ravine Rd 3095 Cedar Ravine Road, Placerville, CA 95667 ("Property").

This Property is a duplex, triplex, or fourplex. This AVID form is for unit # _____. Additional AVID forms required for other units.

Inspection Performed By (Real Estate Broker Firm Name) Coldwell Banker Residential Brokerage

California law requires, with limited exceptions, that a real estate broker or salesperson (collectively, "Agent") conduct a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of certain properties offered for sale and then disclose to the prospective purchaser material facts affecting the value or desirability of that property that the inspection reveals. The duty applies regardless of whom that Agent represents. The duty applies to residential real properties containing one-to-four dwelling units, and manufactured homes (mobilehomes). The duty applies to a stand-alone detached dwelling (whether or not located in a subdivision or a planned development) or to an attached dwelling such as a condominium. The duty also applies to a lease with an option to purchase, a ground lease or a real property sales contract of one of those properties.

California law does not require the Agent to inspect the following:

- Areas that are not reasonably and normally accessible
- Areas off site of the property
- Public records or permits
- Common areas of planned developments, condominiums, stock cooperatives and the like.

Agent Inspection Limitations: Because the Agent's duty is limited to conducting a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of only the Property being offered for sale, there are several things that the Agent will not do. What follows is a non-exclusive list of examples of limitations on the scope of the Agent's duty.

Roof and Attic: Agent will not climb onto a roof or into an attic.

Interior: Agent will not move or look under or behind furniture, pictures, wall hangings or floor coverings. Agent will not look up chimneys or into cabinets, or open locked doors.

Exterior: Agent will not inspect beneath a house or other structure on the Property, climb up or down a hillside, move or look behind plants, bushes, shrubbery and other vegetation or fences, walls or other barriers.

Appliances and Systems: Agent will not operate appliances or systems (such as, but not limited to, electrical, plumbing, pool or spa, heating, cooling, septic, sprinkler, communication, entertainment, well or water) to determine their functionality.

Size of Property or Improvements: Agent will not measure square footage of lot or improvements, or identify or locate boundary lines, easements or encroachments.

Environmental Hazards: Agent will not determine if the Property has mold, asbestos, lead or lead-based paint, radon, formaldehyde or any other hazardous substance or analyze soil or geologic condition.

Off-Property Conditions: By statute, Agent is not obligated to pull permits or inspect public records. Agent will not guarantee views or zoning, identify proposed construction or development or changes or proximity to transportation, schools, or law enforcement.

Analysis of Agent Disclosures: For any items disclosed as a result of Agent's visual inspection, or by others, Agent will not provide an analysis of or determine the cause or source of the disclosed matter, nor determine the cost of any possible repair.

What this means to you: An Agent's inspection is not intended to take the place of any other type of inspection, nor is it a substitute for a full and complete disclosure by a seller. Regardless of what the Agent's inspection reveals, or what disclosures are made by sellers, California Law specifies that a buyer has a duty to exercise reasonable care to protect himself or herself. This duty encompasses facts which are known to or within the diligent attention and observation of the buyer. Therefore, in order to determine for themselves whether or not the Property meets their needs and intended uses, as well as the cost to remedy any disclosed or discovered defect, **BUYER SHOULD: (1) REVIEW ANY DISCLOSURES OBTAINED FROM SELLER; (2) OBTAIN ADVICE ABOUT, AND INSPECTIONS OF, THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS; AND (3) REVIEW ANY FINDINGS OF THOSE PROFESSIONALS WITH THE PERSONS WHO PREPARED THEM. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.**

Buyer's Initials X() X()

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Seller's Initials ML ()

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AVID REVISED 11/13 (PAGE 1 OF 3)



AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 1 OF 3)

If this Property is a duplex, triplex, or fourplex, this AVID is for unit # _____

Inspection Performed By (Real Estate Broker Firm Name) Coldwell Banker Residential Brokerage

Inspection Date/Time: 04/04/2019 9:00 a.m. Weather conditions: Overcast

Other persons present: _____

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE REASONABLY AND NORMALLY ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

Entry (excluding common areas): Home has a notice on front door from the City of Placerville stating : "Danger Do Not Enter Unsafe to Occupy"

Living Room: _____

Dining Room: _____

Kitchen: _____

Other Room: _____

Hall/Stairs (excluding common areas): _____

Bedroom # _____ : _____

Bedroom # _____ : _____

Bedroom # _____ : _____

Bath# _____ : _____

Bath# _____ : _____

Bath# _____ : _____

Other Room: _____

Buyer's Initials X(____) X(____)

Seller's Initials ML (____)



3095 Cedar Ravine Rd

Property Address: Placerville, CA 95667-5629

Date: April 4 2019

If this Property is a duplex, triplex, or fourplex, this AVID is for unit # _____

Other Room: _____

Other: _____

Other: _____

Other: _____

Garage/Parking (excluding common areas): Garage was inaccessible.

Exterior Building and Yard - Front/Sides/Back: Debris and hazards in yard. Damage and settling observed on roof, siding, deck, porch supports and windows.

Other Observed or Known Conditions Not Specified Above: Home is not currently inhabitable. Damage to roof, ceilings, walls, windows, flooring and fixtures throughout. Black spots on walls & ceilings. Road noise can be heard. Property is in a historic district. Home is in a Receivership.

This disclosure is based on a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of the Property on the date specified above.

Real Estate Broker (Firm who performed the Inspection) Coldwell Banker Residential Brokerage
By Susan Wise Date 4/16/2019
(Signature of Associate Licensee or Broker)

Susan Wise

Reminder: Not all defects are observable by a real estate licensee conducting an inspection. The inspection does not include testing of any system or component. Real Estate Licensees are not home inspectors or contractors. BUYER SHOULD OBTAIN ADVICE ABOUT AND INSPECTIONS OF THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.

I/we acknowledge that I/we have read, understand and received a copy of this disclosure.

SELLER Mark Adams, as Receiver Date 4/17/2019
Mark Adams, as Receiver
64CACE1977824C9

SELLER _____ Date _____

BUYER X Michael McDermott Date _____

BUYER X _____ Date _____

Real Estate Broker (Firm Representing Seller) Coldwell Banker Residential Brokerage
By Susan Wise Date 4/16/2019
Susan Wise (Associate Licensee or Broker Signature)
F50D1ADB7F55404

Real Estate Broker (Firm Representing Buyer) _____
By _____ Date _____
(Associate Licensee or Broker Signature)

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