

**REVISED PLANS SUBMITTED BY THE PERMIT HOLDER FOR THE HEARING ON  
DECEMBER 8, 2021**



5418A Geary Blvd  
San Francisco, CA 94121

Date: December 6th, 2021

Subject Property: 3421-31 20<sup>th</sup> Street  
San Francisco, CA

Hello San Francisco Building Department, here is a list of modifications made for the 3421-31 20<sup>th</sup> Street residential remodel permit:

- 1) Toilet room and bathroom to be merged into one room + close existing window and open window
- 2) Existing void space to be used for new stacker washer/dryer
- 3) Kitchen to remain in place and wall between kitchen and hallway to be removed. Kitchen window to be removed and door to be revised to have glazing.
- 4) Existing bedroom at front door to be relocated
- 5) Add closet toward entry area
- 6) Relocate entry door and window

\_\_\_\_\_ *Initial Here*

**PROJECT DATA**

ADDRESS:	3421 20th Street
BLOCK	3610
LOT	049
STORIES:	4
PRESENT USE:	Multi Family
OCCUPANCY:	R-2
TYPE:	5-B
ZONING:	RTO-M

**ABBREVIATIONS**

ABV.	ABOVE	MTG.	MOUNTING
A.F.F.	ABOVE FINISH FLOOR	MTL.	METAL
ALC.	ALCOVE	(N)	NEW
ADJ.	ADJACENT	N.I.C.	NOT IN CONTRACT
ADJUST.	ADJUSTABLE	N.T.S.	NOT TO SCALE
ALUM.	ALUMINUM	O/	OVER
A.V.	AUDIO-VISUAL	O.C.	ON CENTER
B.O.	BOTTOM OF	O.H.	OPPOSITE HAND
BD.	BOARD	OPNG.	OPENING
BLDG.	BUILDING	OPP.	OPPOSITE
BTWN.	BETWEEN	O.S.C.I.	OWNER SUPPLIED
CAB.	CABINET	& CONTRACTOR	INSTALLED
C.G.	CORNER GUARD	O.S.O.I.	OWNER SUPPLIED
C.H.	CLOTHES HOOK	& OWNER	INSTALLED
C.J.	CONTROL JOINT	PART. BD.	PARTICLE BOARD
C.L.	CENTER LINE	PL.	PLATE
CLG.	CEILING	P. LAM.	PLASTIC LAMINATE
CLR.	CLEAR	PLCB.	PLASTIC LAMINATE CABINET
CNTR.	COUNTER	PNL.	PANEL
COL.	COLUMN	P.T.	PAPER TOWEL DISPENSER
CONC.	CONCRETE	PTD.	PAINTED
COND.	CONDITION	RAD.	RADIUS
CONT.	CONTINUOUS	REINF.	REINFORCE
CONST.	CONSTRUCTION	REQ'D.	REQUIRED
CPT.	CARPET	RESIL.	RESILIENT
C.S.C.I	CONTRACTOR SUPPLIED & CONTRACTOR INSTALLED	R.C.P.	REFLECTED CEILING PLAN
CTR.	CENTER	RM.	ROOM
DBL.	DOUBLE	R.O.	ROUGH OPENING
DEMO.	DEMOLITION	R.O.S.	ROLL OUT SHELF
DIM.	DIMENSION	S&P	SHELF AND POLE
DISP.	DISPENSER	S.D.	SOAP DISPENSER
DN.	DOWN	SIM.	SIMILAR
DR.	DOOR	SHT.	SHEET
DTL.	DETAIL	S.C.D.	SEE CIVIL ENGINEERING DRAWINGS
DWG.	DRAWING	S.E.D.	SEE ELECTRICAL DRAWINGS
DWR.	DRAWER	S.L.D.	SEE LANDSCAPE DRAWINGS
(E)	EXISTING	S.M.D.	SEE MECHANICAL DRAWINGS
EA.	EACH	S.P.D.	SEE PLUMBING DRAWINGS
EL.	ELEVATION	SPEC.S.	SPECIFICATIONS
ELEC.	ELECTRICAL	SQ. IN.	SQUARE INCHES
ENCL.	ENCLOSED	SQ. FT.	SQUARE FEET
EQ.	EQUAL	S.S.	STAINLESS STEEL
EQUIP.	EQUIPMENT	S.S.D.	SEE STRUCTURAL DRAWINGS
EXPAN.	EXPANSION	ST. STL.	STAINLESS STEEL
EXT.	EXTERIOR	STL.	STEEL
FAB.	FABRICATION	STN.	STATION
F.D.	FLOOR DRAIN	SUSP.	SUSPENDED
F.F.	FINISH FLOOR	T.	TEMPERED GLASS
FEC.	FIRE EXT. CABINET	TEL.	TELEPHONE
FIN.	FINISH	TEMP.	TEMPERED
FLR.	FLOOR	T.O.	TOP OF
FLUOR.	FLUORESCENT	TYP.	TYPICAL
F.O.	FACE OF	U.N.	UNLESS OTHERWISE NOTED
F.T.	FEET	V.A.T.	VINYL ACOUSTICAL TILE
F.S.	FIRE SHUTTER	V.I.F.	VERIFY IN FIELD
GA.	GAUGE	W/	WITH
G.B.	GRAB BAR	W.C.	WATER CLOSET
G.D.	GARBAGE DISPOSAL	WD.	WOOD
G.C.	GENERAL CONTRACTOR	WDW.	WINDOW
GL.	GLASS	W/O.	WITHOUT
GYP. BD.	GYPSUM BOARD	W.O.	WHERE OCCURS
H.C.	HANDICAPPED		
HT.	HEIGHT		
INT.	INTERIOR		
INSUL.	INSULATED		
JT.	JOINT		
K.S.	KNEE SPACE		
L.	LOCKER		
LOC.	LOCATION		
MAG.	MAGNETIC		
MAX.	MAXIMUM		
MECH.	MECHANICAL		
MIN.	MINIMUM		
MOS.	MOTION SENSOR		
MTD.	MOUNTED		

**SCOPE OF WORK**

1. Work in unit #3421, 3423, and 3425
2. Kitchen and (E) bathroom remodel and decay repair and replacement in kind on unit #3421, 3423, and 3425
3. Add bathroom and washer/dryer in Unit #3421, 3423 and 3425
4. Window replacement on second and third floor as in kind (same size, location, and function)
5. Front window replacement to be wood windows with Ogee and true dividers.

**PROJECT NOTES**

Egress travel paths and distances to remain the same

No work on the first floor

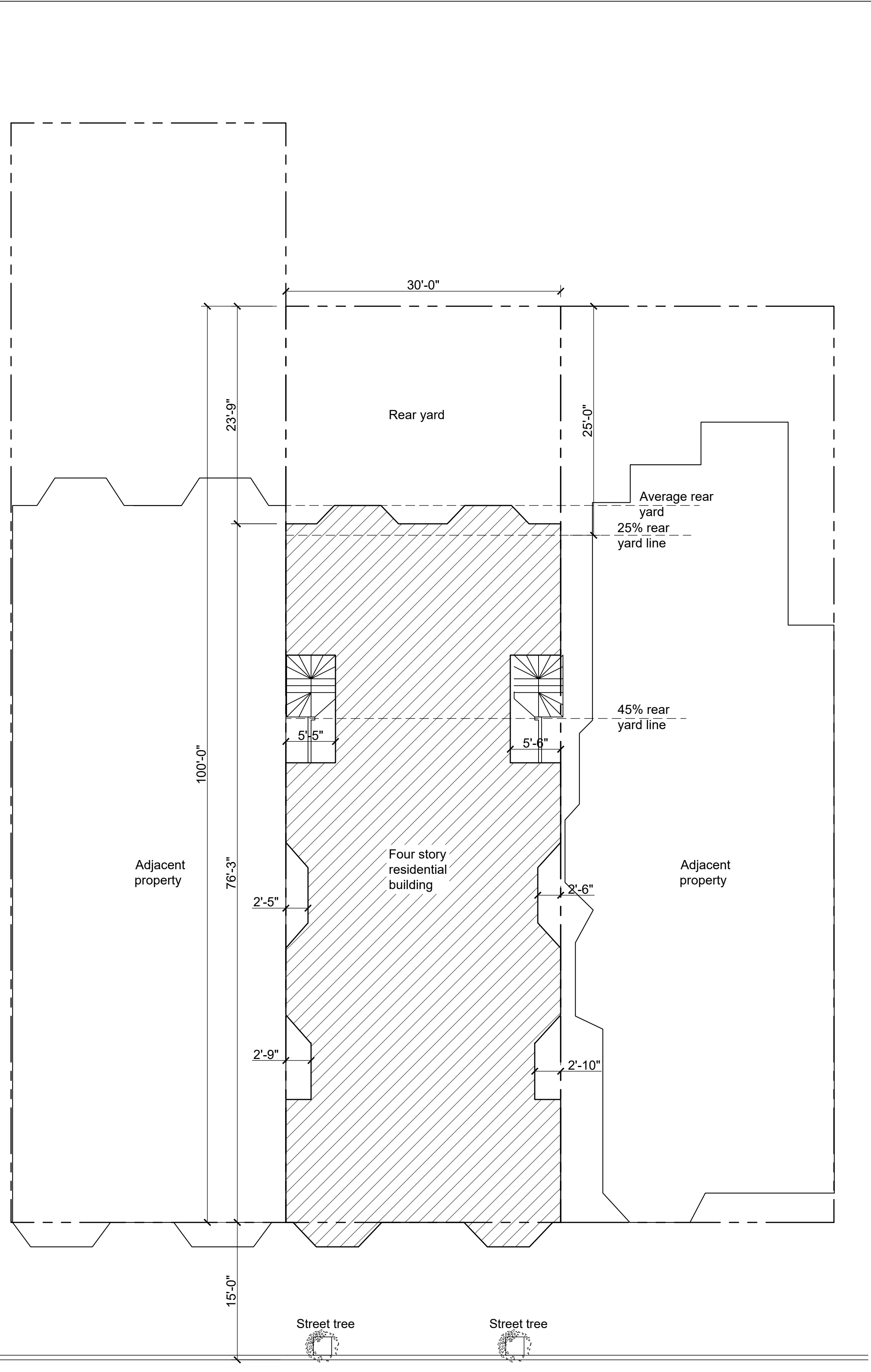
**GENERAL NOTES**

1. All work performed shall be in accordance with the adopted codes, standards and any applicable state or local amendments, including but not limited to:
  - 1.1. Occupational safety and health standards, (CAL OSHA).
  - 1.2. Lists of inspected appliances, equipment and materials (Underwriters Laboratories).
  - 1.3. Approved equipment listing (Factory Mutual).
  - 1.4. Handbook of rigging (Rossmagel).
  - 1.5. Safety code for building construction, ANSI.
  - 1.6. California Building Code, 2019 edition.
  - 1.7. California electrical code, 2019 edition.
  - 1.8. California energy code, 2019 edition.
  - 1.9. California fire code, 2019 edition.
  - 1.10. California Mechanical Code, 2019 edition.
  - 1.11. California Plumbing Code, 2019 edition.
  - 1.12. California referenced standards code, 2019 edition.
  - 1.13. California energy efficiency standards, 2019 edition.
  - 1.14. San Francisco Building code
  - 1.15. California Code of Regulations Title 24, 2019 edition.
  - 1.16. Green Building Standard Code
2. Where differences exist between codes affecting this work, the more restrictive code shall govern.
3. If the contractors observe that these drawings and specifications are in variance with the codes, he shall notify the architects and engineers in writing at once.
4. Ductwork, piping and equipment shall be installed per smacna "seismic restraint manual guidelines for mechanical systems" addendum no. 1 or equal in accordance with ASCE chapter 13 "Seismic design requirements for non-structural components".
5. All fire-rated wall and floor penetrations shall be firesafed utilizing a UL approved fire safing systems.
6. All plumbing and piping systems shall be pressure tested and verified leak tight prior to calling for city progress or final inspections.
7. These drawings represent approximations of existing conditions. all conditions and dimensions are to be field verified by contractors prior to construction.

**SHEET INDEX**

A1.1	Notes, legend, scope of work, site plan
A2.1	First floor plan
A2.2	Second floor plan
A2.3	Third floor plan
A2.4	Fourth floor plan

**3421 20th Street  
San Francisco Ca**



**1 Site Plan**  
1/8" = 1' - 0"

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ENGINEERING LLC**

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REVISIONS		
NO.	DESCRIPTION	DATE
1	Revision	12/6/21

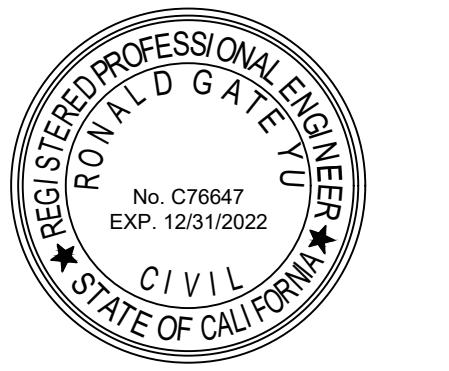
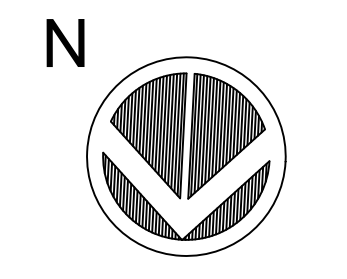
PROJECT TITLE

SHEET TITLE

General notes

LOCATION

3421 20th Street  
San Francisco Ca  
BLOCK: 3610 LOT: 049  
ZONING: RTO-M



DRAWN

SCALE AS NOTED

DATE 03/20/21

PROJECT NO.

SHEET **A1.1**

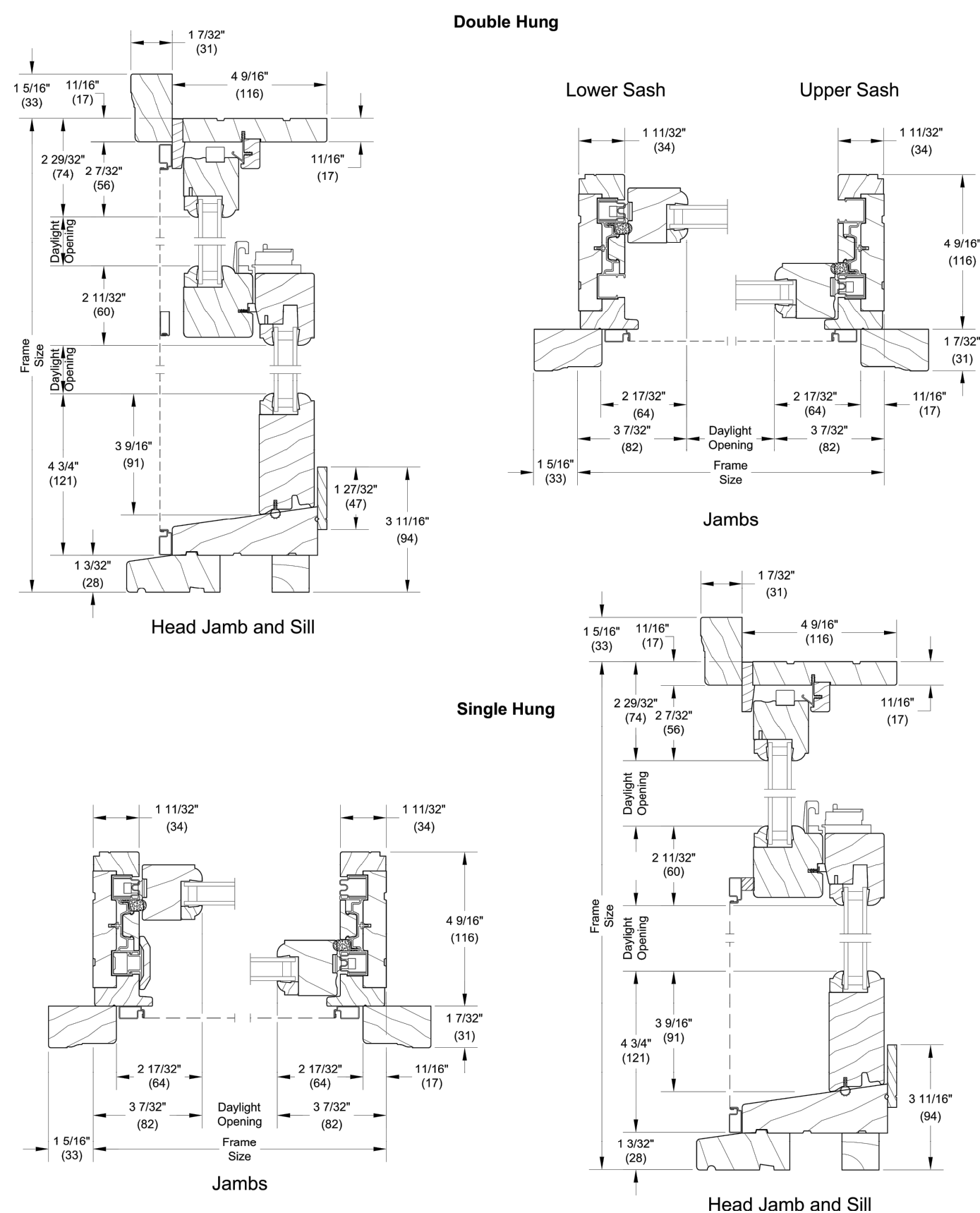
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Ultimate Wood Double Hung

Section Details: Operating

Scale: 3" = 1' 0"



Ver 2019.3 2019-06-24

UWDH-16

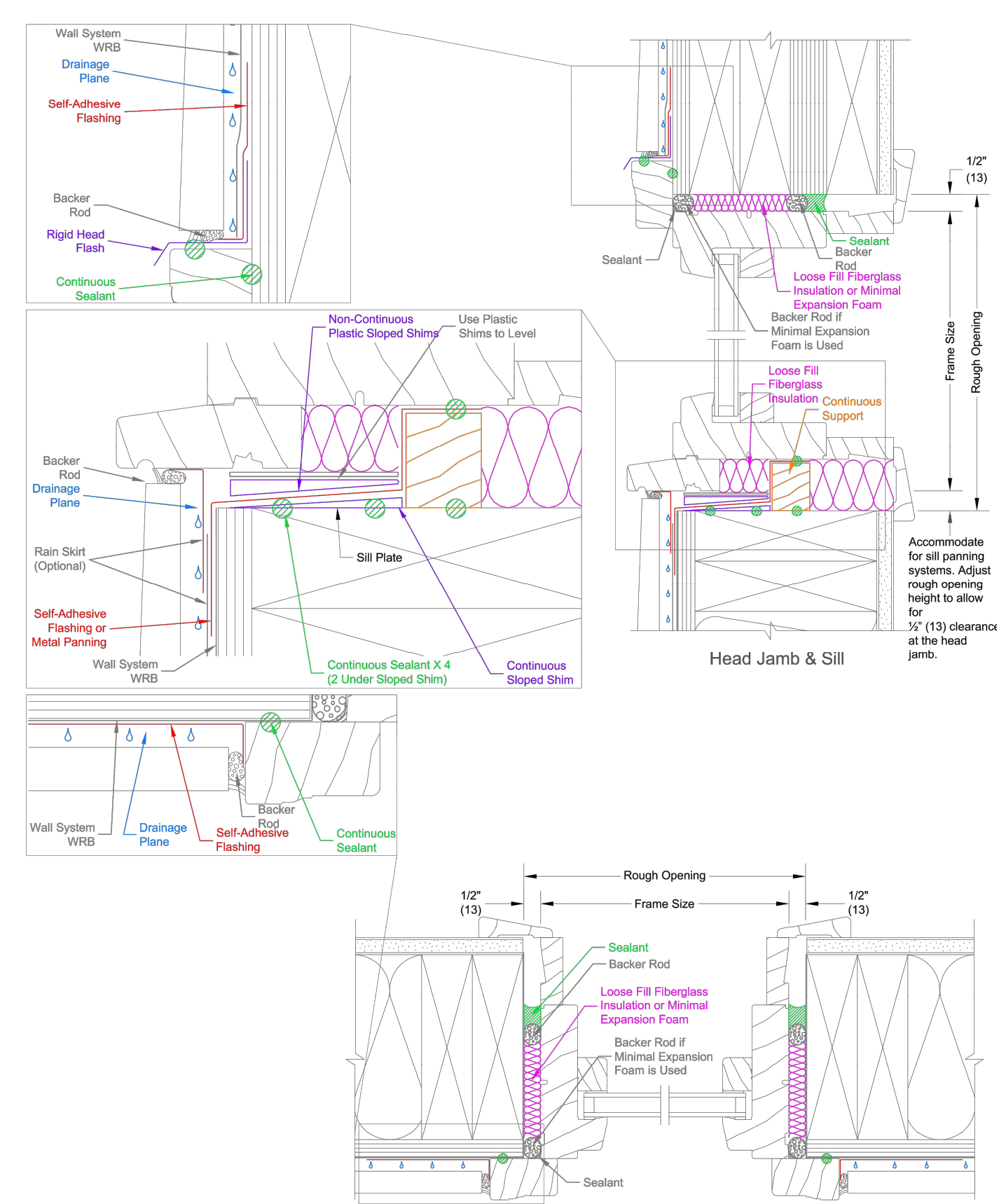
19972255  
Marvin Architectural Detail Manual



Construction Details

Ultimate Wood Direct Glaze Polygon - 2x6 Frame with Wood Siding

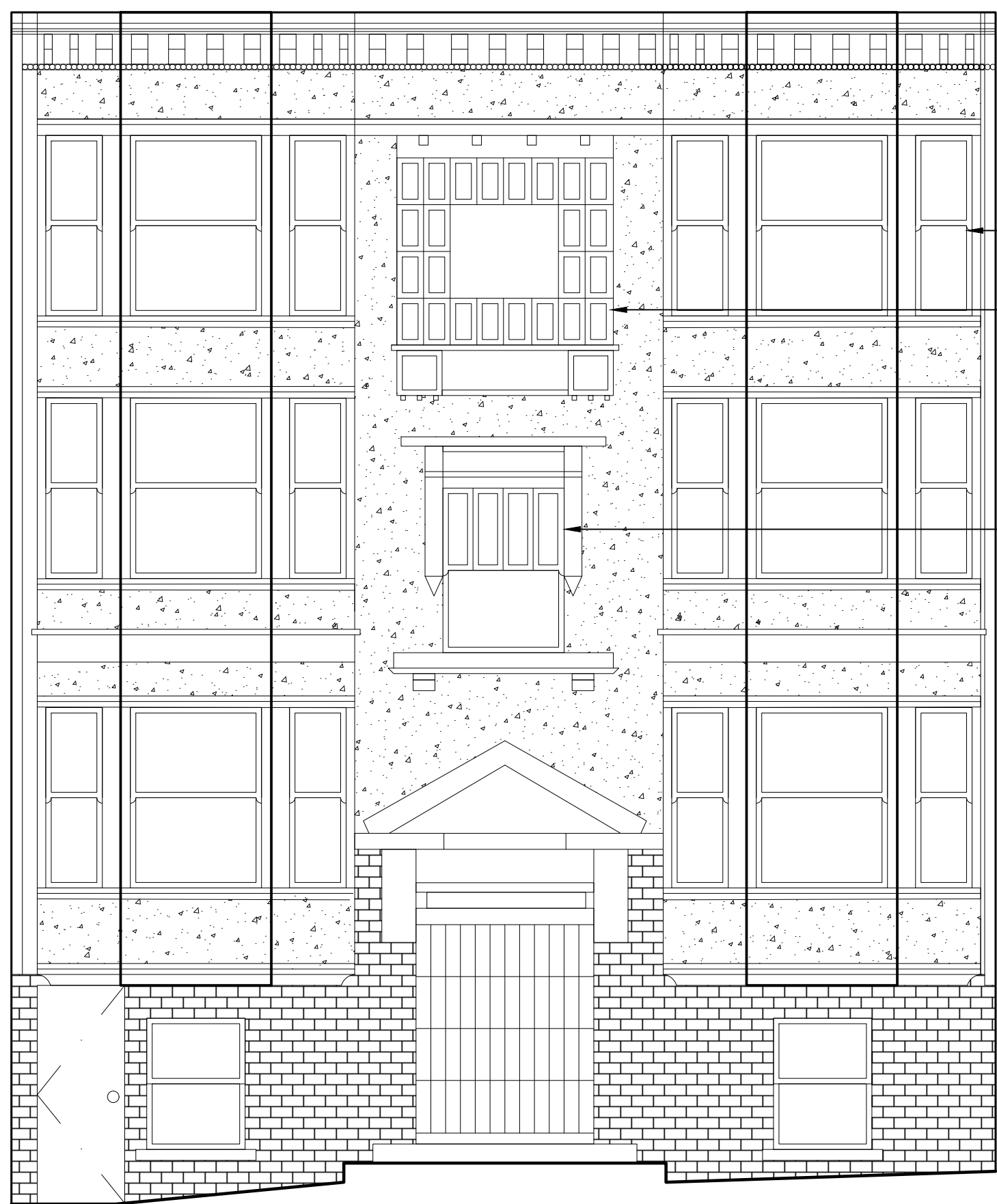
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Ver 2019.5 2019-10-28

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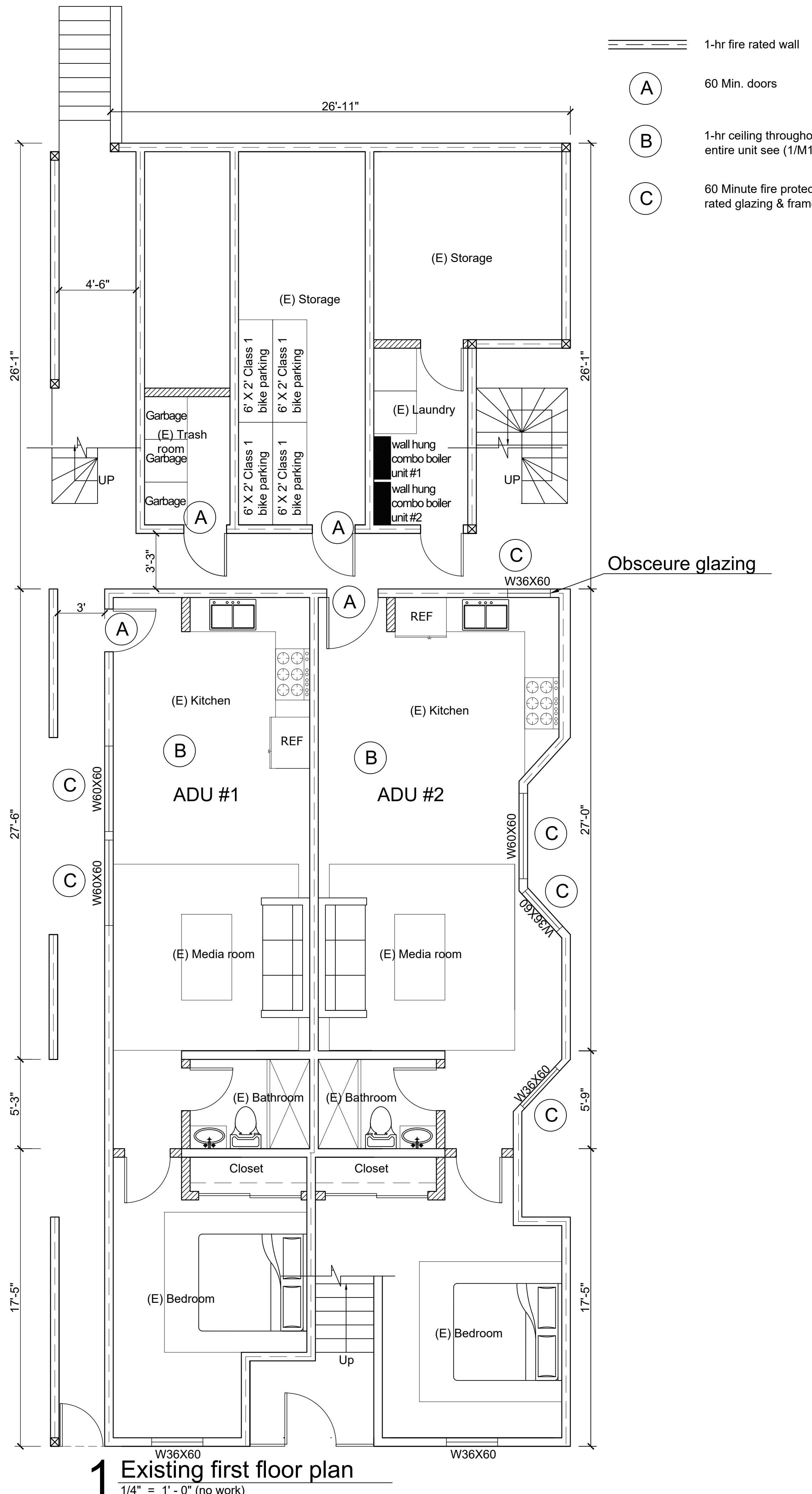
19972255  
Marvin Architectural Detail Manual



2 Front elevation  
1/4" = 1' - 0"

(N) Marvin double hung  
Wood window replacement  
in kind w/ Ogee typ.  
(N) Marvin picture wood  
window with Authentic  
divided lite replacement in  
kind

(N) Marvin double hung  
Wood window replacement  
in kind w/ Authentic divided  
lite and Ogee typ.



1 Existing first floor plan  
1/4" = 1' - 0" (no work)

- ==== 1-hr fire rated wall
- (A) 60 Min. doors
- (B) 1-hr ceiling throughout entire unit see (1/M11)
- (C) 60 Minute fire protection rated glazing & frame

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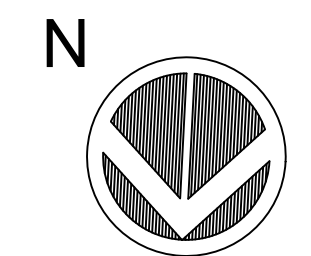
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NO.	DESCRIPTION	DATE
1	Revision	12/6/21

PROJECT TITLE

SHEET TITLE

First floor plan

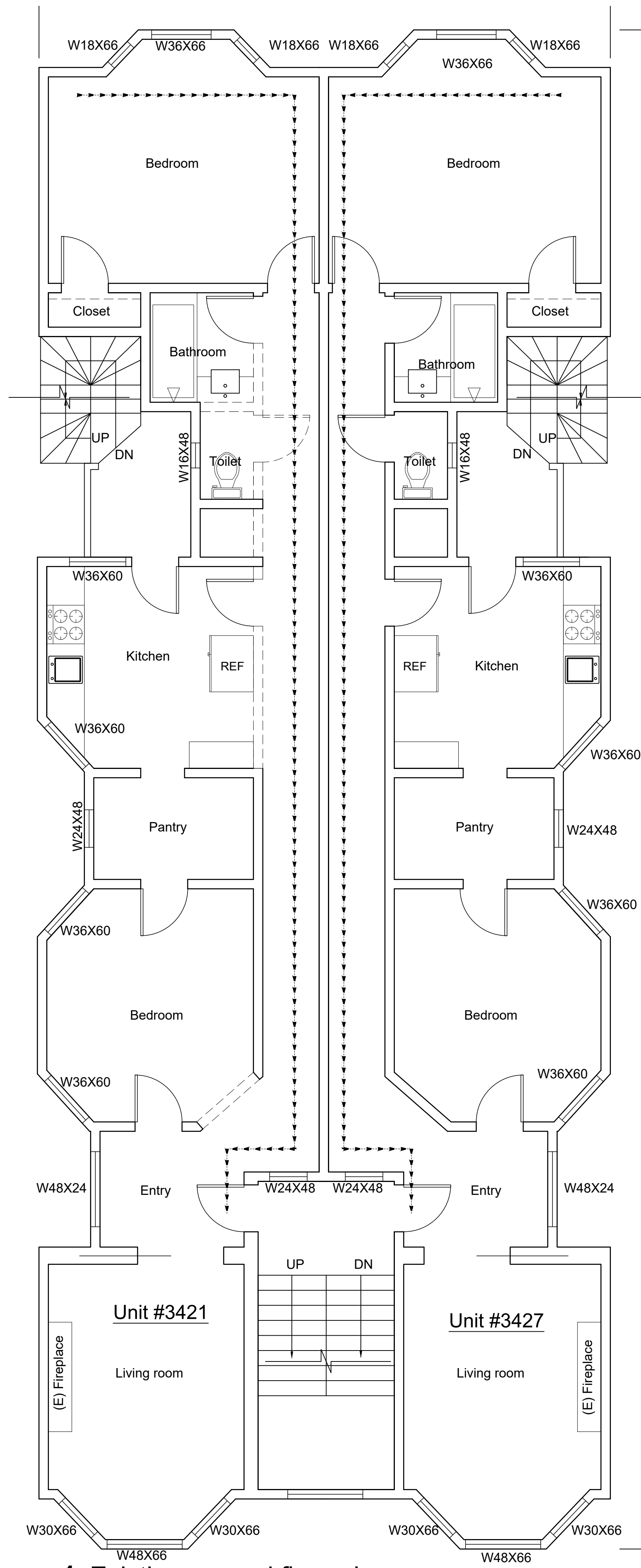
LOCATION  
3421 20th Street  
San Francisco Ca  
BLOCK : 3610 LOT : 049  
ZONING : RTO-M



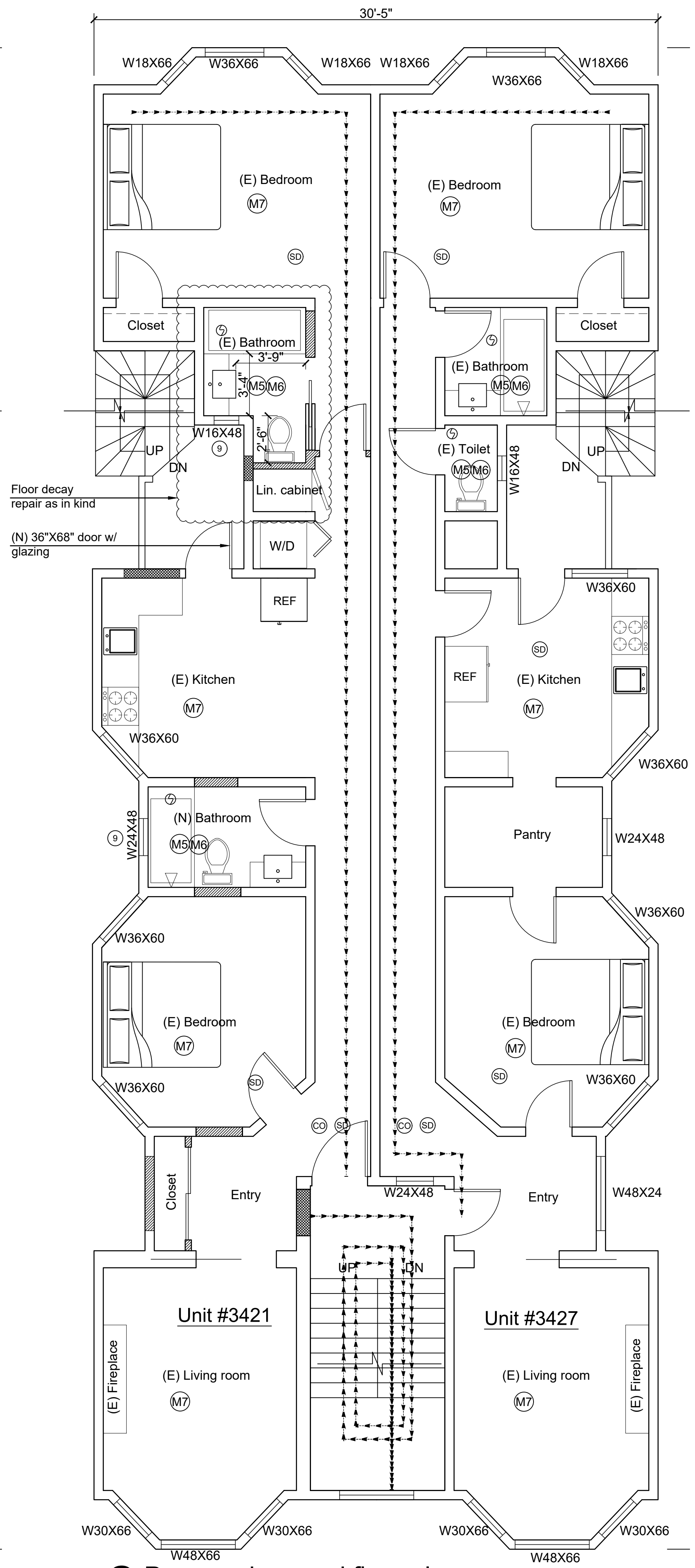
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SCALE AS NOTED
DATE 03/20/21
PROJECT NO.
SHEET

A2.1

These drawings represent approximations of existing conditions. all conditions and dimensions are to be field verified by contractors prior to construction.



**1 Existing second floor plan**  
1/4" = 1' - 0"



**2 Proposed second floor plan**  
1/4" = 1' - 0"

**Mechanical notes**

- (M1) Provide combustion air openings from outside for W.H/ furnace per CMC-CH.7
  - (M2) Seismic strap W.H. REQ'D.
  - (M3) Provide 26 GA. steel duct within garage space.
  - (M4) Terminate gas vent 4'-0" from property line and 2'-0" above any portion of a BLDG. within 10'-0"
  - (M5) Terminate EXH. fan outlet outside min. 3'-0" from property line and BLDG. openings w/ back-draft damper
  - (M6) Specify fluorescent light per Title-24
  - (M7) All high efficacy lighting or controlled by dimmer switch
  - (M8) All high efficacy lighting controlled by vacancy sensor
  - (E) Exhaust fan w/ Humidistat
  - (SD) Smoke detector
  - (CC) Carbon monoxide detector
- (E) Wall  
 (E) Wall to be removed  
 (N) Wall  
 (N) 1-hr fire rated wall

**Notes**

1. Provide R-19 insulation in ceiling for all unconditioned non-habitable spaces that are adjacent to conditioned habitable spaces
2. Provide 1-3/8" thick, solid wood, self-closing, self-latching door between the garage and habitable spaces
3. All habitable spaces (rooms, kitchen, bathrooms, hallways) shall have a minimum ceiling height of 7'-0"
4. Provide (N) kitchen exhaust fan (800 CFM) with hood over kitchen stove per CEC 150(O)/ASHRAE 62.2
5. Provide tempered glazing for all windows, where bottom edge of the glazing is less than 18"
6. Bathtub/shower floors/walls above bathtubs with installed shower head and in shower compartments shall be finished with a nonabsorbent surface. surface shall not extend to a height of not less than 72" above the floor
7. If any rated walls are "opened" during construction, rating will be maintained when the wall will be "closed"
8. Windows: All emergency escape and rescue openings shall have:  
The bottom of the opening shall not be more than 44 inches above the floor.  
Minimum net clear opening height of 24" and width of 20."  
Minimum net clear opening of 5.7 square feet
9. Temp. Glazing

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1	Revision	12/6/21

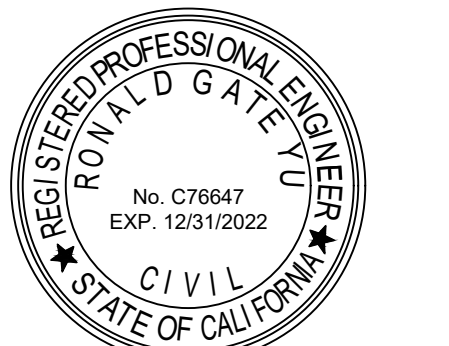
PROJECT TITLE

SHEET TITLE

Second floor plans

LOCATION

3421 20th Street  
San Francisco Ca  
BLOCK: 3610 LOT: 049  
ZONING: RTO-M



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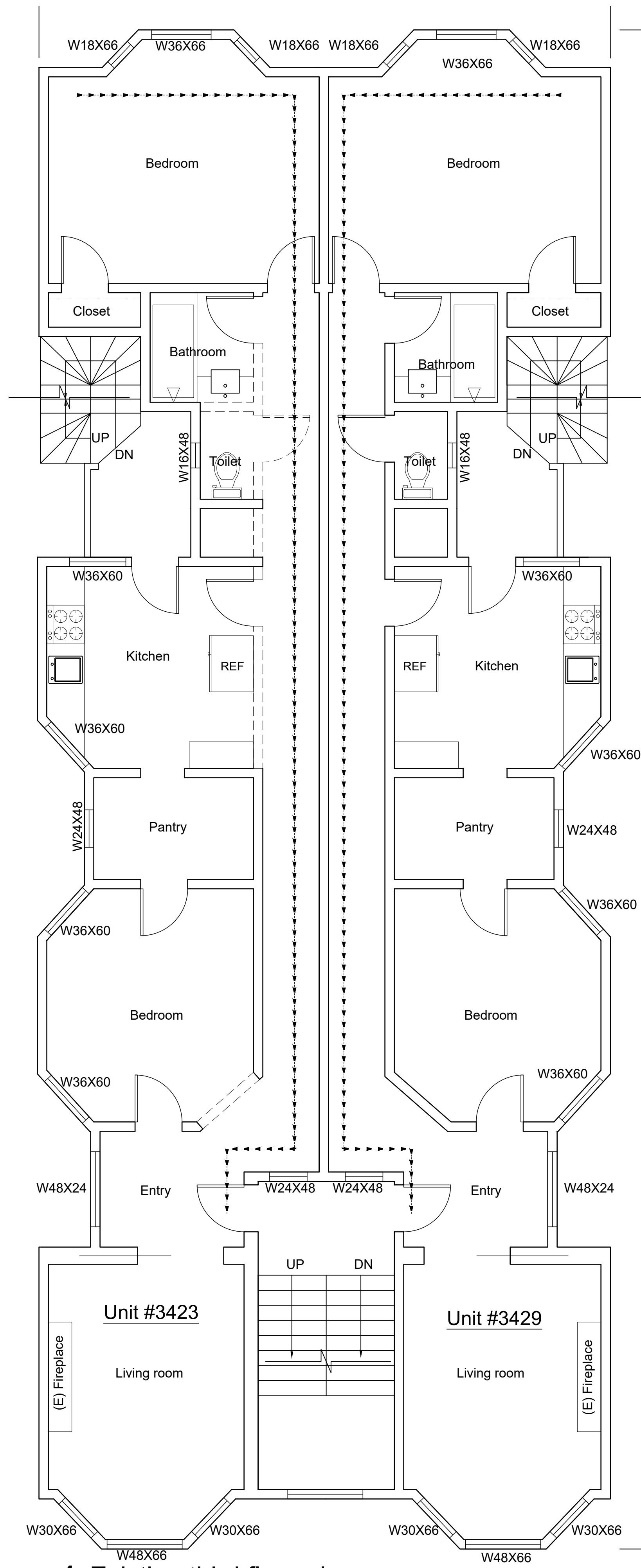
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DATE 03/20/21

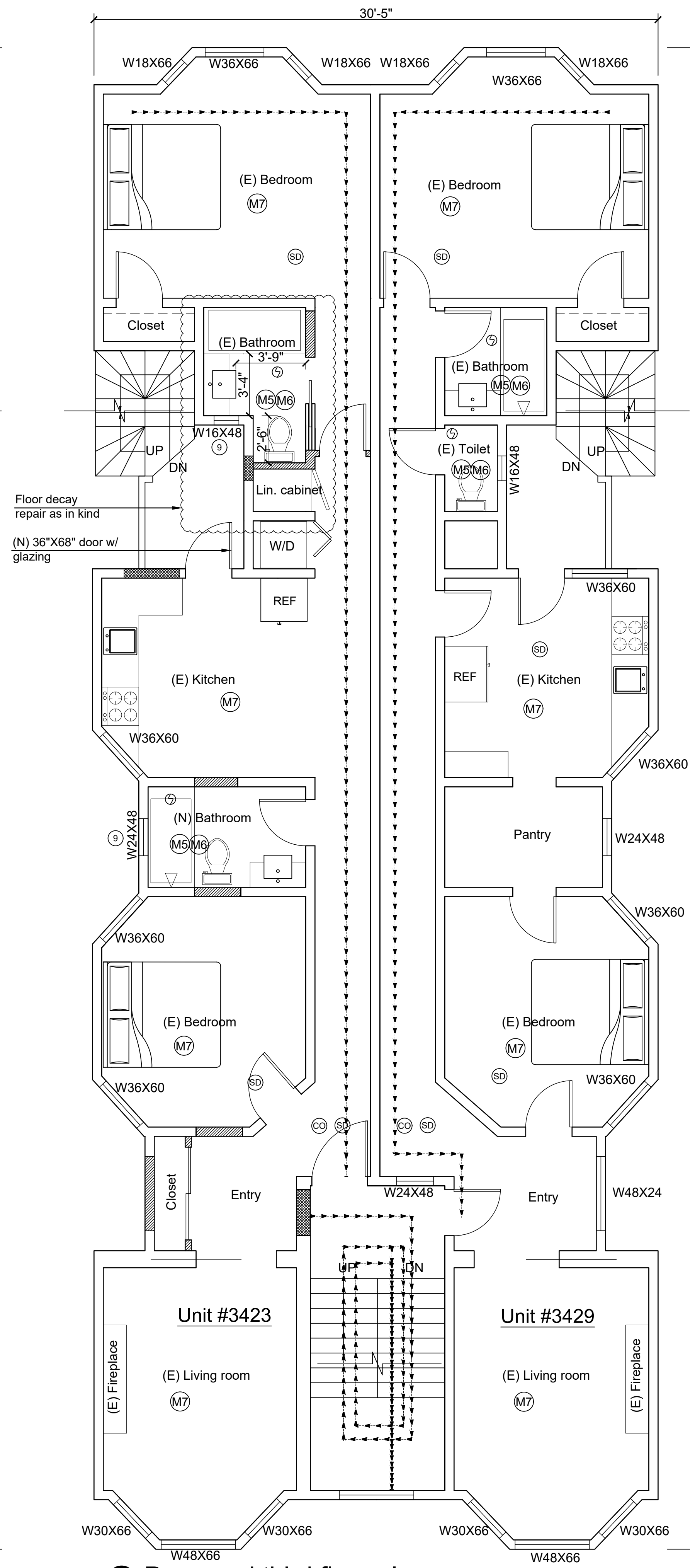
PROJECT NO.

SHEET

**A2.2**



**1 Existing third floor plan**  
1/4" = 1' - 0"



**2 Proposed third floor plan**  
1/4" = 1' - 0"

**Mechanical notes**

- (M1) Provide combustion air openings from outside for W.H/ furnace per CMC-CH.7
  - (M2) Seismic strap W.H. REQ'D.
  - (M3) Provide 26 GA. steel duct within garage space.
  - (M4) Terminate gas vent 4'-0" from property line and 2'-0" above any portion of a BLDG. within 10'-0"
  - (M5) Terminate EXH. fan outlet outside min. 3'-0" from property line and BLDG. openings w/ back-draft damper
  - (M6) Specify fluorescent light per Title-24
  - (M7) All high efficacy lighting or controlled by dimmer switch
  - (M8) All high efficacy lighting controlled by vacancy sensor
  - (E) Exhaust fan w/ Humidistat
  - (SD) Smoke detector
  - (CC) Carbon monoxide detector
- (E) Wall  
 (E) Wall to be removed  
 (N) Wall  
 (N) 1-hr fire rated wall

**Notes**

1. Provide R-19 insulation in ceiling for all unconditioned non-habitable spaces that are adjacent to conditioned habitable spaces
2. Provide 1-3/4" thick, solid wood, self-closing, self-latching door between the garage and habitable spaces
3. All habitable spaces (rooms, kitchen, bathrooms, hallways) shall have a minimum ceiling height of 7'-0"
4. Provide (N) kitchen exhaust fan (800 CFM) with hood over kitchen stove per CEC 150(O)/ASHRAE 62.2
5. Provide tempered glazing for all windows, where bottom edge of the glazing is less than 18"
6. Bathtub/shower floors/walls above bathtubs with installed shower head and in shower compartments shall be finished with a nonabsorbent surface. surface shall not extend to a height of not less than 72" above the floor
7. If any rated walls are "opened" during construction, rating will be maintained when the wall will be "closed"
8. Windows: All emergency escape and rescue openings shall have:  
The bottom of the opening shall not be more than 44 inches above the floor.  
Minimum net clear opening height of 24" and width of 20."  
Minimum net clear opening of 5.7 square feet
9. Temp. Glazing

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NO.	DESCRIPTION	DATE
1	Revision	12/6/21

PROJECT TITLE

SHEET TITLE

Third floor plans

LOCATION  
3421 20th Street  
San Francisco Ca  
BLOCK: 3610 LOT: 049  
ZONING: RTO-M



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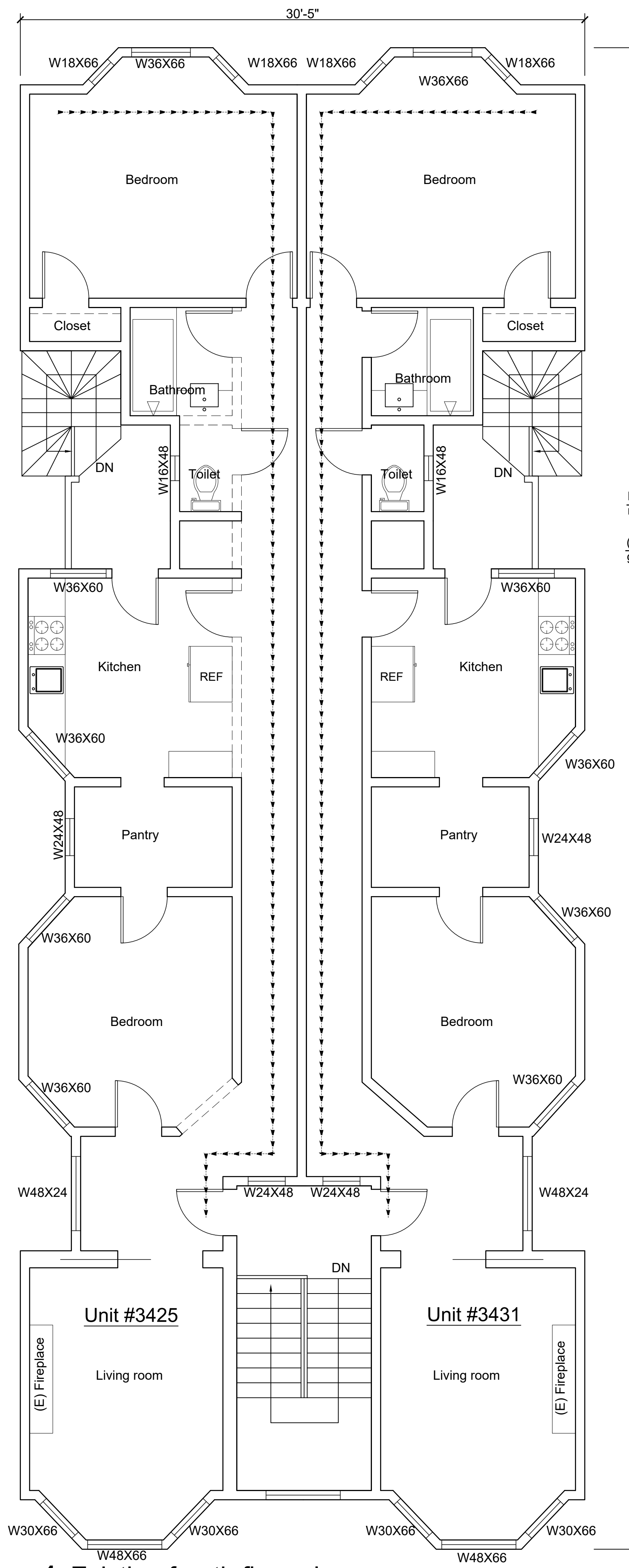
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DATE **03/20/21**

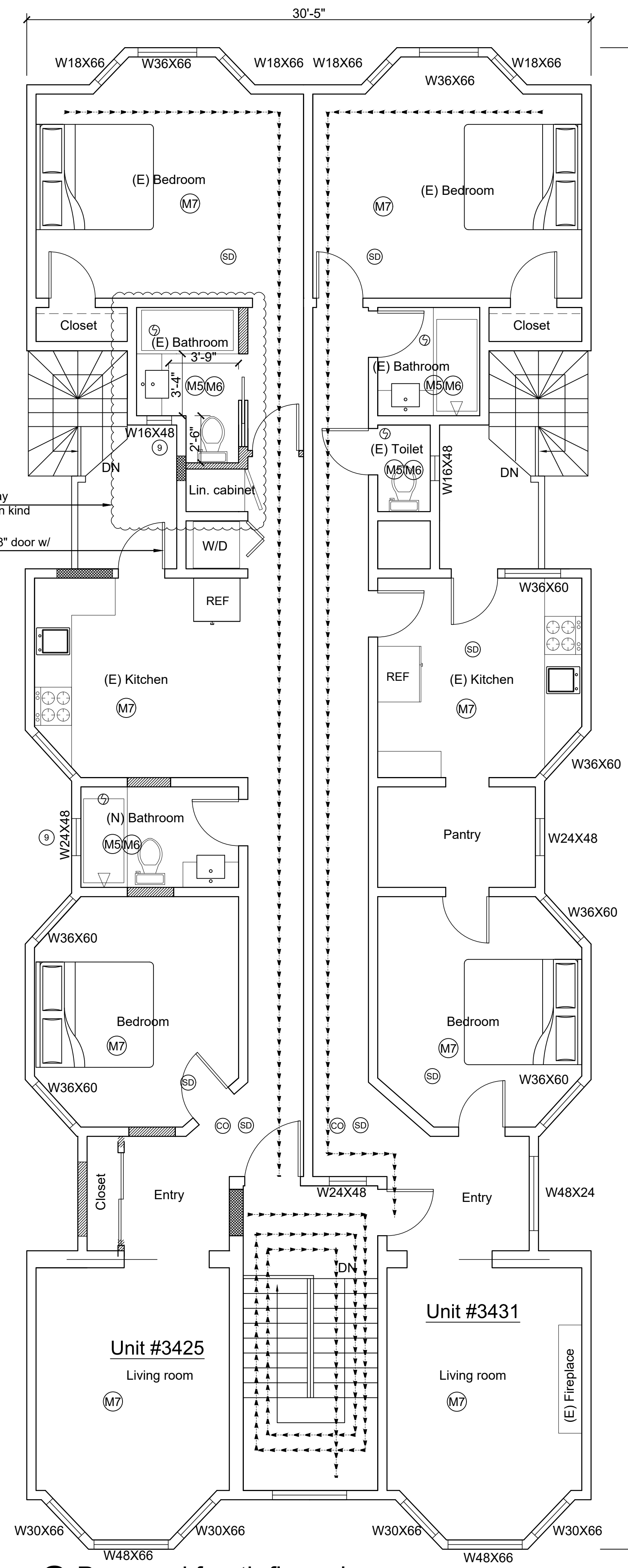
PROJECT NO.

SHEET

**A2.3**



**1 Existing fourth floor plan**  
1/4" = 1' - 0"



**2 Proposed fourth floor plan**  
1/4" = 1' - 0"

**Mechanical notes**

- (M1) Provide combustion air openings from outside for W.H/ furnace per CMC-CH.7
  - (M2) Seismic strap W.H. REQ'D.
  - (M3) Provide 26 GA. steel duct within garage space.
  - (M4) Terminate gas vent 4'-0" from property line and 2'-0" above any portion of a BLDG. within 10'-0"
  - (M5) Terminate EXH. fan outlet outside min. 3'-0" from property line and BLDG. openings w/ back-draft damper
  - (M6) Specify fluorescent light per Title-24
  - (M7) All high efficacy lighting or controlled by dimmer switch
  - (M8) All high efficacy lighting controlled by vacancy sensor
  - (E) Exhaust fan w/ Humidistat
  - (SD) Smoke detector
  - (CC) Carbon monoxide detector
- (E) Wall  
 (E) Wall to be removed  
 (N) Wall  
 (N) 1-hr fire rated wall

**Notes**

1. Provide R-19 insulation in ceiling for all unconditioned non-habitable spaces that are adjacent to conditioned habitable spaces
2. Provide 1-3/8" thick, solid wood, self-closing, self-latching door between the garage and habitable spaces
3. All habitable spaces (rooms, kitchen, bathrooms, hallways) shall have a minimum ceiling height of 7'-0"
4. Provide (N) kitchen exhaust fan (800 CFM) with hood over kitchen stove per CEC 150(O)/ASHRAE 62.2
5. Provide tempered glazing for all windows, where bottom edge of the glazing is less than 18"
6. Bathtub/shower floors/walls above bathtubs with installed shower head and in shower compartments shall be finished with a nonabsorbent surface. surface shall not extend to a height of not less than 72" above the floor
7. If any rated walls are "opened" during construction, rating will be maintained when the wall will be "closed"
8. Windows: All emergency escape and rescue openings shall have: The bottom of the opening shall not be more than 44 inches above the floor. Minimum net clear opening height of 24" and width of 20." Minimum net clear opening of 5.7 square feet
9. Temp. Glazing

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1	Revision	12/6/21

PROJECT TITLE

SHEET TITLE

**Fourth floor plans**

LOCATION

3421 20th Street  
San Francisco Ca

BLOCK : 3610      LOT : 049

ZONING : RTO-M



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SCALE **AS NOTED**

DATE **03/20/21**

PROJECT NO.

SHEET **A2.4**

These drawings represent approximations of existing conditions. all conditions and dimensions are to be field verified by contractors prior to construction.

ORIGINAL DOCUMENTS FROM THE NOVEMBER 10, 2021 HEARING



**BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO**

Appeal of  
LEANA PEREZ and FRANCISCO ARMAS, )  
Appellant(s) )  
vs. )  
DEPARTMENT OF BUILDING INSPECTION, )  
PLANNING DEPARTMENT APPROVAL Respondent )

Appeal No. **21-094**

**NOTICE OF APPEAL**

**NOTICE IS HEREBY GIVEN THAT** on September 17, 2021, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on September 3, 2021 to Biana Chernoguz 1997 Revocable Trust, of an Alteration Permit (Units 3421, 3423, 3425: Relocate kitchen and convert pantry into bathroom and kitchen into bedroom on all three units; window replacement on 2nd, 3<sup>rd</sup> & 4th floors in kind; front windows replaced in kind with wood Ogee and True dividers) at 3421-3423-3425 20th Street.

**APPLICATION NO. 2021/03/31/7623**

**FOR HEARING ON November 10, 2021**

Address of Appellant(s):

Address of Other Parties:

<p>Leana Perez &amp; Francisco Armas, Appellant(s) c/o Hannah Kim, Attorney for Appellant(s) Legal Assistance to the Elderly 1663 Mission Street, Suite 225 San Francisco, CA 94103</p>	<p>Biana Chernoguz 1997 Revocable Trust, Permit Holder(s) c/o Ronald Yu, Agent for Permit Holder(s) Yuflex Engineering 5418A Geary Boulevard San Francisco, CA 94121</p>
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Date Filed: September 17, 2021

**CITY & COUNTY OF SAN FRANCISCO  
BOARD OF APPEALS**

**PRELIMINARY STATEMENT FOR APPEAL NO. 21-094**

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I / We, **Leana Perez and Francisco Armas**, hereby appeal the following departmental action: **ISSUANCE of Alteration Permit No. 2021/03/31/7623** by the **Department of Building Inspection** which was issued or became effective on: **September 3, 2021**, to: **the Biana Chernoguz 1997 Revocable Trust**, for the property located at: **3421-3423-3425 20th Street**.

**BRIEFING SCHEDULE:**

The Appellants may, but are not required to, submit a one page (double-spaced) supplementary statement with this Preliminary Statement of Appeal. No exhibits or other submissions are allowed at this time.

Appellants' Brief is due on or before: 4:30 p.m. on **October 21, 2021, (no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy should be emailed to: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org), [julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org), [scott.sanchez@sfgov.org](mailto:scott.sanchez@sfgov.org), [ryu@yuflux.com](mailto:ryu@yuflux.com) and [vlad@myloan.net](mailto:vlad@myloan.net).

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **November 4, 2021, (no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be doubled-spaced with a minimum 12-point font. An electronic copy should be emailed to: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org), [julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org), [scott.sanchez@sfgov.org](mailto:scott.sanchez@sfgov.org) and [hkim@laesf.org](mailto:hkim@laesf.org).

Hard copies of the brief do NOT need to be submitted.

**Only photographs and drawings may be submitted by the parties at the hearing.**

Hearing Date: **Wednesday, November 10, 2021, 5:00 p.m.**, via Zoom. Information for access to the hearing will be provided before the hearing date. Please note, if the City's Health Orders permit in-person hearings, the Board reserves the right to hold the hearing at SF City Hall. Advance notice shall be provided to the parties.

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any change to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org). Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

**Please note** that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at [www.sfgov.org/boa](http://www.sfgov.org/boa) You may also request a copy of the packet of materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

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**The reasons for this appeal are as follows:**

Not Submitted

Signature: Via Email

Print Name: Hannah Kim, attorney for appellants

# City and County of San Francisco

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- Plan Review
- Inspection Services
- Most Requested
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## Welcome to our Permit / Complaint Tracking System! Permit Details Report



**Report Date:** 9/17/2021 11:50:55 AM

**Application Number:** 202103317623

**Form Number:** 8

**Address(es):** 3610 /049 /1 3421 20TH ST  
3610 /049 /1 3423 20TH ST  
3610 /049 /1 3425 20TH ST

**Description:** Units 3421, 3423, 3425: Relocate kitchen and convert pantry into bathroom, and kitchen into bedroom on all 3 units. Window replacement on 2nd, 3rd, 4th flrs in kind. Front windows replacement in kind with wood Ogee and True dividers.

**Cost:** \$115,000.00

**Occupancy Code:** R-2

**Building Use:** 24 - APARTMENTS

### Disposition / Stage:

Action Date	Stage	Comments
3/31/2021	TRIAGE	
3/31/2021	FILING	
3/31/2021	FILED	
9/3/2021	APPROVED	
9/3/2021	ISSUED	

### Contact Details:

#### Contractor Details:

**License Number:** OWN

**Name:** OWNER OWNER

**Company Name:** OWNER

**Address:** OWNER \* OWNER CA 00000-0000

**Phone:**

### Addenda Details:

#### Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	3/31/21	3/31/21			3/31/21	LEE ERIC	4/6/2021: FORWARD TO CITY PLANNING. -VT 03/31/21: TO BID-INSP FOR SIGN OFF. -EL
2	HIS	3/31/21	3/31/21			3/31/21	SANBONMATSU JAMES	OK TO PROCESS
3	BID-INSP	4/5/21	4/5/21			4/5/21	GREENE MATT	ok to process
4	CP-ZOC	4/9/21	4/9/21	4/9/21	7/7/21	4/9/21	PAGE VINCENT	04/09/2021: Project proposes to relocate and minimize kitchens in existing dwelling units. Per ZA interpretations of 3/22/2021, "a kitchen shall consist of a room containing a full-size oven (gas or electric), a counter sink with each dimension greater than 15 inches, and a refrigerator/freezer of at least 12 cubic feet." No refrigerator or sink dimensions were shown on plans. If the above conditions aren't met, the project is removing Dwelling Units, which requires a Dwelling Unit Removal Conditional Use Authorization per PC Section 317 and which is generally not supported by Department Policy. ZA

								has approved revised plans which place a refrigerator in the living room. Property is a known historic resource. To qualify for OTC approval of window replacement, please include product cut sheets or shop drawings (if custom) for all windows to be replaced. Routed to Permit Center. Contact monica.giacomucci@sfgov.org.
5	CP-ZOC	7/7/21	7/7/21			7/7/21	PAGE VINCENT	Approved 07/07/21 - vincent.w.page.ii@sfgov.org. Interior remodel per plans. Relocated kitchens to conform with ZA Interpretation for Section 102 (eff. 03/01/21). Window replacement at front: (1) double-hung wood window with (3) vertical muntins at upper sash only and integrated ogee lugs; (1) plain double-hung wood window with integrated ogee lugs at right side of right bay, 3rd floor; and (1) picture window at front center, 3rd floor, with a unique pattern of divided lights around a large pane of glass. All muntins to be simulated divided lights with black spacer bars (Marvin Ultimate Wood Double-Hung typical). All work per plans. No other work. Preservation review per coordination with Monica Giacomucci (monica.giacomucci@sfgov.org). Abate 2019-022214ENF - enforcement fee stamp used.
6	BLDG	7/12/21	7/12/21			7/16/21	KABOODANIAN HAMID	7/16/21: Approved OTC routed to SFFD
7	MECH	7/16/21	7/16/21			7/16/21	LAI JEFF	7/16/2021-approved & plans back to applicant
8	SFFD	7/16/21	7/16/21			7/16/21	MANN KERRY	Approved OTC, plans returned to customer.
9	SFPUC	7/16/21	7/16/21			7/16/21	IMSON GRACE	Capacity Charge not applicable. No change in meter size, not enough fixtures added to warrant a larger meter. Plans with the applicant. Route to MECH - 07/16/2021
10	PERMIT-CTR	4/12/21	4/12/21			7/29/21		04/12/2021 - Comments issued by plan review staff. Plan set has been routed to Permit Center hold room. Project agent must collect the plan set to resume review. Pick-up hours are 10:00 AM - 3:00 PM at the entrance of 49 South Van Ness Ave. You do not need an appointment to collect your plan set. To submit revisions, applicant or project agent must return the original plan set and permit application with superseded sheets removed from the original plans and new sheets collated into the original plan set. The superseded sheets shall be rolled up, separated from the original plans, and returned to the plan checker. All revisions must be done per Administrative Bulletin-031: <a href="https://sfdbi.org/administrative-bulletins">https://sfdbi.org/administrative-bulletins</a> Revision drop-off hours are 10:00 AM - 3:00 PM at the forum entrance of 49 South Van Ness Avenue. You do not need an appointment to submit your revision. ***AUTHORIZED AGENT MUST SHOW PERMIT CENTER STAFF THE EMAIL SENT BY PERMITCENTER@SFGOV.ORG TO COLLECT COMMENTS.***BL
11	417-86	9/3/21	9/3/21			9/3/21	LEE ERIC	09/03/21: Noticed posted on Aug. 4, 2021 per document.
12	CPB	7/29/21	9/3/21			9/3/21	LEE ERIC	OTC ISSUED.

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

**Appointments:**

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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**Inspections:**

Activity Date	Inspector	Inspection Description	Inspection Status
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**Special Inspections:**

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
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For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

[Online Permit and Complaint Tracking](#) home page.

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APPROVED  
 Dept. of Building Insp.

DCP  
 GEN  
 2021

FIRE

APPROVED FOR ISSUANCE

BLDG. 3/8  
 FORM

APPLICATION NUMBER  
 2021-0331-7623

OSHA APPROVAL REQ'D

201901291 NOV PBID  
 2019770  
 10 60  
 11 07/16/21  
 HIS

SPED INSP.  
 FEES REQ.

APPLICATION FOR BUILDING PERMIT  
 ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO  
 DEPARTMENT OF BUILDING INSPECTION

FORM 3  OTHER AGENCIES REVIEW REQUIRED  
 FORM 8  OVER-THE-COUNTER ISSUANCE

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

2 NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

DATE FILED 7.29.21	FILING FEE RECEIPT NO. DCP FEE	(1) STREET ADDRESS (IF DIFFERENT) BLOCK & LOT 3421 207th St 3610 / 049
PERMIT NO. 1514455	ISSUED 9/13/21	(2A) ESTIMATED COST OF JOB \$115,000
		(2B) REVISED COST: \$115,000 BY: HK DATE: 7/16/21

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING								
(4A) TYPE OF CONSTR. J.B	(5A) NO. OF STORIES OF OCCUPANCY 4	(6A) NO. OF BASEMENTS AND CELLARS 0	(7A) PRESENT USE Six unit Family Dwelling	(8A) OCCUP. CLASS R-2	(9A) NO. OF DWELLING UNITS 6			
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION								
(4) TYPE OF CONSTR. J.B	(5) NO. OF STORIES OF OCCUPANCY 4	(6) NO. OF BASEMENTS AND CELLARS 0	(7) PROPOSED USE (LEGAL USE) Six unit	(8) OCCUP. CLASS R-2	(9) NO. OF DWELLING UNITS 6			
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? NO	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? NO	(12) ELECTRICAL WORK TO BE PERFORMED? NO	(13) PLUMBING WORK TO BE PERFORMED? NO					
(14) GENERAL CONTRACTOR White Spruce or Antelope	ADDRESS	CITY	STATE	ZIP	PHONE	CALIF. LIC. NO.	EXPIRATION DATE	
(15) OWNER - LESSEE (CROSS OUT ONE) Biana Chernoguz	ADDRESS	CITY	STATE	ZIP	PHONE (FOR CONTACT BY DEPT.)			
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)								
WORK IN UNIT #381-3423-3425 Relocate kitchen, and convert pantry into bathroom, and kitchen into bedroom on all 3 unit S. Window replacement on second, third, and fourth floor in kind. Front windows replace in kind w/ wood Ogee & Tave Dividers								
ADDITIONAL INFORMATION								
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? NO	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? NO	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA					
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? NO	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? NO	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) NO	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? NO					
(25) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> Julius Engineering	ADDRESS 5418A	CITY GLENVIEW	CALIF. CERTIFICATE NO. C76647					
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN") NA								

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction is to be closer than 6'0" to any wire containing more than 750 volts. See Sec 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills, and complete details of retaining walls and wall footings must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings, all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX  
 OWNER  
 LESSEE  
 CONTRACTOR  
 ARCHITECT  
 AGENT  
 ENGINEER

NOTICE TO APPLICANT

**HOLD HARMLESS CLAUSE.** The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (i) or (ii) designated below, or shall indicate item (iii), (iv), or (v), whichever is applicable. If however item (v) is checked, item (ii) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

( ) I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

( ) II. I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:  
 Carrier \_\_\_\_\_  
 Policy number \_\_\_\_\_

( ) III. The cost of the work to be done is \$100 or less.

( ) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

( ) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the worker's compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

Signature of Applicant or Agent \_\_\_\_\_ Date 3/30/2021

OFFICIAL COPY



CONDITIONS AND STIPULATIONS

REFER TO: APPROVED:

*[Signature]*  
David Kabodanian, DBI  
JUL 16 2021



DATE: 4/5/2021  
REASON: ok to process  
per Mark Greene.

BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

NOTIFIED MR.

APPROVED: Interior remodel per plans. Window replacement at front: (1) double-hung wood window w/ (2) vertical muntins at upper sash only w/ int. ogee lugs; (1) double-hung wood window w/ int. ogee lugs at right side of right bay, 3rd floor; and (1) picture window

APPROVED BY VINCENT PAGE II  
CPL  
JUL 07 2021

DEPARTMENT OF CITY PLANNING

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

NOTIFIED MR.

APPROVED: at front center, 3rd floor, w/ a unique pattern of divided lights around a large pane of glass. All muntins to be similar to old divided lights w/ black spacer bars. PLEASE NOTIFY DISTRICT FIRE INSPECTOR AT THE START OF WORK 415-654-8927

PLEASE NOTIFY DISTRICT FIRE INSPECTOR AT THE START OF WORK 415-654-8927

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

NOTIFIED MR.

APPROVED: AS PER PLAN

*[Signature]*  
Jeff Lai, DBI  
JUL 16 2021

MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

NOTIFIED MR.

APPROVED: NA

CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

NOTIFIED MR.

APPROVED: SFPUG

*[Signature]*  
Shane Mason 07/16/2021

BUREAU OF ENGINEERING SFPUC

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

NOTIFIED MR.

APPROVED: NA

DEPARTMENT OF PUBLIC HEALTH

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

NOTIFIED MR.

APPROVED: ↓

REDEVELOPMENT AGENCY

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

NOTIFIED MR.

APPROVED: Legal use per CFC # 448484  
No. of units 4 Firs. Of Occ. 3  
EH 3130121

HOUSING INSPECTION DIVISION

DATE: 3/31/2021  
REASON: ok to process  
per AHJ (chief email)  
date 6/4/2020 - A

NOTIFIED MR.

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

OWNER'S AUTHORIZED AGENT

# BRIEF SUBMITTED BY THE APPELLANT(S)



Dear Board Members:

We are filing this appeal against Permit #2021/103/31/7623 for the reasons listed below:

The permit incorporates a stack of three units at the subject property, 3421-3431 20<sup>th</sup> Street (although the property owner is constructing two ADUs in the basement). Of the three units subject to this permit only 3421 20<sup>th</sup> Street is unoccupied. This appeal applies only to 3423 20<sup>th</sup> Street (the “subject unit”), home to a family of five tenants, Leana Perez, Francisco Armas and their now three adult children, Sergio, Anthony and Frances (the “tenant family”).

The proposed plans:

- (1) slash the kitchen in half;
- (2) remove vital housing services such as the tenant family’s dining area;
- (3) place the fridge in the living room because the proposed kitchen is too small to house it;
- (4) convert the current kitchen into a “media room”, with specific instructions that it *not* be used as a bedroom; and
- (5) must be seen in the six years of litigation spearheaded by the property owner’s property manager and husband, Vladislav Chernoguz, with the specific goal of removing the tenant family from the subject unit; and
- (6) should not prevent the property owner from making necessary repairs.

Darryl Honda, President  
Board of Appeals  
49 South Van Ness Avenue, Suite 1475  
San Francisco, CA 94103

**Perez & Armas v. DBI, PDA, 3423 20<sup>th</sup> Street  
Board of Appeals No. 12-094  
Permit #202103317623, Alteration Permit**

**I. INTRODUCTION**

The tenant family living in 3423 20<sup>th</sup> Street would be the first to admit that the subject unit and the common areas of the property need substantial repairs. This has been true since before the current owner purchased the property in 2014 and is still true today after seven years of neglect. In fact, the only way the tenant family can convince the property owner to address repairs has been to report substandard conditions to the housing inspection division of DBI. Even then, the property owner has often delayed addressing Notices of Violation until DBI convenes a directors hearing. However, the tenant family did not ask for or want the floor plan of their unit to be transformed with the result that their kitchen will be slashed in half, the fridge moved to their living room, an additional bathroom created at the expense of their pantry space and the current kitchen turned into a “media room”, with the specific caveat that it not be used as a bedroom.

While the tenants understand that DBI is not specifically tasked with keeping tenants housed, there is a human cost to such dramatic and unnecessary changes to the subject unit. We ask that the Board of Appeals consider the proposed floor plan in the context of the property owner and her husband’s dogged and relentless efforts to remove the tenant family of five since shortly after she purchased the property.

## **II. THE PROPOSED RENOVATIONS RENDER THE SUBJECT UNIT UNLIVABLE FOR ITS CURRENT OCCUPANTS**

The proposed plans will cause the loss of enjoyment of specific portions of the subject unit. In the current floor plan, the tenant family has space in their kitchen for a table and chairs and sufficient room to store their pots and pans, dishes and pantry items. The proposed plan reduces by half the space available to them, with their front door to open directly into a kitchen, now a small entry area, which the tenant family uses as an exercise area. The redesigned kitchen space of approximately 50 sf is so cramped that the fridge will have to be relocated to the living room, leaving no space for the tenant family to sit down and eat together. In the proposed renovation, the pantry, where the kitchen sink and additional cabinets are located, will be converted into a bathroom, again shrinking the space available to prepare meals and store necessary items. The current living room is small but adequate for the tenant family to gather, entertain or watch TV. Having a fridge in the living room, however, will be awkward to navigate and a reduction in the space available for the family to use as a common gathering space.

The current kitchen will be the location of a “media room”. The plans specify that this room cannot be used for sleeping. For the tenant family this is not a viable use of space. The specific instructions that the room cannot be used for sleeping is hard not to interpret as a targeted message to the tenant family that they are not welcome at the subject property.

The San Francisco Rent Ordinance section 37.2, subdivision (r) defines a rental unit as a dwelling unit which includes all “housing services, privileges, furnishings and facilities supplied in connection with the use or occupancy thereof ...” Section 37.2, subdivision (g) further defines a housing service as any amenity of service provided by the landlord connected with the use of occupancy of the rental unit. The proposed plans reduce housing services that the tenant family have enjoyed since moving into the subject unit in 2012. Obtaining a rent reduction is not the

tenant family's goal. Instead, the property owner needs to address necessary and overdue repairs and keep the disruption to the tenant family to a minimum.

**III. THE PROPOSED RENOVATIONS MUST BE TAKEN IN THE CONTEXT OF SIX PLUS YEARS OF LANDLORD HARASSMENT**

**A. The Property Owner Does Not Maintain the Subject Property for Her Current Tenants**

At the time the property owner purchased the subject property, it was in poor condition, showing years of neglect and deferred maintenance. As described in detail in the sellers' disclosures in 2014, inspections confirmed extensive defects, encompassing decay and deterioration to the structure, the foundation, the electrical, plumbing and heating systems and the roof. (Exhibit A, a copy of the Kaul Inspection Services Property Report.) This mirrored Mr. Chernoguz' initial impression of the subject property, which he confirmed "looked like it was neglected for many, many years". (Exhibit B, excerpt from Mr. Chernoguz's Sept. 4, 2019 Deposition ("Chernoguz Depo.")) The conditions detailed in the disclosures were echoed in the numerous Notices of Violation issued to the property owners by the DBI in 2017, 2019 and 2021 for the subject rental unit and the common areas of the subject property. (Exhibit C-1 through C-10, copies of Notices of Violation from 2017 to the present.)

Although the property owner and her husband were aware of the defective conditions at the subject property from 2014, they refused to make repairs unless forced to do so by DBI. This is highlighted by statements Mr. Chernoguz made to DBI housing inspectors and his testimony at his deposition. In 2017, Mr. Chernoguz argued with the housing inspectors about a variety of issues, including whose responsibility it was to correct the violations, and rebuked them for writing him up for what he considered "minor things". Throughout the winter and spring of 2017, Mr. Chernoguz requested that DBI clear items as abated when they were not, citing, as one

reason, his contention that the tenant family would not be living at the subject property much longer and “so it [was] not worth his time and money” to make the repairs. (Exhibit D-1 through D-3, excerpts from depositions of Joseph Barber, Housing Inspector; Luis Barahona, Senior Housing Inspector (“Barahona Depo.”); and Chernoguz Depo.). After a heated exchange with Senior Housing Inspector Luis Barahona in April 2017, Mr. Chernoguz banned him from entering the subject property. “[E]very time he would come to the property, he would speak Spanish in front of me with the tenants, even though he spoke English....And I asked him to speak English in front of me so I know exactly what he's talking about. He refused. He was ignoring me. So I had to stop him from coming to the property.” (Exhibit E-1 through E-2, excerpts from Chernoguz Depo. and Barahona Depo.).

#### **B. Six Years of Litigation to Force the Tenant Family to Vacate**

The property owner and her husband’s stated goal in purchasing the subject property was for the “potential return” on their investment, premised on “a change of occupancy”. With a change of occupancy, the property owner could cause the rent to “increase and provide income to do all the work”. To achieve this goal, the property owner tried to more than quadruple the tenant family’s rent but was ultimately unsuccessful. Undeterred, the property owner and her husband have spent the last six years trying to re-litigate this issue over and over again despite repeated orders from the Court to stop. Despite the fact that the disrepair encompasses all six units at the subject property, the property owner and her husband have only targeted the tenant family, accusing them without any evidence of intentionally damaging the subject unit.

Currently, the property owner is suing the tenant family for nuisance in two combined lawsuits, first initiated in 2017, based on allegations that the tenant family is the cause of the rundown conditions at the subject unit. Mr. Chernoguz has accused the tenant family of

vandalism and conspiracy. His evidence of such rests on, for example, his opinion that windows were “broken from the inside” and that “windows don’t just break themselves”. (Exhibit F, excerpts from Chernoguz Depo.) When pressed, Mr. Chernoguz admits that he does not have any evidence as to who broke the windows or caused the rundown conditions at the subject property and conceded that it was possible that the conditions were due to lack of repairs by the previous property owner. (Exhibit G, excerpts from Chernoguz Depo.)

### **C. When All Else Fails, Try Renovation**

After nearly seven years without success, the property owner and her husband are embarking on a new plan to unhouse the tenant family, using the now familiar loophole of temporary eviction for capital improvement pursuant to San Francisco Rent Ordinance section 37.9(a)(11). Although tenants in a temporary eviction are supposed to vacate for 90 days, some landlords have figured out that if they prolong and expand construction projects, they can prevent tenants from returning to their rental units. (Exhibit H-1 through H-2, annual reports from the San Francisco Rent Board demonstrating increases in temporary evictions for capital improvements of 109% in 2018 and 55% in 2019.) Given the history between the parties and the landlords’ avowed goal of removing the tenant family from the subject unit, the tenant family has a real fear that once unhoused, the property owner and her husband will stretch the construction project into a year plus so that by attrition, they will be forced to permanently relocate. The scope of work will likely displace tenants for a substantial period of time.

### **D. Property Owner Using this Appeal Process to Deny Necessary Repairs**

Currently, there are three outstanding Notices of Violation issued against the property owner for longstanding and recurring problems at the subject property and the subject unit. The property owner and her husband have been aware of many of these problems since they

purchased the subject property in 2014. More recently, the tenant family notified the property owner's husband in 2020 when he began constructing ADUs in the basement area that their front and back door were damaged and could not be locked. The property owner's husband sent up a handyman to tape the lock on the front door and ignored complaints regarding the back door. Items in the 2019 Notice of Violation have never been corrected. Now, the property owner's husband claims that he cannot correct the 2021 Notices of Violation, including the broken heater, because the permit to renovate the unit has been suspended. (See Ex.C-8 through C-10.).

#### IV. CONCLUSION

The tenant family requests that the Board of Appeal grant the tenant family's appeal, revoke the permit as it applies to the subject unit. The property owner can then apply for the necessary permits to correct many of the outstanding and recurring repairs necessary in the subject unit.

# EXHIBIT A





**Boy Lun Yee Wong Trustees of the 1997 Revocable Trust**  
8/8/2014



**3421-3431 20th St. , San Francisco, California 94110**

**NOTICE:** The written report, and all information gathered during the inspection, is not considered transferable to third parties. The inspection results are intended for the exclusive use of the client.

**Referring Realtor info:**

Name: Grace Mgrdechian (Listing Agent)  
Company: Alain Pinel  
Address: 3701 Buchanan St. , San Francisco, California 94123

READ & APPROVED  
Page(S) 1 -- 31

*Buyers*



READ & APPROVED  
Page(S) 1 -- 31

*Severes*

**Erik Kaul**

General Contractor      **1. Contract**  
Kaul Inspection Services      Date: 8/8/2014  
License # 944915



11 Locust Ave.  
Larkspur, CA 94939  
650.992.3042  
FAX: 510.527.1964

Inspection site: 3421-3431 20th St., San Francisco, California 94110

Inspection is a visual inspection of accessible areas only. We do not move furniture, carpeting or appliances. We cannot see inside interior walls to determine the condition of the framing, electrical, plumbing, etc. We cannot inspect hidden defects. Our inspection is not a structural pest report - we always recommend a separate structural pest control inspection. Inspection reports are not technically exhaustive. Opinions are based on practical experience and honest conviction. We encourage other opinions. The inspection covers the following items:

**FOUNDATION** - identify kind (i.e., brick, concrete, etc.) and condition (accessible visual areas).

**STRUCTURE** - inspection of exterior and interior framed walls, any damage or deterioration of framing, floor condition, settlement, attic area checked if accessible, decks, stairs, hand rails and building extensions.

**ELECTRICAL** - identification of main and branch circuits where accessible and defective or unsafe wiring where visible.

**PLUMBING** - condition of supply and drainage system where accessible described.

**HEATING** - furnace and hot water heater identified and noted.

**ROOFING** - all roofs eventually leak due to age and exposure. We inspect the roof for worn areas, condition of gutters, downspouts, flashing and roof extensions.

Miscellaneous items common to general housing.

Note: Inspection of condominium or coop units are limited solely to the unit itself. Common areas, if accessible, will be noted for general information only; they will not be inspected unless authorized by the Condominium Association.

**THIS CONTRACT LIMITS OUR LIABILITY - PLEASE READ CAREFULLY**

**SCOPE OF INSPECTION**

Inspector will perform a limited **visual** inspection to identify the general features and major deficiencies of the property. Any area which is not exposed to view, is concealed, or is accessible because of soil, walls, floors, carpets, ceilings, furnishing, or other thing is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by federal, state, or municipal statutes.

Whether or not they are concealed, the following **ARE OUTSIDE THE SCOPE TO THIS INSPECTION:**  
Building code or zoning ordinance violations; geological stability or soils condition; structural stability or engineering analysis; termites, pests or dry rot; asbestos, radon, formaldehyde, or other environmental hazards; underground fuel tanks or subsurface sewer lateral drains; building value appraisal; cost estimates; conditions of detached buildings or pools (unless included for an additional fee); specific components noted as being excluded on the individual system inspection forms; private water or private sewage systems or any component thereof; swimming pools, spas, hot tubs, (other than equipment and visible plumbing systems), saunas, steam baths, or fixtures and equipment; radio-controlled devices, automatic gates; elevators, lifts or dumbwaiters; thermostatic and time clock controls; water softener systems, solar systems, heat exchangers, freestanding appliances, or other personal property.

Your Inspector is a home inspection generalist and is not a licensed engineer or expert in every craft. If your inspector recommends consulting other specialized experts, client must do so at client's expense.

I have read and I agree to the above Scope of Inspection.

### DISPUTE RESOLUTION

**ARBITRATION:** Any dispute concerning the interpretation of this agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of the American Arbitration Association except that the parties shall select an arbitrator who is familiar with the home inspection industry. The arbitrator shall conduct summary judgment motions and enforce full discovery rights as a court would as provided in civil proceeding by state code.

**USE BY OTHERS:** Client promises inspectors that client has requested this inspection for client's own use only and will not disclose any part of the inspection report to any other person with this exceptions ONLY: one copy may be provided to the current seller(s) of the property for their use as part of my transaction only, and one copy may be provided to the real estate agent representing client for use in client's transaction only. Upon client's request a copy of the report may also be provided to a bank or other lender for use in client's transaction only.

**ATTORNEY'S FEES:** The prevailing party in any dispute arising out of this agreement, the inspection, or report(s) shall be awarded all attorneys' fees, arbitrator and other costs.

### LIMIT ON LIABILITY

We regard our report to be based on observation only. The report is both a written and verbal report. If the client is unsatisfied with our report for any reason we shall refund the fee with a signed release form. Due to the complexity of the construction process, we are not liable for inadvertent negligence.

### INSPECTION FEE

The undersigned has requested a visual inspection of the property listed herein. The inspection fee is due and payable at the time of the inspection. An additional fee of fifty dollars will be assessed if the fee is to be paid through escrow.

Charge: \$1,000.00 Date: 8/8/2014

Signed: \_\_\_\_\_ On Behalf Of: \_\_\_\_\_

Property Address: 3421-3431 20th St. , San Francisco, California 94110

## Property Report

Date: 8/8/2014  
Time: 10:00 AM

### **Buyer's Agent Information**

Name: Grace Mgrdechian (Listing Agent)  
Company: Alain Pinel  
Phone: (415)-336-3510  
E-mail:

### **Listing Agent Information**

Name: Grace Mgrdechian  
Company: Alain Pinel  
Phone: (415)-336-3510  
E-mail:

### **Project Information:**

Inspection Fee: \$1,000.00 Payable at time of inspection.  
Type of Building: Wood  
Building Use: Multiple Units  
Floors of Occupation: 3  
Weather Conditions: Overcast  
Termite Report Available: No  
Disclosures Available: No  
Property Occupancy: Vacant

### **Present for Inspection:**

1. Erik Kaul
2. Tiffany Teifel
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.

## Foundation

Foundation Type: Concrete

1. Crawl space	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	10. Post/beam/pier support connectors evident	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
2. Moisture/seepage evident	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	11. Concrete slab/rat proofing	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Concrete/Mortar: Crumbling	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12. Visible foundation cracks	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Deterioration	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	13. Concrete floor slab cracks	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4. Garage/basement may be periodically wet	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	14. Condition of Foundation:	See Remarks
5. Inadequate drainage	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	15. Cellulose Debrls in sub area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
6. Foundation below grade	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	16. Ventilation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
7. Efflorescence evident	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17. Sump Pump	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
8. Sill plates bolted to foundation	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	18. Foundation Area Insulation	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
9. Foundation inaccessible	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	19. Sill deteriorated	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
		20. Earth/wood contact	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Note: References to the right and left sides of the building refer to the right and left sides as viewed from the front looking toward the building.

Please Note: Determining soils stabilities, internal conditions of concrete or effectiveness of site drainage is beyond the scope of this report.

Please Note: Inspection for mold and mildew are beyond the scope of this inspection.

### Remarks

- #2., #4., #5. The grade in the basement at the rear, right corner of the building is damp and moisture stains indicate a high likelihood of standing water during rains. We recommend having a drainage engineer examine the area to determine the best method to correct the condition. (See Figure #1)
- #3., #14. Surface deterioration was noted at several areas of the foundation, however the deterioration on the right side foundation is significant enough that the foundation will either have to be repaired or replaced. Consult a licensed foundation contractor for repairs.
- #6., #20. The top of the foundation is at or below the exterior grade at the several areas where the framing is submerged in earth at the front and left side of the building; a condition that can cause decay in the framing. The space between the grade and the sub-floor is less than the required 18" in several areas. We recommend excavating the earth as needed combined with removing the dirt and sand from being in contact with the framing and further investigating the framing at that time when it is visible. (See Figure #2)
- #8. The sills are not bolted to the foundation - we recommend installing 3/4" x10" bolts at 4' intervals throughout the foundation system during repairs.
- #9. Due to the limited space between the grade and the sub floor in the crawl space, I did not have access to the middle area of the building.
- #10. Not applicable.
- #11. The crawl space has a dirt floor.
- #13. The concrete slab in the basement rooms have settled and cracked to the extent that it will have to be replaced at some time in the future.
- #15. We recommend cleaning the sub area of debris and cellulose material. (See Figure #3)
- #16. Ventilation in the basement is inadequate; we recommend having a licensed contractor install air vents along the right side wall.
- #18. Insulation has not been installed on the underside of the floors viewable from the basement; we recommend having a licensed insulation contractor make necessary repairs.

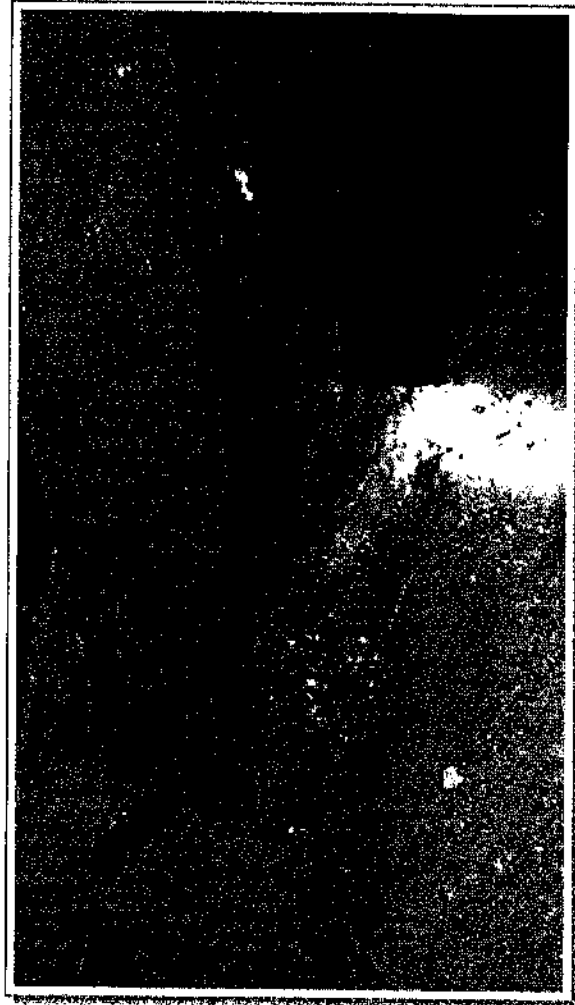
- #19. The foundation sills are decayed at the rear, right grade beam in the sub area, and, at the rear, left side trades way. Sill plates are flush with the grade at the rear, wall at the right side - a condition that can cause decay in the framing; refer to the structural pest report for recommended repairs. (See Figure #4)
- Note 1: Signs of Infestation and a significant amount of decayed framing in the sub floor are prevalent in the building as viewed from the basement level. Decayed studs are evident in the electric meter room; refer to the structural pest report regarding recommended repairs.
- See Summary Remarks

**Figure Number 1**



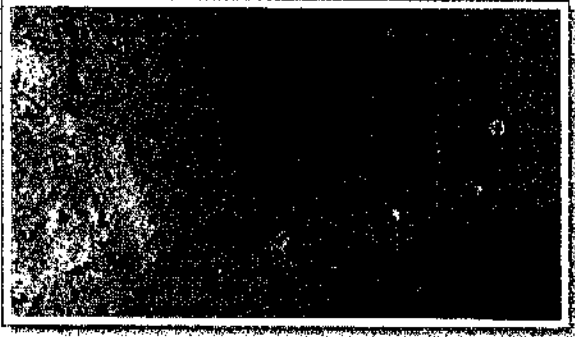
The grade is damp at the right side, rear corner of the basement.

**Figure Number 2**



Example of earth-to-wood contact at the front of the building - a condition that is evident at several areas along the front and left side of the building.

**Figure Number 3**



#15. We recommend cleaning the sub area of debris and cellulose material.

**Figure Number 4**



Decay in sill plate at rear, right side grade beam.

## Structural

Type of Building: Wood

<p>1. Visually apparent settling <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>2. Exterior stairs: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Need repairs <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>3. Hand rails/guards rails: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Need repairs <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>4. Exterior siding: Wood, masonry, mineral shingles, metal.</p> <p>5. Windows:</p> <p style="padding-left: 20px;">Stuck or painted shut <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="padding-left: 20px;">Double pane seals leak <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="padding-left: 20px;">Broken/ cracked <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="padding-left: 20px;">Seepage <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="padding-left: 20px;">Frame/sash worn <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="padding-left: 20px;">Deteriorated caulking <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>6. Interior ceiling/wall cracks <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>7. Damaged floors <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>8. Attic</p> <p style="padding-left: 20px;">Accessible <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="padding-left: 20px;">Ventilation <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="padding-left: 20px;">Insulation <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="padding-left: 20px;">Framing: _____</p> <p style="padding-left: 20px;">Rafters _____</p> <p style="padding-left: 20px;">Joists _____</p> <p style="padding-left: 20px;">Sheathing _____</p> <p>9. Doors</p> <p style="padding-left: 20px;">Dead bolts <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="padding-left: 20px;">Need repair <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>10. Fire rated door to garage <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>11. Garage door auto reverse <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>12. Deck repairs needed <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>
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**Remarks**

- #1. Settling in the building is apparent, however, the amount is not unusual for a building of this age.
- #2a. The right side exterior stairs have decay in the landings, supports and guard rails. The enclosed pantry's off the kitchens on the second and third floors on both sides of the building are decayed to the extent that the sub-flooring is unsafe in several areas; refer to the structural pest report regarding the re-building of the pantry floors. (See Figure #5) (See Figure #6) (See Figure #7) (See Figure #8)
- #2b. Cracks were noted in the rear, exterior, concrete stairs at the end of the trades way; we recommend sealing the cracks. (See Figure #9)
- #4a. On the front, exterior wall, cracked, deteriorated mortar was noted in the masonry siding leaving the wood sheathing exposed; we recommend having a licensed masonry contractor make necessary repairs. A damaged mineral shingle was noted on the front wall that will require replacing. Worn paint was noted on the window trim at the front wall and the planter boxes are worn and in disrepair. On the left, exterior wall, worn, weathered paint is evident on the exterior siding and trim. Decayed window trim is evident in the middle, left side light well. At the opening at the middle of the trades way the retaining wall is decayed and openings are evident in the vertical trim boards. At the rear of the trades way the left side wall has been patched yet there are openings in the wall that will allow for moisture intrusion; we recommend opening the wall to further investigate the framing. On the right side of the building, openings in the wood siding boards were evident near the front of the building and decay was noted in a vertical trim board that supports the plastic, corrugated roof near the rear of the building. Window trim on the rear, exterior wall has been covered with sheet metal siding, therefore the condition of the original wood trim was not accessible. We recommend having a licensed siding contractor make necessary repairs. Note: The mineral shingles are of a vintage that may contain asbestos. (See Figure #10) (See Figure #11) (See Figure #12) (See Figure #13) (See Figure #14) (See Figure #15)
- #4b. I did not have complete access to the sides of this building because the neighboring buildings abut this one.
- #5a. The windows in the building are old and worn and in a state of disrepair in general. Nearly all of the single-paned, metal framed windows on the rear wall contain broken glass and worn or damaged frames. In the middle, left side light well nearly all of the wood window sashes are decayed. In



general the original wood framed windows throughout the building are painted or stuck shut, counter weight ropes are broken and missing, glazing putty is deteriorated, glazing is cracked, decayed sashes are prevalent and they are worn and difficult to operate; we recommend having a licensed window contractor take an inventory of the windows throughout the building to make necessary repairs. (See Figure #16) (See Figure #17)

- #5b. The security bars in front of the bedroom windows on the rear, exterior wall on the first floor must have escape hardware or be removed.
- #6. The interior walls in general contain worn, peeling paint, mildew build up on the bathroom walls, old anchor holes, patching and moisture stains. In unit 3425 it was disclosed that there is active leakage during rains in the entry way ceiling; prior leaks have left behind several moisture stains throughout ceilings and walls of this unit. In unit 3421, moisture damage was noted on the rear, bedroom wall and there are moisture stains on the middle, left bedroom and front bedroom walls; I was unable to determine if these areas are active leaks; we recommend having a licensed contractor further inspect the condition of the framing behind the walls to ensure there is no damage behind the walls. (See Figure #18)
- #7. Stained carpets, worn linoleum and cracked bathroom floor tiles are prevalent throughout the building. In unit 3421 it was disclosed by the tenant that there is a significant amount of humidity in the rear bedroom indicating a likelihood of decayed sub floors. The plywood sub floor is exposed in the wash closet floor which makes the floor vulnerable to decay. In units 3423, 3425 and 3427 the bathroom tiles are cracked, loose or missing and in unit 3429 the bathroom floor has decayed. Cracked kitchen floor tiles were also noted in unit 3429; we recommend having a licensed contractor make necessary repairs. (See Figure #19)
- #8. I did not have access to the attic.
- #9. The doors throughout the building are worn and in varying states of disrepair. Interior doors drag on the frame, are missing door hardware and they don't latch or have door stops. The interior pocket doors are not functional. The exterior doors are not weather stripped; we recommend having a licensed contractor make necessary repairs.
- #10., #11., #12. are not applicable.
- Note 1: Due to personal materials stored in the units, several doors, windows and walls were not accessible for inspection throughout the building. The rear bedroom in unit 3429 was locked and therefore not inspected.
- See Summary Remarks

**Figure Number 5**



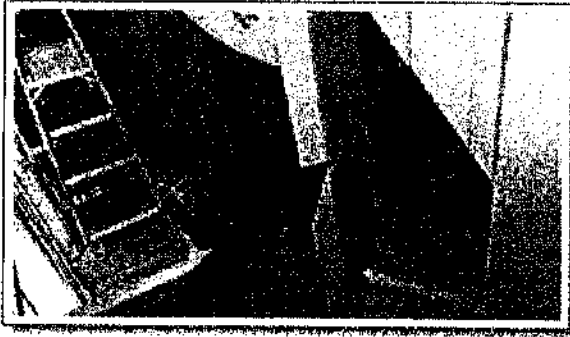
Example of decayed floor framing seen from unit 3421 at the enclosed pantry above it.

**Figure Number 6**



Decayed framing at right side pantry floor.

**Figure Number 7**



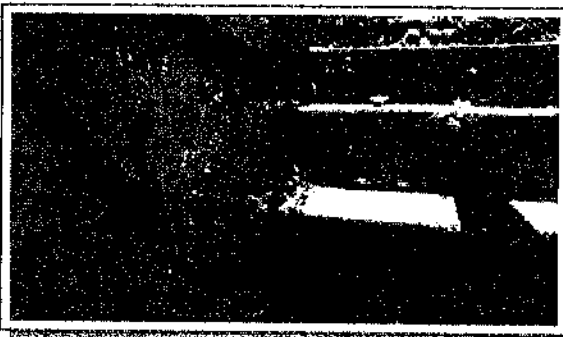
Decayed support - right side, exterior stairs.

**Figure Number 8**



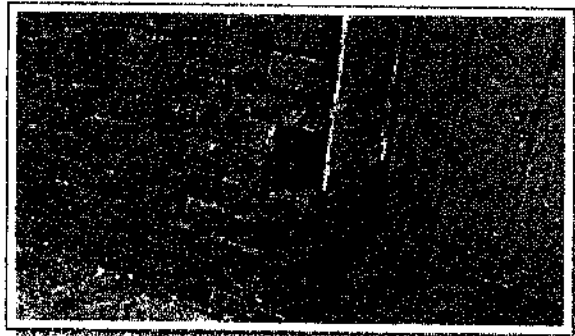
Decayed floor - pantry at top floor left side unit.

**Figure Number 9**



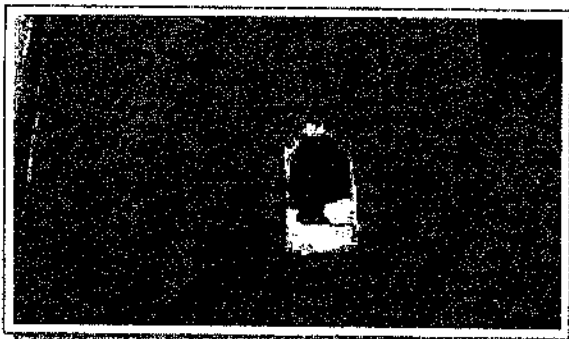
Cracks noted in rear, exterior concrete stairs.

**Figure Number 10**



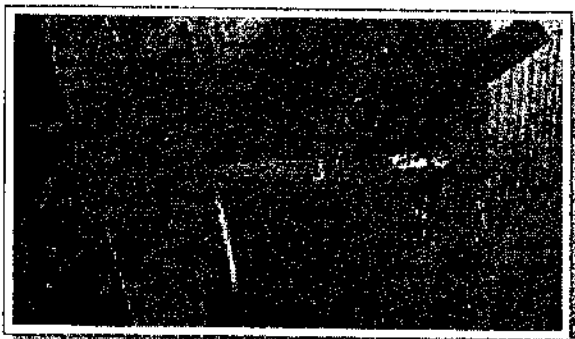
Missing bricks and deteriorated mortar - front wall.

**Figure Number 11**



Damaged mineral shingle - front wall.

**Figure Number 12**



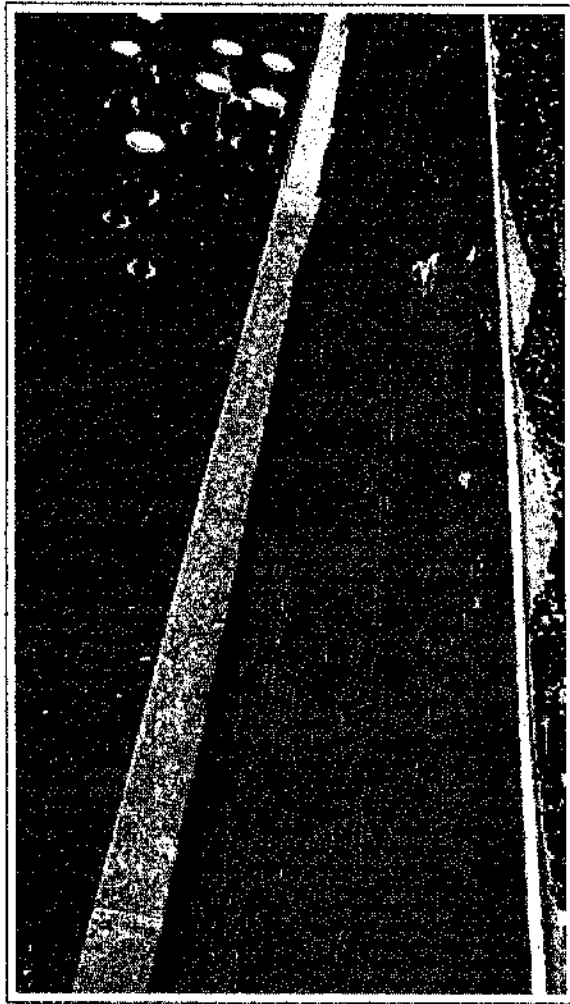
There is an opening in the wood siding on the right side wall near the front of the building (as viewed from the basement).

**Figure Number 13**



Decayed trim - right side wall at corrugated roof.

**Figure Number 14**



The left side of the building contains worn paint.

**Figure Number 15**



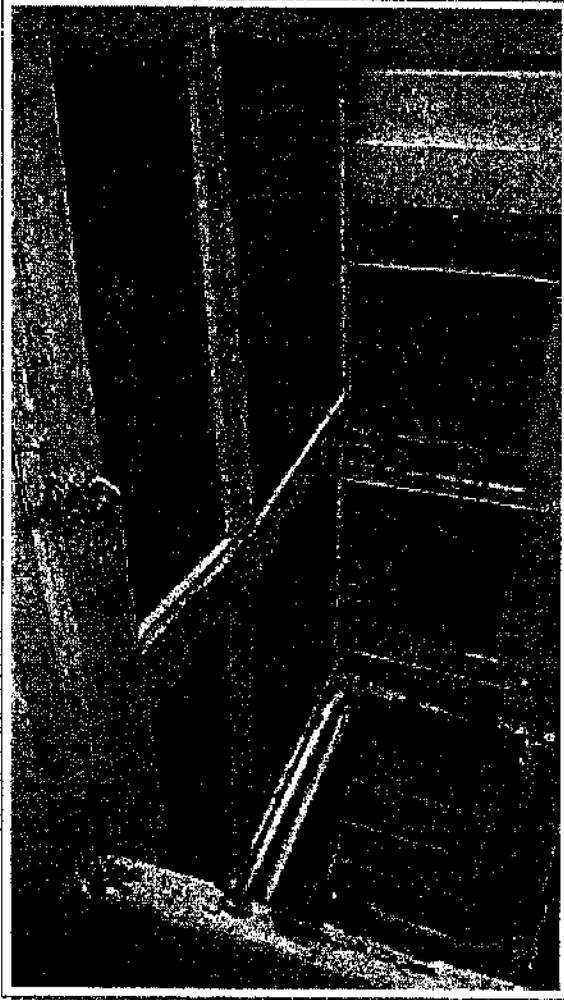
The wall at the rear, trades way is damaged and patched.

**Figure Number 16**



Example of a typical window in the left side light well - decayed sashes and worn paint.

**Figure Number 17**



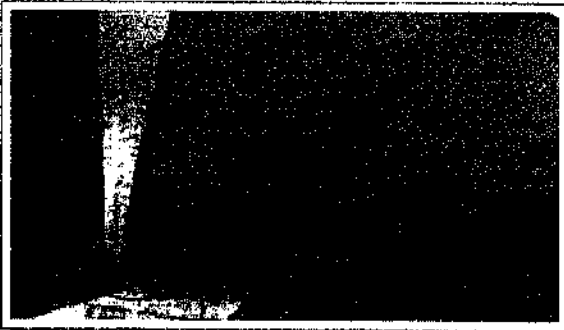
Example of worn windows at one of the rear pantries at the left side stairwell.

**Figure Number 18**



Several moisture stains and worn paint were noted in unit 3425. Several units contained interior walls in a similar condition.

**Figure Number 19**



Decayed framing is evident at the floor joist at the rear trades way.

## Electrical

Service amp/voltage ratings: 200 amps

- |   |   |
|---|---|
| <p>1. Electricity turned on <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>2. Service entrance adequate <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="padding-left: 20px;">Service overhead <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="padding-left: 20px;">Service underground <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>3. Service grounding cable <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>4. Aluminum branch wiring <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>5. Outlets grounded <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>6. GFI's installed <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>7. Panel conditions:</p> <p style="padding-left: 20px;">Covers loose or missing <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="padding-left: 20px;">Interior rust <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="padding-left: 20px;">Improperly connected to wall <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="padding-left: 20px;">Obstructed access <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> | <p>8. Defective wiring:</p> <p style="padding-left: 20px;">Insufficient receptacles <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="padding-left: 20px;">Non approved drop cords <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="padding-left: 20px;">Open junction boxes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="padding-left: 20px;">Improper splice <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="padding-left: 20px;">Light switch accessible from shower <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>9. Fuses <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>10. Circuit breakers <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>11. System upgrade recommended <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="padding-left: 20px;">(Refer to Electrical contractor)</p> |
|---|---|

### SERVICE PANELS

Main electrical service panel located: Basement meter room.

Location: Basement - all units	Location: "House panel"	Location: n/a	Location: n/a
15 amps: 1	15 amps: 4	15 amps: _____	60 amps: _____
20 amps: 7	20 amps: 3	20 amps: _____	20 amps: _____
30 amps: _____	30 amps: _____	30 amps: _____	30 amps: _____
40 amps: _____	40 amps: 70 amps - 2	40 amps: _____	40 amps: _____
50 amps: 60 amps - 2	50 amps: 80 amps - 2	50 amps: _____	50 amps: _____

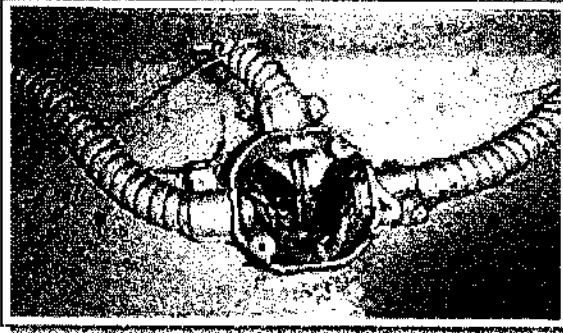
### Remarks

- #3. We recommend having a licensed electrical contractor install a grounding rod within 5' of the service.
- #5. Due to personal material stored inside the units, most of the outlets were not accessible. The majority of the accessible outlets are not grounded including in kitchens and bathrooms; we recommend having a licensed contractor ground the outlets. Note: The outlet located in the left wall in the kitchen of unit 3423 is not functional.
- #6. We recommend having a licensed electrical contractor install GFIs (ground fault circuit interrupters) in the kitchens and bathrooms.
- #7. The electric panel covers were removed and the wires and breakers were checked for proper size and coordination; no non-conforming items were noted.
- #8a. The number of outlets in the building is limited - most of the bathrooms and kitchen sink areas do not have outlets; we recommend installing more outlets for convenience.
- #8b. We recommend having a licensed electrical contractor cap the open junction box in the rear trades way. (See Figure #20)
- #8c. Non-conforming drop cords were noted in the following areas: in the hall way of unit 3421 and in the middle basement room; we recommend having a licensed electrical contractor install dedicated breaker protected circuits incased in conduit firmly attached to the wall/ceiling. (See Figure #21)

(See Figure #22)

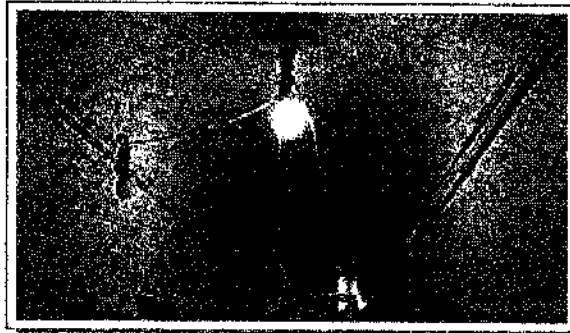
- #8d. We recommend having a licensed electrical contractor reroute the exposed wires located in the bathroom of unit 3421 and at the enclosed pantry off unit 3421 and 3431 within the framing or otherwise in conduit firmly attached to the wall/ceiling. (See Figure #23) (See Figure #24) (See Figure #25)
- #8e. An open splices and exposed wiring were noted at loose interior light fixtures, pendant lights and sconce lights throughout the building; we recommend having a licensed electrical contractor take an inventory of all of the interior lights in the building and repair as needed. (See Figure #26)
- #10. There are breakers in the main panel and sub panels.
- #11. Knob and tube wiring in the attic and garage is antiquated; we recommend budgeting to replace them with updated circuits.
- Note 1: The doorbell to unit 3421 is not functional; we recommend having a licensed electrical contractor make necessary repairs.
- See Summary Remarks

**Figure Number 20**



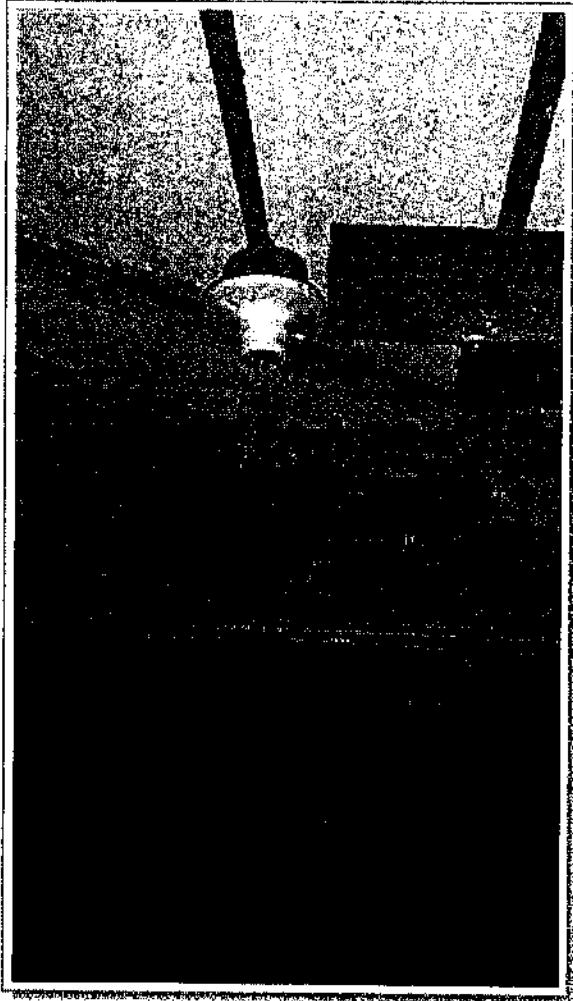
Open junction box - rear, trades way.

**Figure Number 21**



Example of non-conforming drop cords in the hall of unit 3421.

**Figure Number 22**



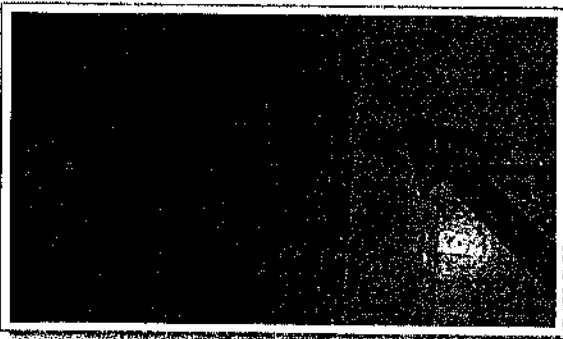
Non-conforming drop cord - middle basement room along trades way.

**Figure Number 23**



Exposed wiring - bathroom of unit 3421.

**Figure Number 24**



Exposed wiring - rear pantry of unit 3421.

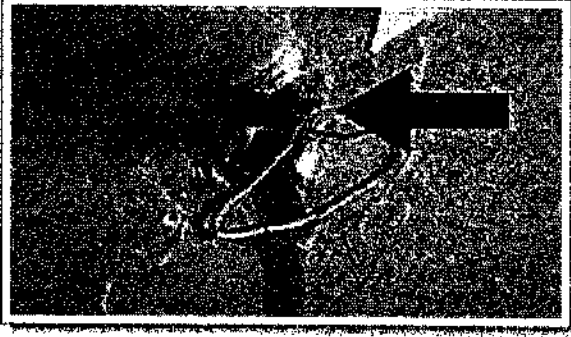
**Figure Number 25**



Exposed wiring - rear, pantry of unit 3431.



**Figure Number 26**



Exposed wiring and splices were noted a several interior light fixtures.

## Plumbing

1. Gas turned on <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 2. Water turned on <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 3. Supply system material: Copper <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Galvanized <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 4. Main supply line diameter: 1 1/4" 5. Supply system leaks <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 6. Fire Sprinklers <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 7. Low pressure at faucets <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 8. Drain/waste/vent material <input checked="" type="checkbox"/> Cast iron <input checked="" type="checkbox"/> Galvanized <input type="checkbox"/> Copper <input type="checkbox"/> ABS 9. Visible waste/drain system leak <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 10. Drainage functional <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 11. Waste/drain system vent <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 12. Toilet loose <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 13. Rain leaders connected to sewer system <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	14. Water Heater: Type: Gas Capacity: 30 Gallon Estimated Age: See remarks Pressure relief valve <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Seismic Strapping <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Elevated Platform <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA Vented <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Adequate combustion ventilation <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 15. Faucets functional <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 16. Shower diverter functional <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 17. Plumbing system properly supported <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 18. Shower wall deteriorated (shower pans not inspected) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 19. Sink traps leak <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--	--

Please Note: We do not inspect subsurface drain lines or inaccessible lines. We do not inspect subsurface fuel storage tanks nor underground sewer lateral systems.

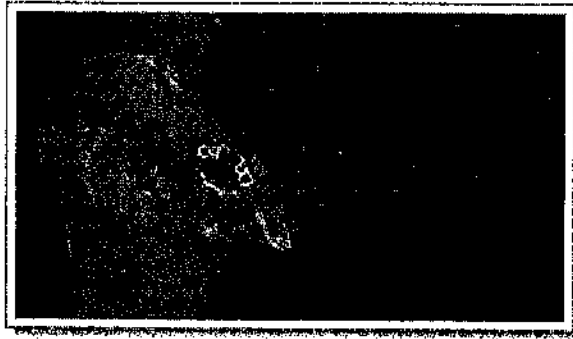
GAS METER AND SHUTOFF VALVE are located: Trades way.  
 MAIN WATER SUPPLY SHUTOFF is located: Front basement room.

**Remarks**

- KITCHEN APPLIANCES include: Range, oven, refrigerator and hood fan. Unit 3431 also contains a sink sprayer.
- #1, #2. The gas meters and shut off valves are located in the trades way; we recommend storing a shut off wrench in the vicinity in the event of an emergency. The main water shut off valve is located in the front basement room. (See Figure #27) (See Figure #28) (See Figure #29)
- #3. The water supply system appears to have been plumbed with copper pipe. Worn braided metal supply pipes beneath the sinks were noted in unit 3429. We recommend having a licensed plumbing contractor periodically inspect all of the braided metal supply hoses for wear in order to avoid hoses bursting.
- #5, #9. In 3423, The kitchen sink trap has been taped over indicating prior leakage. In unit 3427, the kitchen faucet leaks at the underside of the faucet in the kitchen cabinet. In unit 3429 there are catch basins situated beneath the bathroom sink, however no active leakage was noted during this inspection; we recommend having a licensed plumbing contractor make necessary repairs.
- #10a. The drains functioned properly with the exception of the drain in the trades way which is slow to drain. We recommend having a licensed plumbing contractor flush the drain and conduct a sewer lateral inspection to determine the condition of the drain system leading to the street.
- #7. Water pressure is weak at the hot water located in unit 3421; we recommend removing and cleaning the aerators and if the issue persists contacting a licensed plumbing contractor for necessary repairs.

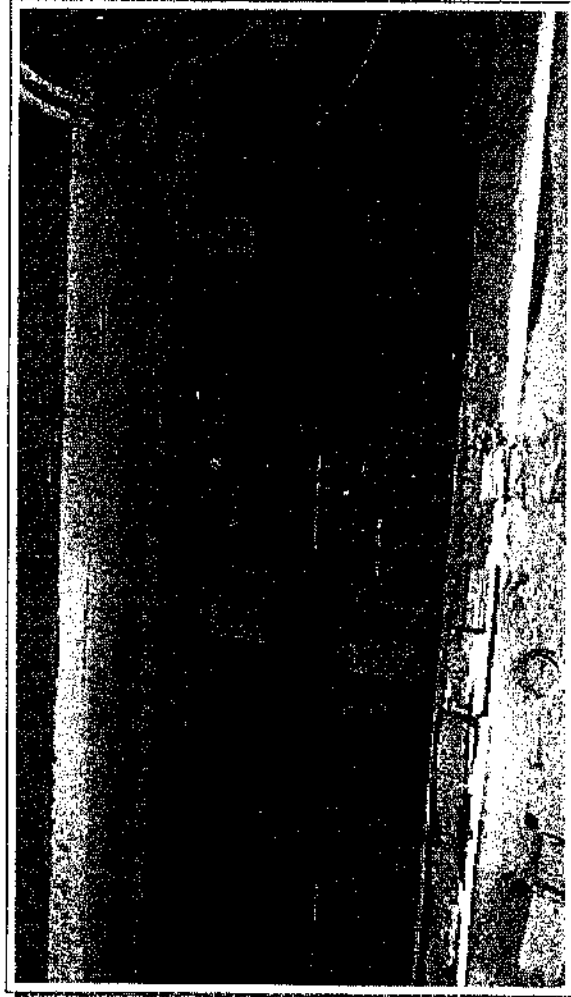
- #8. The drain, waste and vent materials are made of cast iron, copper and galvanized pipes, which appear to have been properly installed.
- #10b. In unit 3427, loose drain pipes were noted beneath the bathroom sink and the trap beneath the kitchen sink is showing signs of deterioration; we recommend having a licensed plumbing contractor make necessary repairs.
- #12. All of the toilets are loose; we recommend having a plumbing contractor reseal and re-bolt the toilets.
- #14a. Water heaters for all of the units are located in the kitchens. All of the water heaters are gas powered and each unit is 30 gallons. The approximate ages of the water heaters are as follows: Unit 3421 - 4-8 years old; unit 3423 - Not accessible (covered with insulation), 3425 - 22 years old; unit 3427 - 20 years old; unit 3429 - 4-8 years old; unit 3431 - 14 years old. Average water heater life spans are between 10-15 years old.
- #14b. The seismic strapping is inadequate at all of the water heaters; we recommend strapping the water heater to the adjacent wall with solid steel bands at the top and within 4" of the controls at the bottom, and then the straps must be bolted to the wall. The water heaters are not braced properly. In unit 3425 the gas pipe does not have a drip leg as required. In units 3423 and 3425 the exhaust pipes do not connect to the smoke pipe with a Y-connection. In unit 3421 there is no copper extension pipe connected to the pressure relief valve. In unit 3429 the copper extension pipe is not long enough. By today's standards the pressure relief valve pipes should terminate to the exterior of the building. At a minimum, the pipes should terminate within 2 inches from the floor.
- #15, #16. In units 3423, 3425, 3421 the mechanical tub stoppers did not function. In unit 3431 the bath tub overflow drain is missing a cover plate and gasket. The majority of the mechanical sink stoppers in the building need adjusting or are disconnected. In unit 3423 the valve stop handles are missing beneath the kitchen sink; we recommend having a licensed plumbing contractor make necessary repairs. (See Figure #30)
- #18. Bathroom shower wall tiles are loose in units 3427 and 3429 and damaged drywall was noted on the wall next to the bathtub in units 3421 and 3423. Cracked shower tiles were also noted in unit 3423; we recommend having a licensed contractor remove the loose tiles, inspect the walls for damages and repair as needed. (See Figure #31) (See Figure #32)
- Note 1: Moisture stains and evidence of decay were noted on the wood substrate beneath the kitchen counter tops in units 3423, 3425, 3427 and 3429. Decay was also noted on the rear cabinet wall beneath the kitchen sink in units 3427 and 3429; we recommend having a licensed contractor make necessary repairs. (See Figure #33) (See Figure #34)
- Note 2: Deteriorated grout was noted in the following areas: unit 3421 - at the kitchen counter-to-splash wall joint. In 3423 at the kitchen counter-to-splash wall joint. In unit 3429 and 3431 at the kitchen counter tops in general and poor craftsmanship was noted at the caulking around the tub in unit 3429. There is mildew in the shower wall grout of unit 3423; refer to a licensed appliance contractor for recommended repairs.
- General note: Identifying mold of any kind goes beyond the scope of this inspection. For information or inspection of mold contact a licensed mold inspection company.
- See Summary Remarks

**Figure Number 27**



Main water shut off valve.

**Figure Number 28**



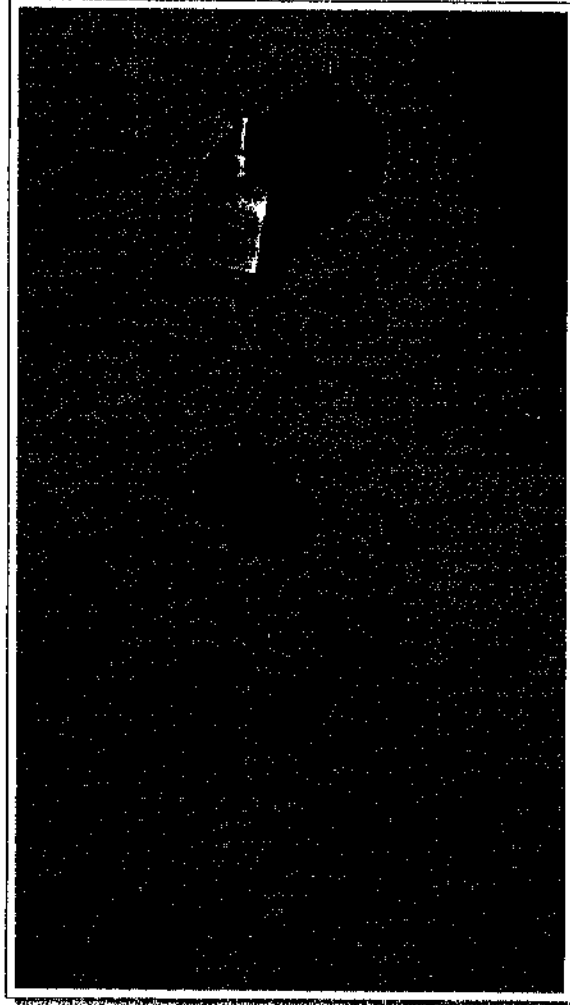
The gas meters are located in the trades way.

**Figure Number 29**



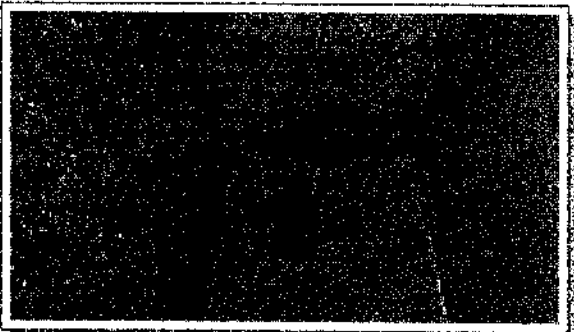
The main shut off valve for the gas in the building is located at the bottom of the meter cabinet in the trades way.

**Figure Number 30**



Over flow drain cover has been removed from unit 3431.

**Figure Number 31**



Damaged bathroom wall next to the tub - unit 3421.

**Figure Number 32**



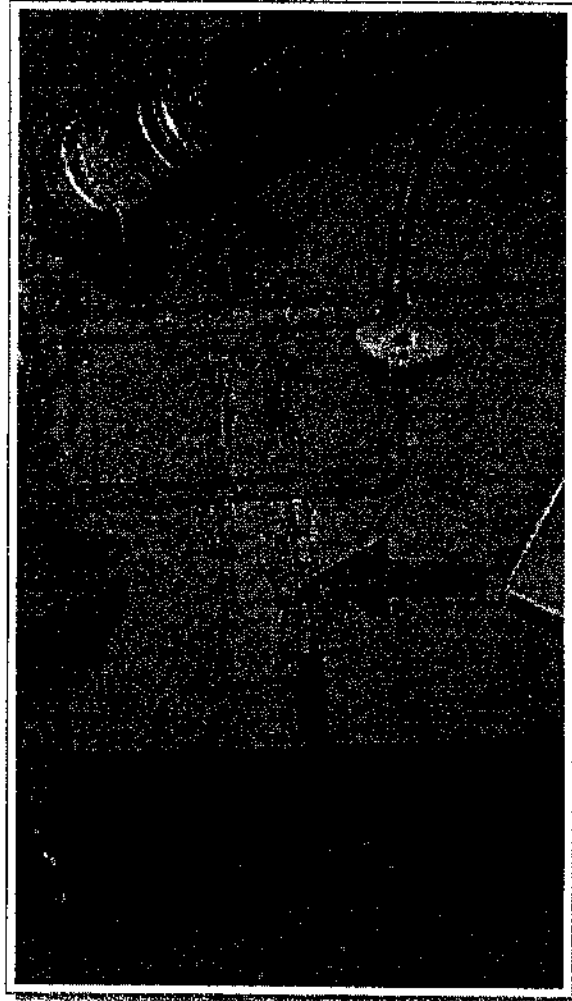
Damaged drywall noted in the bathroom next to the tub in unit 3423.

**Figure Number 33**



Example of decay at the kitchen counter tops noted in several units.

**Figure Number 34**



Decay noted on the rear cabinet wall beneath the kitchen sink - unit 3427.

## Roofing

- |  |   |  |
|--|---|--|
| 1. Type of Roof: Tar and gravel.       |   |  |
| 2. Evidence of leaking                 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | 7. Skylights leak  |
| 3. Gutters/downspouts need repair      | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A |
| 4. Flashing needs repair               | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | 8. Cracked/ missing tiles  |
| 5. Chimney & vent flashing need repair | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A |
| 6. Multiple layers                     | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 9. Evidence of ponding   |
|  |   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                              |
|  |   | 10. Poor Drainage  |
|  |   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                              |
|  |   | 11. Evidence of patching   |
|  |   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                              |
|  |   | 12. Roof conditions  |
|  |   | See remarks  |
|  |   | 13. Eaves/soffits deteriorated   |
|  |   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                              |

Please note: Roof inspections are limited to the visual observations of surfaces exposed to view and visible interior surfaces for moisture penetrations. This inspection does not include testing or dismantling of any equipment, systems, or surfaces. Roofing materials that may pose health problems are not identified. We are not qualified to evaluate their hazard. This report is not a guarantee against future leakage. It is a statement of current condition only. Periodic maintenance (i.e., patching, sealing, etc.) may be needed to extend the life of some roof membranes if the condition is worn.

### Remarks

- #2. There are moisture stains on the ceiling of unit 3425 and the tenant disclosed that there is an active leak in the entry way.
- #3. The drain leader has deteriorated. (See Figure #35)
- #4. The edge flashing is breaking through the tar membrane. (See Figure #36)
- #11. The roof has been patched at several locations. (See Figure #37)
- #12. The tar and gravel roof appears to be approaching the end of its serviceable life; we recommend having a licensed roofing contractor further inspect the roof regarding repairs versus replacement. (See Figure #38)
- Note 1: Air pockets were noted at the rear, right corner of the tar and gravel roof. Air pockets can develop condensation between the membrane and the substrate which can eventually create a leak.
- Note 2: The plastic, corrugated roofs covering the left and right side stair wells are non-conforming due to a melting hazard in the event of a fire and the lack of a proper clearance between the main roof surface and the light well roofs; we recommend consulting a licensed roofing contractor regarding alternative roofing materials. (See Figure #39)
- See Summary Remarks

**Figure Number 35**



#3. The drain leader has deteriorated.

**Figure Number 36**



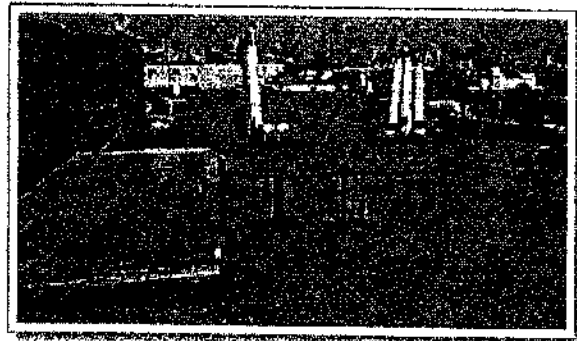
Worn tar membrane at the edge flashing.

**Figure Number 37**



Example of roof patching.

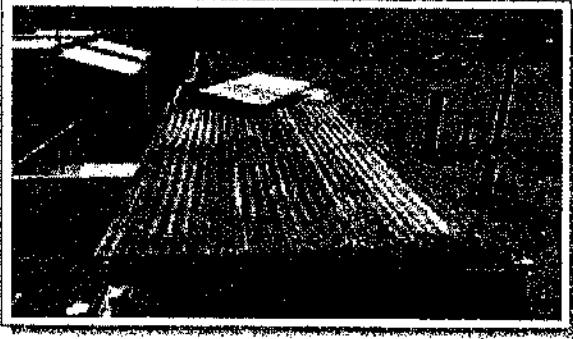
**Figure Number 38**



Tar and gravel roof.



**Figure Number 39**



Non-conforming plastic roofs.

## Heating

Heating systems: Electric wall heaters.

1. Approximate age: Old.

2. Heat to upper floors

3. Vented

4. Ducts insulated

5. Filter change recommended

6. Heater operated

Yes  No

Yes  No

Yes  No

Yes  No

Yes  No

7. Flue/smoke pipe:

Deteriorated

Properly supported

8. Presence of heat source in each room

9. Air conditioning

Yes  No

Yes  No

Yes  No

Yes  No

Yes  No

Please Note: This inspection does not include examining heat exchangers. Recommend having the local utility company or a licensed heating contractor inspect the exchanger and other gas fueled fixtures.

### Remarks

- #1.,#8. All of the units are heated with wall-mounted, fan-blown, electric heaters located in the hallway, front living room (bedroom) and rear bedroom only. The units are older.
- #2.,#3.,#4.,#5.,#7. Not applicable.
- #6. The following heaters did not function properly when tested: Unit 3423 (hall and living room), unit 3429 (hall) - not functional. The control knob is missing in the hall and rear bedroom of unit 3427; the hall unit was not tested. Control knobs were missing in the hall of unit 3431 as well.
- Note 1: Personal items have been stored up against the heaters in several areas throughout the building which may represent a fire risk; we recommend maintaining a 3' clearance from the front of the heaters and all combustible materials.
- See Summary Remarks

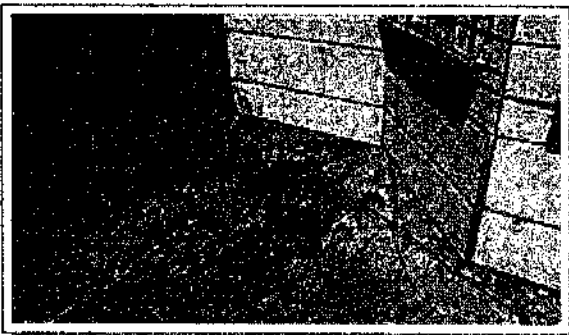
### Miscellaneous Components

- |  |   |                                  |  |   |                             |                              |
|--|---|----------------------------------|--|---|-----------------------------|------------------------------|
| 1. Fencing deteriorated                          | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No      | 7. Fireplace:                                  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| 2. Retaining walls:                              | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No      | Operational Damper                             | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |                              |
| <input checked="" type="checkbox"/> Deteriorated | <input type="checkbox"/> Displaced      | <input type="checkbox"/> Cracked | Needs a cleaning                               | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |                              |
| 3. Site drainage: Adequate.                      |   |                                  | Cracked/loose bricks                           | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |                              |
| 4. Smoke detectors                               | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No      | Raincaps/ spark arresters                      | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |                              |
| 5. Sidewalk deterioration                        | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No      | Separation from bldg.                          | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |                              |
| 6. Driveway deteriorated                         | <input type="checkbox"/> Yes            | <input type="checkbox"/> No      | 8. Vegetation growing against side of building | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |                              |

**Remarks**

- #1. The rear and left side fences in the back yard are deteriorating; we recommend either repairing the fences or installing new ones.
- #2. Surface deterioration was noted at the concrete retaining wall in the rear yard adjacent to the concrete stairs; no repairs are recommended at this time.
- #4. We recommend installing detectors on the ceiling of the hall in unit 3431 and on the ceiling of the front bedroom (living room) in unit 3429.
- #5. Cracks in the sidewalk are minor and require no repairs at this time.
- #6. Not applicable.
- #7. All of the fireplaces in the building have been blocked off.
- Note 1: Checking for cracks in the flue and brick chimney portion of the system and determining the quality of the chimney flue's draft are beyond the scope of this inspection.
- Note 2: Several cracks were noted in the concrete slab in the back yard. We recommend sealing the cracks.
- #8. We recommend removing the weeds from the rear, exterior wall. The weeds are growing under the siding and into the framing which can introduce insects into the basement area. (See Figure #40)
- See Summary Remarks

**Figure Number 40**



Remove weeds from the rear, exterior wall.

## Summary of Inspection

The following summary items were selected because they represent the most significant issues observed in this report. They are not ranked in any particular order. Please read the entire body of the report for an exhaustive list of all observations.

Report Section	Remark
<b>Foundation</b>	#2., #4., #5. The grade in the basement at the rear, right corner of the building is damp and moisture stains indicate a high likelihood of standing water during rains. We recommend having a drainage engineer examine the area to determine the best method to correct the condition. (See Figure #1)
<b>Foundation</b>	#3., #14. Surface deterioration was noted at several areas of the foundation, however the deterioration on the right side foundation is significant enough that the foundation will either have to be repaired or replaced. Consult a licensed foundation contractor for repairs.
<b>Foundation</b>	#6., #20. The top of the foundation is at or below the exterior grade at the several areas where the framing is submerged in earth at the front and left side of the building; a condition that can cause decay in the framing. The space between the grade and the sub-floor is less than the required 18" in several areas. We recommend excavating the earth as needed combined with removing the dirt and sand from being in contact with the framing and further investigating the framing at that time when it is visible. (See Figure #2)
<b>Foundation</b>	Note 1: Signs of infestation and a significant amount of decayed framing in the sub floor are prevalent in the building as viewed from the basement level. Decayed studs are evident in the electric meter room; refer to the structural pest report regarding recommended repairs.
<b>Foundation</b>	#19. The foundation sills are decayed at the rear, right grade beam in the sub area, and, at the rear, left side trades way. Sill plates are flush with the grade at the rear, wall at the right side - a condition that can cause decay in the framing; refer to the structural pest report for recommended repairs. (See Figure #4)
<b>Structural</b>	#2a. The right side exterior stairs have decay in the landings, supports and guard rails. The enclosed pantry's off the kitchens on the second and third floors on both sides of the building are decayed to the extent that the sub-flooring is unsafe in several areas; refer to the structural pest report regarding the re-building of the pantry floors. (See Figure #5) (See Figure #6) (See Figure #7) (See Figure #8)
<b>Structural</b>	#2b. Cracks were noted in the rear, exterior, concrete stairs at the end of the trades way; we recommend sealing the cracks. (See Figure #9)
<b>Structural</b>	#4a. On the front, exterior wall, cracked, deteriorated mortar was noted in the masonry siding leaving the wood sheathing exposed; we recommend having a licensed masonry contractor make necessary repairs. A damaged mineral shingle was noted on the front wall that will require replacing. Worn paint was noted on the window trim at the front wall and the planter boxes are worn and in disrepair. On the left, exterior wall, worn, weathered paint is evident on the exterior siding and trim. Decayed window trim is evident in the middle, left side light well. At the opening at the middle of the trades way the retaining wall is decayed and openings are evident in the vertical trim boards. At the rear of the trades way the left side wall has been patched yet there are openings in the wall that will allow for moisture intrusion; we recommend opening the wall to further investigate the framing. On the right side of the building, openings in the wood siding boards were evident near the front of the building and decay was noted in a vertical trim board that supports the plastic, corrugated roof near the rear of the building. Window trim on the rear, exterior wall has been covered with sheet metal siding, therefore the condition of the original wood trim was not accessible. We recommend having a licensed siding contractor make necessary repairs. Note: The mineral shingles are of a vintage that may contain asbestos. (See Figure #10) (See Figure #11) (See Figure #12) (See Figure #13) (See Figure #14) (See Figure #15)
<b>Structural</b>	#5a. The windows in the building are old and worn and in a state of disrepair in general. Nearly all of the single-paned, metal framed windows on the rear wall contain broken glass

and worn or damaged frames. In the middle, left side light well nearly all of the wood window sashes are decayed. In general the original wood framed windows throughout the building are painted or stuck shut, counter weight ropes are broken and missing, glazing putty is deteriorated, glazing is cracked, decayed sashes are prevalent and they are worn and difficult to operate; we recommend having a licensed window contractor take an inventory of the windows throughout the building to make necessary repairs. (See Figure #16) (See Figure #17)

**Structural**

#5b. The security bars in front of the bedroom windows on the rear, exterior wall on the first floor must have escape hardware or be removed.

**Structural**

#6. The interior walls in general contain worn, peeling paint, mildew build up on the bathroom walls, old anchor holes, patching and moisture stains. In unit 3425 it was disclosed that there is active leakage during rains in the entry way ceiling; prior leaks have left behind several moisture stains throughout ceilings and walls of this unit. In unit 3421, moisture damage was noted on the rear, bedroom wall and there are moisture stains on the middle, left bedroom and front bedroom walls; I was unable to determine if these areas are active leaks; we recommend having a licensed contractor further inspect the condition of the framing behind the walls to ensure there is no damages behind the walls. (See Figure #18)

**Structural**

#7. Stained carpets, worn linoleum and cracked bathroom floor tiles are prevalent throughout the building. In unit 3421 it was disclosed by the tenant that there is a significant amount of humidity in the rear bedroom indicating a likelihood of decayed sub floors. The plywood sub floor is exposed in the wash closet floor which makes the floor vulnerable to decay. In units 3423, 3425 and 3427 the bathroom tiles are cracked, loose or missing and in unit 3429 the bathroom floor has decayed. Cracked kitchen floor tiles were also noted in unit 3429; we recommend having a licensed contractor make necessary repairs. (See Figure #19)

**Structural**

#9. The doors throughout the building are worn and in varying states of disrepair. Interior doors drag on the frame, are missing door hardware and they don't latch or have door stops. The interior pocket doors are not functional. The exterior doors are not weather stripped; we recommend having a licensed contractor make necessary repairs.

**Electrical**

#5. Due to personal material stored inside the units, most of the outlets were not accessible. The majority of the accessible outlets are not grounded including in kitchens and bathrooms; we recommend having a licensed contractor ground the outlets. Note: The outlet located in the left wall in the kitchen of unit 3423 is not functional.

**Electrical**

#6. We recommend having a licensed electrical contractor install GFIs (ground fault circuit interrupters) in the kitchens and bathrooms.

**Electrical**

#8c. Non-conforming drop cords were noted in the following areas: in the hall way of unit 3421 and in the middle basement room; we recommend having a licensed electrical contractor install dedicated breaker protected circuits incased in conduit firmly attached to the wall/ceiling. (See Figure #21) (See Figure #22)

**Electrical**

#8d. We recommend having a licensed electrical contractor reroute the exposed wires located in the bathroom of unit 3421 and at the enclosed pantry off unit 3421 and 3431 within the framing or otherwise in conduit firmly attached to the wall/ceiling. (See Figure #23) (See Figure #24) (See Figure #25)

**Electrical**

#8e. An open splices and exposed wiring were noted at loose interior light fixtures, pendant lights and sconce lights throughout the building; we recommend having a licensed electrical contractor take an inventory of all of the interior lights in the building and repair as needed. (See Figure #26)

**Plumbing**

#3. The water supply system appears to have been plumbed with copper pipe. Worn braided metal supply pipes beneath the sinks were noted in unit 3429. We recommend having a licensed plumbing contractor periodically inspect all of the braided metal supply hoses for were in order to avoid hoses bursting.

**Plumbing**

#5.,#9. In 3423, The kitchen sink trap has been taped over indicating prior leakage. In unit 3427, the kitchen faucet leaks at the underside of the faucet in the kitchen cabinet. In unit 3429 there are catch basins situated beneath the bathroom sink, however no active leakage was noted during this inspection; we recommend having a licensed plumbing contractor make necessary repairs.

**Plumbing**

#10a. The drains functioned properly with the exception of the drain in the trades way which is slow to drain. We recommend having a licensed plumbing contractor flush the drain

- and conduct a sewer lateral inspection to determine the condition of the drain system leading to the street.
- Plumbing** #7. Water pressure is weak at the hot water located in unit 3421; we recommend removing and cleaning the aerators and if the issue persists contacting a licensed plumbing contractor for necessary repairs.
- Plumbing** #10b. In unit 3427, loose drain pipes were noted beneath the bathroom sink and the trap beneath the kitchen sink is showing signs of deterioration; we recommend having a licensed plumbing contractor make necessary repairs.
- Plumbing** #12. All of the toilets are loose; we recommend having a plumbing contractor reseal and re-bolt the toilets.
- Plumbing** #15.,#16. In units 3423, 3425, 3421 the mechanical tub stoppers did not function. In unit 3431 the bath tub over flow drain is missing a cover plate and gasket. The majority of the mechanical sink stoppers in the building need adjusting or are disconnected. In unit 3423 the valve stop handles are missing beneath the kitchen sink; we recommend having a licensed plumbing contractor make necessary repairs. (See Figure #30)
- Plumbing** #18. Bathroom shower wall tiles are loose in units 3427 and 3429 and damaged drywall was noted on the wall next to the bathtub in units 3421 and 3423. Cracked shower tiles were also noted in unit 3423; we recommend having a licensed contractor remove the loose tiles, inspect the walls for damages and repair as needed. (See Figure #31) (See Figure #32)
- Plumbing** Note 1: Moisture stains and evidence of decay were noted on the wood substrate beneath the kitchen counter tops in units 3423, 3425, 3427 and 3429. Decay was also noted on the rear cabinet wall beneath the kitchen sink in units 3427 and 3429; we recommend having a licensed contractor make necessary repairs. (See Figure #33) (See Figure #34)
- Plumbing** Note 2: Deteriorated grout was noted in the following areas: unit 3421 - at the kitchen counter-to-splash wall joint. In 3423 at the kitchen counter-to-splash wall joint. In unit 3429 and 3431 at the kitchen counter tops in general and poor craftsmanship was noted at the caulking around the tub in unit 3429. There is mildew in the shower wall grout of unit 3423; refer to a licensed appliance contractor for recommended repairs.
- Heating** #6. The following heaters did not function properly when tested: Unit 3423 (hall and living room), unit 3429 (hall) - not functional. The control knob is missing in the hall and rear bedroom of unit 3427; the hall unit was not tested. Control knobs were missing in the hall of unit 3431 as well.
- Heating** Note 1: Personal items have been stored up against the heaters in several areas throughout the building which may represent a fire risk; we recommend maintaining a 3' clearance from the front of the heaters and all combustible materials.
- Roofing** #12. The tar and gravel roof appears to be approaching the end of it's serviceable life; we recommend having a licensed roofing contractor further inspect the roof regarding repairs versus replacement. (See Figure #38)
- Roofing** Note 2: The plastic, corrugated roofs covering the left and right side stair wells are non-conforming due to a melting hazard in the event of a fire and the lack of a proper clearance between the main roof surface and the light well roofs; we recommend consulting a licensed roofing contractor regarding alternative roofing materials. (See Figure #39)
- Miscellaneous Components** #1. The rear and left side fences in the back yard are deteriorating; we recommend either repairing the fences or installing new ones.

# EXHIBIT B

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IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA  
IN AND FOR THE COUNTY OF SAN FRANCISCO  
UNLIMITED JURISDICTION

BIANA CHERNOGUZ, TRUSTEE OF	)	Case No.
BIANA CHERNOGUZ REVOCABLE	)	CGC-17-560648
TRUST and VLADISLAV CHERNOGUZ,	)	
	)	Volume I
Plaintiff,	)	
	)	Pages 1 - 223
vs.	)	
	)	
LEANA PEREZ, FRANCISCO ARMAS,	)	
and DOES 1 through X, inclusive	)	
	)	
Defendants.	)	Deposition of
	)	VLADISLAV CHERNOGUZ
	)	September 4, 2019
LEANA PEREZ and FRANCISCO ARMAS,	)	
	)	
Cross-Complainants and	)	
Defendants,	)	
	)	
vs.	)	
	)	
BIANA CHERNOGUZ, Individually	)	
and as Trustee of THE BIANA	)	
CHERNOGUZ REVOCABLE TRUST and	)	
VLADISLAV CHERNOGUZ and DOES	)	
1-10, inclusive,	)	
	)	
Cross-Defendants and	)	
Plaintiffs.	)	
	)	

Reported by:  
Colleen Alvarado, CSR 11987

-----

JAN BROWN & ASSOCIATES  
WORLDWIDE DEPOSITION & VIDEOGRAPHY SERVICES  
701 Battery St., 3rd Floor, San Francisco, CA 94111  
(415) 981-3498 or (800) 522-7096



1           **A.       Yes.**

2           Q.       Do you remember at that time, walking on the  
3           that staircase?

4           **A.       I don't have a clear recollection.**

5           Q.       And do you remember entering the unit of my  
6           clients, 3423 20th Street?

7           **A.       Not exactly.**

8           Q.       Let's just talk about the common areas in the  
9           interior.

10                    Did anything catch -- catch your -- did you --  
11           what was your general impression of the property?

12           **A.       The property needed work and looked like it**  
13           **was neglected for many, many years.**

14           Q.       And when you say it needed work, is there  
15           something in particular that you remember from that  
16           visit?

17           **A.       Everything original from early 1900. Nothing**  
18           **been upgraded in many, many years. If there were any**  
19           **upgrades, then -- then they were decades ago. And**  
20           **all of the units were not kept up by tenants, and**  
21           **everything was beaten up.**

22           Q.       Okay. And did you have a general  
23           impression -- when you said you went in the basement,  
24           what was your impression of the basement?

25           **A.       Just had partial basement full of junk.**

# EXHIBIT C-1

(#201646451)



# DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division  
City and County of San Francisco  
1660 Mission Street 6th Floor, San Francisco, California 94103-2414  
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

## NOTICE OF VIOLATION

COMPLAINT: 201646451

OWNER/AGENT: BIANA CHERNOGUZ 1997 REVOC TR

DATE: 03-JAN-17

MAILING

ADDRESS: BIANA CHERNOGUZ 1997 REVOC  
BIANA CHERNOGUZ, TTEE  
369 HAYES ST  
SAN FRANCISCO CA  
94102

LOCATION: 3423 20TH ST

BLOCK: 3610 LOT : 049

NOTICE TYPE: COMPLAINT

BUILDING TYPE: APT

USE TYPE: R2

### YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM	DESCRIPTION
1 THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.	This notice of violation pertains to 3423 20th Street and its shared common areas.
2 REPAIR WINDOW SASH CORDS (1001(h) HC)	In common area hallways, multiple windows with broken sash cords. Repair sash cords in an approved manner. Ensure that all windows in common areas are functional. Windows must open easily, remain open, close easily, and shut securely with a lock.
3 REPAIR ALL WINDOWS GLAZING SEALS, SASH CORDS, SA FRAMES AND LATCHES OR HARDWARE (1001(h),(j),& 708 I	<p>In unit identified as 3423 20th Street:</p> <ol style="list-style-type: none"> <li>1) Repair broken window in front room.</li> <li>2) Repair broken window in kitchen</li> <li>3) Repair other window in kitchen located over sink.</li> <li>4) Repair window in bedroom between kitchen and living room</li> <li>5) Repair window in bathroom.</li> <li>6) Repair window in back bedroom.</li> </ol> <p>All windows must have unbroken glass pane, and must open easily, remain open, close easily, and shut securely with a lock. Ensure that all windows are also weatherproofed to ensure that unit is protected from the elements.</p>
4 PROVIDE VENTILATION FOR HABITABLE ROOMS (504(a), 1001(b)(7),(8) HC)	Repair all windows in an approved manner. If entire window is replaced building permit will be required.
5 HAZARDOUS MECHANICAL EQUIPMENT (1001.(g) HC)	<p>Provide appropriate ventilation for bathroom. Repair broken mechanical vent in bathroom in an approved manner.</p> <p>Water Heater has been strapped incorrectly.</p>
	PROVIDE TWO APPROVED METAL STRAPS PLACED AT THIRD POINTS ON TANK(S), BOLTED TO SOLID ANCHOR POINTS OR SECURE BY ANOTHER APPROVED MEANS



# DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division

City and County of San Francisco

1660 Mission Street 6th Floor, San Francisco, California 94103-2414

(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

## NOTICE OF VIOLATION

**COMPLAINT: 201646451**

- |   |  |  |
|---|--|--|
| 6 | ELIMINATE MOLD/MILDEW ON CEILING AND WALLS<br>(1301,1001b(13),1306 HC)                           | Eliminate mold and mildew in bathroom in an approved manne                               |
| 7 | ALL APPLIANCES PROVIDED BY OWNER SHALL BE<br>MAINTAINED IN GOOD WORKING CONDITITION (505 (c) HC) | In unit identified as 3423 20th Street:<br><br>REPAIR OR REPLACE STOVE/OVEN (505 (c) HC) |
| 8 | GENERAL DILAPIDATION OR IMPROPER MAINTENANCE<br>(1001 (b)(13))                                   | Repair or replace kitchen counter-top in an approved manner.                             |
| 9 | INSPECTOR COMMENTS   | NUISANCE (401(2) (1001(d) HC)  |

It is the property owner's responsibility to be present or direct his/her representative to attend the reinspection as scheduled on this Notice of Violation for the purpose of providing entry to the Inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this Notice.

If the property owner cannot attend the scheduled reinspection (as specified on this Notice) it is his/her responsibility to secure a different inspection time/date with the Inspector, and provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b)), if any dwellings, apartment units or guest rooms are to be accessed during the reinspection.

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. REINSPECTION DATE : 02 February 2017 02:00 PM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME .

CONTACT HOUSING INSPECTOR : Luis Barahona AT 415-558-6204

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8



**COMPLAINT DATA SHEET**

**COMPLAINT NUMBER : 201646451**

**OWNER/AGENT:** BIANA CHERNOGUZ 1997 REVOC TR  
 BIANA CHERNOGUZ 1997 REVOC  
 BIANA CHERNOGUZ, TTEE  
 369 HAYES ST  
 SAN FRANCISCO CA  
 94102

**DATE FILED:** 10-NOV-16  
**LOCATION:** 3423 20TH ST  
**BLOCK:** 3610 **LOT:** 049  
**SITE:**

**OWNER'S PHONE:** --  
**CONTACT NAME:** BIANA CHERNOGUZ 1997 REVOC TR  
**CONTACT PHONE:** --

**RATING:** 2-3 Years **OCCUPANCY CODE :**R-2  
**RECEIVED BY:** Mackenzie Calloway **DIVISION:** HIS  
**COMPLAINT SOURCE:** TELEPHONE

**COMPLAINANT:** Lana Perez

**ASSIGNED TO DIVISION:** HIS

**COMPLAINANT'S PHONE** 415-384-1153

**DESCRIPTION:** Windows broken in the bathroom bedroom and kitchen. Mold in the bathroom and wall is cracking  
 When using the shower the bathroom leaks downstairs  
 Heaters do not work anywhere but in the hall  
 Kitchen has mold and holes near the sink  
 Big hole in the porch  
 Windows in the kitchen and living rooms do not stay open  
 Stairs are dirty  
 Leak going to lower unit from sink

**INSTRUCTIONS:**

**INSPECTOR INFORMATION**

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	BARAHONA	6299	16	

**REFFERAL INFORMATION**

DATE	REFERRED BY	TO	COMMENT
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**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
10-NOV-16	CASE OPENED	HIS	L BARAHONA	CASE RECEIVED	
13-NOV-16	GENERAL MAINTENANCE	HIS	J SANBONMAT SU	TELEPHONE CALLS	left message
03-JAN-17	GENERAL MAINTENANCE	HIS	L BARAHONA	INSPECTION OF PREMISES MADE	Inspector Barahona investigated the complaint and observed violations of the San Francisco Housing Code which are delineated within the Notice of Violation issued on this date identified by Complaint Tracking #201646451.



**COMPLAINT DATA SHEET**

**COMPLAINT NUMBER : 201646451**

**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
04-JAN-17	GENERAL MAINTENANCE	HIS	L BARAHONA	FIRST NOV SENT	
05-JAN-17	GENERAL MAINTENANCE	HIS	L BARAHONA	BLDG POSTED & TENANTS NOTIFIED AS PER NOTIFICATION REQMNTS	Unit : ;# of postings left on building: ;Locations : ;Unit #s mailed posting: .
02-FEB-17	GENERAL MAINTENANCE	HIS	L BARAHONA	REINSPECTION 1	Inspector Barahona was unable to gain entry. Left card.
14-APR-17	GENERAL MAINTENANCE	HIS	L BARAHONA	REFER TO DIRECTOR'S HEARING	Director's Hearing April 27th, 2017
14-APR-17	GENERAL MAINTENANCE	HIS	L BARAHONA	DIRECTOR HEARING NOTICE POSTED	
01-MAY-17	GENERAL MAINTENANCE	HIS	L BARAHONA	REINSPECTION 2	Inspector Barahona performed a reinspection at the subject property and found that the items identified on the Notice of Violation were: 1)Corrected: 4, 5, 6, and 7 2)Outstanding: 2, 3, and 8
02-MAY-17	GENERAL MAINTENANCE	HIS	J SANBONMAT SU	DIRECTOR'S HEARING DECISION	Yes, 7 advisement, 7OA
04-MAY-17	GENERAL MAINTENANCE	HIS	J BARBER	REINSPECTION 3	Inspector Barber performed a reinspection at the subject property on 5/4/17, and found that the items identified on the Notice of Violation were: 1)Corrected: 4, 5, 6, and 7 2)Outstanding: 2, 3, and 8
31-MAY-17	GENERAL MAINTENANCE	HIS	J BARBER	ORDER OF ABATEMEN POSTED	
31-MAY-17	GENERAL MAINTENANCE	HIS	J BARBER	ORDER OF ABATEMEN ISSUED	
27-JUN-17	GENERAL MAINTENANCE	HIS	J BARBER	REINSPECTION 4	Inspector Barber performed a reinspection at the subject property on 6/27/17, and found that the items identified on the Notice of Violation were: all items completed.
18-AUG-17	GENERAL MAINTENANCE	HIS	J BARBER	CASE ABATED	Submitted revocation, case abated.

**COMPLAINT ACTION BY DIVISION**

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
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NOV (HIS)      NOV (BID)

03-JAN-17

City and County of San Francisco  
Department of Building Inspection



Edwin M. Lee, Mayor  
Tom C. Hui, S.E., C.B.O., Director

April 11, 2017

Owner: BIANA CHERNOGUZ 1997 REVOC  
C/O VLADISLAV CHERNOGUZ  
2639 TURK BLVD  
SAN FRANCISCO CA 94118

Address: 3421 3431 20TH ST, 0000  
Block: 3610 Lot: 049 Seq: 1  
Tract: 208 Case: DC2  
Inspector: Barahona  
Hearing Number : 201646451

## NOTICE OF DIRECTOR'S HEARING

Date and Time of Hearing: April 27, 2017  
At 1660 Mission Street, Room 2001, San Francisco, CA 94103 at 9:30 a.m.

TO OWNER(S), LESSEE(S), TENANT(S) AND OTHER PERSONS OF INTEREST:

In accordance with provisions of the San Francisco Building Code, the described premises were inspected and violation(s) were found to exist. The Notice of Violations (NOV) has been mailed to the Owner(s) of Record or agent(s) and compliance has not occurred. Therefore, the Director of the Department of Building Inspection has probable cause to believe the building, structure or a portion thereof is an unsafe building or property.

Failure to comply with the decision of the Director may result in the revocation of the Permit of Occupancy and/or Certificate of Occupancy of the subject premises.

The Owner(s) of Record or the duly authorized representative is notified to appear at the Hearing to be held on the date shown above, at which time the Director of the Department of Building Inspection will consider the violation(s) and that the building is unsafe and a public nuisance.

### WARNING

Failure to comply with this request will result in further abatement proceedings. If an Order of Abatement is issued from the Director's Hearing, you will be billed for the entire cost incurred in the code enforcement process, from the posting of the first "Warning of Violation" until the matter is resolved per San Francisco Building Code Sections 102A.3, 102A.17, 110A, Table 1A-D, 1A-G, and 1A-K.

The Owner(s) of Record is instructed to notify the holder(s) of any Mortgage(s) or Deed(s) of Trust secured by this property of these proceedings. Also, the Department of Building Inspection shall be advised of the name(s) of holder(s) of any Mortgage(s) or Deed(s) of Trust on this property. Please call Inspector **Barahona** at 415 558-6220 if you have questions regarding this code enforcement case.

BY ORDER OF THE DIRECTOR OF DEPARTMENT OF BUILDING INSPECTION.

Very truly yours,

Handwritten signature of Tom C. Hui in cursive.

Tom C. Hui, S.E., C.B.O., Director  
Department of Building Inspection

Housing Inspection Division  
1660 Mission Street - San Francisco, CA 94103  
Office (415) 558-6220 - FAX (415) 558-6249 - [www.sfgov.org/dbi](http://www.sfgov.org/dbi)

XDEFS-0465

# EXHIBIT C-2

(#201755461)





# DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division  
City and County of San Francisco  
1660 Mission Street 6th Floor, San Francisco, California 94103-2414  
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

## NOTICE OF VIOLATION

**COMPLAINT: 201755461**

**OWNER/AGENT:** BIANA CHERNOGUZ 1997 REVOC TR

**DATE:** 03-JAN-17

**MAILING**

**ADDRESS:** BIANA CHERNOGUZ 1997 REVOC  
C/O VLADISLAV CHERNOGUZ  
2639 TURK BLVD  
SAN FRANCISCO CA  
94118

**LOCATION:** 3423 20TH ST

**BLOCK:** 3610 **LOT:** 049

**NOTICE TYPE:** COMPLAINT

**BUILDING TYPE:** APT

**USE TYPE:** R2

### YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM	DESCRIPTION
1 THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.	This notice of violation pertains to 3423 20th Street.
2 PROVIDE HEAT TO EACH OCCUPIED HABITABLE ROOM F 13 HRS BETWEEN 5:00 A.M. AND 11:00 A.M. AND BETWEEN 3:00 P.M. AND 10:00 P.M. CAPABLE TO MAINTAINING A MINIMUM ROOM TEMP. OF 68 DEGREES F. (20 DEGREES C.). (701c HC	NUISANCE (401(2) (1001(d) HC)
3 INSPECTOR COMMENTS	It is the property owner's responsibility to be present or direct his/her representative to attend the reinspection as scheduled on this Notice of Violation for the purpose of providing entry to the Inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this Notice.  If the property owner cannot attend the scheduled reinspection (as specified on this Notice) it is his/her responsibility to secure a different inspection time/date with the Inspector, and provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b)), if any dwellings, apartment units or guest rooms are to be accessed during the reinspection.

**ALL ITEMS MUST BE COMPLETED WITHIN 3 DAYS. REINSPECTION DATE :** 13 January 2017 02:00 PM

**IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.**

**CONTACT HOUSING INSPECTOR :** Luis Barahona AT 415-558-6204

**FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8**



**COMPLAINT DATA SHEET**

**COMPLAINT NUMBER : 201755461**

**OWNER/AGENT:** BIANA CHERNOGUZ 1997 REVOC TR  
 BIANA CHERNOGUZ 1997 REVOC  
 C/O VLADISLAV CHERNOGUZ  
 2639 TURK BLVD  
 SAN FRANCISCO CA  
 94118

**DATE FILED:** 03-JAN-17

**LOCATION:** 3423 20TH ST

**BLOCK:** 3610 **LOT:** 049

**SITE:**

**RATING:** 1 Year

**OCCUPANCY CODE :**R-2

**OWNER'S PHONE:** --

**RECEIVED BY:** Luis Barahona **DIVISION:** HIS

**CONTACT NAME:**

**COMPLAINT SOURCE:** TELEPHONE

**CONTACT PHONE:** --

**COMPLAINANT:** Lana Perez

**ASSIGNED TO DIVISION:** HIS

**COMPLAINANT'S PHONE** --

**DESCRIPTION:** No heat  
**INSTRUCTIONS:**

**INSPECTOR INFORMATION**

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	BARAHONA	6299	16	

**REFERRAL INFORMATION**

DATE	REFERRED BY	TO	COMMENT
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**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
03-JAN-17	CASE OPENED	HIS	L BARAHONA	CASE RECEIVED	
04-JAN-17	HEAT	HIS	L BARAHONA	INSPECTION OF PREMISES MADE	
04-JAN-17	HEAT	HIS	L BARAHONA	FIRST NOV SENT	
05-JAN-17	HEAT	HIS	L BARAHONA	BLDG POSTED & TENANTS NOTIFIED AS PER NOTIFICATION REQMNTS	Unit : ;# of postings left on building: ;Locations : ;Unit #s mailed posting: .
03-FEB-17	HEAT	HIS	L BARAHONA	REINSPECTION 1	Inspector: Barahona was unable to gain entry. Left card.
14-APR-17	HEAT	HIS	L BARAHONA	REFER TO DIRECTOR'S HEARING	Director's Hearing April 27th, 2017
14-APR-17	HEAT	HIS	L BARAHONA	DIRECTOR HEARING NOTICE POSTED	
01-MAY-17	HEAT	HIS	L BARAHONA	REINSPECTION 2	Electrical heaters were replaced without permits.



**COMPLAINT DATA SHEET**

**COMPLAINT NUMBER : 201755461**

***COMPLAINT STATUS AND COMMENTS***

<b>DATE</b>	<b>TYPE</b>	<b>DIVISION</b>	<b>INSPECTOR</b>	<b>STATUS</b>	<b>COMMENT</b>
02-MAY-17	HEAT	HIS	J SANBONMAT SU	DIRECTOR'S HEARING DECISION	Yes, 7 advisement, 70A
02-MAY-17	HEAT	HIS	J BARBER	TELEPHONE CALLS	Spoke with owner and set inspection for 5/4/17.
04-MAY-17	HEAT	HIS	J BARBER	REINSPECTION 3	Inspector Barber performed a reinspection on 5/4/17 and found that the electrical heaters were functioning. No electrical permits on file
25-MAY-17	HEAT	HIS	J BARBER	CASE ABATED	Electrical permit # E201705175084 for wall heaters filed and complete.

***COMPLAINT ACTION BY DIVISION***

<b>DIVISION</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>ACTION COMMENT</b>
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NOV (HIS)    NOV (BID)  
 03-JAN-17

City and County of San Francisco  
Department of Building Inspection



Edwin M. Lee, Mayor  
Tom C. Hui, S.E., C.B.O., Director

April 11, 2017

Owner: **BIANA CHERNOGUZ 1997 REVOC  
C/O VLADISLAV CHERNOGUZ  
2639 TURK BLVD  
SAN FRANCISCO CA 94118**

Address: **3421 3431 20TH ST, 0000  
Block: 3610 Lot: 049 Seq: 1  
Tract: 208 Case: DH0  
Inspector: Barahona  
Hearing Number : 201755461**

## NOTICE OF DIRECTOR'S HEARING

Date and Time of Hearing: **April 27, 2017  
At 1660 Mission Street, Room 2001, San Francisco, CA 94103 at 9:30 a.m.**

TO OWNER(S), LESSEE(S), TENANT(S) AND OTHER PERSONS OF INTEREST:

In accordance with provisions of the San Francisco Building Code, the described premises were inspected and violation(s) were found to exist. The Notice of Violations (NOV) has been mailed to the Owner(s) of Record or agent(s) and compliance has not occurred. Therefore, the Director of the Department of Building Inspection has probable cause to believe the building, structure or a portion thereof is an unsafe building or property.

Failure to comply with the decision of the Director may result in the revocation of the Permit of Occupancy and/or Certificate of Occupancy of the subject premises.

The Owner(s) of Record or the duly authorized representative is notified to appear at the Hearing to be held on the date shown above, at which time the Director of the Department of Building Inspection will consider the violation(s) and that the building is unsafe and a public nuisance.

### WARNING

Failure to comply with this request will result in further abatement proceedings. If an Order of Abatement is issued from the Director's Hearing, you will be billed for the entire cost incurred in the code enforcement process, from the posting of the first "Warning of Violation" until the matter is resolved per San Francisco Building Code Sections 102A.3, 102A.17, 110A, Table 1A-D, 1A-G, and 1A-K.

The Owner(s) of Record is instructed to notify the holder(s) of any Mortgage(s) or Deed(s) of Trust secured by this property of these proceedings. Also, the Department of Building Inspection shall be advised of the name(s) of holder(s) of any Mortgage(s) or Deed(s) of Trust on this property. Please call Inspector **Barahona** at 415 558-6220 if you have questions regarding this code enforcement case.

BY ORDER OF THE DIRECTOR OF DEPARTMENT OF BUILDING INSPECTION.

Very truly yours,

Handwritten signature of Tom C. Hui in black ink.

Tom C. Hui, S.E., C.B.O., Director  
Department of Building Inspection

Housing Inspection Division  
1660 Mission Street - San Francisco, CA 94103  
Office (415) 558-6220 - FAX (415) 558-6249 - [www.sfgov.org/dbi](http://www.sfgov.org/dbi)

XDEFS-0474

# EXHIBIT C-3

(#201755471)



**DEPARTMENT OF BUILDING INSPECTION**

Housing Inspection Services Division  
City and County of San Francisco  
1660 Mission Street 6th Floor, San Francisco, California 94103-2414  
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

**NOTICE OF VIOLATION**

**COMPLAINT:** 201755471

**OWNER/AGENT:** BIANA CHERNOGUZ 1997 REVOC TR

**MAILING**

**ADDRESS:** BIANA CHERNOGUZ 1997 REVOC  
C/O VLADISLAV CHERNOGUZ  
2639 TURK BLVD  
SAN FRANCISCO CA  
94118

**DATE:** 04-JAN-17

**LOCATION:** 3423 20TH ST

**BLOCK:** 3610 **LOT:** 049

**NOTICE TYPE:** ROUTINE

**BUILDING TYPE:** APT

**USE TYPE:** R2

**YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:**

ITEM	DESCRIPTION
1 THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.	This notice of violation pertains to the common areas.
2 REPAIR WINDOW SASH CORDS (1001(h) HC)	There are multiple windows in common area hallways with broken sash cords. Repair sash cord in an approved manner. Ensure that all windows open easily, remain open, close easily, and shut securely.
3 PROVIDE DATE TAG FOR FIRE EXTINGUISHER TYPE 2A 10BC OR EQUIVALENT (905, 1001(m) HC)	
4 FIRE ALARM MAINTENANCE 909(D) HC 907.20.5 SFFC	Have the system inspected and tested as required and certification must be current and posted. Replace system backup batteries as recommended by the manufacturer or as needed.
5 CLEAN INTERIOR (1306 HC)	Clean and sanitize carpet throughout common areas.
6 PROVIDE SINGLE CYLINDER DEADBOLT LOCKS WITH A MINIMUM 1" THROW FOR ENTRY DOOR OF BUILDING. (706 HC)	
7 INSPECTOR COMMENTS	<p><b>NUISANCE (401(2) (1001(d) HC)</b></p> <p>It is the property owner's responsibility to be present or direct his/her representative to attend the reinspection as scheduled on this Notice of Violation for the purpose of providing entry to the Inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this Notice.</p> <p>If the property owner cannot attend the scheduled reinspection (as specified on this Notice) it is his/her responsibility to secure a different inspection time/date with the Inspector, and provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b)), if any dwellings, apartment units or guest rooms are to be accessed during the reinspection.</p>



## DEPARTMENT OF BUILDING INSPECTION

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Housing Inspection Services Division  
City and County of San Francisco

1660 Mission Street 6th Floor, San Francisco, California 94103-2414

(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

### NOTICE OF VIOLATION

COMPLAINT: 201755471

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. REINSPECTION DATE : 02 February 2017 02:30 PM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Luis Barahona AT 415-558-6204

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8



City and County of San Francisco  
 Department of Building Inspection  
 1660 Mission Street  
 San Francisco, CA 94103

### COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201755471

OWNER/AGENT: BIANA CHERNOGUZ 1997 REVOC TR  
 BIANA CHERNOGUZ 1997 REVOC  
 C/O VLADISLAV CHERNOGUZ  
 2639 TURK BLVD  
 SAN FRANCISCO CA  
 94118

DATE FILED: 03-JAN-17  
 LOCATION: 3423 20TH ST  
 BLOCK: 3610 LOT: 049  
 SITE:

OWNER'S PHONE --  
 CONTACT NAME  
 CONTACT PHONE --

RATING: 1 Year OCCUPANCY CODE R-2  
 RECEIVED BY: Luis Barahona DIVISION: HIS  
 COMPLAINT SOURCE: FIELD OBSERVATION

COMPLAINANT: CGR

ASSIGNED TO DIVISION: HIS

COMPLAINANT'S PHONE --

DESCRIPTION: Complaint Generated Routine- Initial Complaint 201646451  
 INSTRUCTIONS:

**INSPECTOR INFORMATION**

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	BARAHONA	6299	16	

**REFERRAL INFORMATION**

DATE	REFERRED BY	TO	COMMENT
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**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
03-JAN-17	CASE OPENED	HIS	L BARAHONA	CASE RECEIVED	
03-JAN-17	GENERAL MAINTENANCE	HIS	L BARAHONA	INSPECTION OF PREMISES MADE	Inspector Barahona conducted a complaint generated routine inspection and observed violations of the San Francisco Housing Code which are delineated within the Notice of Violation issued on this date identified by Complaint Tracking #201755471.
04-JAN-17	GENERAL MAINTENANCE	HIS	L BARAHONA	FIRST NOV SENT	
05-JAN-17	GENERAL MAINTENANCE	HIS	L BARAHONA	BLDG POSTED & TENANTS NOTIFIED AS PER NOTIFICATION REQMNTS	
02-FEB-17	GENERAL MAINTENANCE	HIS	L BARAHONA	REINSPECTION 1	Inspector Barahona was unable to gain entry. Left card.





City and County of San Francisco  
 Department of Building Inspection  
 1660 Mission Street  
 San Francisco, CA 94103

### COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201755471

**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
14-APR-17	GENERAL MAINTENANCE	HIS	L BARAHONA	REFER TO DIRECTOR'S HEARING	Director's Hearing April 27th, 2017
14-APR-17	GENERAL MAINTENANCE	HIS	L BARAHONA	DIRECTOR HEARING NOTICE POSTED	
01-MAY-17	GENERAL MAINTENANCE	HIS	L BARAHONA	REINSPECTION 2	Inspector Barahona performed a reinspection at the subject property and found that the items identified on the Notice of Violation were outstanding.
02-MAY-17	GENERAL MAINTENANCE	HIS	J SANBONMA TSU	DIRECTOR'S HEARING DECISION	Yes, 7 advisement, 7OA
04-MAY-17	GENERAL MAINTENANCE	HIS	J BARBER	REINSPECTION 3	Inspector Barber performed a reinspection at the subject property on 5/4/17 and found that the items identified on the Notice of Violation were: 1)Corrected: 3 and 6 2)Outstanding: 2, 4, and 5
26-MAY-17	GENERAL MAINTENANCE	HIS	J BARBER	REINSPECTION 4	Inspector Barber performed a reinspection at the subject property on 5/26/17 and found that the items identified on the Notice of Violation were: 1)Corrected: 2, 3, 4, and 6 2)Outstanding: 5
31-MAY-17	GENERAL MAINTENANCE	HIS	J BARBER	ORDER OF ABATEMENT ISSUED	
20-JUN-17	GENERAL MAINTENANCE	HIS	A KARCS	OFFICE/COUNTER VISIT	Sr. Inspector Karcs met with property owner at the request of district inspector. Propertyowner is disputing the Final Bill which he feels is eccessive. Sr. Inspector Karcs to review
27-JUN-17	GENERAL MAINTENANCE	HIS	J BARBER	REINSPECTION 5	Inspector Barber performed a reinspection at the subject property on 6/27/17, and found that the items identified on the Notice of Violation were: all items completed.
18-AUG-17	GENERAL MAINTENANCE	HIS	J BARBER	CASE ABATED	Revocation submitted, case abated.

**COMPLAINT ACTION BY DIVISION**

DIVISION	DATE	DESCRIPTION	ACTION	COMMENT
NOV (HIS)	NOV (BID)			
	04-JAN-17			

City and County of San Francisco  
Department of Building Inspection



Edwin M. Lee, Mayor  
Tom C. Hui, S.E., C.B.O., Director

April 11, 2017

Owner: BIANA CHERNOGUZ 1997 REVOC  
C/O VLADISLAV CHERNOGUZ  
2639 TURK BLVD  
SAN FRANCISCO CA 94118

Address: 3421 3431 20TH ST, 0000  
Block: 3610 Lot: 049 Seq: 1  
Tract: 208 Case: DA0  
Inspector: Barahona  
Hearing Number : 201755471

### NOTICE OF DIRECTOR'S HEARING

Date and Time of Hearing: April 27, 2017  
At 1660 Mission Street, Room 2001, San Francisco, CA 94103 at 9:30 a.m.

TO OWNER(S), LESSEE(S), TENANT(S) AND OTHER PERSONS OF INTEREST:

In accordance with provisions of the San Francisco Building Code, the described premises were inspected and violation(s) were found to exist. The Notice of Violations (NOV) has been mailed to the Owner(s) of Record or agent(s) and compliance has not occurred. Therefore, the Director of the Department of Building Inspection has probable cause to believe the building, structure or a portion thereof is an unsafe building or property.

Failure to comply with the decision of the Director may result in the revocation of the Permit of Occupancy and/or Certificate of Occupancy of the subject premises.

The Owner(s) of Record or the duly authorized representative is notified to appear at the Hearing to be held on the date shown above, at which time the Director of the Department of Building Inspection will consider the violation(s) and that the building is unsafe and a public nuisance.

#### WARNING

Failure to comply with this request will result in further abatement proceedings. If an Order of Abatement is issued from the Director's Hearing, you will be billed for the entire cost incurred in the code enforcement process, from the posting of the first "Warning of Violation" until the matter is resolved per San Francisco Building Code Sections 102A.3, 102A.17, 110A, Table 1A-D, 1A-G, and 1A-K.

The Owner(s) of Record is instructed to notify the holder(s) of any Mortgage(s) or Deed(s) of Trust secured by this property of these proceedings. Also, the Department of Building Inspection shall be advised of the name(s) of holder(s) of any Mortgage(s) or Deed(s) of Trust on this property. Please call Inspector Barahona at 415 558-6220 if you have questions regarding this code enforcement case.

BY ORDER OF THE DIRECTOR OF DEPARTMENT OF BUILDING INSPECTION.

Very truly yours,

Handwritten signature of Tom C. Hui in black ink.

Tom C. Hui, S.E., C.B.O., Director  
Department of Building Inspection

Housing Inspection Division  
1660 Mission Street - San Francisco, CA 94103  
Office (415) 558-6220 - FAX (415) 558-6249 - [www.sfgov.org/dbi](http://www.sfgov.org/dbi)

XDEFS-0467

# EXHIBIT C-4

(#201779272)



**DEPARTMENT OF BUILDING INSPECTION**

Housing Inspection Services Division  
City and County of San Francisco  
1660 Mission Street 6th Floor, San Francisco, California 94103-2414  
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

**NOTICE OF VIOLATION**

**COMPLAINT: 201779272**

**OWNER/AGENT:** BIANA CHERNOGUZ 1997 REVOC TR

**DATE:** 15-MAY-17

**MAILING**

**ADDRESS:** BIANA CHERNOGUZ 1997 REVOC  
C/O VLADISLAV CHERNOGUZ  
2639 TURK BLVD  
SAN FRANCISCO CA  
94118

**LOCATION:** 3423 20TH ST

**BLOCK:** 3610 **LOT:** 049

**NOTICE TYPE:** OTHER

**BUILDING TYPE:** APT

**USE TYPE:** R2

**YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:**

ITEM	DESCRIPTION
1 PROVIDE PROOF OF PERMIT (SFHC 701c.3.d)	Provide permit for replacement of existing electrical heaters and/or components

**ALL ITEMS MUST BE COMPLETED WITHIN 10 DAYS. REINSPECTION DATE :**

**IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME .**

**CONTACT HOUSING INSPECTOR :** James Sanbonmatsu AT 415-558-6186

**FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8**



**COMPLAINT DATA SHEET**

**COMPLAINT NUMBER : 201779272**

**OWNER/AGENT:** BIANA CHERNOGUZ 1997 REVOC TR  
 BIANA CHERNOGUZ 1997 REVOC  
 C/O VLADISLAV CHERNOGUZ  
 2639 TURK BLVD  
 SAN FRANCISCO CA  
 94118

**DATE FILED:** 15-MAY-17  
**LOCATION:** 3423 20TH ST  
**BLOCK:** 3610 **LOT:** 049  
**SITE:**

**OWNER'S PHONE:** --  
**CONTACT NAME:**  
**CONTACT PHONE:**--

**RATING:** **OCCUPANCY CODE R-2**  
**RECEIVED BY:** James Sanbonmatsu **DIVISION:** HIS  
**COMPLAINT SOURCE:** TELEPHONE

**COMPLAINANT:** HIS

**ASSIGNED TO DIVISION:** HIS

**COMPLAINANT'S PHONE** --

**DESCRIPTION:** Provide permit for heater  
**INSTRUCTIONS:**

**INSPECTOR INFORMATION**

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	BARAHONA	6299	16	

**REFERRAL INFORMATION**

DATE	REFERRED BY	TO	COMMENT
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**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
15-MAY-17	CASE OPENED	HIS	L BARAHONA	CASE RECEIVED	
15-MAY-17	GENERAL MAINTENANCE	HIS	J SANBONMAT SU	CASE RECEIVED	
15-MAY-17	GENERAL MAINTENANCE	HIS	J SANBONMAT SU	CASE UPDATE	Conference with Chief Inspector Bosque and Sr. Inspector Herring
15-MAY-17	GENERAL MAINTENANCE	HIS	J SANBONMAT SU	FIRST NOV SENT	
17-MAY-17	GENERAL MAINTENANCE	HIS	J BARBER	BLDG POSTED & TENANTS NOTIFIED AS PER NOTIFICATION REQMENTS	Unit ; # of postings left on building: 1; Locations : 1; Unit #s mailed posting: .
25-MAY-17	GENERAL MAINTENANCE	HIS	J BARBER	CASE ABATED	Permit # E201705175084 for wall heaters file and complete.



City and County of San Francisco  
Department of Building Inspection  
1660 Mission Street  
San Francisco, CA 94103

## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201779272

### COMPLAINT ACTION BY DIVISION

<u>DIVISION</u>	<u>DATE</u>	<u>DESCRIPTION</u>	<u>ACTION COMMENT</u>
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<u>NOV (HIS)</u>	<u>NOV (BID)</u>		
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15-MAY-17

# EXHIBIT C-5

(#201789801)



**DEPARTMENT OF BUILDING INSPECTION**

Housing Inspection Services Division  
City and County of San Francisco  
1660 Mission Street 6th Floor, San Francisco, California 94103-2414  
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

**NOTICE OF VIOLATION**

**COMPLAINT: 201789801**

**OWNER/AGENT:** BIANA CHERNOGUZ 1997 REVOC TR

**DATE:** 29-JUN-17

**MAILING**

**LOCATION:** 3423 20TH ST

**ADDRESS:**

BIANA CHERNOGUZ 1997 REVOC  
C/O VLADISLAV CHERNOGUZ  
2639 TURK BLVD  
SAN FRANCISCO CA  
94118

**BLOCK:** 3610 **LOT :** 049

**NOTICE TYPE:** COMPLAINT

**BUILDING TYPE:** APT

**USE TYPE:** R2

**YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:**

ITEM	DESCRIPTION
1 THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.	3423 20th Street.
2 REPLACE BROKEN GLASS WINDOW PANE (1001(h),708 HC)	Replace broken glass window pane at center window in front room.
3 INSPECTOR COMMENTS	It is the property owner's responsibility to be present or direct his/her representative to attend, the reinspection as scheduled on this Notice of Violation for the purpose of providing entry to the Inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this Notice. if the property owner cannot attend the scheduled reinspection (as specified on this Notice) it is his/her responsibility to secure a different inspection date and time with the Inspector, and provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b), if any dwellings, apartment units or guest rooms are to be accessed during the re-inspection.

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. REINSPECTION DATE : 31 July 2017 11:00 AM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Joseph Barber AT 415-558-6470 *575-6988*

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8





City and County of San Francisco  
 Department of Building Inspection  
 1660 Mission Street  
 San Francisco, CA 94103

**COMPLAINT DATA SHEET**

**COMPLAINT NUMBER : 201789801**

**OWNER/AGENT:** BIANA CHERNOGUZ 1997 REVOC TR  
 BIANA CHERNOGUZ 1997 REVOC  
 C/O VLADISLAV CHERNOGUZ  
 2639 TURK BLVD  
 SAN FRANCISCO CA  
 94118

**DATE FILED:** 29-JUN-17  
**LOCATION:** 3423 20TH ST  
**BLOCK:** 3610 **LOT:** 049  
**SITE:**

**OWNER'S PHONE --**  
**CONTACT NAME**  
**CONTACT PHONE --**

**RATING:** 1 Year **OCCUPANCY CODE** R-2  
**RECEIVED BY:** Joseph Barber **DIVISION:** HIS  
**COMPLAINT SOURCE:** FIELD OBSERVATION

**COMPLAINANT:** Liana

**ASSIGNED TO DIVISION:** HIS

**COMPLAINANT'S PHONE --**

**DESCRIPTION:** Broken glass pane  
**INSTRUCTIONS:**

**INSPECTOR INFORMATION**

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	BARAHONA	6299	16	

**REFERRAL INFORMATION**

DATE	REFERRED BY	TO	COMMENT
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**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
29-JUN-17	CASE OPENED	HIS	L BARAHONA	CASE RECEIVED	
29-JUN-17	GENERAL MAINTENANCE	HIS	J BARBER	INSPECTION OF PREMISES MADE	Inspector Barber conducted a re-inspection of the common areas of the building initiated on 6/27/17 and observed violations of the San Francisco Building Code which are delineated within the Notice of Violation identified by Complaint Tracking # 201789801.
29-JUN-17	GENERAL MAINTENANCE	HIS	J BARBER	FIRST NOV SENT	
05-JUL-17	GENERAL MAINTENANCE	HIS	J BARBER	BLDG POSTED & TENANTS NOTIFIED AS PER NOTIFICATION REQMENTS	Unit : ;# of postings left on building: 1; Locations : 1; Unit #s mailed posting: 1.
24-JUL-17	GENERAL MAINTENANCE	HIS	J BARBER	REINSPECTION 1	Inspector Barber performed a reinspection at the property on 7/24/17 and found that the condition cited in the NOV under CTS #



City and County of San Francisco  
 Department of Building Inspection  
 1660 Mission Street  
 San Francisco, CA 94103

## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201789801

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
					201785801 had been abated.
24-JUL-17	GENERAL MAINTENANCE	HIS	J BARBER	CASE ABATED	

### COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
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<u>NOV (HIS)</u>	<u>NOV (BID)</u>
29-JUN-17	

# EXHIBIT C-6

(#201795451)



**DEPARTMENT OF BUILDING INSPECTION**

Housing Inspection Services Division  
City and County of San Francisco  
1660 Mission Street 6th Floor, San Francisco, California 94103-2414  
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

**NOTICE OF VIOLATION**

**COMPLAINT: 201795451**

**OWNER/AGENT:** BIANA CHERNOGUZ 1997 REVOC TR

**DATE:** 24-JUL-17

**MAILING**

**ADDRESS:** BIANA CHERNOGUZ 1997 REVOC  
C/O VLADISLAV CHERNOGUZ  
2639 TURK BLVD  
SAN FRANCISCO CA  
94118

**LOCATION: 3423 20TH ST**

**BLOCK: 3610 LOT : 049**

**NOTICE TYPE: COMPLAINT**

**BUILDING TYPE:** APT

**USE TYPE:** R2

**YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:**

ITEM	DESCRIPTION
1 THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.	3423 20th Street and common areas of building.
2 REPAIR FLOORING (1001(c)(2)HC)	At the back room leading to rear stairs, the wood flooring is rotted and there are two large holes in the floor.  Have a licensed pest control contractor, general building contractor, architect or engineer inspect floor structure and obtain written report with recommended repairs, then make repairs or replace as necessary to ensure stability and safety.  THIS CONDITION PRESENTS A LIFE SAFETY HAZARD.
3 BUILDING PERMIT REQUIRED (301 HC)	YOU ARE REQUIRED TO OBTAIN A BUILDING PERMIT REPAIR THE DAMAGE TO THE BACKROOM FLOOR. SUBMIT A COPY OF THIS "NOTICE OF VIOLATION" WITH YOUR APPLICATION AND REFERENCE THE COMPLAINT Number ON YOUR BUILDING PERMIT APPLICATION.  Call the Building Inspector for periodic and or final inspection(s). When all work is complete, the Building Inspector must perform the final inspection and sign the Job Card, before the Housing Inspector can abate this violation. Please present the signed Job Card indicating that work is complete to the Housing Inspector on the reinspection day.
4 REPAIR MANUAL RELEASE AT DOORS (801 HC)	At time of inspection, the lock at the door leading from the rear stairs/garbage area did not open from inside. This door is part of the required emergency egress path from the rear stairs. Repair lock so that this door is operable from the inside without the use of key tool or any special knowledge or effort.
5 REPAIR MALFUNCTIONING DOOR BELL.	Repair malfunctioning door bell for 3423 20th Street that was not functioning at time of inspection.
6 REPAIR SELF-CLOSING DEVICES AT EXTERIOR DOORS (71 HC)	Repair/service door closer at front gate to building. At time of inspection, self-closing mechanism did not operate properly.



## DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division

City and County of San Francisco

1660 Mission Street 6th Floor, San Francisco, California 94103-2414

(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

### NOTICE OF VIOLATION

**COMPLAINT: 201795451**

7 INSPECTOR COMMENTS

It is the property owner's responsibility to be present or direct his/her representative to attend, the reinspection as scheduled on this Notice of Violation for the purpose of providing entry to the Inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this Notice.

if the property owner cannot attend the scheduled reinspection (as specified on this Notice) it is his/her responsibility to secure a different inspection date and time with the Inspector, and provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b), if any dwellings, apartment unit or guest rooms are to be accessed during the re-inspection.

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. REINSPECTION DATE : 24 August 2017 11:00 AM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Joseph Barber AT 415-558-6470

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8



**COMPLAINT DATA SHEET**

**COMPLAINT NUMBER : 201795451**

**OWNER/AGENT:** BIANA CHERNOGUZ 1997 REVOC TR  
 BIANA CHERNOGUZ 1997 REVOC  
 C/O VLADISLAV CHERNOGUZ  
 2639 TURK BLVD  
 SAN FRANCISCO CA  
 94118

**DATE FILED:** 24-JUL-17

**LOCATION:** 3423 20TH ST

**BLOCK:** 3610 **LOT:** 049

**SITE:**

**RATING:** **OCCUPANCY CODE R-2**

**RECEIVED BY:** Joseph Barber **DIVISION:** HIS

**COMPLAINT SOURCE:** TELEPHONE

**OWNER'S PHONE:** --

**CONTACT NAME:**

**CONTACT PHONE:** --

**COMPLAINANT:** Leanna

**ASSIGNED TO DIVISION:** HIS

**COMPLAINANT'S PHONE** --

**DESCRIPTION:** Hole in floor, broken door bell, egress obstruction  
**INSTRUCTIONS:**

**INSPECTOR INFORMATION**

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	BARAHONA	6299	16	

**REFERRAL INFORMATION**

DATE	REFERRED BY	TO	COMMENT
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**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
24-JUL-17	CASE OPENED	HIS	L BARAHONA	CASE RECEIVED	
24-JUL-17	GENERAL MAINTENANCE	HIS	J BARBER	INSPECTION OF PREMISES MADE	Inspector Barber performed an inspection of the subject property to investigate the complaint and observed violations of the San Francisco Housing Code delineated in CTS # 201795451.
24-JUL-17	GENERAL MAINTENANCE	HIS	J BARBER	FIRST NOV SENT	
27-JUL-17	GENERAL MAINTENANCE	HIS	L BARAHONA	BLDG POSTED & TENANTS NOTIFIED AS PER NOTIFICATION REQMNTS	Unit : ;# of postings left on building: ;Locations : ;Unit #s mailed posting: .
24-AUG-17	GENERAL MAINTENANCE	HIS	J BARBER	REINSPECTION I	No owner or representative present for scheduled re-inspection.
25-AUG-17	GENERAL MAINTENANCE	HIS	J BARBER	FINAL WARNING LETTER SENT	



**COMPLAINT DATA SHEET**

**COMPLAINT NUMBER : 201795451**

***COMPLAINT STATUS AND COMMENTS***

<b>DATE</b>	<b>TYPE</b>	<b>DIVISION</b>	<b>INSPECTOR</b>	<b>STATUS</b>	<b>COMMENT</b>
14-SEP-17	GENERAL MAINTENANCE	HIS	J BARBER	REINSPECTION 2	Inspector Barber performed a reinspection on 9/14/17, at the subject property and found that the following items identified on the Notice of Violation issued on 24-JUL-17 were completely corrected: all items corrected.
14-SEP-17	GENERAL MAINTENANCE	HIS	J BARBER	CASE ABATED	

***COMPLAINT ACTION BY DIVISION***

<b>DIVISION</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>ACTION COMMENT</b>
<u>NOV (HIS)</u>	<u>NOV (BID)</u>		
	24-JUL-17		



## DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division  
City and County of San Francisco  
1660 Mission Street 6th Floor, San Francisco, California 94103-2414  
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org  
Website: www.sfdbi.org

Date: 08/25/2017

BIANA CHERNOGUZ 1997 REVOC TR  
BIANA CHERNOGUZ 1997 REVOC  
C/O VLADISLAV CHERNOGUZ  
2639 TURK BLVD  
SAN FRANCISCO CA  
94118

Property Address:  
Block: 3610 Lot: 049  
3423 20TH ST  
Number: 201795451

### NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

#### **NOTICE OF VIOLATION OUTSTANDING:**

On 07/24/2017 your property was inspected and a Notice of Violation was issued informing you of required code abatement, and warnings for failure to comply. The time period to correct all cited code violations indicated in this Notice has passed, and the Department records indicate that the required code abatement work remains outstanding.

#### **ASSESSMENT OF COSTS NOW IMPOSED:**

Therefore, pursuant to Section 102A.3 of the San Francisco Building Code you will be assessed costs arising from department time accrued pertaining but not limited to: (1) site inspections and reinspections, (2) case management, update, and data entry, (3) case inquiries (meetings, office visits, phone calls, emails, response to correspondence etc), (4) permit history research, (5) notice/hearing preparation, (6) staff appearances/reports at hearings, (7) case referrals, and (8) monthly violation monitoring.

#### **AVOID FURTHER ASSESSMENT:**

To keep the assessment of costs at a minimum, and avoid the accrual of further time spent on the actions above such as administrative hearing preparation, and monthly violation monitoring, etc., please complete all work within thirty (30) days of the initial reinspection date delineated on the Notice of Violation referenced above, and call Housing Inspector Joseph Barber at 415-558-6470 to schedule a site inspection to verify all requisite repairs have been completed within this time frame.

#### **IF PERMITS ARE REQUIRED:**

Please note that you must also obtain all necessary building, plumbing, and/or electrical permits and obtain final sign-off from the Building, Plumbing, and/or Electrical Inspector(s) assigned the job card for your issued permit(s) before the required work will be considered completed.

#### **CASE WILL BE CLOSED WHEN ALL WORK & ASSESSMENT OF COSTS PAID:**

This case will not be closed and assessment of costs will continue to accrue until (1) all required repairs are completed as verified by site inspection of the assigned Housing Inspector, (2) final sign-offs are obtained for all required permits, and (3) all assessment of costs are paid by cashiers check or money order.

**YOUR PROMPT ACTION IS REQUESTED & APPRECIATED!**

000037



# EXHIBIT C-7

(#201977811)



# DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division  
City and County of San Francisco  
1660 Mission Street 6th Floor, San Francisco, California 94103-2414  
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

## NOTICE OF VIOLATION

COMPLAINT: 201977811

OWNER/AGENT: BIANA CHERNOGUZ 1997 REVOC TR

DATE: 26-AUG-19

**MAILING**

ADDRESS: BIANA CHERNOGUZ 1997 REVOC  
C/O VLADISLAV CHERNOGUZ  
2639 TURK BLVD  
SAN FRANCISCO CA  
94118

LOCATION: 3423 20TH ST

BLOCK: 3610 LOT: 049

NOTICE TYPE: COMPLAINT

BUILDING TYPE: APT

USE TYPE: NA

### YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM	DESCRIPTION
1 THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.	3423 20th Street and common areas of 3421-3431 20th Street
2 REPAIR WOOD ROT (1001(c) HC)	At the southeast area of the building in the corridor leading to the rear yard, there is a large area of deteriorated/rotting wood framing.  Have a licenced pest control contractor, general contractor, architect or structural engineer inspect building structural components at this location and provide written report with recommended repairs, then make repairs or replace as necessary to ensure stability and safety.  You are required to obtain a building permit to correct this violation.
3 REPAIR HANDRAILS (802(c),1001(b)(13)HC)	Repair loose/damaged handrail and attached dilapidated fence at rear courtyard.  You are required to obtain a building permit to correct this violation.
4 REPAIR WEATHER PROOFING ON SIDING (1001(h),703 HC)	Repair damaged siding above stairs to rear courtyard.
5 PROVIDE AUTOMATIC FIRE SPRINKLERS OVER GARBAGE RECEPTACLES (904,906(4) HC)	No fire sprinklers at trash room near side exit door to street. Either provide fire sprinklers over trash receptacles or move area open to the sky.  Installation of fire sprinklers requires a proper permit.
6 CLEAN OR SANITIZE (1306 HC)	Clean common area stairs. Stairs excessively dirty at time of inspection.



## DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division  
City and County of San Francisco  
1660 Mission Street 6th Floor, San Francisco, California 94103-2414  
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

### NOTICE OF VIOLATION

COMPLAINT: 201977811

- 7 REMOVE OR COVER DAMAGED PAINT IN AN APPROVED MANNER TO PREVENT A LEAD HAZARD. SEE ATTACHED LEAD HAZARD WARNING. (1301 HC)
- 8 Disturbing lead based paint can be EXTREMELY DANGEROUS to dwelling occupants and visitors, particularly to young children, pregnant women, pets, and to people performing work on the premises.  
For interior or exterior paint removal : Always wet the surface, contain and properly dispose of leaded paint. If you are unsure whether the paint is leaded, you should test it prior to performing any work. If the paint is found to contain lead, you should consult with an expert about appropriate procedures. Proper containment and 3-day notification is required for exterior jobs of more than 10 sq.ft. (Sec.3423, SFBC)  
Informational packets are available at (415) 558-6088.
- You can contact the San Francisco Childhood Lead Poisoning Prevention Program at: (415) 252-3800 for free advice. IF YOU CAUSE LEAD DUST TO BE CREATED, YOU COULD BE LIABLE FOR ANY ILLNESS CAUSED BY THE DUST.  
Ordinance #446-97.
- 9 REPAIR FLOOR COVERING (1001b,j,o HC)
- 10 PROVIDE/REPAIR SINGLE CYLINDER DEADBOLT LOCKS WITH A MINIMUM 1" THROW FOR ENTRY DOORS OF THE FOLLOWING UNITS. (706 HC)
- 11 REPAIR SELF-CLOSING DEVICES AT EXTERIOR DOORS (706 HC)
- 12 GENERAL DILAPIDATION OR IMPROPER MAINTENANCE (1001 (b)(13))
- There was peeling paint noted in unit 3423 at outside of windows facing 20th street and interior window across from unit entry door. Remove or cover damaged paint in an approved manner to prevent a lead hazard.
- Remove and properly dispose severely peeling and flaking paint. Re-paint following proper removal. Note: It is the owner's responsibility to investigate for possible presence of lead based paint and remove, following procedures set forth by the San Francisco Health and Building Departments. Consult with a qualified lead abatement contractor as required.
- Repair damaged linoleum flooring in kitchen/hall area.
- 3423 20th Street. Repair sticking deadbolt at entry door to unit. Deadbolt is excessively difficult to turn.
- Side exit door to street is being blocked by self-closing device preventing it from being properly opened or closed. Maintain/repair self-closing device.
- Repair broken doorbell for 3423 20th Street
- Repair broken mailbox for 3423 20th Street



## DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division  
City and County of San Francisco  
1660 Mission Street 6th Floor, San Francisco, California 94103-2414  
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

### NOTICE OF VIOLATION

**COMPLAINT: 201977811**

13 INSPECTOR COMMENTS

It is the property owner's responsibility to be present or direct his/her representative to attend, the reinspection as scheduled on this Notice of Violation for the purpose of providing entry to the Inspector of those areas not accessed during the initial inspection as specified, and/or to a access to all areas cited within this Notice.

If the property owner cannot attend the scheduled re-inspection (as specified on this Notice) it is his/her responsibility to secure a different inspection date and time with the Inspector, and provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b), if any dwellings, apartment units or guest rooms are to be accessed during the re-inspection.

Correction of violations cited in this Notice may require Building, Plumbing and/or Electrical permits. It is the responsibility of the owner to obtain (or have others obtain) any required permits before beginning work that requires permit(s).

When applying for a Permit, reference the complaint number from this Notice of Violation.

You must have the proper permit signed-off and finalized before housing inspector returns in order for this violation to be abated.

**IMPORTANT NOTE:** Due to the nature of this violation, this property has been defined as a Nuisance per section 1001(d) of the San Francisco Housing Code.

**ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. REINSPECTION DATE : 25 September 2019 11:30 AM**

**IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME .**

**CONTACT HOUSING INSPECTOR : Joseph Barber AT 415-575-6988**

**FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8**



## DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division

City and County of San Francisco

1660 Mission Street 6th Floor, San Francisco, California 94103-2414

(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

### NOTICE OF VIOLATION WARNINGS!

**TO THE PROPERTY OWNER(S), THEIR SUCCESSORS, AND ALL OTHER PERSONS HAVING ANY INTEREST IN THE ABOVE DESCRIBED PROPERTY LOCATED IN THE CITY AND COUNTY OF SAN FRANCISCO PLEASE TAKE NOTICE:**

[REDACTED] The described premises were inspected by inspector(s) of the Department of Building Inspection. As a result of the inspection(s), violations were found to exist and were listed in the Notice of Violation mailed to the property owner(s). ACCORDINGLY, the owner(s) of the above described property are required, within the time frame set forth in this Notice, to make application (if required) for the necessary permits, to correct the conditions diligently and expeditiously, and to complete the work within the specified time on the attached NOTICE(S), to be verified by the appropriate Inspector through site inspection.

[REDACTED] Section 102A.3 of the San Francisco Building Code provides that in addition to the civil penalties described therein, the property owner shall be assessed all attendant, administrative, and inspection's costs incurred by the Department of Building Inspection for the property owner's failure to comply with this Notice. These costs arise from department time accrued pertaining but not limited to: (1) monthly violation monitoring, (2) case inquiries (phone calls, counter visits, response to correspondence, etc.), (3) case management, (4) permit history research, (5) notice/hearing preparation, (6) inspections, (7) staff appearances/reports at hearings, and (8) case referrals.

Assessment of Costs will accrue when the property owner fails to comply with this Notice through: (1) a monthly violation monitoring fee of \$52.00, and (2) an hourly rate of \$104.00 for case management/administration, and \$170.00 for inspections, as provided for in Sections 102A.3, 102A.17, and Section 110A, Tables IA-D, and IA-K of the San Francisco Building Code. The property owner will be notified by letter of the accrued Assessment of Costs following failure to comply with this Notice. Failure to pay the Assessment of Costs shall result in: (1) the case not being legally abated until all assessments are paid, and (2) tax lien proceedings against the property owner pursuant to Sections 102A.3, 102A.16, 102A.17, 102A.18 et seq., 102A.19 et seq., and 102A.20 of the San Francisco Building Code.

[REDACTED] Section 17274 and 24436.5 of the Revenue and Taxation Code provide, inter alia, that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with housing, building, health and/or safety, cannot deduct from state personal income tax and bank and corporate income tax, deductions for interest, depreciation of taxes attributable to such substandard structure where substandard conditions are not corrected within six (6) months after Notice of Violation by the regulatory agency. If corrections are not completed or being diligently and expeditiously and continuously performed after six (6) months from the date of this Notice of Violation, notification will be sent to the Franchise Tax Board as provided in Section 17274(c) of the Revenue and Taxation Code.

**NOTICE OF VIOLATION WARNINGS! (Continued from page 1)**

**PUBLIC NUISANCES & MISDEMEANORS:** Section 102A of the San Francisco Building Code and Sections 204, 401 and 1001(d) of the San Francisco Housing Code provide that structures maintained in violation of the Municipal Code are public nuisances and as such are subject to the code enforcement action delineated therein. Section 204 of the Housing Code provides that any person, the owner(s) or his authorized agent who violates, disobeys, omits, neglects or refuses to comply with the Housing Code, or any order of the Director, made pursuant to this Code, shall be guilty of a misdemeanor, upon conviction thereof punishable by a fine not exceeding \$1,000.00, or by imprisonment not exceeding six (6) months, or by both fine and imprisonment, and shall be deemed guilty of a separate offense for every day such violations continue.

**PERMIT REQUIREMENTS:** Any required permit application must be applied for within the time limit set forth in the attached Notice(s). Permit applications are to be filed with the requisite plans, drawings, and specifications at the Central Permit Bureau, Department of Building Inspection, at 1660 Mission Street, 1st Floor. A post card will be mailed to you by the Central Permit Bureau when the building permit is ready to be picked up. Pursuant to Sections 107A.5, and 110A, Table 1A-K of the San Francisco Building Code investigation fees, are charged for work begun or performed without permits or for work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance at 1660 Mission Street, 3rd floor, Room 3036 at (415) 575-6880.

**NOTICE TO LOCAL JURISDICTION:** Pursuant to Sections 17980.1 and 17980.6 of the California Health & Safety Code, and Section 102A.3 of the San Francisco Building Code, when issuing a Notice of Violation the local jurisdiction shall post a copy of the Notice in a conspicuous place on the property and make available a copy to each tenant thereof.

**PROPERTY OWNER MAY NOT RETALIATE AGAINST TENANT/LESSEE FOR EXERCISING RIGHTS:** Pursuant to Section 17980.6 of the California Health & Safety Code, the property owner may not retaliate against the tenant/lessee for exercising rights under the Section 1942.5 of the California Civil Code.

**REINSPECTION FEES:** For every inspection, after the initial re-inspection, a \$170.00 fee will be charged until the violations are abated pursuant to Sections 108A.8 and 110A, Table IA-G of the San Francisco Building Code.

**VIOLATION OF WORK PRACTICES FOR LEAD-BASED PAINT DISTURBANCE:** Section 3423 of the San Francisco Building Code regulates work that disturbs or removes lead paint. Failure to comply with these requirements may result in a penalty not to exceed \$500.00 per day plus administrative costs as provided by Section 3423.8 of this Code.

Upon completion of all required work, you must contact the designated Housing Inspector for a final inspection, unless otherwise specified. Please contact the Housing Inspection Services Division if you have any questions. If you want more information on the overall code enforcement process you may request a copy of the Department brochure entitled What You Should Know About the Department of Building Inspection Code Enforcement Process or download the document from the Department website.

NCTS\_NOV.rdf revised 6/22/2011



City and County of San Francisco  
 Department of Building Inspection  
 1660 Mission Street  
 San Francisco, CA 94103

**COMPLAINT DATA SHEET**

**COMPLAINT NUMBER : 201977811**

**OWNER/AGENT:** BIANA CHERNOGUZ 1997 REVOC TR  
 BIANA CHERNOGUZ 1997 REVOC  
 C/O VLADISLAV CHERNOGUZ  
 2639 TURK BLVD  
 SAN FRANCISCO CA  
 94118

**DATE FILED:** 16-AUG-19  
**LOCATION:** 3423 20TH ST  
**BLOCK:** 3610 **LOT:** 049  
**SITE:**

**OWNER'S PHONE** --  
**CONTACT NAME** BIANA CHERNOGUZ 1997 REVOC TR  
**CONTACT PHONE** --

**RATING:** 1 Year **OCCUPANCY CODE** R-2

**RECEIVED BY:** Luis Barahona **DIVISION:** HIS  
**COMPLAINT SOURCE:** TELEPHONE

**COMPLAINANT:** Leana Perez  
 3423 20th Street

**ASSIGNED TO DIVISION:** HIS

**COMPLAINANT'S PHONE** 415-553-7230

**DESCRIPTION:** Entry bell, and general maintenance of the common areas and unit.  
**INSTRUCTIONS:**

**INSPECTOR INFORMATION**

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	BARBER	6334	2	

**REFERRAL INFORMATION**

DATE	REFERRED BY	TO	COMMENT
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**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
16-AUG-19	CASE OPENED	HIS	L BARAHONA	CASE RECEIVED	
19-AUG-19	GENERAL MAINTENANCE	HIS	J BARBER	TELEPHONE CALLS	Called complainant, scheduled inspection.
22-AUG-19	GENERAL MAINTENANCE	HIS	J BARBER	INSPECTION OF PREMISES MADE	Inspector Barber performed an inspection of the subject premises on 8/22/19 to investigate the complaint and observed violations of the San Francisco Housing Code which are delineated within the Notice of Violation identified by Complaint Tracking Number 201977811.
26-AUG-19	GENERAL MAINTENANCE	HIS	J BARBER	FIRST NOV SENT	

**COMPLAINT ACTION BY DIVISION**

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
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City and County of San Francisco  
Department of Building Inspection  
1660 Mission Street  
San Francisco, CA 94103

## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201977811

NOV (HIS)    NOV (BID)

26-AUG-19



# EXHIBIT C-8

(#201901291)



# NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe,  
Substandard or Noncomplying Structure or Land or Occupancy

**DEPARTMENT OF BUILDING INSPECTION**  
City and County of San Francisco  
1660 Mission Street San Francisco, CA 94103

NOTICE: 1

NUMBER: 201901291  
DATE: 21-NOV-19

ADDRESS: 3421 20TH ST 0

OCCUPANCY/USE: R-2 (RESIDENTIAL- APARTMENTS & CONDOMINIUMS W/3 BLOCK: 3610 LOT: 049

If checked, this information is based upon site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT: BIANA CHERNOGUZ 1997 REVOC TR  
MAILING BIANA CHERNOGUZ 1997 REVOC  
ADDRESS C/O VLADISLAV CHERNOGUZ

PHONE #: --

[REDACTED]

PERSON CONTACTED @ SITE: BIANA CHERNOGUZ 1997 REVOC TR

PHONE #: --

## VIOLATION DESCRIPTION:

	CODE/SECTION#
<input type="checkbox"/> WORK WITHOUT PERMIT	106.1.1
<input checked="" type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106.4.4
<input checked="" type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102.1

A complaint has been filed with the Department of Building Inspection. A site visit has revealed an excavation of more than 50 cubic yards. At existing garage level approx. 150+(plus) cubic yards have already been removed. This has exposed grade below existing foundations. Some shoring has been installed. This has exceeded scope of work on PA#201612306363.

Monthly monitoring fee applies. Sec 110A, Table1A-K  
Code/Section: (106A.4.7); (102A)

## CORRECTIVE ACTION:

- STOP ALL WORK SFBC 104.2.4 415-558-6271
- FILE BUILDING PERMIT WITHIN 3 DAYS       (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
- OBTAIN PERMIT WITHIN 5 DAYS AND COMPLETE ALL WORK WITHIN 7 DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.
- CORRECT VIOLATIONS WITHIN DAYS.       NO PERMIT REQUIRED
- YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.
- FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN.  
SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

Obtain an evaluation by a licensed design professional of excavation and shoring. Obtain additional permit for excavation and sequential of work. All with plans. Permit must reflect existing and proposed grade of building. All permits require Planning approval.

**INVESTIGATION FEE OR OTHER FEE WILL APPLY**

- 9x FEE (WORK W/O PERMIT AFTER 9/1/60)     2x FEE (WORK EXCEEDING SCOPE OF PERMIT)
- OTHER:       REINSPECTION FEE \$       NO PENALTY  
(WORK W/O PERMIT PRIOR TO 9/1/60)

APPROX. DATE OF WORK W/O PERMIT      VALUE OF WORK PERFORMED W/O PERMITS \$50000

**BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION**

CONTACT INSPECTOR: Kenneth V Gonzalez

PHONE # 415-558-6271

DIVISION: BID

DISTRICT : 8

By:(Inspectors's Signature) \_\_\_\_\_



# NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

Pursuant to SFBC 304(e) and 332.3 investigation fees are charged for work begun or performed without permits or for work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance, at 875 Stevenson St., 4th floor. 554-6720

**WARNING:** Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of Building Inspection. If an Order of Abatement is recorded against this property, the owner will be billed or the property will be liened for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid. SFBC 203(b) & 332.3

**WARNING:** Section 204 of the San Francisco Housing Code provides for immediate fines of \$100 for each instance of initial non-compliance, followed by \$200 fines per violation for the second instance of non-compliance, up to a maximum of \$7,500 per building. This section also provides for issuance of a criminal charge as a misdemeanor for each violation, resulting in fines of not less than \$1,000 per day or six months' imprisonment or both.

**WARNING:** Anyone who derives rental income from housing determined by the Department of Building Inspection to be substandard cannot deduct from state personal income tax and bank and corporate income tax interest, depreciation or taxes attributable to such substandard structure. If correction work is not completed or being diligently, expeditiously and continuously prosecuted after six (6) months from the date of this notice, notification will be sent to the Franchise Tax Board as provided in Section 17264(c) of the Revenue and Taxation Code.

**WARNING:** Section 205(a) of the San Francisco Building Code provides for civil fines of up to \$500 per day for any person who violates, disobeys, omits, neglects or refuses to comply with or opposes the execution of any provisions of this code. This section also provides for misdemeanor fines, if convicted, of up to \$500 and/or imprisonment up to six months for each separate offense for every day such offense occurs.

De acuerdo a las Secciones 304(e) y 332.3 de el Código de Construcción de Edificios de San Francisco, gastos de investigación serán cobrados por trabajo empezado o realizado sin los debidos permisos o por trabajo que exceda el límite estipulado en los permisos. Dichos cobros pueden ser apelados ante la Junta de Apelaciones de Permisos (Board of Permit Appeals) dentro de los primeros quince días de haberse obtenido el permiso. Las apelaciones se hacen en el 875 de la calle Stevenson, cuarto piso, teléfono 554-6720.

**ADVERTENCIA:** Si no cumple con las acciones inmediatas requeridas para corregir las infracciones, el Departamento de Inspección de Edificios tendrá el derecho de iniciar el proceso de mitigación. Si una Orden de Mitigación es registrada contra dicha propiedad, los gastos incurridos durante el proceso de aplicación del código, desde la primera puesta del Aviso de Infracción hasta que todos los gastos estén pagados, se le cobrarán al dueño del edificio o la propiedad sera embargada para recuperar dichos gastos. Referencia a la Sección 203(b) y 332.3 de el Código de Construcción de Edificios.

**ADVERTENCIA:** La Sección 204 de el Código de Vivienda de San Francisco permite que se multe inmediatamente \$100 por cada primer caso de inconformidad, seguida por una multa de \$200 por cada segunda infracción de inconformidad, aumentando hasta un máximo de \$7,500 por cada edificio. Esta Sección también permite obtener cargos criminales como delito menor, resultando en multas de no menos de \$1,000 diarios ó 6 meses de encarcelamiento o ambas sanciones.

**ADVERTENCIA:** Cualquier persona que reciba renta por una vivienda que haya sido declarada que no satisface las normas requeridas por el Departamento de Inspección de Edificios, no puede deducir del estado intereses personales, de banco o empresa, depreciación o taxes atribuidos sobre dicha estructura. Si el trabajo de reparación no se termina o está diligentemente, rápidamente y contuamente acusado después de seis (6) meses de la fecha de este aviso, se le enviará una notificación a la Junta de Concesión de Impuestos (Franchise Tax Board) de acuerdo a la Sección 1264(c) del Código de Ingresos e Impuestos (Revenue and Taxation Code).

**ADVERTENCIA:** La Sección 205(a) de el Código de Edificios de San Francisco impone multas civiles hasta de \$500 por cada día a cualquier persona que infrinja, desobedezca, omite, descuide, rehusa cumplir, resiste o se opone a la ejecución de las provisiones de este código. Esta sección también impone multas por delito menor, si es declarado culpable, de hasta \$500 o encarcelamiento de hasta 6 meses, o ambas sanciones, por cada una de las ofensas y por cada día que dicha ofensa ocurra.

根據《三藩市建築法規》(簡稱 SFBC) 第 304(e) 項和第 332.3 項條款的規定，對沒有許可證便已開始的工程或正在進行的工程、或者超越許可範圍的工程，將收取調查費。當事人可以在許可證發出日起 15 天之內，調查費可以向許可上訴委員會提出上訴。該委員會地址在 Stevenson 街 875 號 4 樓，電話：554-6720。

**警告：**如不按需要立即採取行動、以糾正上述違章行為，將導致建築檢查時付諸強制糾正程序的執行。倘若此房地產開發的強制糾正程序令一經在市府備案，則自違章通知張貼日起的各項與此糾正程序令有關的費用，將向房地產主索取，或將房地產扣押，直至付清各項費用。請參閱《三藩市建築法規》第 203 (b) 項和第 332.3 項條款。

**警告：**《三藩市房屋法規》(即 SFHC) 第 204(b) 項條款規定：對每一違章初犯者立即將被罰款 100 元，二次重犯者罰款 200 元，每種違章的最高罰款可達 7,500 元。此項法規還規定對每一違章重犯者可提出刑事控告，每日最高罰款可達 1,000 元，或/和監禁六個月。

**警告：**任何人通過出租房屋獲得收入，而該房屋已被建築審查局定為低於規定標準者，不能從加州個人所得稅、銀行和公司所得稅利息、以及與該低於規定標準的建築有關的折舊或稅款中扣除稅費。如果在此通告公布六個月後，改正工程沒有完成，或者沒有積極、迅速有效地繼續進行，我們將根據《國家稅收法規》(即 Revenue & Taxation Code) 第 1264 (c) 項條款，通知加州稅務委員會 (The Franchise Tax Board)。

**警告：**《三藩市建築法規》第 205(a) 項條款規定：對於任何違反、不服從、疏忽、忽視、或拒絕遵照此法規者，或者抵制、反對實施此法規中的任何條款的個人，將付最高 500 元的民事罰款。此法規還規定對違法者，如果被判罪，對每天所發生的、每一單獨的犯法行為，將付予最高 500 元的罰款，和/或者監禁六個月。



# COMPLAINT DATA SHEET

**COMPLAINT NUMBER : 201901291**

**OWNER/AGENT:** BIANA CHERNOGUZ 1997 REVOC TR  
 BIANA CHERNOGUZ 1997 REVOC  
 C/O VLADISLAV CHERNOGUZ



**DATE FILED:** 14-NOV-19  
**LOCATION:** 3421 20TH ST  
**BLOCK:** 3610 **LOT:** 049

**SITE:**  
**RATING:** **OCCUPANCY CODE**

**OWNER'S PHONE --**  
**CONTACT NAME**  
**CONTACT PHONE --**

**RECEIVED BY:** Bonnie Kim **DIVISION:** BID  
**COMPLAINT SOURCE:** 311 INTERNET REFERRAL

**COMPLAINANT:** referred by 311

**ASSIGNED TO DIVISION:** BID

**COMPLAINANT'S PHONE --**

**DESCRIPTION:** 3421 20th st --- Customer says there is major excavation going on at this location (311 SR 11687685)  
**INSTRUCTIONS:**

### INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	BIRMINGHAM	6304	8	

### REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
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### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
14-NOV-19	CASE OPENED	BID	K GONZALEZ	CASE RECEIVED	
15-NOV-19	OTHER BLDG/HOUSING VIC	BID	K GONZALEZ	CASE UPDATE	Case reviewed and assigned to district inspector per MH; slw
20-NOV-19	OTHER BLDG/HOUSING VIC	BID	K GONZALEZ	CASE UPDATE	Site visit general Contractor not on site , no approved drawings on site. Contractor called office PM said he would bring plans into office thurs 11/21/19 pm. K.G.
21-NOV-19	OTHER BLDG/HOUSING VIC	INS	K GONZALEZ	FIRST NOV SENT	1st NOV issued per K. Gonzalez./tt
22-NOV-19	OTHER BLDG/HOUSING VIC	INS	K GONZALEZ	CASE UPDATE	1st NOV mailed per K. Gonzalez. CC'd to DCP /tt

### COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
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City and County of San Francisco  
Department of Building Inspection  
1660 Mission Street  
San Francisco, CA 94103-2414

## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201901291

<u>NOV (HIS)</u>	<u>NOV (BID)</u>
	21-NOV-19

# EXHIBIT C-9

(#202182464)



# DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division  
City and County of San Francisco  
49 South Van Ness Avenue, San Francisco, California 94103-1226  
(628) 652-3700 Fax: (628) 652-3709 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

## NOTICE OF VIOLATION

**COMPLAINT: 202182464**

**OWNER/AGENT:** BIANA CHERNOGUZ 1997 REVOC TR

**DATE:** 01-OCT-21

**MAILING**

**ADDRESS:** BIANA CHERNOGUZ 1997 REVOC  
C/O VLADISLAV CHERNOGUZ  
2639 TURK BLVD  
SAN FRANCISCO CA  
94118

**LOCATION: 3423 20TH ST**

**BLOCK: 3610 LOT: 049**

**NOTICE TYPE: COMPLAINT**

**BUILDING TYPE:** APT

**USE TYPE:** NA

### YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM	DESCRIPTION
1	THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.
	3423 20th Street
2	REPAIR OR REPLACE MALFUNCTIONING HEATING SYSTEM (701(a) HC)
	Electric wall heater in hallway of unit not functioning at time of inspection.

Note: If heating unit is replaced must attain an appropriate permit, and must have installation inspected and approved by inspector from division issuing permit (electrical/plumbing). You must have the proper permit signed-off and finalized in order for housing inspector to abate this violation.

3 INSPECTOR COMMENTS

It is the property owner's responsibility to be present or direct his/her representative to attend, the reinspection as scheduled on this Notice of Violation for the purpose of providing entry to the Inspector of those areas not accessed during the initial inspection as specified, and/or to a access to all areas cited within this Notice.

If the property owner cannot attend the scheduled re-inspection (as specified on this Notice) it is his/her responsibility to secure a different inspection date and time with the Inspector, and provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b), if any dwellings, apartment units or guest rooms are to be accessed during the re-inspection.

IMPORTANT NOTE: Due to the nature of this violation, this property has been defined as a Nuisance per section 1001(d) of the San Francisco Housing Code.

ALL ITEMS MUST BE COMPLETED WITHIN 10 DAYS. REINSPECTION DATE : 13 October 2021 09:30 AM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Joseph Barber AT 628-652-3398

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8



## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202182464

**OWNER/AGENT:** BIANA CHERNOGUZ 1997 REVOC TR  
 BIANA CHERNOGUZ 1997 REVOC  
 C/O VLADISLAV CHERNOGUZ  
 2639 TURK BLVD  
 SAN FRANCISCO CA  
 94118

**DATE FILED:** 24-SEP-21

**LOCATION:** 3423 20TH ST

**BLOCK:** 3610 **LOT:** 049

**SITE:**

**RATING:** 1 Year

**OCCUPANCY CODE** R-2

**OWNER'S PHONE** --

**RECEIVED BY:** Luis Barahona **DIVISION:** HIS

**CONTACT NAME** BIANA CHERNOGUZ 1997 REVOC TR

**COMPLAINT SOURCE:** TELEPHONE

**CONTACT PHONE** --

**COMPLAINANT:** Leana Perez  
 3423 20th Street

**ASSIGNED TO DIVISION:** HIS

**COMPLAINANT'S PHONE** 415-384-1153

**DESCRIPTION:** No heat  
**INSTRUCTIONS:**

### INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	BARBER	6334	16	

### REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
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### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
24-SEP-21	CASE OPENED	HIS	J BARBER	CASE RECEIVED	
28-SEP-21	HEAT	HIS	J BARBER	TELEPHONE CALLS	Called complainant, scheduled inspection.
01-OCT-21	HEAT	HIS	J BARBER	INSPECTION OF PREMISES MADE	Inspector Barber performed an inspection of the subject premises on 9/30/21 to investigate the complaint and observed violations of the San Francisco Housing Code which are delineated within the Notice of Violation identified by Complaint Tracking Number 202182464.
01-OCT-21	HEAT	HIS	J BARBER	FIRST NOV SENT	
06-OCT-21	HEAT	HIS	J BARBER	BLDG POSTED & TENANTS NOTIFIED AS PER NOTIFICATION REQMNTS	Unit : ;# of postings left on building: 1;Locations : 1;Unit #s mailed posting: .
13-OCT-21	HEAT	HIS	J BARBER	REINSPECTION 1	Inspector Barber attempted to perform scheduled re-inspection of subject premises on 10/13/21 at 9:30 a.m. NO appearance by





## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202182464

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
13-OCT-21	HEAT	HIS	J BARBER	TELEPHONE CALLS	owner/agent. No entry. Spoke to owner/agent. Owner/agent states that work at interior of 3423 20th cannot be completed until suspension of permit 202103317623 is lifted.

### COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
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NOV (HIS)      NOV (BID)

01-OCT-21

# EXHIBIT C-10

(#202182465)



# DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division  
City and County of San Francisco  
49 South Van Ness Avenue, San Francisco, California 94103-1226  
(628) 652-3700 Fax: (628) 652-3709 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

## NOTICE OF VIOLATION

**COMPLAINT: 202182465**

**OWNER/AGENT:** BIANA CHERNOGUZ 1997 REVOC TR

**DATE:** 01-OCT-21

**MAILING**

**ADDRESS:** BIANA CHERNOGUZ 1997 REVOC  
C/O VLADISLAV CHERNOGUZ  
2639 TURK BLVD  
SAN FRANCISCO CA  
94118

**LOCATION: 3423 20TH ST**

**BLOCK: 3610 LOT : 049**

**NOTICE TYPE: COMPLAINT**

**BUILDING TYPE:** APT

**USE TYPE:** R2

**YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:**

ITEM	DESCRIPTION
------	-------------

- | ITEM   | DESCRIPTION  |
|--|--|
| 1 THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED. | 3423 20th Street and common areas of the building.   |
| 2 REPLACE BROKEN GLASS WINDOW PANE (1001(h),708 HC)    | Broken glass pane observed at front common stairway facing 20th St.  |
| 3 PROVIDE HANDRAILS (802(c),1001(b)(13)HC)             | No handrails observed at concrete steps to rear yard. Provide approved handrails. Handrails must comply with California Building Code Section 1014.  |
| 4 PROVIDE GUARD RAIL (1015 CABG)                       | Provide approved guard at rear yard above concrete stairs to yard. Guards must comply with California Building Code Section 1015.  |
| 5 REPAIR WINDOW SASH CORDS (1001(h) HC)                | Right window in living room facing the street does not stay open. Repair/adjust so that window can stay open.  |
| 6 PROVIDE DATE TAG FOR ALL FIRE EXTINGUISHERS (905 HC) | At time of inspection, date tags on fire extinguishers were out of date.<br>All fire extinguishers need to be recharged and serviced annually and date tag must be posted and current. Only fire extinguishers certified or serviced by an industry professional are approved. |
| 7 REMOVE EGRESS OBSTRUCTION AT (801,1001(l) HC)        | Rear stairs landing. Large orange boards are obstructing path of emergency exit travel. Keep all exit paths clear and unobstructed including front and rear stairways.   |
| 8 REPAIR SINK (1001f HC)                               | Repair leak at kitchen sink. Slow leak/dripping observed below sink at/around tail piece. Locate source of leak and repair.  |
| 9 REPAIR ELECTRICAL OUTLET (1001e HC)                  | Electric receptacle in kitchen with single outlet and switch above is not functioning properly. Repair this outlet so that it functions properly and is safe.  |



# DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division

City and County of San Francisco

49 South Van Ness Avenue, San Francisco, California 94103-1226

(628) 652-3700 Fax: (628) 652-3709 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

## NOTICE OF VIOLATION

**COMPLAINT: 202182465**

- |    |   |  |
|----|---|--|
| 10 | PROVIDE ADEQUATE LIGHTING (504g HC)   | (1) Provide adequate lighting at rear exterior stairway from back of units to side corridor. No adequate lighting at time of inspection.<br><br>(2) Repair light fixture in toilet room. Light bulb dangling from fixture.   |
| 11 | CLEAN OR SANITIZE (1306 HC)   | Front common stairs excessively dirty and carpet soiled at time of inspection. Remove debris/trash and clean or replace/remove soiled carpet.  |
| 12 | ELIMINATE RODENT INFESTATION (1001b, 1306 HC)   | Evidence of rodent infestation observed at building. Ensure any entry points to units are sealed. Have licensed Pest Control Contractor treat building in approved manner to eliminate rodents. Provide written documentation of treatment from professional pest control company at time of reinspection. |
| 13 | REPAIR FLOOR COVERING (1001b,j,o HC)  | In shower room, tile flooring is cracked and damaged in several locations. Replace/repair all damaged floor covering so that floor is smooth, waterproof and cleanable.  |
| 14 | REPAIR DAMAGED WALLS (1001b,h,o HC)   | Repair damaged tile at bathtub/shower wall. Tiles at bottom corner of bathroom wall just above tub are detaching/breaking off. Check for water damage or mold growth behind tiles, repair/remediate any damage or growth, thoroughly dry any wet areas and replace tiles.                                  |
| 15 | PROVIDE 1/2" THROW DEADLATCH OR SINGLE CYLINDER 1" THROW DEADBOLT LOCKS FOR REAR OR SECONDARY DOORS OF FOLLOWING UNITS (706 HC) | Deadbolt to rear door of 3423 20th Street does not latch. Repair or replace with approved deadbolt.  |
| 16 | GENERAL DILAPIDATION OR IMPROPER MAINTENANCE (1001 (b)(13))   | Repair non-functioning doorbell at front gate.   |



# DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division

City and County of San Francisco

49 South Van Ness Avenue, San Francisco, California 94103-1226

(628) 652-3700 Fax: (628) 652-3709 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

## NOTICE OF VIOLATION

**COMPLAINT: 202182465**

17 INSPECTOR COMMENTS

It is the property owner's responsibility to be present or direct his/her representative to attend, the re-inspection as scheduled on this Notice of Violation for the purpose of providing entry to the Inspector of those areas not accessed during the initial inspection as specified, and/or to a access to all areas cited within this Notice. If the property owner cannot attend the scheduled re-inspection (as specified on this Notice) it is his/her responsibility to secure a different inspection date and time with the Inspector, and provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b), if any dwellings, apartment units or guest rooms are to be accessed during the re-inspection.

Correction of violations cited in this Notice may require Building, Plumbing and/or Electrical permits. It is the responsibility of the owner to obtain (or have others obtain) any required permits before beginning work that requires permit(s). When applying for a Permit, reference the complaint number from this Notice of Violation. You must have the proper permit signed-off and finalized before housing inspector returns in order for this violation to be abated.

IMPORTANT NOTE: Due to the nature of this violation, this property has been defined as a Nuisance per section 1001(d) of the San Francisco Housing Code.

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. REINSPECTION DATE : 05 November 2021 02:00 PM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME .

CONTACT HOUSING INSPECTOR : Joseph Barber AT 628-652-3398

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8



## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202182465

**OWNER/AGENT:** BIANA CHERNOGUZ 1997 REVOC TR  
 BIANA CHERNOGUZ 1997 REVOC  
 C/O VLADISLAV CHERNOGUZ  
 2639 TURK BLVD  
 SAN FRANCISCO CA  
 94118

**DATE FILED:** 24-SEP-21

**LOCATION:** 3423 20TH ST

**BLOCK:** 3610 **LOT:** 049

**SITE:**

**RATING:** 1 Year

**OCCUPANCY CODE** R-2

**OWNER'S PHONE** --

**RECEIVED BY:** Luis Barahona **DIVISION:** HIS

**CONTACT NAME** BIANA CHERNOGUZ 1997 REVOC TR

**COMPLAINT SOURCE:** TELEPHONE

**CONTACT PHONE** --

**COMPLAINANT:** Leana Perez  
 3423 20th Street

**ASSIGNED TO DIVISION:** HIS

**COMPLAINANT'S PHONE** 415-384-1153

**DESCRIPTION:** No lock on rear entry door, roaches, mice, broken window in common areas, egress obstruction near garbages  
**INSTRUCTIONS:**

### INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	BARBER	6334	16	

### REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
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### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
24-SEP-21	CASE OPENED	HIS	J BARBER	CASE RECEIVED	
28-SEP-21	GENERAL MAINTENANCE	HIS	J BARBER	TELEPHONE CALLS	Called complainant, scheduled inspection.
01-OCT-21	GENERAL MAINTENANCE	HIS	J BARBER	INSPECTION OF PREMISES MADE	Inspector Barber performed an inspection of the subject premises on 9/30/21 to investigate the complaint and observed violations of the San Francisco Housing Code which are delineated within the Notice of Violation identified by Complaint Tracking Number 202182465.
05-OCT-21	GENERAL MAINTENANCE	HIS	J BARBER	FIRST NOV SENT	
06-OCT-21	GENERAL MAINTENANCE	HIS	J BARBER	BLDG POSTED & TENANTS NOTIFIED AS PER NOTIFICATION REQMNTS	Unit : ;# of postings left on building: 1;Locations : 1;Unit #s mailed posting: .
13-OCT-21	GENERAL MAINTENANCE	HIS	J BARBER	TELEPHONE CALLS	Spoke to owner/agent. Owner/agent states that work at interior of 3423 20th cannot be completed until suspension of permit



City and County of San Francisco  
Department of Building Inspection  
49 South Van Ness Ave, Suite 400  
San Francisco, CA 94103-1226

## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202182465

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
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202103317623 is lifted.

### COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION	COMMENT
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NOV (HIS)      NOV (BID)

01-OCT-21

# **EXHIBIT D-1**

(Excerpts from Barber Deposition)



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SUPERIOR COURT OF THE STATE OF CALIFORNIA  
CITY AND COUNTY OF SAN FRANCISCO  
UNLIMITED JURISDICTION

BIANA CHERNOGUZ, TRUSTEE OF	)	Case No.
BIANA CHERNOGUZ REVOCABLE TRUST	)	CGC-17-560648
and VLADISLAV CHERNOGUZ	)	
	)	Volume I
Plaintiffs,	)	
	)	Pages 1 - 74
vs.	)	
	)	
LEANA PEREZ, FRANCISCO ARMAS,	)	
and DOES 1 through X, inclusive,	)	
	)	
Defendants.	)	
_____	)	
	)	
AND RELATED CROSS-ACTIONS.	)	
_____	)	

DEPOSITION OF JOSEPH BARBER  
WEDNESDAY, SEPTEMBER 11, 2019  
2:02 p.m.  
SAN FRANCISCO, CALIFORNIA

Reported By:

DAWN E. HOWARD, CSR # 13201

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JAN BROWN & ASSOCIATES  
WORLDWIDE DEPOSITION & VIDEOGRAPHY SERVICES  
701 Battery St., 3rd Floor, San Francisco, CA 94111  
(415) 981-3498 or (800) 522-7096

1 visit did you observe Vlad saying similar comments to  
2 the tenants about the property?

3 **A. I don't recall specifically any of his comments**  
4 **to any of the tenants.**

5 Q. Okay. Do you remember if Leana Perez told you  
6 that Vlad had demanded that she repair any of the  
7 windows?

8 **A. To be honest, that sounds familiar, but I do**  
9 **not have a specific recollection of that.**

10 Q. And do you remember if Vlad told you that, that  
11 he wasn't responsible for fixing the windows; the  
12 tenants had to do so?

13 **A. I think there was some discussion where he**  
14 **claimed that they broke them so they should fix them.**

15 Q. And when you were at the unit was it possible  
16 for you to make a determination as to how the windows  
17 were broken?

18 **A. No.**

19 Q. When you were in 3423 did you -- were you able  
20 to determine whether a window was broken from the  
21 interior or the exterior?

22 **A. No.**

23 Q. And is it possible from being in 3423 to  
24 determine the length of time a window had been broken,  
25 for example?

1 Q. Okay. Do you remember, looking at page 31 of  
2 the NOV, any conversation about the countertop? That's  
3 Item 8.

4 A. I do remember that we had a conversation about  
5 it. I don't remember the substance very well.

6 Q. And so nothing -- you don't remember if there  
7 was a particular resistance to replacing or  
8 repairing the countertop?

9 A. Well, my impression was there was a general  
10 resistance to doing anything, but, yeah, I can't -- I'm  
11 trying to recall. I'm taking a moment. I do remember  
12 speaking to him about the countertop. And as far as I  
13 can recall, it hadn't yet been repaired. And I think  
14 that was -- now that I'm thinking of it -- another  
15 instance in which he told me that the tenants won't be  
16 there soon anyways, so it's not worth his time and money  
17 to fix. It could have been in reference to another item  
18 on the list, but I think that was it.

19 Q. Okay. Do you remember what he ended up doing,  
20 whether he repaired or replaced it?

21 A. I believe he just covered it with some kind of  
22 material, like filled it in and covered it. I don't  
23 recall, actually. Not specifically.

24 Q. Did you apply a different standard to this  
25 property than other properties you've inspected?

# **EXHIBIT D-2**

(Excerpts from Barber Deposition)

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SUPERIOR COURT OF THE STATE OF CALIFORNIA  
CITY AND COUNTY OF SAN FRANCISCO  
UNLIMITED JURISDICTION

BIANA CHERNOGUZ, TRUSTEE OF	) Case No.
BIANA CHERNOGUZ REVOCABLE TRUST	) CGC-17-560648
and VLADISLAV CHERNOGUZ	)
	) Volume I
Plaintiffs,	)
	) Pages 1 - 97
vs.	)
	)
LEANA PEREZ, FRANCISCO ARMAS,	)
and DOES 1 through X, inclusive,	)
	)
Defendants.	)
_____	)
	)
AND RELATED CROSS-ACTIONS.	)
_____	)

DEPOSITION OF LUIS BARAHONA  
WEDNESDAY, SEPTEMBER 11, 2019  
10:10 a.m.  
SAN FRANCISCO, CALIFORNIA

Reported By:

DAWN E. HOWARD, CSR # 13201

-----

JAN BROWN & ASSOCIATES  
WORLDWIDE DEPOSITION & VIDEOGRAPHY SERVICES  
701 Battery St., 3rd Floor, San Francisco, CA 94111  
(415) 981-3498 or (800) 522-7096

1 good time to talk about that.

2 So on the Complaint Data Sheet I note that  
3 shortly after May 1 there's an entry under May 4th, and  
4 that's when Joseph Barber's name begins to appear. Is  
5 that your understanding?

6 **A. Yes.**

7 Q. And so what happened -- the event that you  
8 mentioned before, did it occur at the property?

9 MR. TURSI: Objection; vague.

10 MS. ALEXANDRA: Okay. Strike that. That was a  
11 bad question.

12 BY MS. ALEXANDRA:

13 Q. Do you know why Joe Barber was assigned to the  
14 property as of May 4?

15 **A. The owner requested that I be taken off of the**  
16 **case.**

17 Q. Okay. And who assigned Joe Barber to the  
18 property?

19 **A. James Sanbonmatsu.**

20 Q. And how did you find out that you were not  
21 permitted to go back to the property?

22 **A. I was informed by my senior.**

23 Q. Okay. And what did he tell you?

24 **A. So I had a reinspection with the owner, in**  
25 **which the owner was very combative and abrasive and**

1 aggressive, in which he repeatedly told me that he  
2 wasn't going to make any of the repairs that I had  
3 requested that were left to be repaired. He became very  
4 agitated and very angry and yelled at me a bunch. So I  
5 left the property.

6 And then he came into the office either the  
7 same day or soon shortly after the inspection and  
8 requested to talk to me again. He got very aggressive  
9 and abrasive and combative in that meeting as well. He  
10 made accusations that I knew the tenant because we had  
11 spoken Spanish to one another, and because of that I was  
12 treating her favorably over him. And based on that, did  
13 not want me to -- no longer wanted me to be on the case  
14 and asked to speak to my supervisor.

15 So my supervisor came out with me, and we were  
16 having a conversation. In that conversation he demanded  
17 that I be taken off the case and it be assigned to  
18 another inspector. And in that moment the senior made  
19 the decision, to deescalate the situation, to assign the  
20 case and any case thereafter on the property to another  
21 inspector. And in this situation it was Joseph Barber,  
22 and it's because Joseph Barber is bilingual and also  
23 speaks Spanish.

24 Q. Okay. And what is your understanding of the  
25 parameters of this decision? Like, was it simply that

1 Q. Oh, is this a property with two addresses?

2 A. No, it's two different properties. It was the  
3 lessee, their hotel. So it was the lessee of the hotels  
4 requested that I not do inspections there anymore.

5 Q. And when you say "hotel," was it an SRO?

6 A. Yes.

7 Q. And is this unusual that a --

8 A. No --

9 Q. Let me finish.

10 A. I'm sorry.

11 Q. -- that a property owner requests that a  
12 certain housing inspector not enter the property?

13 A. No.

14 Q. Did it negatively affect your work record at  
15 DBI?

16 A. No.

17 Q. So let me chat with you a little bit about what  
18 happened that day on May 1st. So you mentioned that the  
19 landlord was -- I don't want to misstate what you said.  
20 Did he refuse to make certain repairs?

21 A. Yes.

22 Q. And what was the reason that he did that?

23 MR. TURSI: Objection; calls for speculation.

24 THE WITNESS: He stated at the time that it was  
25 not his responsibility to make those repairs.



1 BY MS. ALEXANDRA:

2 Q. And did he elaborate why it wasn't his  
3 responsibility?

4 A. He said it was the tenant's responsibility.

5 Q. And did you have any understanding of the basis  
6 of his opinion?

7 A. No.

8 Q. Okay. And were there any other complaints that  
9 he made that day, aside from that it wasn't his  
10 responsibility and that you were -- and the whole issue  
11 about speaking Spanish with the tenant?

12 A. So not for this NOV, but for the NOV for the  
13 common areas I had asked him to clean the interior. He  
14 stated that he couldn't physically clean the stairway.  
15 And when I asked him to elaborate, he didn't have an  
16 explanation. He just repeated himself that he couldn't  
17 physically clean the area. And after further  
18 clarification at the office meeting he clarified that  
19 because there was no outlet he couldn't connect a vacuum  
20 to clean the interior of the common areas, so that was  
21 the reason that he gave for not cleaning the common  
22 areas.

23 Q. And you mentioned that Ms. Perez and her mother  
24 were present, and you said that you witnessed  
25 Mr. Chernoguz being aggressive and angry with them. Do

1           **A. No.**

2           Q. So it would be fair to say that Mr. Chernoguz  
3 raised his voice when speaking to you?

4           **A. Yes.**

5           Q. And did he raise his voice also when  
6 speaking to tenants?

7           **A. Yes.**

8           Q. And did you raise your voice when speaking with  
9 Mr. Chernoguz?

10          **A. I did.**

11          Q. Okay. And did you ever -- during this visit to  
12 the property, did you make some statement to  
13 Mr. Chernoguz that he should have known what it meant to  
14 buy a property in the Mission?

15          **A. I don't recall.**

16          Q. Did you apply a different standard to this  
17 property than other properties you have inspected?

18          **A. No.**

19          Q. Did the landlord threaten you during this  
20 reinspection?

21          **A. No.**

22          Q. Did you threaten -- I say "the landlord" when I  
23 mean Mr. Chernoguz. Did you threaten Mr. Chernoguz?

24          **A. No.**

25          Q. Did Mr. Chernoguz ever try to tell you how to

1 do your job?

2 A. Yes.

3 Q. And can you explain how he tried to do that.

4 A. He kept on asking me to close the case and said  
5 that this was not valid and that I shouldn't have  
6 written it up. And he kept on asking me to close the  
7 case because it was his opinion that I shouldn't have  
8 written it up and that these were the tenants that had  
9 done it and that I had no reason to go in there and do  
10 inspections or have done any of this.

11 Q. Is there a reason -- do you remember inspecting  
12 any other rental units at the property?

13 A. No.

14 Q. And is there a reason why you would not have  
15 inspected any other rental units?

16 A. So I have to be allowed into the property by  
17 the tenant themselves. And I believe that there was  
18 another complaint there around the same time, and the  
19 complainant never contacted me. So I can't get in  
20 unless someone grants me access, either the owner or the  
21 tenant that lives there.

22 MS. ALEXANDRA: Okay. So moving on I just want  
23 to make sure -- okay. We'll mark this one.

24 (Defendants' Exhibit 4 was marked for  
25 identification.)

# **EXHIBIT D-3**

(Excerpts from Barahona Deposition)

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IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA  
IN AND FOR THE COUNTY OF SAN FRANCISCO  
UNLIMITED JURISDICTION

BIANA CHERNOGUZ, TRUSTEE OF	)	Case No.
BIANA CHERNOGUZ REVOCABLE	)	CGC-17-560648
TRUST and VLADISLAV CHERNOGUZ,	)	
	)	Volume I
Plaintiff,	)	
	)	Pages 1 - 223
vs.	)	
	)	
LEANA PEREZ, FRANCISCO ARMAS,	)	
and DOES 1 through X, inclusive	)	
	)	
Defendants.	)	Deposition of
	)	VLADISLAV CHERNOGUZ
	)	September 4, 2019
LEANA PEREZ and FRANCISCO ARMAS,	)	
	)	
Cross-Complainants and	)	
Defendants,	)	
	)	
vs.	)	
	)	
BIANA CHERNOGUZ, Individually	)	
and as Trustee of THE BIANA	)	
CHERNOGUZ REVOCABLE TRUST and	)	
VLADISLAV CHERNOGUZ and DOES	)	
1-10, inclusive,	)	
	)	
Cross-Defendants and	)	
Plaintiffs.	)	
	)	

Reported by:  
Colleen Alvarado, CSR 11987

-----

JAN BROWN & ASSOCIATES  
WORLDWIDE DEPOSITION & VIDEOGRAPHY SERVICES  
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1           A.       The trick that he didn't show up. Because  
2           every time I don't show up, they get to charge for  
3           money for the inspections. Every inspection's \$170.  
4           So he just runs up the bill. That's the way that  
5           they operate. They run the bills.

6           Q.       So if we look at the previous notice of  
7           violation number Exhibit 7, if you look at the second  
8           page of the actual notice of violation, so when you  
9           received this, were you aware that it included a  
10          reinspection date of January -- or February 2nd?

11          A.       I missed it. That's why I emailed him on the  
12          27th -- 24th of January asking him to come and  
13          inspect.

14          Q.       Okay.

15          A.       Maybe I was responding to the -- to the  
16          request on the second notice because it's a repeat of  
17          the first notice. It's all confusing. But looks  
18          like the same that's been repeated.

19                    So I asked him to remove at least some items  
20                    of this notice of violation as satisfied. That was  
21                    my request for -- you know, I knew that not all of  
22                    the items were requested.

23                    But the main -- the main items, like heat and  
24                    mold and fan were corrected, and he needed -- I  
25                    wanted him to sign them off, like the progress

1 **report, which he didn't do.**

2 MR. TURSI: I want you to listen to the  
3 question. Answer just the question.

4 THE WITNESS: Okay.

5 MR. TURSI: It's okay. She'll follow-up. If  
6 there's follow-up, she'll ask.

7 THE WITNESS: Sorry.

8 MS. ALEXANDRA:

9 Q. So aside from this February 2nd inspection  
10 date that you testified that you were not aware of,  
11 is there any other reinspection date that you were  
12 not present at the property?

13 MR. TURSI: Objection. calls for speculation.

14 THE WITNESS: I don't believe so.

15 MS. ALEXANDRA: Okay.

16 Q. I'm not going to make this an exhibit but, so  
17 this is -- this is the same notice of violation as  
18 far as I can tell. It refers to the heater, but it  
19 has some handwritten notes.

20 Is that your handwriting?

21 **A. Yes.**

22 Q. So can you explain some of the notes that you  
23 made on this paper?

24 **A. This is the people I saw or communicated with**  
25 **regarding this notice.**

1           A.       That other properties were inspected by other  
2           inspectors, and I would meet them. We never have  
3           arguments. We would never have any bad feelings, and  
4           I've been always treated with respect but -- by the  
5           Department of Housing Inspection, except for  
6           Barahona.

7           Q.       So did some of the -- some of the arguments  
8           that you had with Inspector Barahona, that you  
9           refused to make some of the repairs?

10          A.       No, I was just asking him to give me more  
11          time, so he wouldn't move on the stuff. And I was  
12          arguing with him some of the notices that he's  
13          writing, are not proper because he kept on writing  
14          the same items over and over again in order or  
15          finding new stuff.

16                 For example, this notice was written about the  
17          pane on the center window in the front room. It was  
18          such a minor thing that he didn't have to write it  
19          up. All he had told me, just do it, and it would  
20          have been done. It doesn't have to write stuff for  
21          minor things, yet he exercised his power.

22          Q.       Did you shout at the Leana Perez in front of  
23          Inspector Barahona?

24          A.       No.

25          Q.       Did you shout at Inspector Barahona in front



# EXHIBIT E-1

(Excerpts from Chernoguz Deposition)

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IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA  
IN AND FOR THE COUNTY OF SAN FRANCISCO  
UNLIMITED JURISDICTION

BIANA CHERNOGUZ, TRUSTEE OF	)	Case No.
BIANA CHERNOGUZ REVOCABLE	)	CGC-17-560648
TRUST and VLADISLAV CHERNOGUZ,	)	
	)	Volume I
Plaintiff,	)	
	)	Pages 1 - 223
vs.	)	
	)	
LEANA PEREZ, FRANCISCO ARMAS,	)	
and DOES 1 through X, inclusive	)	
	)	
Defendants.	)	Deposition of
	)	VLADISLAV CHERNOGUZ
	)	September 4, 2019
LEANA PEREZ and FRANCISCO ARMAS,	)	
	)	
Cross-Complainants and	)	
Defendants,	)	
vs.	)	
	)	
BIANA CHERNOGUZ, Individually	)	
and as Trustee of THE BIANA	)	
CHERNOGUZ REVOCABLE TRUST and	)	
VLADISLAV CHERNOGUZ and DOES	)	
1-10, inclusive,	)	
	)	
Cross-Defendants and	)	
Plaintiffs.	)	

Reported by:  
Colleen Alvarado, CSR 11987

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1 don't think it's specify each individual window.

2 They were just saying need to work properly.

3 And some windows were painted shut. Some of  
4 the windows were -- they had paper strips glued to it  
5 for different issues with them.

6 Q. Okay.

7 A. Again, it's done by the tenant.

8 Q. So going -- moving on with the -- what you  
9 talked about going to the supervisor.

10 So you went to the supervisor about getting  
11 more time to replace the windows; is that correct?

12 A. Yes.

13 Q. So how much time do you think you spent trying  
14 to get the windows inspected to make repairs, instead  
15 of replacing them?

16 A. The repairs were done to the front windows  
17 shortly after the violation, and replacing the  
18 windows I think was done at the end of May.

19 Q. Okay. Then you said that you complained to  
20 the supervisor about Inspector Barahona's behavior.

21 Can you describe that behavior?

22 A. Yeah, he was -- every time he would come to  
23 the property, he would speak Spanish in front of me  
24 with the tenants, even though he spoke English. I  
25 don't know his -- Spanish is not his first language.

1                   And I asked him to speak English in front of  
2 me so I know exactly what he's talking about. He  
3 refused. He was ignoring me. So I had to stop him  
4 from coming to the property.

5                   Q.       Is that the only thing you complained about,  
6 that he spoke Spanish to people who are native  
7 Spanish speakers?

8                   MR. TURSI:   Objection.  Misstates prior  
9 testimony.  You can answer the question.

10                  THE WITNESS:  Yeah.  I complained that he's  
11 conspiring with the tenants against me in Spanish,  
12 asking them for more -- this is not the only notice  
13 that he wrote.

14                  He wrote many notices based on -- every time  
15 he would come to the property, he would issue another  
16 notice based on the new report that he extracted out  
17 of the tenant.

18                  So he would, come ask them, anything else you  
19 want me to write him up for.  Tell me what else do  
20 you complain about.

21                  So every time -- how many notices of default  
22 are there?  Three or four or five.  So every time he  
23 would come to the property, he would write another  
24 one and another one and another one.  So that's --  
25 what his behavior.

# EXHIBIT E-2

(Excerpts from Barahona Deposition)

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SUPERIOR COURT OF THE STATE OF CALIFORNIA  
CITY AND COUNTY OF SAN FRANCISCO  
UNLIMITED JURISDICTION

BIANA CHERNOGUZ, TRUSTEE OF	)	Case No.
BIANA CHERNOGUZ REVOCABLE TRUST	)	CGC-17-560648
and VLADISLAV CHERNOGUZ	)	
	)	Volume I
Plaintiffs,	)	
	)	Pages 1 - 97
vs.	)	
	)	
LEANA PEREZ, FRANCISCO ARMAS,	)	
and DOES 1 through X, inclusive,	)	
	)	
Defendants.	)	
_____	)	
	)	
AND RELATED CROSS-ACTIONS.	)	
_____	)	

DEPOSITION OF LUIS BARAHONA  
WEDNESDAY, SEPTEMBER 11, 2019  
10:10 a.m.  
SAN FRANCISCO, CALIFORNIA

Reported By:

DAWN E. HOWARD, CSR # 13201

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JAN BROWN & ASSOCIATES  
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1 non-Spanish-speaking person?

2 **A. No.**

3 Q. Have you ever been -- the word just dropped out  
4 of my head. Have you ever been --

5 I'm sorry. I'm forgetting the word.

6 MS. BEACH: Sanctioned?

7 MS. ALEXANDRA: Not sanctioned, when you're at  
8 work.

9 BY MS. ALEXANDRA:

10 Q. -- reprimanded by some senior official at DBI  
11 for speaking Spanish?

12 **A. No.**

13 Q. Okay. So it did happen once during the  
14 reinspection that you were there with Ms. Perez and  
15 Mr. Chernoguz and you were speaking Spanish to  
16 Ms. Perez, and Mr. Chernoguz complained to you, correct?

17 **A. Yes.**

18 Q. And what was your response at the time?

19 **A. "I'm communicating with her in Spanish, and I'm  
20 translating to you everything that I'm saying back into  
21 English so you know exactly what I'm saying to you.  
22 There's nothing that I'm saying to her that I'm not also  
23 repeating to you in English."**

24 Q. And was he satisfied with that explanation?

25 **A. No.**

1 Q. When you say "the posturing of his body," what  
2 do you mean?

3 A. Just in terms of his distance to me, the way he  
4 was responding to me, the movement of his body. It was  
5 all very aggressive.

6 Q. The positioning, was he close to you? Was he,  
7 like, in your face?

8 A. Yes.

9 Q. Did he threaten you with violence during this  
10 interaction?

11 A. No.

12 Q. In what way did you find him to be abrasive?

13 A. The tone and the anger in his voice and his  
14 gesticulations with his body and with his hands and just  
15 general anger that he was emanating in the moment.

16 Q. To your recollection, did he ever use -- did he  
17 ever get, for lack of a better word, personal with you?

18 A. I'm sorry?

19 Q. Did he ever get personal with you when he was  
20 agitated about the situation? You know, maybe he  
21 commented on you as a human being, something like that?

22 A. Well, I took umbrage to his assumption that I  
23 knew the complainant prior to the inspection, based on  
24 the fact that we were speaking Spanish. I found that to  
25 be somewhat racist and a little bit discriminatory. So



1 I would say that in that assessment that he made and  
2 vocalizing that repeatedly that I did feel like he was  
3 saying something personal about me.

4 Q. Other than him making the assumption that  
5 because you were speaking in Spanish and thus you knew  
6 the complainant, did he say anything else that you took  
7 to be kind of a personal attack?

8 A. No.

9 Q. How long did the interaction last at the  
10 property where you felt it was, you know, abrasive,  
11 combative and aggressive?

12 A. It escalated pretty quickly. I was probably  
13 there for probably -- I don't know -- 15 to 20 minutes,  
14 maybe 30 minutes at the max, and then I left. Because  
15 it was just to the point where it was escalated, and the  
16 best way to deescalate it was to remove myself from the  
17 situation.

18 Q. So is the entire 20- to 30-minute period what  
19 you described as, you know, aggressive, combative and  
20 abrasive?

21 A. Yes.

22 Q. Where was this happening at the property? Was  
23 it inside the complainant's unit or was it out in the  
24 common area or out front?

25 A. Both, the common area and the unit.

# EXHIBIT F

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IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA  
IN AND FOR THE COUNTY OF SAN FRANCISCO  
UNLIMITED JURISDICTION

BIANA CHERNOGUZ, TRUSTEE OF	)	Case No.
BIANA CHERNOGUZ REVOCABLE	)	CGC-17-560648
TRUST and VLADISLAV CHERNOGUZ,	)	
	)	Volume I
Plaintiff,	)	
	)	Pages 1 - 223
vs.	)	
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LEANA PEREZ, FRANCISCO ARMAS,	)	
and DOES 1 through X, inclusive	)	
	)	
Defendants.	)	Deposition of
	)	VLADISLAV CHERNOGUZ
	)	September 4, 2019
LEANA PEREZ and FRANCISCO ARMAS,	)	
	)	
Cross-Complainants and	)	
Defendants,	)	
vs.	)	
	)	
BIANA CHERNOGUZ, Individually	)	
and as Trustee of THE BIANA	)	
CHERNOGUZ REVOCABLE TRUST and	)	
VLADISLAV CHERNOGUZ and DOES	)	
1-10, inclusive,	)	
	)	
Cross-Defendants and	)	
Plaintiffs.	)	

Reported by:  
Colleen Alvarado, CSR 11987

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1 from the inside of the mail book?

2 **A. Yes.**

3 Q. And what conclusion do you draw from that?

4 **A. Because in order to -- there's like a lever on**  
5 **the inside that secured with a just a screw. So the**  
6 **screw is removed and the lever is removed, but**  
7 **outside the lock is complete. You know, no one broke**  
8 **it. It's still there.**

9 So the only way you can break it, is by -- or  
10 deconstruct it by removing the bolt on the inside  
11 because the lock is still there. The whole lock is  
12 there.

13 Q. So is the point that you're trying to make is  
14 that the tenant damaged the lock?

15 **A. I'm -- the point I'm bringing that your tenant**  
16 **constantly sabotages things in the building, and it's**  
17 **just one of the examples of what they're doing.**

18 **And there are many more that they have done**  
19 **since I bought the building. Every time I'm**  
20 **exercising my rights, I get nothing in return but**  
21 **this type of behavior where the tenant breaks things**  
22 **and then reports it to the city.**

23 Q. Okay. So you used the word "sabotage."

24 Are you claiming that the tenant you're  
25 speaking of is specifically Leana Perez?

1 Q. Okay. So I'm not sure -- are you saying that  
2 because some of the heating units were functioning  
3 and some of them weren't, that that means a tenant  
4 broke the ones that were not working?

5 A. Yeah. For example, if the knob is removed,  
6 then they can't turn it on and off. The knob is just  
7 removed from the unit.

8 So the unit works. All you have to do is turn  
9 the knob. If the knob is not there, then they can't  
10 turn it on and off. It's only done by people that  
11 use the unit, not people from outside.

12 Q. So you're claiming that the -- the issue was  
13 the heater in the unit, was that the knob was  
14 missing?

15 A. There were knob missing. I mean three are  
16 four in the apartment. So the one in the middle was  
17 working fine. We didn't have to do anything too it.  
18 And some of them just need to add parts to it. They  
19 were broken or vandalized.

20 Q. But what -- okay. I'm just trying to follow  
21 what you're saying.

22 So what reasons do you have to believe that  
23 the tenants vandalized the heater?

24 A. There's no other user. Either this tenant or  
25 the previous occupant or -- you know, or whoever

1 lived there. No one came from outside and broke  
2 these things.

3 No one came from outside to break the glass in  
4 the window. No one came from outside to break the  
5 heating unit. No one did all these things on the  
6 inside of the property, other than the tenant.

7 Q. So do you have any reason to believe that the  
8 heaters, for example, stopped functioning because of  
9 normal wear and tear?

10 A. They stopped functioning first and foremost  
11 because they were broken by the tenant. Because  
12 there were parts are removed from the heater by the  
13 tenant. So that's beginning.

14 Then I don't know what caused the rest of it.  
15 Maybe there's a further deterioration, but the  
16 initial damage to the unit is done by the tenant, by  
17 the user.

18 Q. So just to make sure I understand: You're  
19 testifying that the tenants removed parts from the  
20 heater intentionally to break the heater?

21 A. Yes. Or maybe save money on their heating  
22 bill. I know -- this is my guess. This is my  
23 belief. These are probably not cheap to operate.  
24 They're electrical.

25 So in order to save money, they never turn

1 Q. Who removed it?

2 A. I ordered it to be removed. Who removed  
3 physically?

4 Q. Correct.

5 A. Miguel Zamora.

6 Q. Did he have a permit to remove it?

7 A. I believe he did, yes. We did for sure.

8 Q. And what is the basis for your  
9 understanding -- what is the basis of your opinion  
10 that the tenants were responsible for breaking the  
11 window in the bedroom?

12 A. I don't believe anyone from outside came and  
13 broke the window. It was down on the inside.

14 Q. So is that a guess?

15 A. It's a logic.

16 Q. Do you have any evidence of who broke the  
17 window?

18 A. No.

19 Q. Do you remember hearing testimony at the Rent  
20 Board as to how that window was broken?

21 A. I don't know if that issue ever came up. I'm  
22 not sure.

23 Q. Okay. And going to item No. 5, water heater  
24 has been strapped incorrectly.

25 You noted this was not a condition that you

1 Q. Is it AAA or AA?

2 A. AAA -- I don't remember AA or AAA. I have  
3 invoice.

4 Q. And when was the first time you contacted them  
5 about making a repair based on making repairs that  
6 were required by the notice of violation?

7 A. When I got ahold of this violation.

8 Q. So that would be the middle of January?

9 A. I assume January, February. I don't have  
10 exact recollection.

11 Q. I don't want you to assume anything.

12 A. Well, I don't have an exact memory when the  
13 date but soon after.

14 Q. So you believe you contacted them in January;  
15 is that correct?

16 A. January or February. I don't remember.

17 Q. Okay.

18 A. Let me explain. My main issue was to provide  
19 heat and ventilation for the tenant. So that was No.  
20 1, and that's what we did.

21 As far as broken windows, I was trying to have  
22 the tenant comply with what they broke -- whatever  
23 they broke, asking them to repair.

24 And so we were going back and forth. They  
25 were saying they didn't break. Somebody else broke



1 it. But I know who, how. It's obvious they broke  
2 it. So, you know, I was asking them to comply,  
3 telling they broke it, why are you making me repair  
4 this stuff.

5 Q. So he --

6 A. So his response was between me and tenant. So  
7 just repair it and then deal with the tenant.

8 Q. So was there anyone other than you, that  
9 you're relying on as the foundation -- I'm sorry.  
10 Let me rephrase.

11 Is there any other person aside from you,  
12 whose opinion you're relying on that the tenant broke  
13 this window?

14 A. It's my opinion, and people are -- was  
15 bringing for repairs. They were of the opinion as  
16 well that this caused by the tenants, so --

17 Q. So you're saying that AA or the AAA Window --  
18 the repair person -- he also confirmed with you that  
19 the tenant broke the window?

20 A. He's not repair person. He's replacing  
21 windows. But before bringing them in, he was  
22 consulting with various repair people about repairing  
23 the windows because could they be repaired. So the  
24 decision was it's beyond repair.

25 Q. And who -- who was the -- tell me the people

1           **A.       Yes.**

2           Q.       Okay. So can you tell me what this picture  
3 depicts?

4           **A.       One of the windows in the apartment 3423.**

5           Q.       Okay. What window is that?

6           **A.       Not sure. I believe kitchen -- could be  
7 kitchen.**

8           Q.       Okay. You're -- so you're not sure what  
9 window it is?

10          **A.       Yeah. I'm guessing it's kitchen.**

11          Q.       And when did you take this photograph?

12          **A.       January 2017.**

13          **Q.       Okay. And what's the purpose of -- how does  
14 that photograph evidence that the tenants caused  
15 problems in the unit?**

16          **A.       Broken from inside.**

17          **Q.       What in the picture demonstrates to you that  
18 the window was broken from the inside?**

19          **A.       It's the second floor. No one can get through  
20 it from the outside, except the tenants.**

21          **Q.       Other than that, is there anyone else who  
22 shares this opinion with you?**

23          **A.       No.**

24          Q.       Have you contacted -- I believe you asked  
25 Miguel.

# EXHIBIT G

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IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA  
IN AND FOR THE COUNTY OF SAN FRANCISCO  
UNLIMITED JURISDICTION

BIANA CHERNOGUZ, TRUSTEE OF	)	Case No.
BIANA CHERNOGUZ REVOCABLE	)	CGC-17-560648
TRUST and VLADISLAV CHERNOGUZ,	)	
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LEANA PEREZ, FRANCISCO ARMAS,	)	
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Cross-Complainants and	)	
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vs.	)	
	)	
BIANA CHERNOGUZ, Individually	)	
and as Trustee of THE BIANA	)	
CHERNOGUZ REVOCABLE TRUST and	)	
VLADISLAV CHERNOGUZ and DOES	)	
1-10, inclusive,	)	
	)	
Cross-Defendants and	)	
Plaintiffs.	)	
	)	

Reported by:  
Colleen Alvarado, CSR 11987

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1           **A.       Which exhibit?**

2           Q.       First one -- the current tenants broke the  
3           windows?

4           **A.       It had to be done by the tenant. It couldn't**  
5           **be done from inside as damage. It can only be done**  
6           **from inside the apartment.**

7                   MR. TURSI: Listen to the question. Let's  
8           answer only the question.

9                   MS. ALEXANDRA:

10          **Q.       The question was: Is there anything, looking**  
11          **at the condition of the window as depicted in this**  
12          **photograph, that would cause you to understand**  
13          **whether Ms. Perez and Mr. Armas broke that window?**

14          **A.       No.**

15          Q.       Is there any way for you to know when the  
16          window was broken?

17          **A.       No.**

18          **Q.       Okay. What about the picture No. 3 --**

19          **A.       No.**

20          **Q.       I haven't asked the question. Just asking you**  
21          **to move to that picture.**

22          **A.       Okay. I thought you said about -- what about**  
23          **the same question as before.**

24          **Q.       That is my question: Can you tell if this**  
25          **window -- can you tell looking at the window, when it**

1 was broken?

2 **A. No.**

3 Q. And is there any way to know whether it was  
4 broken prior to the current tenants moving into the  
5 property?

6 **A. No.**

7 Q. Okay. What about the next picture? I'm  
8 sorry, No. 4.

9 **A. Same answer.**

10 Q. Okay. But I need to ask it.

11 **A. Go ahead, ask it.**

12 Q. So can you, looking at the photograph, tell  
13 when the window was broken?

14 **A. No.**

15 Q. And can you tell by looking at the window,  
16 whether it was broken by the current tenants?

17 **A. No.**

18 Q. Okay. And going to picture No. 5 where you're  
19 saying you can see the enclosure on the deck;  
20 correct?

21 **A. Yes.**

22 Q. Is there any way for you to know when the deck  
23 was enclosed?

24 **A. No.**

25 Q. Is there any way for you to know whether the

1 3423?

2 **A. They were only ones who have access to this**  
3 **area. The only ones who store stuff there.**

4 **Q. Okay. So in the inspection report -- so**  
5 **earlier in your testimony when you were looking at**  
6 **the inspection report in the listing, you testified**  
7 **that property showed evidence of lack of repairs; is**  
8 **that correct?**

9 **A. Yes.**

10 **Q. And at the time you purchased the property, it**  
11 **also showed evidence of deferred maintenance; is that**  
12 **not true?**

13 **A. True.**

14 **Q. Okay. So what about the condition of the deck**  
15 **is different than this general impression of the**  
16 **property?**

17 **A. No different.**

18 **Q. So is it possible that the condition of the**  
19 **deck is due to a lack of repairs by the prior**  
20 **landlord?**

21 **MR. TURSI: Objection. Calls for speculation.**

22 **THE WITNESS: Yes.**

23 **MS. ALEXANDRA:**

24 **Q. And is it possible that the condition of the**  
25 **deck was the result of deferred maintenance by the**

# **EXHIBIT H-1**

**(Rent Board Annual Report on Eviction  
Notices, 2017-18)**





Mark Farrell  
*Mayor*

Robert A. Collins  
*Executive Director*

DAVID GRUBER  
*PRESIDENT*

CALVIN ABE  
DAVE CROW  
SHOBA DANDILLAYA  
RICHARD HUNG  
POLLY MARSHALL  
CATHY MOSBRUCKER  
NEVEO MOSSER  
KENT QIAN  
DAVID WASSERMAN

March 8, 2018

Angela Calvillo  
Clerk of the Board  
Board of Supervisors, Room 244  
1 Carlton B. Goodlett Place  
San Francisco, CA 94102

Re: Rent Board Annual Report on Eviction Notices

Dear Ms. Calvillo:

Pursuant to Section 37.6(j) of the Rent Ordinance, Chapter 37 of the San Francisco Administrative Code, the Rent Board is providing its annual report on the number of eviction notices filed with the Department. During the period from March 1, 2017 through February 28, 2018, a total of 1,657 eviction notices were filed with the Department. This figure includes 81 notices given due to failure to pay rent, which are not required to be filed with the Department. The largest percentage increase was in capital improvement eviction notices which increased from 56 to 117 notices<sup>1</sup>. Ellis Act eviction notices increased from 127 to 201 notices. Eviction notices for failure to permit landlord access increased from 16 notices to 23 notices. The largest percentage decrease was in roommate eviction notices which went down from 73 to 22 notices, followed by eviction notices for habitual late payment of rent which decreased from 110 to 59 notices. Eviction notices for "other" reasons saw a decrease from 32 to 19. Notices for illegal use of rental unit decreased from 88 to 53 notices. Eviction notices for non-payment of rent saw a reduction from 122 to 81 notices filed. Notices for owner/relative move in saw a reduction from 397 notices filed to 297 notices in the most current period. The 1,657 total notices filed with the Department this year represents a 12% decrease from last year's total of 1,881.

The list on the following page gives the total number of eviction notices filed with the Department, the stated reason for the eviction and the applicable Ordinance section.

<sup>1</sup> 41 of 117 notices for capital improvement eviction were for temporary displacement to perform voluntary seismic retrofit work in a single building.

**Page 2**  
**Rent Board Annual Eviction Report**

<u>Number</u>	<u>Reason</u>	<u>Ordinance Section</u>
81	non-payment of rent	37.9(a)(1)
59	habitual late payment of rent	37.9(a)(1)
402	breach of rental agreement	37.9(a)(2)
337	committing a nuisance	37.9(a)(3)
53	illegal use of rental unit	37.9(a)(4)
8	failure to renew agreement	37.9(a)(5)
23	failure to permit landlord access	37.9(a)(6)
26	unapproved subtenant	37.9(a)(7)
297	owner/relative move-in	37.9(a)(8)
6	condo conversion sale	37.9(a)(9)
3	demolish or remove from housing use	37.9(a)(10)
117	capital improvement work	37.9(a)(11)
0	substantial rehabilitation	37.9(a)(12)
201	Ellis (withdrawal of unit)	37.9(a)(13)
0	lead remediation	37.9(a)(14)
0	development agreement	37.9(a)(15)
3	good samaritan	37.9(a)(16)
22	roommate eviction	37.9(b)
19	other or no reason given	
<b>1,657</b>	<b>Total Eviction Notices</b>	

The increase or decrease since last year for each just cause (excluding categories for which the Department did not receive at least eight notices in both years) is as follows:

<u>Just Cause Reason</u>	<u>2016/17</u>	<u>2017/18</u>	<u>Change</u>
Capital improvement	56	117 <sup>2</sup>	+109%
Ellis withdrawal of unit	127	201	+58%
Failure to permit landlord access	16	23	+44%
Unapproved subtenant	27	26	-4%
Nuisance	371	337	-9%
Breach of rental agreement	442	402	-9%
Owner/relative move-in	397	297	-25%
Non-payment of rent	122	81	-34%
Illegal use of rental unit	88	53	-40%
Other	32	19	-41%
Habitual late payment	110	59	-46%
Roommate eviction	73	22	-70%

Unlike in prior reports, the list above list does not include eviction notices to demolish or remove a unit from housing use because the Department received only 3 such notices in 2017-2018.

<sup>2</sup> 41 of 117 notices for capital improvement eviction were for temporary displacement to perform voluntary seismic retrofit work in a single building.

**Page 3**  
**Rent Board Annual Eviction Report**

During the period March 1, 2017 - February 28, 2018, tenants filed a total of 373 Reports of Alleged Wrongful Eviction with the Rent Board. Of the 373 Reports filed, 63 involved school-age children, with those 63 Reports relating to evictions occurring during the school term. Of the 373 total Reports, 91 specifically objected to no-fault evictions, and 17 of these 91 Reports involved school-age children, with 17 Reports relating to evictions occurring during the school term.

This eviction report and eviction reports from prior years can also be found on our web site under "Statistics", under the link entitled "Annual Eviction Report." A monthly breakdown of all eviction filings by category is also enclosed with this report. Please call me at 252.4628 should you have any questions concerning this report.

Very truly yours,



Robert A. Collins  
Executive Director  
Residential Rent Stabilization and Arbitration Board

Mayor Mark Farrell  
Supervisor London Breed  
Supervisor Sandra Lee Fewer  
Supervisor Catherine Stefani  
Supervisor Aaron Peskin  
Supervisor Katy Tang  
Supervisor Jane Kim  
Supervisor Norman Yee  
Supervisor Jeff Sheehy  
Supervisor Hillary Ronen  
Supervisor Malia Cohen  
Supervisor Ahsha Safai  
Commissioner David G. Gruber  
Commissioner Calvin Abe  
Commissioner Dave Crow  
Commissioner Shoba Dandillaya  
Commissioner Richard Hung  
Commissioner Polly Marshall  
Commissioner Cathy Mosbrucker  
Commissioner Neveo Mosser  
Commissioner Kent Qian  
Commissioner David Wasserman  
Library Documents Dept.



**Residential Rent Stabilization and Arbitration Board  
City & County Of San Francisco**

***Annual Eviction Notice Report***

3/1/2017 Through 2/28/2018

<b>Cause For Eviction</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Total</b>
Non-payment of Rent	10	7	7	8	7	5	5	7	5	4	8	8	<b>81</b>
Habitual Late Payment of Rent	6	4	7	7	2	3	3	9	5	4	3	6	<b>59</b>
Breach of Lease Agreement	43	26	46	30	33	37	27	22	34	38	29	37	<b>402</b>
Nuisance	37	20	30	33	25	28	24	27	27	25	33	28	<b>337</b>
Illegal Use of Unit	7	5	6	9	3	11	1	5	1	1	0	4	<b>53</b>
Failure to Sign Lease Renewal.	2	1	1	0	1	0	0	1	1	0	0	1	<b>8</b>
Denial of Access to Unit	3	1	3	3	3	2	0	2	1	1	0	4	<b>23</b>
Unapproved Subtenant	4	1	2	2	2	1	1	3	2	2	2	4	<b>26</b>
Owner Move In	32	40	36	34	22	15	19	29	12	26	15	17	<b>297</b>
Condo Conversion	1	2	0	0	0	1	0	1	0	0	1	0	<b>6</b>
Demolition	1	1	0	1	0	0	0	0	0	0	0	0	<b>3</b>
Capital Improvement	10	3	6	10	1	12	5	6	3	1	40	20	<b>117</b>
Substantial Rehabilitation	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
Ellis Act Withdrawal	31	10	13	19	9	27	23	11	7	6	22	23	<b>201</b>
Lead Remediation	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
Development Agreement	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
Good Samaritan Tenancy Ends	2	0	0	1	0	0	0	0	0	0	0	0	<b>3</b>
Roommate Living in Same Unit	1	1	4	2	2	2	2	1	1	4	2	0	<b>22</b>
Other	4	0	1	4	6	1	0	1	0	1	1	0	<b>19</b>
<b>Total</b>	<b>194</b>	<b>122</b>	<b>162</b>	<b>163</b>	<b>116</b>	<b>145</b>	<b>110</b>	<b>125</b>	<b>99</b>	<b>113</b>	<b>156</b>	<b>152</b>	<b>1657</b>

# EXHIBIT H-2

(Rent Board Annual Report on Eviction  
Notices, 2018-19)



London N. Breed  
*Mayor*

Robert A. Collins  
*Executive Director*

DAVID GRUBER  
*PRESIDENT*

DAVE CROW  
SHOBA DANDILLAYA  
RICHARD HUNG  
ASHLEY KLEIN  
POLLY MARSHALL  
CATHY MOSBRUCKER  
KENT QIAN  
DAVID WASSERMAN

March 12, 2019

Angela Calvillo  
Clerk of the Board  
Board of Supervisors, Room 244  
1 Carlton B. Goodlett Place  
San Francisco, CA 94102

Re: Rent Board Annual Report on Eviction Notices

Dear Ms. Calvillo:

Pursuant to Section 37.6(j) of the Rent Ordinance, Chapter 37 of the San Francisco Administrative Code, the Rent Board is providing its annual report on the number of eviction notices filed with the Department. During the period from March 1, 2018 through February 28, 2019, a total of 1,592 eviction notices were filed with the Department. This figure includes 84 notices given due to failure to pay rent, which are not required to be filed with the Department. The largest percentage increase was in roommate eviction notices which increased from 22 to 38 notices this year. Capital improvement eviction notices increased from 117 to 181<sup>1</sup> notices. Notices based on breach of rental agreement increased from 402 to 468. The largest percentage decrease was in eviction notices for failure to permit landlord access, which went down from 23 to 9 notices, followed by eviction notices for illegal use of unit, which decreased from 53 to 22 notices. Eviction notices for habitual late payment saw a decrease from 59 to 39. Notices for owner/relative move in saw a reduction from 297 notices to 212 notices in the most recent period. Ellis withdrawal of unit saw a decrease from 201 to 154 notices, while unapproved subtenant notices went down from 26 to 20. The 1,592 total notices filed with the Department this year represents a 4% decrease from last year's total of 1,657.

The list on the following page gives the total number of eviction notices filed with the Department, the stated reason for the eviction and the applicable Ordinance section.

<sup>1</sup> 41 of 117 notices in 2017/18 and 85 of 181 notices in 2018/19 for capital improvement eviction were for temporary displacement to perform voluntary seismic retrofit work in a single building.

Page 2  
 Rent Board Annual Eviction Report

<u>Number</u>	<u>Reason</u>	<u>Ordinance Section</u>
84	non-payment of rent	37.9(a)(1)
39	habitual late payment of rent	37.9(a)(1)
468	breach of rental agreement	37.9(a)(2)
304	committing a nuisance	37.9(a)(3)
22	illegal use of rental unit	37.9(a)(4)
7	failure to renew agreement	37.9(a)(5)
9	failure to permit landlord access	37.9(a)(6)
20	unapproved subtenant	37.9(a)(7)
212	owner/relative move-in	37.9(a)(8)
2	condo conversion sale	37.9(a)(9)
1	demolish or remove from housing use	37.9(a)(10)
181	capital improvement work	37.9(a)(11)
0	substantial rehabilitation	37.9(a)(12)
154	Ellis (withdrawal of unit)	37.9(a)(13)
1	lead remediation	37.9(a)(14)
23	development agreement	37.9(a)(15)
0	good samaritan	37.9(a)(16)
38	roommate eviction	37.9(b)
27	other or no reason given	
<b>1,592</b>	<b>Total Eviction Notices</b>	

The increase or decrease since last year for each just cause (excluding categories for which the Department did not receive at least eight notices in both years) is as follows:

<u>Just Cause Reason</u>	<u>2017/18</u>	<u>2018/19</u>	<u>Change</u>
Roommate eviction	22	38	+73%
Capital improvement <sup>2</sup>	117	181	+55%
Other	19	27	+42%
Breach of rental agreement	402	468	+16%
Non-payment of rent	81	84	+4%
Nuisance	337	304	-10%
Unapproved subtenant	26	20	-23%
Ellis withdrawal of unit	201	154	-23%
Owner/relative move-in	297	212	-29%
Habitual late payment	59	39	-34%
Illegal use of rental unit	53	22	-58%
Failure to permit landlord access	23	9	-61%

<sup>2</sup> 41 of 117 notices in 2017/18 and 85 of 181 notices in 2018/19 for capital improvement eviction were for temporary displacement to perform voluntary seismic retrofit work in a single building.

**Page 3**  
**Rent Board Annual Eviction Report**

During the period March 1, 2018 - February 28, 2019, tenants filed a total of 349 Reports of Alleged Wrongful Eviction with the Rent Board. Of the 349 Reports filed, 51 involved school-age children, with 31 Reports relating to evictions occurring during the school term. Of the 349 total Reports, 86 specifically objected to no-fault evictions, and 11 of these 86 Reports involved school-age children, with 4 Reports relating to evictions occurring during the school term.

This eviction report and eviction reports from prior years can also be found on our web site under "Statistics", under the link entitled "Annual Eviction Report." A monthly breakdown of all eviction filings by category is also enclosed with this report. Please call me at (415) 252-4628 should you have any questions concerning this report.

Very truly yours,



Robert A. Collins  
Executive Director  
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Library Documents Dept.





**Residential Rent Stabilization and Arbitration Board  
City & County Of San Francisco**

***Annual Eviction Notice Report***

3/1/2018 Through 2/28/2019

<b>Cause For Eviction</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Total</b>
Non-payment of Rent	12	3	6	5	6	12	2	15	5	9	3	6	<b>84</b>
Habitual Late Payment of Rent	4	2	3	4	5	5	3	5	1	4	0	3	<b>39</b>
Breach of Lease Agreement	33	40	29	25	28	38	37	47	25	74	47	45	<b>468</b>
Nuisance	29	37	24	22	23	41	12	29	22	25	18	22	<b>304</b>
Illegal Use of Unit	4	1	2	1	3	0	2	1	2	3	1	2	<b>22</b>
Failure to Sign Lease Renewal.	0	0	1	0	1	1	0	1	1	1	1	0	<b>7</b>
Denial of Access to Unit	1	2	2	0	0	1	0	1	0	0	0	2	<b>9</b>
Unapproved Subtenant	5	0	3	2	2	0	1	2	0	1	3	1	<b>20</b>
Owner Move In	17	28	38	37	7	17	12	12	7	14	10	13	<b>212</b>
Condo Conversion	1	0	0	0	0	0	0	0	1	0	0	0	<b>2</b>
Demolition	0	0	1	0	0	0	0	0	0	0	0	0	<b>1</b>
Capital Improvement	27	27	23	26	24	9	4	10	6	5	6	14	<b>181</b>
Substantial Rehabilitation	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
Ellis Act Withdrawal	18	4	18	20	7	7	11	14	26	4	13	12	<b>154</b>
Lead Remediation	1	0	0	0	0	0	0	0	0	0	0	0	<b>1</b>
Development Agreement	0	0	23	0	0	0	0	0	0	0	0	0	<b>23</b>
Good Samaritan Tenancy Ends	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
Roommate Living in Same Unit	2	6	6	3	1	2	2	4	3	3	3	3	<b>38</b>
Other	2	5	1	1	2	5	3	6	0	1	1	0	<b>27</b>
<b>Total</b>	<b>156</b>	<b>155</b>	<b>180</b>	<b>146</b>	<b>109</b>	<b>138</b>	<b>89</b>	<b>147</b>	<b>99</b>	<b>144</b>	<b>106</b>	<b>123</b>	<b>1592</b>

**THE PERMIT HOLDER'S BRIEF WAS SUBMITTED AFTER THE DEADLINE, AND  
THEREFORE IT WAS NOT ACCEPTED BY THE BOARD OFFICE**

**PLANS SUBMITTED BY THE PERMIT HOLDER FOR THE HEARING ON  
NOVEMBER 10, 2021**















**PROJECT DATA**

ADDRESS: 3421 20th Street  
 BLOCK: 3610  
 LOT: 049  
 STORIES: 4  
 PRESENT USE: Multi Family  
 OCCUPANCY: R-2  
 TYPE: 5-B  
 ZONING: RTO-M  
 (6 units total) 7.12.21

**SCOPE OF WORK**

1. Work in unit #3421, 3423, and 3425
2. Relocate kitchen and convert pantry into bathroom and kitchen into bedroom on all three units
3. Window replacement on second and third floor as in kind (same size, location, and function)
4. Front window replacement to be wood windows with Ogee and true dividers.

**PROJECT NOTES**

Egress travel paths and distances to remain the same  
 No work on the first floor

**BEDROOM RESCUE WINDOWS MUST MEET ALL:**  
 Minimum 20 in. clear width  
 Minimum 24 in. clear height  
 Minimum 5.7 sq. ft. (or on ground floor minimum 5.0 sq. ft.) of clear opening area  
 Maximum 44 in. from floor to bottom window opening. CBC.

**GENERAL NOTES**

1. All work performed shall be in accordance with the adopted codes, standards and any applicable state or local amendments, including but not limited to:
  - 1.1. Occupational safety and health standards, (CAL OSHA).
  - 1.2. Lists of inspected appliances, equipment and materials (Underwriters Laboratories).
  - 1.3. Approved equipment listing (Factory Mutual).
  - 1.4. Handbook of rigging (Rossnagel).
  - 1.5. Safety code for building construction, ANSI.
  - 1.6. California Building Code, 2019 edition.
  - 1.7. California electrical code, 2019 edition.
  - 1.8. California energy code, 2019 edition.
  - 1.9. California fire code, 2019 edition.
  - 1.10. California Mechanical Code, 2019 edition.
  - 1.11. California Plumbing Code, 2019 edition.
  - 1.12. California referenced standards code, 2019 edition.
  - 1.13. California energy efficiency standards, 2019 edition.
  - 1.14. San Francisco Building code
  - 1.15. California Code of Regulations Title 24, 2019 edition.
  - 1.16. Green Building Standard Code
2. Where differences exist between codes affecting this work, the more restrictive code shall govern.
3. If the contractors observe that these drawings and specifications are in variance with the codes, he shall notify the architects and engineers in writing at once.
4. Ductwork, piping and equipment shall be installed per smacna "seismic restraint manual guidelines for mechanical systems" addendum no. 1 or equal in accordance with ASCE chapter 13 "Seismic design requirements for non-structural components".
5. All fire-rated wall and floor penetrations shall be firesafed utilizing a UL approved fire safing systems.
6. All plumbing and piping systems shall be pressure tested and verified leak tight prior to calling for city progress or final inspections.
7. These drawings represent approximations of existing conditions. all conditions and dimensions are to be field verified by contractors prior to construction.

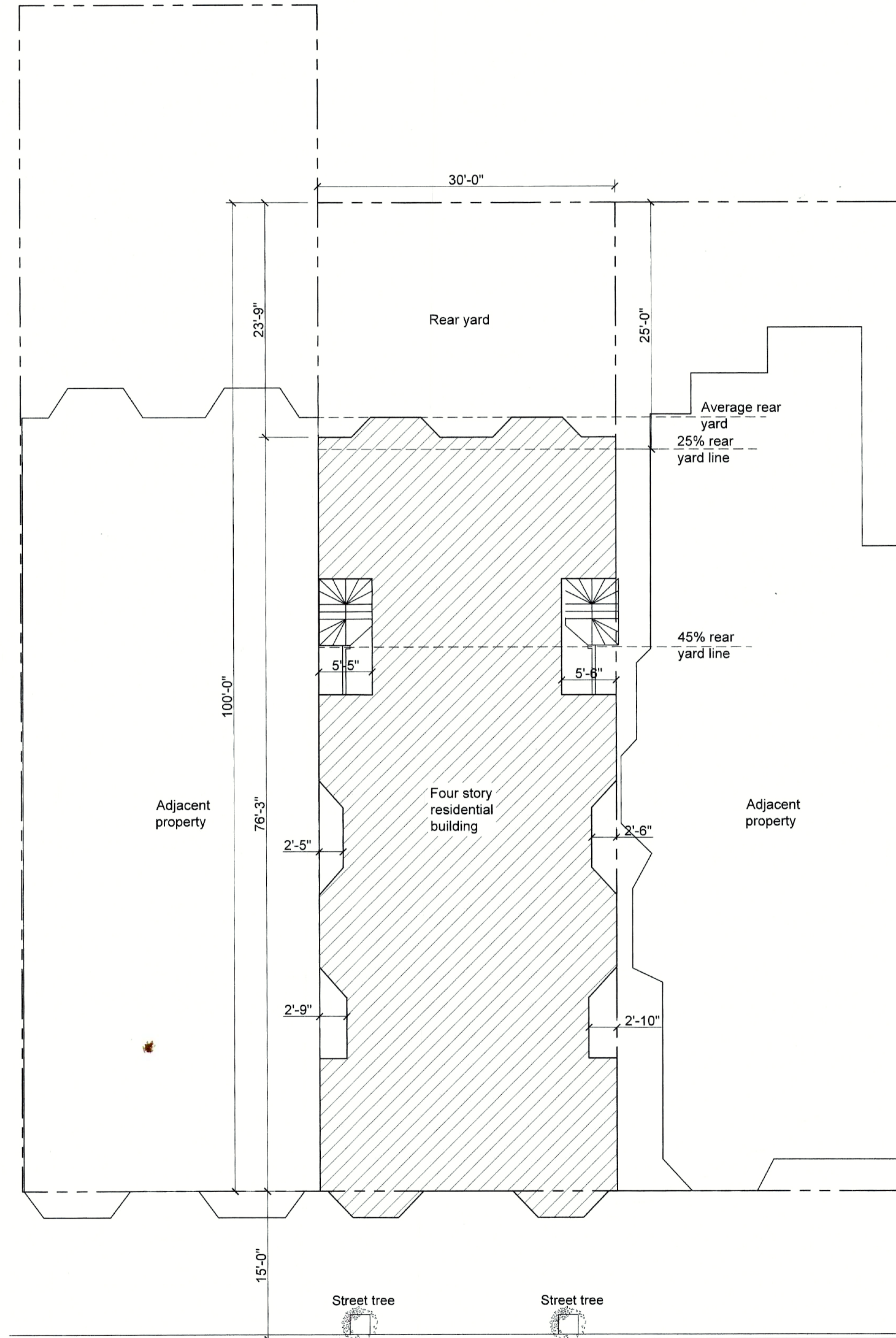
**ABBREVIATIONS**

ABV. ABOVE	MTG. MOUNTING
A.F.F. ABOVE FINISH FLOOR	MTL. METAL
ALC. ALCOVE	(N) NEW
ADJ. ADJACENT	N.I.C. NOT IN CONTRACT
ADJUST. ADJUSTABLE	N.T.S. NOT TO SCALE
ALUM. ALUMINUM	O/ OVER
A.V. AUDIO-VISUAL	O.C. ON CENTER
B.O. BOTTOM OF	O.H. OPPOSITE HAND
BD. BOARD	OPNG. OPENING
BLDG. BUILDING	OPP. OPPOSITE
BTWN. BETWEEN	O.S.C.I. OWNER SUPPLIED & CONTRACTOR INSTALLED
CAB. CABINET	O.S.O.I. OWNER SUPPLIED & OWNER INSTALLED
C.G. CORNER GUARD	PART. BD. PARTICLE BOARD
C.H. CLOTHES HOOK	PL. PLATE
C.J. CONTROL JOINT	P. LAM. PLASTIC LAMINATE
C.L. CENTER LINE	PLCB. PLASTIC LAMINATE CABINET PANEL
CLG. CEILING	PNL. PANEL
CLR. CLEAR	P.T. PAPER TOWEL DISPENSER
CNTR. COUNTER	PTD. PAINTED
COL. COLUMN	RAD. RADIUS
CONC. CONCRETE	REINF. REINFORCE
COND. CONDITION	REQ'D. REQUIRED
CONT. CONTINUOUS	RESIL. RESILIENT
CONST. CONSTRUCTION	R.C.P. REFLECTED CEILING PLAN
CPT. CARPET	RM. ROOM
C.S.C.I. CONTRACTOR SUPPLIED & CONTRACTOR INSTALLED	R.O. ROUGH OPENING
CTR. CENTER	R.O.S. ROLL OUT SHELF
DBL. DOUBLE	S&P SHELF AND POLE
DEMO. DEMOLITION	S.D. SOAP DISPENSER
DIM. DIMENSION	SIM. SIMILAR
DISP. DISPENSER	SHT. SHEET
DN. DOWN	S.C.D. SEE CIVIL ENGINEERING DRAWINGS
DR. DOOR	S.E.D. SEE ELECTRICAL DRAWINGS
DTL. DETAIL	S.L.D. SEE LANDSCAPE DRAWINGS
DWG. DRAWING	S.M.D. SEE MECHANICAL DRAWINGS
DWR. DRAWER	S.P.D. SEE PLUMBING DRAWINGS
(E) EXISTING	SPEC.S. SPECIFICATIONS
EA. EACH	SQ. IN. SQUARE INCHES
EL. ELEVATION	SQ. FT. SQUARE FEET
ELEC. ELECTRICAL	S.S. STAINLESS STEEL
ENCL. ENCLOSED	S.S.D. SEE STRUCTURAL DRAWINGS
EQ. EQUAL	ST. STL. STAINLESS STEEL
EQUIP. EQUIPMENT	STL. STEEL
EXPAN. EXPANSION	STN. STATION
EXT. EXTERIOR	SUSP. SUSPENDED
FAB. FABRICATION	T. TEMPERED GLASS
F.D. FLOOR DRAIN	TEL. TELEPHONE
F.F. FINISH FLOOR	TEMP. TEMPERED
FEC. FIRE EXT. CABINET	T.O. TOP OF
FIN. FINISH	TYP. TYPICAL
FLR. FLOOR	U.N. UNLESS OTHERWISE NOTED
FLUOR. FLUORESCENT	V.A.T. VINYL ACOUSTICAL TILE
F.O. FACE OF	V.I.F. VERIFY IN FIELD
F.T. FEET	W/ WITH
F.S. FIRE SHUTTER	W.C. WATER CLOSET
GA. GAUGE	WD. WOOD
G.B. GRAB BAR	WDW WINDOW
G.D. GARBAGE DISPOSAL	W/O WITHOUT
G.C. GENERAL CONTRACTOR GLASS	W.O. WHERE OCCURS
GL. GLASS	
GYP. BD. GYPSUM BOARD	
H.C. HANDICAPPED	
HT. HEIGHT	
INT. INTERIOR	
INSUL. INSULATED	
JT. JOINT	
K.S. KNEE SPACE	
L. LOCKER	
LOC. LOCATION	
MAG. MAGNETIC	
MAX. MAXIMUM	
MECH. MECHANICAL	
MIN. MINIMUM	
MOS. MOTION SENSOR	
MTD. MOUNTED	

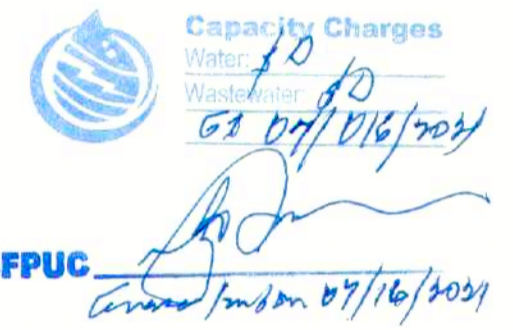
**SHEET INDEX**

A1.1	Notes, legend, scope of work, site plan
A2.1	First floor plan
A2.2	Second floor plan
A2.3	Third floor plan
A2.4	Fourth floor plan

**3421 20th Street  
San Francisco Ca**



**1 Site Plan**  
1/8" = 1' - 0"



PLEASE NOTIFY DISTRICT FIRE INSPECTOR AT THE START OF WORK 415-554-8927

**MUST COMPLY WITH SFFC 1103.7.6.1**

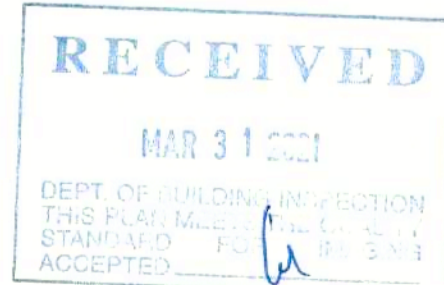
**REVIEWED**  
For Compliance with City and County Ordinances and State Codes.

Final approval is subject to field inspection by the Fire Department  
 2021 0331 7623  
 These plans must be kept on the premises and accessible to the inspector at all times.

*V.M.*  
 Kerry Mann, SFFD  
 JUL 16 2021



*Hamid Kaboodanian, DB*  
 Hamid Kaboodanian, DB  
 JUL 16 2021



**YUFLUX ENGINEERING LLC**

5418A GEARY BLVD.  
SAN FRANCISCO, CA  
P 415-322-0793  
F 415-963-4080

**REVISIONS**

NO.	DESCRIPTION	DATE

**PROJECT TITLE**

**SHEET TITLE**

General notes

**LOCATION**

3421 20th Street  
San Francisco Ca

BLOCK: 3610 LOT: 049

ZONING: RTO-M



**DRAWN**

SCALE AS NOTED

DATE 03/20/21

**PROJECT NO.**

**SHEET**

A1.1

2021.0331.7623

# PUBLIC COMMENT

## Longaway, Alec (BOA)

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**From:** Michael Monagle <monagle@gmail.com>  
**Sent:** Wednesday, November 10, 2021 6:49 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** 3421-3425 20th Street Appeal 21-094

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board:

I have owned a condominium next door (3415 20th St) to this building for over a decade. I have lived in my place and now I am renting it out.

Work has been ongoing at this location for a very long time. A very long time. My neighbor in the building just sold his condo and the value was diminished because of the ongoing work.

This seeming never-ending work has disrupted my life while I lived there, and currently disrupts the lives of my current tenants. I'd like to see the work completed ASAP or stopped ASAP. Barring that, I'd love to see that loud, disruptive noises occur only on specific days during specific hours - but absolutely not the full 8hr, M-F workday. My suggestion might be 10-3pm.

Thank you for your consideration.

Very Truly Yours,

Michael Monagle

Sent from my iPhone