



Restoration, Rehabilitation and Preservation Plan

RESTORATION, REHABILITATION AND PRESERVATION PLAN (attach additional sheets if necessary)

A Restoration, Rehabilitation and Preservation Plan is required for the processing of the Mills Act program application. At a minimum, the Restoration, Rehabilitation and Preservation Plan must include the following:

1. A list and detailed written description of all work to be completed within the first ten years of the contract period.
2. For all work to be completed during the first ten years of the contract, the year in which the work will be completed must be identified.
3. For all work to be completed during the first ten years of the contract, cost estimates must be provided. (Cost estimates are subject to verification by City staff.)
4. Fully labeled photographs of the following must be provided:
 - a. Front of the main building and its relationship to the public right-of-way (street, parkway, sidewalk)
 - b. Each elevation of all buildings on the property;
 - c. The interior of any room where any work is proposed;
 - d. Structural and architectural details of any building proposed to be restored, rehabilitated or preserved; and
 - e. Any portions of the property where landscaping or paving work is proposed.
5. Plans, drawings, material samples, brochures, etc. as needed to depict the location and characteristics of all proposed work.
6. Additional information may be required during the review process for clarification.

Please fill in the table below by indicating the year in which the work will be done, the type of work proposed, a detailed description of the work, and the estimated cost of the work.

| Year | Type of Work | Description of Work | Estimated Cost | |
|------|--------------|---------------------|---|----------|
| 1. | 1 | Plumbing | Replace all drainage piping under home with correct size piping and slope. Add a clean out drain. Strup all hanging pipe. | \$5,000 |
| 2. | 6 | roofing | Re-roof entire residence and detached garage. Project will include all new pipe flashing, valley metal, and chimney metal. Apply Diamond Deck underlayment to roofs. Apply Class "A" CertainTeed Landmark Shingle to roofs. Seal and paint all pipes and vents. | \$33,470 |
| 3. | | | | |
| 4. | | | | |

Alpine Plumbing and Rooter LC#1041244

2105 foothill blvd suite B P.O.
box 388
la verne, CA 91750
(888)241-4755



Invoice # :

10592

Acc / Cust # :

586

Technician:

Matthew B

Date:

04/10/2019

Billing Address:

james chertkow
337 san francisco ave
POMONA CA 91767

Service Address:

james chertkow
337 san francisco ave
POMONA CA 91767
(213)399-9183

| TASK | WORK DESCRIPTION | WARRANTY | RATE | QTY | TOTAL |
|------|---|----------|----------|------|----------|
| 0000 | Alpine plumbing will remove all drainage piping under home and reinstall abs piping of all drains and use correct sized piping to code. Alpine will perform redrain for bathroom, laundry, kitchen, sinks and showers/tubs. Second story bathroom line will be re routed outside of home and tie into main line due to configuration of ventilation lines. Trench in back of home will be roughly 10 feet long and about 1 foot wide reaching a depth of about 3 feet to gain correct slope and tie into main sewer line. A cleanout will also be installed for future access in case of any backup in main line. Once all piping is installed, alpine will strap all hanging pipe to ensure correct slope. Straps will also prevent sagging of abs piping. Price is for parts, labor and 10 year warranty on all pipes installed. \$5800 quoted, after 15% teacher discount final amount for entire job comes to \$5000. | n/a | 5,000.00 | 1.00 | 5,000.00 |
| | | | | | |
| | | | | | |

| | | | |
|--------------------|-------------------|------------------|--|
| Service Agreement: | N/A | | |
| Customer POWO: | | Customer Auth #: | |
| Recommendations: | None at this time | | |

| | | | |
|---|---|-----------------------------|-------------|
| N/A | Method of Payment | | |
| | ***No Payment Found*** | | |
| N/A | <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant | Estimate: | \$ 0.00 |
| | | Flat Rate Labor & Material: | \$ 5,000.00 |
| N/A | <input type="checkbox"/> Other _____ | Amount Paid / Adjustment: | \$ 0.00 |
| | | Balance Due: | \$ 5,000.00 |
| When making a check, please include invoice number 10592 on your check. | | | Thank You! |

Make Payable To: Alpine Plumbing and Rooter LC#1041244, 2105 foothill blvd suite B P.O. box 388 la verne 91750 CA

Please only print if necessary. save the trees, thank you!

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Musulman Roofing

(626) 339-0394
(800) 821-0950
(626) 967-4811 Fax

www.MusulmanRoofing.com
Fred Musulman
License Number 420356

1066 East Edna Place
Covina, CA 91724
STOP BY OUR SHOWROOM

Date April 30, 20 19

This agreement is between Musulman Roofing, hereafter called "contractor", and:

Mr. & Mrs. James Chertow

337 San Francisco Ave. turkow@aol.com

Pomona, CA 91767 (213)399-9183

Dear Sir: /Madam:

I propose to furnish all materials and perform all labor necessary to complete the following:

Re-roof home and detached garage roof. Remove all existing roofing, haul away all roofing debris.

Replace dry rot 1x6 or 1x8 shiplap boards as needed, 1st 100' included in proposal, \$4.00 per lineal thereafter.

Apply 7/16" OSB board with Radiant Barrier to home and garage roof.

Paint all new exposed wood with one coat of white primer paint.

Replace existing turbine vents with new dormer or turbine vents; additional vents @ \$50.00 per vent.

Apply all new pipe flashing, new painted valley metal and new chimney metal.

Apply new painted perimeter metal to roof lines on all shingle sections of roof. Color:

Apply CertainTeed Diamond Deck underlayment to home and garage roof.

Apply CertainTeed shingle shingle starter to perimeter of shingle roof lines.

Apply Class "A" CertainTeed Landmark Shingle. Color:

Apply CertainTeed Mountain Ridge to match shingle color.

Seal and paint all pipes and vents. Seal chimney flashing. Clean up all roofing debris. All workmanship and labor guaranteed for 10 years on new roofing. Musulman Roofing is a CertainTeed SELECT Shingle Master Contractor; your roof includes a CertainTeed Sure Start Warranty. We carry Workers Comp and General Liability Insurance. Material and labor release provided upon payment. Proposal includes permit.

Shingle options: Owens Corning, Malarkey, GAF. Home roof: \$27,370.00 Detached Garage roof: \$6,100.00

All of the above work to be completed in a substantial and workmanlike manner according to standard practices for the sum of Thirty Three Thousand Four Hundred Seventy Dollars (\$ 33,470.00).

Payments to be made Payment in full upon completion of roof.

1. Musulman Roofing shall not be liable under this replacement guarantee or otherwise in any manner if the roof to which roofing product is applied is altered after application of said product, whether such alteration be by structural additions, changes or replacements, equipment installation or otherwise.
2. This written agreement and specifications is the only and entire contract covering the subject matter hereof. It is understood and agreed by both parties hereto: that all terms and conditions of this agreement are contained herein, and that neither party hereto shall be bound by any verbal agreements or promises made or discussed in the negotiations leading up to the signing of this agreement.
3. If not done by the owner, or others, we shall raise, move, or lift objects on the roof, but we assume no responsibility for the operation of or damage to conduits, signs, skylights, air conditioners or other objects on the roof, where it becomes necessary to raise, move, or lift objects in order to properly apply the roof.
4. We shall use reasonable care, but are not responsible for TV antennas, guy wires, lead in wires, or adjustment of sets as these parts are subject to deterioration due to exposure to elements.
5. Contract price does not include cost of installing any smoke alarms which may be required by city or county ordinance.
6. Read, understood and agreed to, as written in complete contract.

Note: Major Credit card payments accepted with 1.5% Merchant Fee, 2.5% for AMEX (collected by credit card bank)

ACCEPTED

Respectfully submitted

By

Date

4/30, 20 19



LANDMARK®

For homeowners seeking true peace of mind, Landmark® shingles are the high-quality, reliable choice for beautifying and protecting a home. With a dual-layered design that emulates the dimensionality of true wood shake, Landmark asphalt shingles offer the heaviest weight and widest array of color options in their class, allowing you to create or re-create the ideal look for your home with confidence. Backed by a 100+ year legacy of trusted manufacturing performance, all Landmark shingles include CertainTeed's industry-leading, lifetime-limited warranty.

- Certified as meeting the industry's toughest third-party (UL) manufacturing quality standards
- Dual-layered construction provides extra protection from the elements
- Ten year StreakFighter® algae-resistance warranty
- Class A fire-resistance rating



Class A CertainTeed

Landmark Shingle Hunter Green

TECHNICAL INFORMATION

- Two-piece laminated fiber glass-based construction
- 229 / 240 lbs. per square (weight dependent on manufacturing facility)
- UL Class A fire resistance
- UL certified to meet ASTM D3462
- UL certified to meet ASTM 3018 Type I
- Conforms to CSA standard A123.5
- Miami-Dade Product Control Acceptance: Please see the Notice of Acceptance (NOA) to determine approved products by manufacturing location.

| | | |
|-----------------|------------------|---|
| Page 14 Item: 4 | Siding Condition | <ul style="list-style-type: none"> • Wood siding damage . Recommend repair by a licensed contractor • Recommend sealing corners and edges of the trim • Missing siding shingles , point of water intrusion. Recommend repair by a licensed contractor |
| Roof | | |
| Page 16 Item: 1 | Roof Condition | <ul style="list-style-type: none"> • Sagging / buckling on roof decking. • Asphalt shingles at [location] on roof were damaged. Shingle tabs had chipped edges, possibly from mechanical or weather damage. Damage to shingles reduces the overall lifespan of the roof-covering system. Recommend replacing damaged shingles by a licensed, qualified roofing contractor • Clean roof areas: Significant amounts of organic debris evident. • Numerous trees and limbs were in contact or in very close proximity to roof at [location]. Physical damage to roof will occur by branch/limb movement making contact with roof system. Debris from trees can accumulate on shingles and promote algae growth, and fill the gutter system and prevent proper shedding of rainwater, resulting in diminished lifespan of the roof system. Recommend that a professional arborist trim the invasive branches that are in contact with and overhanging the roof. Homeowner should monitor condition for future problems and maintain adequate clearance as necessary. • Recommend further review for repair/replacement |
| Page 17 Item: 2 | Flashing | <ul style="list-style-type: none"> • Flashings are mastic covered, recommend re-sealing all through the roof vents and projections as a part of routine maintenance. • Improper patching around plumbing vents • Flashing at chimney-roof junction was damaged, missing, and modified using non-standard methods. Water intrusion is very likely at this area, which can lead to damage to the roof decking, chimney, and the structure around it and below it. Recommend repair as soon as possible by a licensed, qualified roofing contractor. |
| Garage | | |
| Page 19 Item: 3 | Floor Condition | <ul style="list-style-type: none"> • Uneven floor slab causing gaps at the roll up door |
| Page 19 Item: 5 | GFCI | <ul style="list-style-type: none"> • No GFCI protection present, suggest installing GFCI protected receptacles for safety. |
| Electrical | | |
| Page 21 Item: 1 | Electrical Panel | <ul style="list-style-type: none"> • The dead front cover was missing screws at the time of the inspection. The Inspector recommends that appropriate screws be installed to securely attach the dead front cover. |
| Page 22 Item: 4 | Cable Feeds | <ul style="list-style-type: none"> • Clearance from tree branches, The overhead service-drop conductors had inadequate clearance from tree branches. This condition should be corrected by a qualified contractor to avoid abrasion and damage to the conductors. Work around the service conductors should be performed by a qualified contractor only. Injury or death may result from attempts at correction by those without proper qualifications. |
| Foundation | | |

| | | |
|-----------------------|-----------------------|--|
| Page 23 Item: 2 | Cripple Walls | <ul style="list-style-type: none"> • Missing supports causing the beam to dip and slope. Recommend contacting a qualified contractor to evaluate and offer repair options. |
| Page 23 Item: 6 | Post and Girders | <ul style="list-style-type: none"> • Earth to wood contact present . Recommend repair |
| Page 24 Item: 8 | Foundation Electrical | <ul style="list-style-type: none"> • Junction box was missing the cover exposing wire connections. Recommend installing cover |
| Page 25 Item: 9 | Foundation Plumbing | <ul style="list-style-type: none"> • Galvanized and Copper plumbing pipes noted without proper connection. Copper and galvanized are considered dissimilar metals and over time accelerated corrosion will occur to the galvanized pipe even with a dielectric union present. Minerals in the water provide continuity for electrolysis to occur allowing galvanic reaction to deteriorate the galvanized pipes. Recommend replacement of galvanized pipe by a qualified plumber to prevent leaks due to accelerated corrosion of pipes. • Evidence of past water seepage. Corrosion present. Recommend repair by a licensed contractor • Temporary leak repairs were present. Recommend proper permanent repairs • Evidence of galvanized pipes deterioration and rust bleed through. Recommend a licensed plumber for repair options |
| Heat/AC | | |
| Page 29 Item: 1 | Heater Condition | <ul style="list-style-type: none"> • Small heater had the vent disconnected in the crawlspace. Larger heater had deterioration at the vent distribution. Recommend a licensed contractor for replacement options. CO2 could leak into the crawlspace at come up through the floor |
| Water Heater | | |
| Page 31 Item: 1 | Venting | <ul style="list-style-type: none"> • Missing the attachment screws at the seams. Recommend repair • SAFETY CONCERN: Gas burning water heater vent pipe does not have the proper distance from combustible materials. proper clearance from drywall or wood should be made. This is a fire hazard. Licensed contractor should be repaired as needed. |
| Page 33 Item: 7 | Overflow Condition | <ul style="list-style-type: none"> • The discharge tube discharges above six inches from slab, this should be lowered due to the possibility of scalding should a discharge situation happen. |
| Interior Areas | | |
| Page 34 Item: 2 | Electrical | <ul style="list-style-type: none"> • 3-prong outlets ungrounded <p>Although the 3-prong outlets installed in this home typically indicate a home with grounded branch wiring, this home had no grounding system installed to protect devices such as switches, light fixtures and electrical outlets.</p> |

Roof

1. Roof Condition

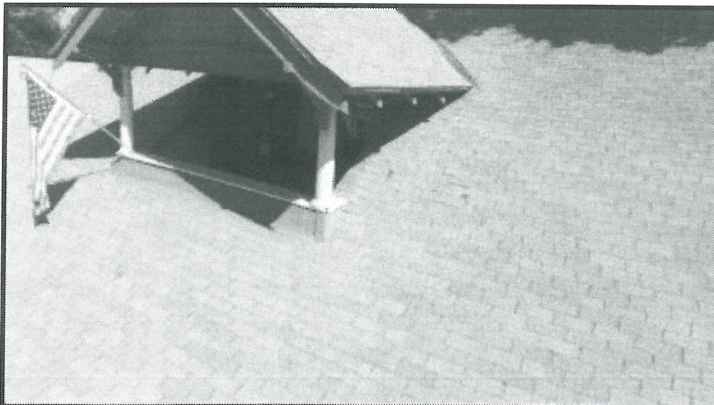
| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | X | | |

Materials: Visually accessible from ground.

Materials: Asphalt shingles noted.

Observations:

- Sagging / buckling on roof decking.
- Asphalt shingles at [location] on roof were damaged. Shingle tabs had chipped edges, possibly from mechanical or weather damage. Damage to shingles reduces the overall lifespan of the roof-covering system. Recommend replacing damaged shingles by a licensed, qualified roofing contractor
- Clean roof areas: Significant amounts of organic debris evident.
- Numerous trees and limbs were in contact or in very close proximity to roof at [location]. Physical damage to roof will occur by branch/limb movement making contact with roof system. Debris from trees can accumulate on shingles and promote algae growth, and fill the gutter system and prevent proper shedding of rainwater, resulting in diminished lifespan of the roof system. Recommend that a professional arborist trim the invasive branches that are in contact with and overhanging the roof. Homeowner should monitor condition for future problems and maintain adequate clearance as necessary.
- Recommend further review for repair/replacement



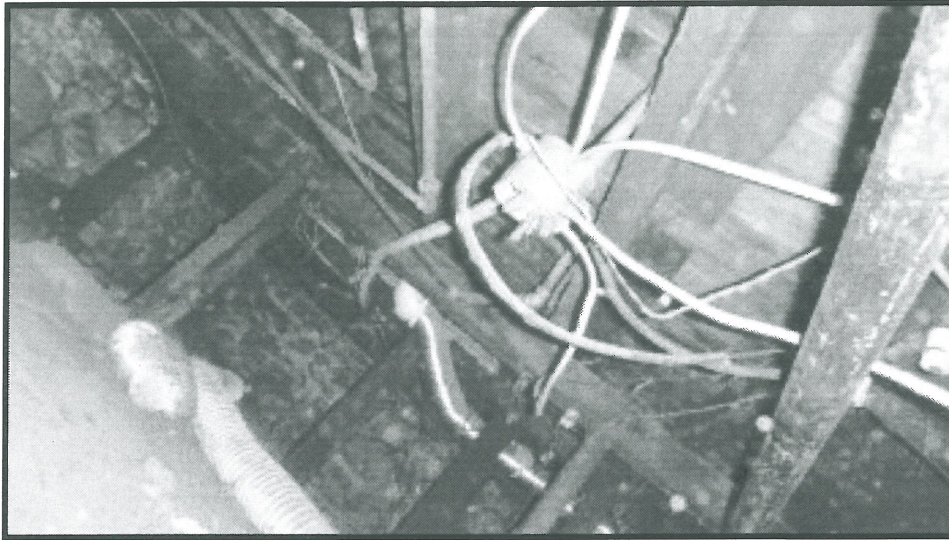


2. Flashing

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| | X | | | |

Observations:

- Flashings are mastic covered, recommend re-sealing all through the roof vents and projections as a part of routine maintenance.
- Improper patching around plumbing vents
- Flashing at chimney-roof junction was damaged, missing, and modified using non-standard methods. Water intrusion is very likely at this area, which can lead to damage to the roof decking, chimney, and the structure around it and below it. Recommend repair as soon as possible by a licensed, qualified roofing contractor.



9. Foundation Plumbing

Good Fair Poor N/A None

| | | | | |
|--|---|--|--|--|
| | X | | | |
|--|---|--|--|--|

Observations:

• **SUPPLY**

- Galvanized supply pipe noted.
- **DRAIN, WASTE, VENT**
- Cast iron waste and vent pipe noted.
- Acrylonitrile-Butadiene-Styrene "ABS" waste and vent pipes noted.
- Galvanized pipes present and has an average service life of 30 years. Pipes rust from the inside reducing the diameter and causing loss of pressure and rust in water. Recommend budgeting for replacement of galvanized piping in the near future.

- Galvanized and Copper plumbing pipes noted without proper connection. Copper and galvanized are considered dissimilar metals and over time accelerated corrosion will occur to the galvanized pipe even with a dielectric union present. Minerals in the water provide continuity for electrolysis to occur allowing galvanic reaction to deteriorate the galvanized pipes. Recommend replacement of galvanized pipe by a qualified plumber to prevent leaks due to accelerated corrosion of pipes.
- Evidence of past water seepage. Corrosion present. Recommend repair by a licensed contractor
- Temporary leak repairs were present. Recommend proper permanent repairs
- Evidence of galvanized pipes deterioration and rust bleed through. Recommend a licensed plumber for repair options

