



## TUOLUMNE COUNTY BEHAVIORAL HEALTH

Update to the Mental Health Services Act (MHSA)  
FY 2013/2014 Annual Update -  
**For the Purpose of Assigning/Transferring Unspent  
Community Services and Supports (CSS) Funds for  
General Systems Development (GSD) Housing**

Approved by Tuolumne County Board of Supervisors on  
Tuesday, April 1, 2014

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# Executive Summary

## Request for New Mental Health Services Act (MHSA) Housing Project

This Update to the MHSA FY 13/14 Annual Update is being submitted by Tuolumne County Behavioral Health Department (TCBH) to the Tuolumne County Board of Supervisors for the purpose of requesting the transfer of unspent MHSA Community Services and Supports (CSS) funds in order to acquire additional housing for clients served by the department. The funds to be used are categorized as MHSA CSS component funds for General Systems Development (GSD) Housing. This type of expenditure is allowable as per DMH Information Notice 08-12.

In order to acquire the additional housing, the department requests Tuolumne County Board of Supervisors transfer \$301,187.06 of unspent MHSA CSS funds to Tuolumne County Behavioral Health Housing, Inc. (TCBHH), a public non-profit 501(c) 3 corporation. TCBH recommends an irrevocable assignment of the funds to TCBHH with the intention of purchasing the property known as the Cabrini House, located in Jamestown, CA. In the event that circumstances do not allow the purchase of the Cabrini House Property, TCBH requests that the funds transferred remain in the trust pending the purchase of a viable alternative.

Support services to clients housed at the location would be provided by TCBH through a MOU with TCBHH, Inc. TCBH would not only be responsible to provide the support services, but they would also be responsible for assuring that the housing developed with these funds meets the same criteria as established by the State Department of Mental Health (DMH) and the California Housing Financing Authority (Cal-HFA).

Purchase of this property would provide additional transitional and permanent supportive housing options for CSS Full Service Partnership (FSP) clients, further enhancing the efforts of Tuolumne County toward maintaining mental health wellness and recovery at the lowest levels of care possible.

The department therefore recommends that Tuolumne County Board of Supervisors approve the transfer of these funds to TCBHH, Inc., for the purposes as stated, above.

Tuolumne County Behavioral Health  
Update to the Mental Health Services Act (MHSA)  
FY 2013/14 Annual Update – for the For the Purpose of Assigning/Transferring  
Unspent Community Services and Supports (CSS) Funds for General Systems  
Development (GSD) Housing

**Description of the Community Program Planning and Local Review Processes**

***1. Briefly describe the Community Program Planning Process.***

The Community Program Planning Process for Tuolumne County's update to the MHSA FY 2013-14 Annual Update for proposed Assignment/Transfer of Unspent Community Services & Supports (CSS) Funds for Housing has been part of ongoing conversations for several years to expand housing capabilities to serve persons with lived experience. Historically, the need for housing for this target population has been documented initially in the MHSA Three Year Revenue and Expenditure Plan as well as included in data in subsequent annual plan updates each year since that time. The need for additional housing for clients continues to be a recurring theme of stakeholder input.

In the summer of 2012, Tuolumne County Behavioral Health Department and the Tuolumne County Board of Supervisors worked together to complete the purchase of permanent supportive housing for severely mentally ill residents. This action was the culmination of several years of community programming planning as part of the MHSA housing efforts. And, most recently, during the Community Program Planning Process for the MHSA FY 2013/2014 Annual Update, the need for an additional MHSA Housing Project was again presented.

There has continued to be ongoing community planning during FY 2013/2014 regarding the need for additional MHSA housing, and varying methodologies to obtain funding for the purpose of expanding the housing. Through multiple meetings, the Tuolumne County Board of Supervisors and county staff has worked diligently to move toward the purchase of additional housing.

***2. Identify the stakeholder entities involved in Community Program Planning.***

Stakeholders have included at-large community members, mental health consumers/clients, family members, representatives of a variety of local community based agencies and organizations that represent and/or serve diverse stakeholders. The Tuolumne County Behavioral Health Advisory Board, Tuolumne County MHSA Committee, Tuolumne County Behavioral Health Quality Improvement Committee, local NAMI chapter members, the Tuolumne County Board of Supervisors, and many Tuolumne County staff were also stakeholder participants.

***3. List the dates of the 30-day stakeholder review and public hearing.***

- a. The Update to the FY 2013-14 MHSA Annual Plan Update for the purpose of Request for Assignment/Transfer of Unspent CSS funds for additional MHSA Housing Project was posted and circulated for the required 30 day review and public comment period from Thursday February 13, 2014 to 5:00pm Friday, March 14, 2014
- b. The Tuolumne County Behavioral Health Advisory Board conducted a public hearing on Monday March 17, 2014 at 5:00pm at Tuolumne County Behavioral Health Department at 105 Hospital Road, Sonora, CA
- c. The Tuolumne County Board of Supervisors approved the New MHSA Housing Project and transfer of the unspent CSS funds to TCBHH on Tuesday April 1, 2014.

The Update to the MHSA FY 2013-14 Annual Update for the Purpose of Assigning/Transferring Unspent Community Services and Supports (CSS) Funds for General Systems Development (GSD) Housing was posted on both the Tuolumne County Mental/Behavioral Health Department website (<http://tuolumne.networkofcare.org/mh/content.aspx?id=353>). After the close of the 30 day public review and comment period, the Tuolumne County Behavioral Health Advisory Board conducted the required Public Hearing as noted above. A Summary of any public comments is attached to the plan.

## New MHSA Housing Project

1. Project Title: MHSA Housing Project

The Project is for an additional (new) MHSA Housing Project. The project request requires an Update to the MHSA FY 2013/2014 Annual Update for the Purpose of Requesting that Tuolumne County Unspent Community Services and Supports (“CSS”) Funds be assigned/transferred to Tuolumne County Behavioral Health Housing, Inc. (“TCBHH”), for the purpose of acquiring a new (additional) MHSA Housing Project.

2. Project Location: Jamestown, California (Tuolumne County)

3. Project Description:

- a. *Introduction:* Utilizing CSS funding, and leveraging with other resources, the project proposal includes acquisition of a property known as the Cabrini House, located in Jamestown, CA. The Cabrini House has been utilized as a home for people with mental health issues for many years. It was renovated some years ago to accommodate five residents, each having a separate room with shared living areas. Purchase of this property would allow for additional transitional and permanent supportive housing options for CSS Full Service Partnership (FSP) clients, further enhancing the efforts toward maintaining recovery and wellness at the lowest levels of care possible.
- b. *Background and History of Housing Projects in Tuolumne County:* The MHSA Housing Program was created following State Executive Order S-07-06 which created a state-controlled dedicated funding source for financing the capital and operating costs associated with the development, acquisition, construction, and/or rehabilitation of permanent supportive housing for individuals with mental illness and their families.

In 2008, a total of \$400 million in MHSA funds statewide were set aside in the MHSA Housing Program for the creation of affordable housing opportunities for people who have a serious mental illness, that are homeless or at-risk of homelessness. Of this \$400 million, Tuolumne County received an allocation of \$797,700.

On September 7, 2010 Tuolumne County Board of Supervisors approved the formation of a non-profit corporation having the name Tuolumne County Behavioral Health Housing, Inc. (TCBHH). TCBHH’s specific and primary purpose was to own and manage the Tuolumne County’s MHSA Housing Project. State and local MHSA funds were used to support the creation of the Washington Street Housing Project (which currently provides housing and support services for Tuolumne County residents who are severely mentally ill). The home is located in downtown Sonora.

c. *Current Status of Funds Available and TCBH Request*

There are no additional funds available for acquisition of additional housing through the MHSA Housing Program Funds. Those funds were established through executive order, as explained earlier, and those funds were established on a one-time basis. In order to obtain additional housing, counties are allowed to use CSS funds as part of General Systems Development Housing efforts. Thus, this request for approval to transfer existing Tuolumne County MHSA unspent CSS Funds to TCBHH. These funds would be considered expended for the purpose of

acquisition of additional MHSA Housing. The new Project would be supported in the same way as the current Washington Street Housing Project. TCBH recommends that TCBHH purchase the property known as Cabrini House in Jamestown, California. The transfer/assignment of unspent MHSA CSS funds is contingent upon Board of Supervisor approval, and acceptance by Tuolumne County Behavioral Health Housing, Inc.

It is requested that the funds transferred/assigned (as per above request), be used for the following expenditures:

- Purchase of the Cabrini House in the amount of \$266,000;
- Estimated Closing Costs, Fees, County Inspections;
- Rehabilitation costs including required termite damage repair.

d. *Information on the Cabrini House Property:*

History of Cabrini House:

Through a Housing and Urban Development (HUD) grant, Cabrini was established 20-25 years ago. Cabrini House was originally built by the parents of a developmentally delayed woman who lived across the street from the property, for the purpose of establishing a Board and Care for persons with developmental delays. They were unable to establish a license and ensure placements, therefore the family approached Kingsview, who assumed the loan and the property at no cost to the organization. Kingsview established the facility as a supported living environment and later a Board of Care.

In 2008, when Tuolumne County took back the outpatient contract, 7<sup>th</sup> Street, Inc. took over and operated a Board and Care. The cost of placement was comparative to out of county placements and did not support the transition to independent living.

In September of 2010, Tuolumne County Behavioral Health entered into a lease agreement to establish Cabrini House as a Supportive Living facility rather than a Board and Care.

Current Use:

The residence has, for the most part, maintained its full occupancy of five (5) residents. The tenants receive behavioral health case management services, some tenants have In Home Supportive Services (IHSS), and all tenants have access to 24/7 behavioral health care response and support.

Reasons to Purchase Cabrini House:

- A cost comparison analysis for the purchase of Cabrini House has been completed. The analysis shows that it is more cost effective to place clients in local housing with supportive services, when compared to placing clients in an out of county residential placement, or to supplement or provide apartment rental supports. An additional advantage for placing clients in local housing is that the clients are able to receive billable services provided by the Behavioral Health Department. Clients also contribute rent based upon their income level.

- Two appraisals are available for the property: (1) An appraisal from 2008 listed a value of \$385,000, and (2) An appraisal from 2013 listed a value of \$280,000 to \$285,000. (see Appendix A) for most recent appraisal).
- The sellers have accepted a contingency offer on the property for a purchase price of \$266,000, which is well below the existing value of the property.
- A building inspection and pest inspection have been completed on the property (by the seller), and these reports show there is some work to be completed on the property, however, given the age of the home, the work needed is not surprising, and can be completed with the tenants in residence. The building has been determined to be structurally sound. (see Appendix B and C).
- With ownership of Cabrini House, TCBH would select the residents for the property. If the building is sold to another entity, the sale could result in the return of a Board and Care model which would be operated by an external entity. Influx of out-of-county persons with serious mental illness (typical of persons requiring Board of Care) could result in establishing long term residency in Tuolumne County, increasing the risk to the county of high user beneficiaries.
- With the purchase of Cabrini House, the building would become a County asset as opposed to the use of rental residences (at a higher cost to the county in the long run).
- Purchase would assure a relatively smooth transfer of ownership since TCBH is already established there, and supports and services would continue without interruption.
- The location is optimal for clients, with no traffic, and neighbors who are gracious (no complaints have been received).

#### 4. *Project Primary Purpose:*

- a. Local Need That Will be Met by the Project: This project would increase the local housing inventory available to persons with lived experience who are severely mentally ill. Most importantly, these individuals would be able to remain in the community, receiving needed support services locally. Having housing available locally also provides a less expensive alternative for the county than sending clients out of county for their housing needs. Clients would also receive local support services available to them.
- b. Description of MHSA Services That Individual(s)/families Will be Accessing:  
Some examples of the services these clients would have access to include visits by a Case Manager to assist them in obtaining access to resources in the community, such as health care, other government services, socialization opportunities, grocery shopping assistance, etc. These clients would also be coached in activities of daily living, including socialization and activities, and assistance with shared housing issues that might come up in the living environment.

The MHSA Services described above would be available through a MOU with Tuolumne County Behavioral Health Housing, Inc. TCBH would not only be responsible to provide the MHSA Services noted, but they would also be responsible for assuring that the housing developed with these funds meets the same criteria as established by the State Department of Mental Health (DMH) and the California Housing Financing Authority (Cal-HFA). These criteria state that this funding can only be used for the creation of permanent supportive housing units within rental housing developments or shared housing (with the purpose of contributing to reductions in homelessness among people with serious mental illness.)

In addition, TCBH is also responsible for ensuring that housing funds are invested in projects that are consistent with consumer, family and provider feedback. Further, TCBH is responsible for ensuring

that individuals that move into MHSA housing units have the supportive services necessary to obtain and remain in housing.

5. *Priority Population to be Served:*

Adult Full Service Partnership (FSP) clients will be served, further enhancing the efforts toward maintaining recovery and wellness at the lowest levels of care possible.

6. *Projected Number of Clients, Including Families, To Be Served Annually:*

Purchase of the Cabrini House would provide 5 additional housing units, therefore, five (5) or more clients would be served annually. The total number would vary depending upon changes in occupancy due to client(s) exiting the system.

Proposed Budget for Cabrini House Project

Transfer \$301,187.06 from Unspent CSS Funds to TCBHH, Inc. for the following expenditures:

Property Tax	\$500.00
Title Charges	\$1,500.00
Escrow Fees	\$650.00
Hazard Fee	\$100.00
Tax Service Fee	\$100.00
Required Inspection Fee	\$500.00
Purchase Price	\$266,000.00
Major Repairs - deck, etc.	\$20,000.00
	<b>\$289,350.00</b>
Cost of Operation for First Year	\$11,837.06
	<b>\$301,187.06</b>



## **Tuolumne County Behavioral Health Department**

Draft MHPA Update to the FY13/14 Annual Update for the Purpose of Adding a New Housing Project

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### ***MENTAL HEALTH SERVICES ACT (MHPA):*** **NOTICE OF 30-DAY PUBLIC COMMENT PERIOD and NOTICE OF PUBLIC HEARING**

#### ***Update to the FY13/14 Annual Update for the Purpose of Assigning/Transferring Unspent Community Services and Supports (CSS) Funds for General Systems Development (GSD) Housing***

To all interested stakeholders, Tuolumne County Behavioral Health, in accordance with the Mental Health Services Act (MHPA), is publishing this **Notice of 30-Day Public Comment Period and Notice of Public Hearing** regarding the above-entitled document.

- I. **The public review and comment period begins Thursday, February 13, 2014 and ends at 5:00 p.m. on Friday, March 14, 2014.** Interested persons may provide written comments during this public comment period. Written comments and/or questions should be addressed to TCBH, Attn: Kristi Conforti, MHPA Coordinator, 2 South Green St, Sonora, CA 95370. Please use the public comment form.
- II. **A Public Hearing will be held by the Tuolumne County Behavioral Health Advisory Board on Monday March 17<sup>th</sup> at 5:00pm at Tuolumne County Behavioral Health Department, 105 Hospital Road, Sonora, CA** for the purpose of receiving further public comment on the Update to the MHPA FY 13/14 Annual Update.
- III. **To review the MHPA Update to the FY13/14 Annual Update for the Purpose of Assigning/Transferring Unspent Community Services and Supports (CSS) Funds for General Systems Development (GSD) Housing** or other MHPA documents via Internet, follow this link to the Tuolumne County Mental/Behavioral Health website:  
<http://tuolumne.networkofcare.org/mh/content.aspx?id=353>
- IV. Printed copies of the MHPA Update to the FY13/14 Annual Update for the Purpose of Assigning/Transferring Unspent Community Services and Supports (CSS) Funds for General Systems Development (GSD) Housing are available to read at the reference desk of all public libraries in Tuolumne County and in the public waiting areas of the following locations during regular business hours:
  - Tuolumne County Behavioral Health, 101 Hospital Rd, Sonora.
  - Tuolumne County Administrator Office, 2 South Green St, Sonora
  - The David Lambert Center, 347 W. Jackson St, Sonora
  - Tuolumne County Enrichment Center, 102 Hospital Rd, Sonora
  - Tuolumne County Health & Human Services, 20075 Cedar Rd North, Sonora

To obtain a copy by mail, or to request additional information, call the MHPA Coordinator at (209) 533-6262 before 5:00pm on Friday, March 14, 2014.

**Tuolumne County Behavioral Health  
Mental Health Services Act (MHSA)  
Update to FY 2013/14 Annual Update For the Purpose of Assigning/Transferring Unspent  
Community Services and Supports (CSS) Funds for General Systems Development (GSD) Housing**

30 Day Public Comment Form  
Dates of Posting: Thursday February 13, 2014 to 5:00pm Friday March 14, 2014

<b>PERSONAL INFORMATION</b>	
Name: _____	
Agency/Organization: _____	
Phone Number: _____ E-mail Address: _____	
Mailing Address: _____	
<b>YOUR ROLE IN THE MENTAL HEALTH SYSTEM</b>	
<input type="checkbox"/> Client/Consumer <input type="checkbox"/> Family Member <input type="checkbox"/> Education <input type="checkbox"/> Social Services	<input type="checkbox"/> Service Provider <input type="checkbox"/> Law Enforcement/Criminal Justice <input type="checkbox"/> Probation <input type="checkbox"/> Other (specify) _____
<b>COMMENTS:</b>	
<i>All Comments Must Be Received by: DATE</i>	

All Electronic Comments and Inquiries Regarding the Update to the FY 2013/14 Annual Update should be sent to: [KConforti@co.tuolumne.ca.us](mailto:KConforti@co.tuolumne.ca.us)

Written Comments may be submitted by mail to:  
MHSA Coordinator – Tuolumne County Behavioral Health  
2 Green Street – Sonora, CA 95370  
*All Comments Must Be Received by: 5:00 PM on Friday, March 14, 2014*

**A Public Hearing on the Update to the FY 2013/14 Annual Update will be held on Monday, March 17, 2014, at 5:00 PM.** The meeting will convene at Tuolumne County Behavioral Health, BH Conference Room, at 105 Hospital Rd., Sonora, California

**Tuolumne County Behavioral Health  
Mental Health Services Act Update to the Annual Update  
Report for 2013/2014  
30 Day Review Period: February 13, 2014 – March 14, 2014**

**Public Comments Received and Actions Taken:**

1. No substantive public comments were received
2. Updated Table of Contents to reflect correct page numbers which did not affect or change the content of the report.
3. Additional grammatical and formatting edits were completed and some verbiage reworded to ensure accuracy and clarify information. These edits did not change the content of the report.

**SUMMARY APPRAISAL REPORT OF  
THE PROPERTY LOCATED AT**

18370 Railbed Road  
Jamestown, CA 95327

**as of**

06/03/2013

COPY

**for**

Tuolumne County  
County Administrators Office  
2 S. Green St.  
Sonora, CA 95370

**by**

Wright Appraisal, Inc.  
21 Theall St  
Sonora, CA 95370

Wright Appraisal, Inc.  
21 Theall St  
Sonora, CA 95370  
209-532-9110

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June 13, 2013

Tuolumne County  
County Administrators Office  
2 S. Green St.  
Sonora, CA 95370

Property - 18370 Railbed Road  
Jamestown, CA 95327  
Client - Kings View Corporation  
File No. - 13-41R  
Case No. -

Dear Administrator:

In accordance with your request, I have prepared an appraisal of the real property located at 18370 Railbed Road, Jamestown, CA.

The purpose of the appraisal is to provide an opinion of the market value of the property described in the body of this report.

Enclosed, please find the Summary Report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 06/03/2013 is :

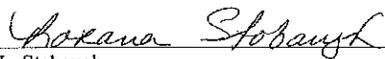
\$280,000

The opinion of value expressed in this report is contingent upon the Limiting Conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Wright Appraisal, Inc.

  
\_\_\_\_\_  
Roxana L. Stobaugh  
CA Certification #AR008526

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Uniform Residential Appraisal Report

File # 13-41R

The purpose of this summary appraisal report is to provide the client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 18370 Railbed Road City Jamestown State CA Zip Code 95327  
 Owner Kings View Cabrini Center Inc. Intended User Kings View Corporation County Tuolumne  
 Legal Description Pulpit Rock Farms Por Lot 24  
 Assessor's Parcel # 058-320-62 Tax Year 2012 R. E. Taxes \$2,043  
 Neighborhood Name Jamestown Map Reference Not available Census Tract 51.00/2  
 Occupant  Owner  Tenant  Vacant  Special Assessments \$None  PUD HOA \$None  per year  per month  
 Property Rights Appraised  Fee Simple  Leasehold  Other (describe)  
 Intended Use: Market Value for Corporation  
 Client Tuolumne County Address County Administrators Office, 2 S. Green St. Sonora, CA 95370  
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of the appraisal?  Yes  No  
 Report data source(s) used, offering price(s), and date(s). County Multiple Listing Service

I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ Date of Contract Is the property seller the owner of public record?  Yes  No Data Source(s)  
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the client?  Yes  No  
 If Yes, report the total dollar amount and describe the items to be paid:

**Note: Race and the racial composition of the neighborhood are not appraisal factors.**

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Percent Land Use %	
Location	Urban	<input checked="" type="checkbox"/> Suburban	Rural	Property Values	Increasing	<input checked="" type="checkbox"/> Stable	Declining	PRICE	AGE	One-Unit	100.0 %
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	%
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	50	Low	New	Multi-Family %
Neighborhood Boundaries Located north/west of state highway 108, south of Rawhide Road.								600	High	150	Commercial %
Neighborhood Description The property is located in the Jamestown area, an area located about 3 miles west of the central business district of the historic foothill town of Sonora. Downtown Sonora offers shopping, employment, government offices and all levels of public school. Historic Jamestown offers local shopping attractive to tourist.								175	Pred.	50	Other %
Market Conditions (including support for the above conclusions) 01/01/2013 and 04/01/13 there have been 204 residential sales in Tuolumne County. The average sales price was \$178,000 and the average DOM 155. Presently there are 600 listings with an average list price of \$295,000 and 124 DOM. Typical financing is 15 to 30 year term with cnvtl financing being the majority of the market.											

Dimensions See attached map Area 1.5 Miles Shape Irregular/Typical View None/Typical  
 Specific Zoning Classification RE1-MX Zoning Description Residential Estate 1.00 acre min, mobilehome exclusion  
 Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe)  
 Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No. If No, describe

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements--Type	Public	Private
Electricity	<input checked="" type="checkbox"/>		Water	<input checked="" type="checkbox"/> Well/Typical	Street	Asphalt	<input checked="" type="checkbox"/>
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/> LP Gas/Typical	Sanitary Sewer	<input checked="" type="checkbox"/> Septic/Typical	Alley	None/Typical	<input type="checkbox"/>

FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone FEMA Map No. 060411 0350 B FEMA Map Date 9/5/90  
 Are the utilities and off-site improvements typical for the market area?  Yes  No. If No, describe  
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No. If Yes, describe  
 No adverse conditions noted. No title report seen. This corner site is mostly level with open yard area with minimal landscaping. Circular drive with level parking.

General Description		Foundation		Exterior Description		materials/condition		Interior		materials/condition	
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls	Concrete/Avg	Floors	Carpet/Average						
# of Stories One	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	T-111 plywd/Avg	Walls	Sheetrock/Avg						
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit	Basement Area None sq. ft.	Roof Surface	Comp shingle/Fair	Trim/Finish	Wood/Avg						
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const	Basement Finish %	Gutters & Downspouts	Metal/Avg	Bath Floor	Vinyl/Avg						
Design (Style) Ranch	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Dual Vinyl/Avg	Bath Wainscot	Fibrgts/Avg						
Year Built 1982	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	No	Car Storage	None						
Effective Age (Yrs) 31	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes/Avg	<input checked="" type="checkbox"/> Driveway # of Cars 5+							
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input checked="" type="checkbox"/> Wood Stove(s) # 1	Driveway Surface	Gravel						
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	Other Fuel L.P. Gas	Fireplace(s) # -0-	<input type="checkbox"/> Fence -0-	Garage # of Cars -0-							
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Deck	<input checked="" type="checkbox"/> Porch Coy	Carport # of Cars -0-							
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	Individual <input type="checkbox"/> Other	Pool -0-	Other -0-	Att. Det. Built-in							
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> Other (describe) Fan/Hood											
Finished area above grade contains: 7 Rooms 5 Bedrooms 5 Bath(s) 2,884 Square Feet of Gross Living Area Above Grade											
Additional features (special energy efficient items, etc.) The subject has large open great room with dining area, kitchen with wet bar and pantry. There are large bedrooms each with a bathroom. There are newer dual paned vinyl windows, woodstove, covered decking, under house storage, and detached shop. The subject shows no deferred maintenance, however, it is noted that the roof is nearing 'end of life' and may need to be replaced. Estimates from professionals range from \$10,000 to \$16,900. The floor plan is functional but unusual for a typical home in this market. There is no hall bath but a bath in each bedroom and a sink in each bedroom. No external obsolescence is noted.											
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.)											
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. If Yes, describe Refer to the addendum, Scope of the Appraisal.											
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No. If No, describe The style and size of this home is typical of this neighborhood of mixed quality and style homes.											

Uniform Residential Appraisal Report

File # 13-41R

There are <b>5</b> comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ <b>275,000.00</b> to \$ <b>339,000.00</b>					
There are <b>7</b> comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ <b>205,000.00</b> to \$ <b>270,000.00</b>					
<b>FEATURE</b>	<b>SUBJECT</b>	<b>COMPARABLE SALE # 1</b>	<b>COMPARABLE SALE # 2</b>	<b>COMPARABLE SALE # 3</b>	
18370 Railbed Road Address <b>Jamestown</b>	20405 Phoenix Lake Rd Sonora, CA 95370	17133 Table Mountain Jamestown, CA 95327	18538 Main Street Tuolumne City, CA 95379		
Proximity to Subject	6.09 miles NE	1.97 miles SW	10.33 miles E		
Sale Price	\$ 268,065	\$ 205,000	\$ 205,000		
Sale Price/Gross Liv. Area	\$ 114.56 sq. ft.	\$ 80.33 sq. ft.	\$ 100.00 sq. ft.		
Data Source(s)	TC MLS #20120622	TC MLS #2121116	TC MLS #20121251		
Verification Source(s)	Inst. #7974	Inst. #13335	Inst. #14085		
<b>VALUE ADJUSTMENTS</b>	<b>DESCRIPTION</b>	<b>DESCRIPTION</b>	<b>+(-)\$ Adjustment</b>	<b>DESCRIPTION</b>	<b>+(-)\$ Adjustment</b>
Sale or Financing Concessions	Standard to VA None/DOM 65	REO to Cnvtl None/DOM 97	+30,750	ShortSale to Cnvtl None/DOM 80	+30,750
Date of Sale/Time	06/19/2012	10/04/2012		10/12/2012	
Location	Average	Average		Average	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	1.5 Ac/Level	1.70 Ac/Level		2.93 Ac/Level	+25,000
View	Typ/Hills	Typ/Hills		Typ/Hills	
Design (Style)	Ranch	Ranch		2-story Ranch	
Quality of Construction	Average	Average		Average	
Actual Age	31 Years	49 Years		47 Years	-10,000
Condition	Average	Average	-12,000	Inferior	+25,500
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	+4,000	Total Bdrms. Baths	+4,000
Room Count	7 5 5	7 4 3	+6,000	7 4 3	+6,000
Gross Living Area	2,884 sq. ft.	2,340 sq. ft.	+19,000	2,552 sq. ft.	+11,600
Basement & Finished Rooms Below Grade	None	None		None	None
Functional Utility	Average	Average		Average	Average
Heating/Cooling	Forced/Central	Forced/Central		Forced/Central	Forced/Central
Energy Efficient Items	Typical for age	Typical for age		Typical for age	Typical for age
Garage/Carport	Gar -0- / Car -0-	Gar -0- / Car -0-		1 car garage	-6,000
Porch/Patio/Deck	Porch & Deck	Porch & Deck		Porch & Deck	
Amenities	Woodstove	Fireplace		2-Fireplaces	-3,000
Amenities	Shop	Barn		Shed	+5,000
Net Adjustment (Total)			\$ 17,000		\$ 71,850
Adjusted Sale Price of Comparables		Net Adj. 6.34 % Gross Adj. 15.29 %	\$ 285,065	Net Adj. 35.05 % Gross Adj. 40.90 %	\$ 276,850
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain					
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.					
Data Source(s) the county assessors office.					
My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the prior year to the date of sale of the comparable sale.					
Data Source(s) County offices					
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).					
<b>ITEM</b>	<b>SUBJECT</b>	<b>COMPARABLE SALE#1</b>	<b>COMPARABLE SALE#2</b>	<b>COMPARABLE SALE#3</b>	
Date of Prior Sale/Transfer	No sales in the last 3 years	02/03/2012	No sales in the last 12 Months	No sales in the last 12 Months	
Price of Prior Sale/Transfer		124,900			
Data Source(s)	Per county assesor	Inst #1467	Per county assesor	Per county assesor	
Effective Date of Data Source(s)	06/01/2013	06/01/2013	06/01/2013	06/01/2013	
Analysis of prior sale or transfer history of the subject property and comparable sales No sales or listings of the subject within the past 3 years. The comparable sales show no other sales or listing within the past 12 months, with the exception of comp #2 which was a bank owned property; and comp #1 which was purchased then remodeled and updated then resold.					
Summary of Sales Comparison Approach Because of the large bed/bath room count a broad search has been conducted to find sales of homes between 2000 to 3500 square feet, over 20 years of age, and on over 1.00 acre. A large market area is established as a buyer looking for this type of home would search a larger area including Jamestown, Columbia, and the greater Sonora area. All these sales are from within this broadened market area. An across the board condition adjustment is made as a reflection of the roof work needed. Comp #1 is most like the subject being 2-story ranch home on similar site. It has smaller square footage and room count. Comp #2 is also a 1-story home located near to the subject on similar acreage; this property was bank owned and adjusted up 15% to allow for the discounted sales price. Also, it sold in an inferior condition needing repairs. Comp #3 required the most adjustments being located on a much smaller site in the Tuolumne City area. It is used as a comparable because of the more similar room count with five bedrooms. Continued...					
Indicated Value by Sales Comparison Approach \$280,000					
Indicated Value by: Sales Comparison Approach \$280,000 Cost Approach (if developed) \$ Income Approach (if developed) \$					
Of the three traditional approaches to value, only the Sales Comparison Analysis has been applied. The methodology of the Sales Comparison Analysis yields the most convincing indication of value for a single-family residence in the subject's market area, the data in this analysis is considered to be sufficient quality and quantity to present a convincing estimate of value.					
This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. No conditions imposed. The appraisal is for use in a federally related loan transaction and may not be used for any other purpose.					
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 280,000, as of 06/03/2013, which is the effective date of this appraisal.					

**Uniform Residential Appraisal Report**

File # 13-41R

ADDITIONAL COMMENTS	<b>PURPOSE OF THE APPRAISAL</b>	
	The Intended Use of this appraisal and appraisal report are as stated in the report form as follows: "the intended user of this appraisal report is client". No other intended users have been identified to the Appraiser. Pursuant to USPAP SR 1-2.a, this appraisal is developed strictly and solely in accordance with those intended uses communicated to the appraiser at the time of engagement.	
	The appraiser does not intend use of this appraisal and appraisal report by other users. Unless otherwise identified by the Client as being an Intended User, all other third parties are considered to be unintended users, including by not limited to the current owner of the subject property, the borrower in the pending loan transaction, other mortgage lending institutions and other governmental agencies not involved in the mortgage lending process.	
	The intended use of this appraisal and appraisal report as stated in the report form is "for the client to evaluate the property that is the subject of this appraisal". No other intended uses have been communicated to the appraiser and none are assumed.	
	Pursuant to USPAP SR1-2B, this appraisal is developed strictly and solely in accordance with those intended uses communicated to the appraiser at the time of engagement.	
	USE: Reading the appraisal report or possessing the report does not constitute use. Relying on the appraisal report to understand how the appraiser developed the opinion of value does not constitute use. Use means the specified Client of this report relying on this appraisal to establish market value.	
	<b>SCOPE OF THE APPRAISAL</b>	
	The appraisal is based on the data gathered and analyzed within the County of Tuolumne. The search of data included in-house files, local M.L.S. services, county records, real estate brokers, and title companies. No other sources are known in this market area. Sales up to one year in age were reviewed. When conflicting data was found, the source felt to be most reliable was used. All sale dates reported are the closing dates.	
	COMMENTS CONTINUED...	
COST APPROACH	<b>COST APPROACH TO VALUE</b>	
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)	
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE.....=\$
	Source of cost data	Dwelling 2,884 Sq. Ft. @ \$ ..... = \$
	Quality rating from cost service      Effective date of cost data	BSMT      None Sq. Ft. @ \$ ..... = \$
	Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Garage/Carport      Sq. Ft. @ \$ ..... = \$
	The appraiser has not deemed the cost approach appropriate for estimating value in this appraisal problem. An appraiser does not typically rely on the cost approach on a home that is more than 5 years old; and A typical buyer does not rely upon replacement cost.	Total Estimate of Cost-New ..... = \$
		Less      Physical      Functional      External
		Depreciation ..... = \$ (      )
	Depreciated Cost of Improvements..... = \$	
	'As-Is' Value of Site Improvements..... = \$	
	..... = \$	
Estimated Remaining Economic Life (HUD and VA only)      Years	Indicated Value By Cost Approach..... = \$	
INCOME PUD INFORMATION	<b>INCOME APPROACH TO VALUE</b>	
	Estimated Monthly Market Rent \$      X Gross Rent Multiplier	= \$      Indicated Value by Income Approach
	Summary of Income Approach (including support for market rent and GRM) Due to lack of sufficient single family home rentals in this market the income approach was considered not applicable and therefore not developed.	
	<b>PROJECT INFORMATION FOR PUDs (# applicable)</b>	
	Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Unit type(s) <input type="checkbox"/> Detached <input type="checkbox"/> Attached	
	Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.	
	Legal name of project	
	Total number of phases	Total number of units      Total number of units sold
	Total number of units rented	Total number of units for sale      Data Source(s)
	Was the project created by the conversion of existing building(s) into a PUD? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion	
Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s)		
Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion.		
Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options.		
Describe common elements and recreational facilities		

**Uniform Residential Appraisal Report**

File # 13-41R

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The Appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

**Uniform Residential Appraisal Report**

File # 13-41R

**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event.
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

**Uniform Residential Appraisal Report**

File # 13-41R

20. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
21. I am aware that any disclosure or distribution of this appraisal report by me or the client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
22. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

- I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

**APPRAISER**

Signature *Roxana Stobaugh*  
 Name Roxana L. Stobaugh  
 Company Name Wright Appraisal, Inc.  
 Company Address 21 Theall St  
Sonora, CA 95370  
 Telephone Number 209-532-9110  
 Email Address rox@wright-appraisals-inc.com  
 Date of Signature and Report 06/13/2013  
 Effective Date of Appraisal 06/03/2013  
 State Certification # AR008526  
 or State License # \_\_\_\_\_  
 or Other \_\_\_\_\_  
 State CA  
 Expiration Date of Certification or License 11/26/2014

ADDRESS OF PROPERTY APPRAISED  
18370 Railbed Road  
Jamestown, CA 95327  
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 280,000  
 CLIENT  
 Name County Administrator  
 Company Name Tuolumne County  
 Company Address County Administrators Office  
2 S. Green St. Sonora, CA 95370  
 Email Address \_\_\_\_\_

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 Telephone Number \_\_\_\_\_  
 Email Address \_\_\_\_\_  
 Date of Signature \_\_\_\_\_  
 State Certification # \_\_\_\_\_  
 or State License # \_\_\_\_\_  
 State \_\_\_\_\_  
 Expiration Date of Certification or License \_\_\_\_\_

**SUBJECT PROPERTY**

- Did not inspect subject property  
 Did inspect exterior of subject property from street  
 Date of Inspection \_\_\_\_\_  
 Did inspect interior and exterior of subject property  
 Date of Inspection \_\_\_\_\_

**COMPARABLE SALES**

- Did not inspect exterior of comparable sales from street  
 Did inspect exterior of comparable sales from street  
 Date of Inspection \_\_\_\_\_

**ADDITIONAL COMPARABLES**

Intended User **Kings View Corporation**  
 Property Address **18370 Railbed Road**  
 City **Jamestown** County **Tuolumne** State **CA** Zip Code **95327**  
 Client **Tuolumne County**

FEATURE	SUBJECT			COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6		
18370 Railbed Road	Jamestown			16679 Sparrow Hawk Lane			Sonora					
Address	Jamestown			Sonora								
Proximity to Subject				8.32 miles E								
Sale Price	\$			\$ 249,000			\$			\$		
Sale Price/Gross Liv. Area	\$ sq. ft.			\$ 100.65 sq. ft.			\$ sq. ft.			\$ sq. ft.		
Data Source(s)				TC MLS #20121734								
Verification Source(s)				Inst. #1284								
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			+(-)\$ Adjustment			DESCRIPTION		
Sale or Financing				Standard to Owner								
Concessions				None/DOM 88								
Date of Sale/Time				01/22/2013								
Location	Average			Average								
Leasehold/Fee Simple	Fee Simple			Fee Simple								
Site	1.5 Ac/Level			6.50 Ac/Rolling			-15,000					
View	Typ/Hills			Typ/Hills								
Design (Style)	Ranch			2-story Ranch								
Quality of Construction	Average			Average								
Actual Age	31 Years			24 Years								
Condition	Average			Average			-12,000					
Above Grade	Total	Bdms.	Baths	Total	Bdms.	Baths	Total	Bdms.	Baths	Total	Bdms.	Baths
Room Count	7	5	5	7	5	3	+6,000					
Gross Living Area	2,884 sq. ft.			2,474 sq. ft.			+14,400 sq. ft.					
Basement & Finished												
Rooms Below Grade	None			None								
Functional Utility	Average			Average								
Heating/Cooling	Forced/Central			Forced/Evp								
Energy Efficient Items	Typical for age			Typical for age								
Garage/Carport	Gar -0- / Car -0-			3 car garage			-12,000					
Porch/Patio/Deck	Porch & Deck			Porch & Deck								
Amenities	Woodstove			Woodstove								
Amenities	Shop			None			+10,000					
Net Adjustment (Total)				+ X -			\$ -8,600			+ - - \$		
Adjusted Sale Price of Comparables				Net Adj. 3.45 %			Gross Adj. 27.87 %			\$ 240,400		

ITEM	SUBJECT	COMPARABLE SALE #4	COMPARABLE SALE #5	COMPARABLE SALE #6
Date of Prior Sale/Transfer	No sales in the last	No sales in the last		
Price of Prior Sale/Transfer	3 years	12 Months		
Data Source(s)	Per county assessor	Per county assessor		
Effective Date of Data Source(s)	06/01/2013	06/01/2013		

**Comment on Sales Comparison**  
 Comp #4 is the most recent sale. It is a 2-story home with similar bedroom count but on a larger site. This home was listed at the original list price of \$269,000 when it went into contract on 11/02/2012  
 Comp #3 was at the original list price of \$199,000 when it went into contract on 08/06/2012 as a short sale.  
 Comp #2 originally listed at \$257,250 and was lower to \$236,000 when it went into contract on 08/24/2012 as a Bank Owned property.  
 Comp #1 was at the original list price of \$259,000 when it went into contract on 04/24/2012.

In this market the actual age of a home is not factored into the value as a prime issue if the home is maintained in an adequate manner with care in sufficient upkeep. Depreciation seems to be recognized up to an age of about 25 years primarily in recognition for more updated construction materials and for the cost of replacement for appliances and mechanicals over time. The age adjustments were applied at approximately \$1,000 per year difference in value up to 25 years of age.

Intended User	Kings View Corporation		
Property Address	18370 Railbed Road		
City	Jamestown	County	Tuolumne
		State	CA
		Zip Code	95327
Client	Tuolumne County		

This visual inspection does not include attic and crawl space inspection, activation and testing of mechanical systems, including but not limited to well, septic, air conditioning/heating units, fireplace/wood/pellet stoves, appliances, electrical systems, plumbing systems, personal property, anything that is not readily accessible or visible and a viewing of every accessible window or door.

The appraiser is not a home inspector and the appraisal report is not a home inspection. The appraisal report cannot be relied upon to disclose hidden defects that are not apparent from a visual observation of the surfaces of the subject property from standing height. The testing of systems (structural, electrical, mechanical, heating, cooling, plumbing) and components (such as appliances, fixtures, doors, windows, etc.) lies outside of the scope of this appraisal assignment.

This report is not intended for use by the borrower for the purpose of identifying any adverse conditions in the subjects's systems and components, which might be revealed by any inspections by licensed professionals in any relevant field. This appraisal does not guarantee that the subject property is free of undetected problems, possible defects or environmental hazards that could exist.

The property view was conducted over a 20 to 30 min time frame, which is typical of the peers in this area; and was limited to what the appraiser can see from grade.

Living area: Living area is defined as legal, finished, permanently heated, living space contiguous with other living area regarded by a typical purchaser as being habitable and as having utility. This appraisal report conforms to The American National Standards Institute ANSI Z765-2003, approved November 2003.

Estimated marketing time is based on current and/or past studies of sales activity provided by the Tuolumne County Multiple Listing Service and the appraiser's knowledge of the property's market. The estimate assumes proper pricing and marketing.

**Additional Comments**

"The sketch of the subject property is primarily to assist the reader (reviewer) in visualizing the property as we have seen it from our on site inspection. The floor plan provided is not intended to duplicate the builder's plan to scale, but rather to be a guide to the reviewer in evaluating normal traffic patterns within the property.

"Areas of limited access (i.e. attic, crawl spaces, caves, ect.) may not necessarily be inspected due to limited access. For purposes of this appraisal, a condition of any such applicable area is determined after a visual inspection of related/adjoining parts of the structure. An appraiser is trained and experienced observer of real estate, but recognizing, detecting, or measuring contamination is often beyond the scope of the appraiser's expertise. Remediation and compliance cost estimation involves knowledge and experience beyond that of most appraisers.

"The inspection is not intended so serve as a termite inspection, although any problems observed are noted in the appraisal. The buyer or homeowner should contact a qualified inspection professional for this service is so desired.

"No items of personal property are included in the appraised value of the subject.

"This inspection does not represent a specific compliance survey or analysis to determine whether or not the physical aspects of the improvements meet the ADA accessibility guidelines this inspection is no way suggests ADA compliance.

Opinions or estimates expressed herein represent our best judgment but should not be construed as advice or recommendation to act. This appraisal represents an estimate of value based on an analysis of information known to us at the time the appraisal was completed. If new data or documentation is provided to the appraiser, the value in this report is subject to change based on the significance of this new data.

**COMPETENCY**  
The appraiser has prepared appraisals on similar SFR properties in the subjects market area and meets the Competency provision of U.S.P.A.P.

**AREA**  
Located 135 miles east of San Francisco. The county as a whole has a population of 52,700. The City of Sonora (county seat) proper has 4,900 permanent residents.

Community shopping includes major chains of Kohls, CVS Drugs, Payless Drugs, Walmart, Big 5 Sporting Goods store, an Auto Parts, Staples Office Supply and Joanns Fabric Store. There are two community shopping centers, one in Sonora and the other within 1 mile.

Tuolumne County is highly dependent on tourism, with the services sector being the fastest growing segment of the economy. Sonora is the only incorporated city in the county, it is also the largest community and serves as both the business/retail center for the area and is the County seat. The area is continuing to grow, although at a slower pace than in the past. The influx of new residents is still creating demand for local services.

The bussing of school children in this county is common to all outlying areas and affects the majority of school age children.

The majority of the county is classified as rural but most properties are only five minutes to fifteen minutes drive from neighborhood shopping and employment centers. As such, rural location has no adverse effect on the value of the property.

Intended User	Kings View Corporation		
Property Address	18370 Railbed Road		
City	Jamestown	County	Tuolumne
		State	CA
		Zip Code	95327
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**MARKET APPROACH**

Because of the scattered nature of this rural county, comparables may be several miles away from the subject. Most of the county is considered in one market area and distance generally does not affect comparables. The Comps used are all within 10 miles of the subject and had similar character such as, rural location, similar proximity to the county seat and employment center, acreage parcels above 1.00 acres, age and location below the snow line. In this counties rural market area these distance are typical. Buyers must shop from a wide area in order to have adequate choices.

The comparables have some age to their sales dates but were the closest sales in size and amenities that were large homes. These comps were felt to be better indicators and less subjective than more recent sales without the subjects amenities.

Due to tree cover, elevation and exposure to sun, some houses within this area may not require a cooling system. Because of this, no adjustment may be made. In these instances a lack of a cooling system has no adverse effect on the subject property.

All comparable sales are closed sales. The date of sale reported for all comparable sales are closed dates.

**INCOME AND COST APPROACH**

The Income Approach was considered inapplicable, because in this market few single-family homes are rented and there is insufficient data available to develop either an Estimated Market Rent or a Gross Rent Multiplier. Single Family homes in this county are not typically purchased for income producing abilities due to their low return on the investment.

The Cost Approach is also considered inapplicable because of the age of the subject and the depreciation estimation. A typical buyer would not consider the cost as valuation estimation. Because buyers or appraisers do not normally use these approaches to value the property, the lack of its use in this report is not a departure from U.S.P.A.P.

**HAZARDOUS MATERIALS**

Any potentially hazardous materials that may be used in the construction or maintenance of the subject property or may be present on the site, such as urea-formaldehyde foam insulation, asbestos, radon or other toxic waste, were not detected during the course of this appraisal. This does not in any way rule out the presence of such substances, as this appraiser is not qualified to detect them. As the existence of any potentially hazardous material may affect the value of the subject, I urge the client to retain an expert to inspect the property if there is any question. If toxic wastes, hazardous material or undesirable substances are found in or on the property, then the cost of their removal must be deducted from the final value as reported in this appraisal.

**ADDITIONAL COMMENTS**

The subject property is being used as a group home. Each bedroom has a private bathroom and some have a sink in the bedroom. The bedrooms and hallways are large. Additionally there is a small office space. The area under the house is unfinished and used for storage. There is a garage sized shop on the site. On site I was informed that the roof may need to be replaced, however, there were no signs of leaking and/or damage.

## DISCLOSURE ADDENDUM

Intended User Kings View Corporation  
 Property Address 18370 Railbed Road  
 City Jamestown County Tuolumne State CA Zip Code 95327  
 Client Tuolumne County

## DEFINITION OF INSPECTION:

The term "Inspection", as used in this report, is not the same level of inspection that is required for a "Professional Home Inspection". The appraiser does not fully inspect the electrical system, plumbing system, mechanical systems, foundation system, floor structure, or subfloor. The appraiser is not an expert in construction materials and the purpose of the appraisal is to make an economic evaluation of the subject property. If the client needs a more detailed inspection of the property, a home inspection, by a Professional Home Inspector, is suggested.

## DIGITAL SIGNATURES:

The signature(s) affixed to this report, and certification, were applied by the original appraiser(s) or supervisory appraiser and represent their acknowledgements of the facts, opinions and conclusions found in the report. Each appraiser(s) applied his or her signature electronically using a password encrypted method. Hence these signatures have more safeguards and carry the same validity as the individual's hand applied signature. If the report has a hand-applied signature, this comment does not apply.

## APPRAISER:

Signature: *Roxana Stobaugh*  
 Name: Roxana L. Stobaugh  
 Date Signed: 06/13/2013  
 State Certification #: AR008526  
 or State License #: \_\_\_\_\_  
 State: CA  
 Expiration Date of Certification or License: 11/26/2014

## SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_

 Did Did Not Inspect Property

**USPAP Compliance Addendum**

File No. 13-41R

Borrower <u>Kings View Corporation</u>			
Property Address <u>18370 Railbed Road</u>			
City <u>Jamestown</u>	County <u>Tuolumne</u>	State <u>CA</u>	Zip Code <u>95327</u>
Lender/Client <u>Tuolumne County, County Administrators Office, 2 S. Green St. Sonora, CA 95370</u>			

**APPRAISAL AND REPORT IDENTIFICATION**

This Appraisal Report is one of the following types:

- Self Contained** (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Summary** (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Use** (A written report prepared under Standards Rule 2-2(c), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

**COMMENTS ON THE STANDARDS RULE 2-3**

I certify that, to the best of my knowledge and belief:

- \* The statements of fact contained in this report are true and correct.
- \* The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- \* I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- \* Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this agreement.
- \* I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- \* My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- \* My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- \* My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- \* I  have or  have not made a personal inspection of the property that is the subject of this report.
- \* No one provided significant real property appraisal assistance to the person signing this certification. (If there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report.)

**COMMENTS ON APPRAISAL AND REPORT IDENTIFICATION**

Note any USPAP related issues requiring disclosure and any State mandated requirements:

Reasonable Exposure Time

Exposure time is always presumed to precede the effective date of the appraisal. It is the estimated length of time the property would have been offered on the market, prior to the hypothetical sale, at the appraised value, on the effective date of the appraisal. It is a retrospective estimate based on an analysis of past events assuming a competitive and open market. This includes not only adequate, sufficient and reasonable time, but adequate, sufficient and reasonable effort. It is often expressed as a range and is based on the following:

1. Statistical information about days on the market, most commonly obtained from the local Multiple Listing Service.
2. Information gathered through sales verification.
3. Interviews with market participants.

Under current market conditions, the reasonable exposure time for the subject property is approximately three to six months. This is based on the analyses of current market trends in the general area and takes into account the size, condition and price range of the subject property and surrounding area. It presupposes that the listed price would be at or near the appraised value. It also assumes aggressive professional marketing by reputable local real estate offices.

**SUBJECT PROPERTY**

I have performed no (or specified) services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the tree-year period immediately preceding acceptance of this assignment.

**MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY**

- A reasonable marketing time for the subject property is 3-6 month(s) utilizing market conditions pertinent to the appraisal assignment.
- A reasonable exposure time for the subject property is 3-6 month(s).

**APPRAISER**

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature *Roxana Stobaugh*  
 Name Roxana L. Stobaugh  
 Date of Signature 06/13/2013  
 State Certification # AR008526  
 or State License # \_\_\_\_\_  
 State CA  
 Expiration Date of Certification or License 11/26/2014

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Date of Signature \_\_\_\_\_  
 State Certification # \_\_\_\_\_  
 or State License # \_\_\_\_\_  
 State \_\_\_\_\_  
 Expiration Date of Certification or License \_\_\_\_\_

Effective Date of Appraisal 06/03/2013

Supervisory Appraiser Inspection of Subject Property:

- Did Not
- Exterior-only from Street
- Interior and Exterior

### Location Map

Intended User	Kings View Corporation		
Property Address	18370 Railbed Road		
City	Jamestown	County	Tuolumne
		State	CA
		Zip Code	95327
Client	Tuolumne County		

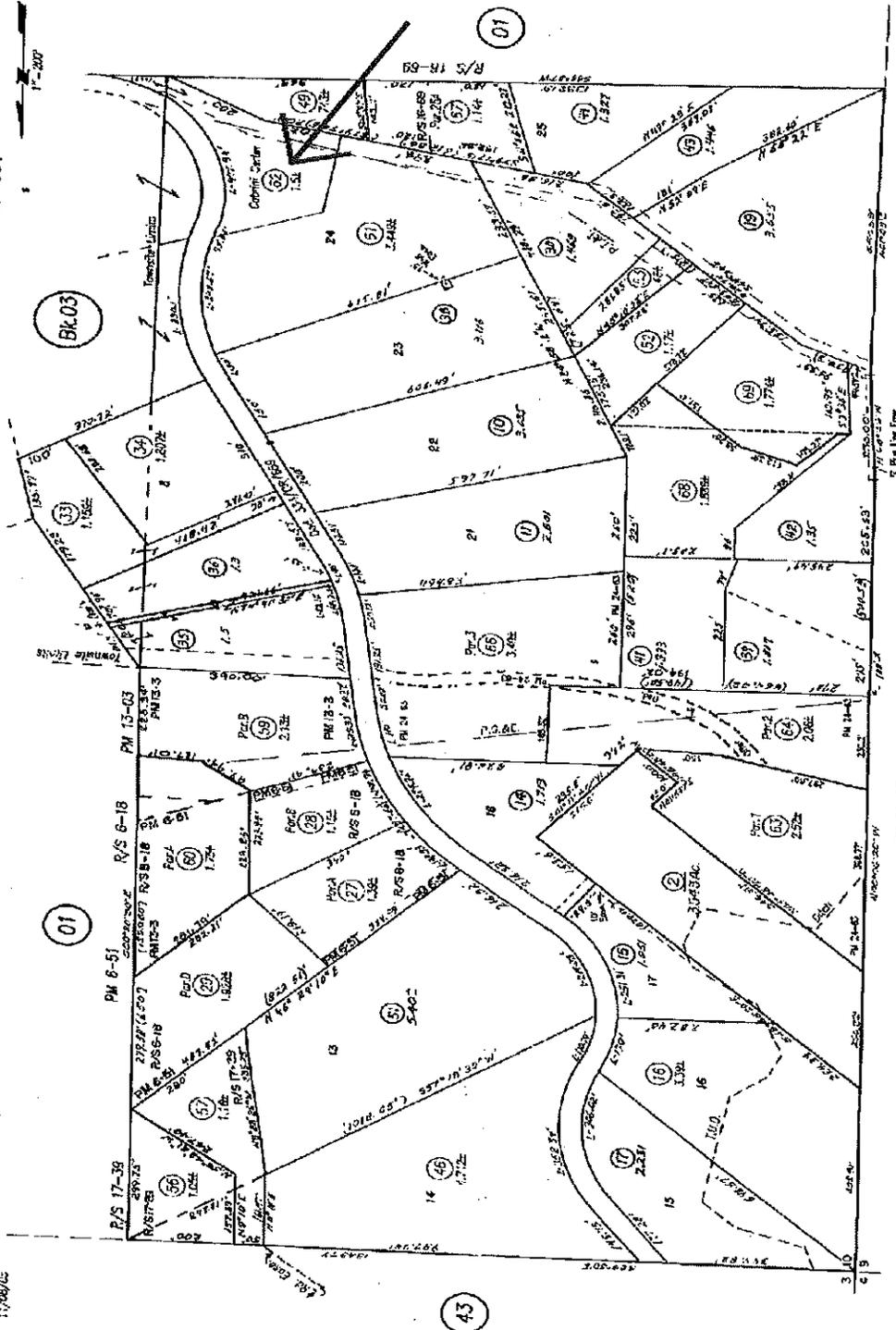


# SITE PLAN

Intended User **Kings View Corporation**  
 Property Address **18370 Railroad Road**  
 City **Jamestown** County **Tuolumne** State **CA** Zip Code **95327**  
 Client **Tuolumne County**

Tax Rate Area **58-32**  
 63-001

POR. NW 1/4 SEC.10 T.1 N., R.14 E., M.D.B.&M.



Assessor's Map  
 58-32  
 County of Tuolumne, Calif.  
 1962

Pulpit Rock Farms  
 Robert E Cowden—P.B.16 Pg.79

Note: This Plot is for Assessment Pur-  
 poses only and has not been Official Map.  
 Copyright ©1986 by Frank Ch. Anderson

69  
 PREPARED BY  
 11/88/82

**SKETCH ADDENDUM**

Intended User **Kings View Corporation**  
 Property Address **18370 Railbed Road**  
 City **Jamestown** County **Tuolumne** State **CA** Zip Code **95327**  
 Client **Tuolumne County**

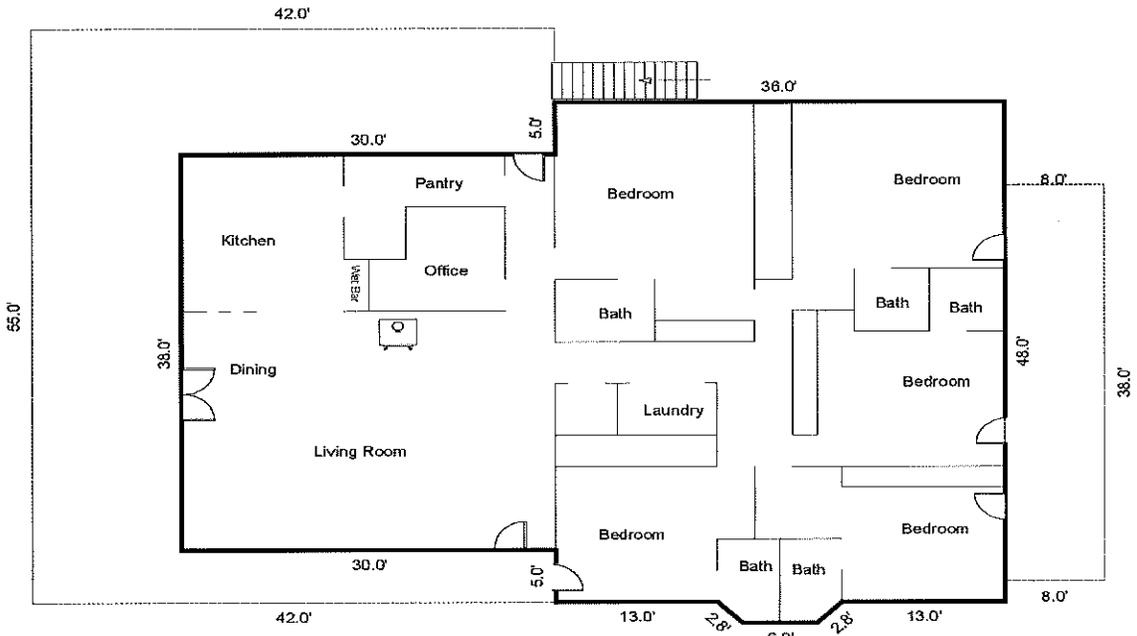
**SKETCH/AREA TABLE ADDENDUM**

File No. 13-41R

Property Address **18370 Railbed Rd**  
 City **Jamestown** County **Tuolumne** State **CA** Zip  
 Borrower  
 Lender/Client  
 Appraiser Name **Wright Appraisals Inc.** Appr Address **83 S. Stewart St, Suite 308, Sonora CA**

SUBJECT

IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	2884.0	2884.0
P/P	Porch deck	1170.0	1474.0
		304.0	
Net LIVABLE Area		(Rounded)	2884

LIVING AREA BREAKDOWN			
	Breakdown		Subtotals
First Floor	30.0 x 38.0		1140.0
	10.0 x 48.0		480.0
	2.0 x 6.0		12.0
	2.0 x 2.0		2.0
0.5 x	2.0 x 2.0		2.0
	13.0 x 48.0		624.0
	13.0 x 48.0		624.0
7 Items	(Rounded)		2884

PHOTOGRAPH ADDENDUM

Intended User Kings View Corporation

Property Address 18370 Railbed Road

City Jamestown

County Tuolumne

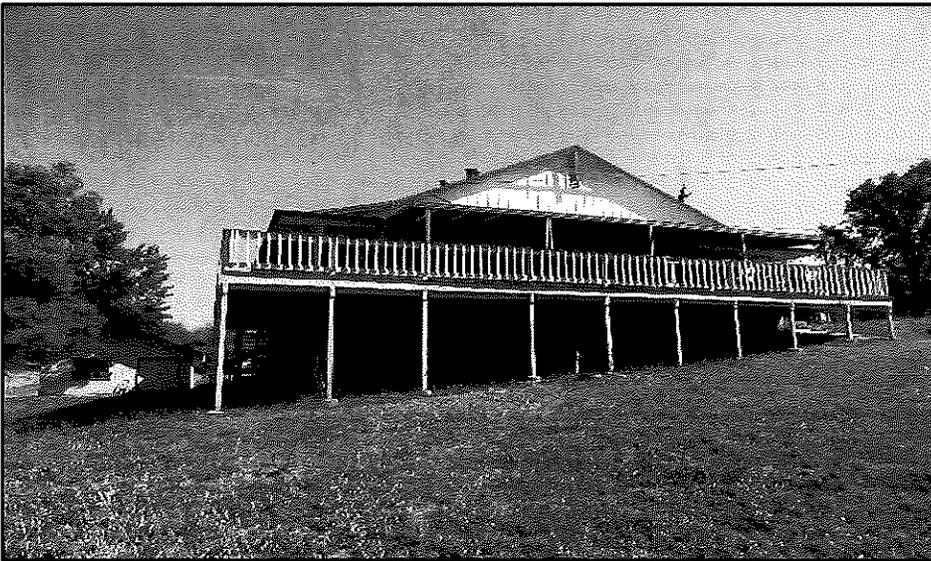
State CA

Zip Code 95327

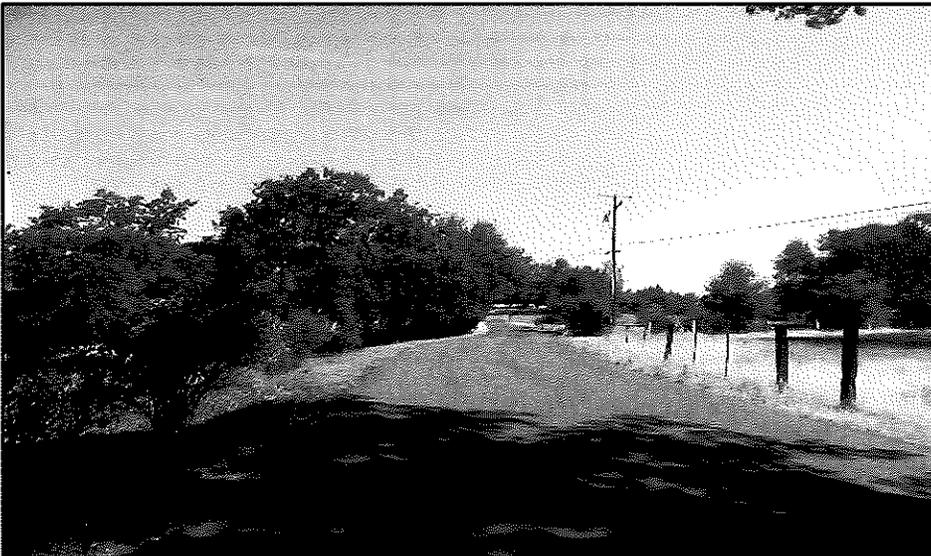
Client Tuolumne County



FRONT VIEW OF  
SUBJECT PROPERTY



REAR VIEW OF  
SUBJECT PROPERTY



STREET SCENE OF  
SUBJECT PROPERTY

PHOTOGRAPH ADDENDUM

Intended User **Kings View Corporation**  
Property Address **18370 Railbed Road**  
City **Jamestown** County **Tuolumne** State **CA** Zip Code **95327**  
Client **Tuolumne County**



18370 Railbed Road  
GREAT ROOM



18370 Railbed Road  
KITCHEN



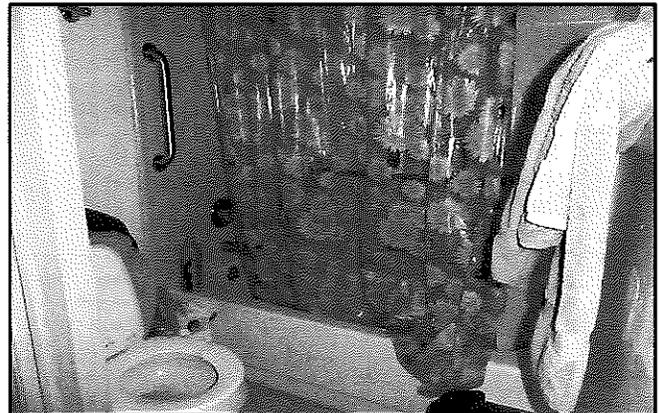
18370 Railbed Road  
bed1



18370 Railbed Road  
bath 1



18370 Railbed Road  
bed 2



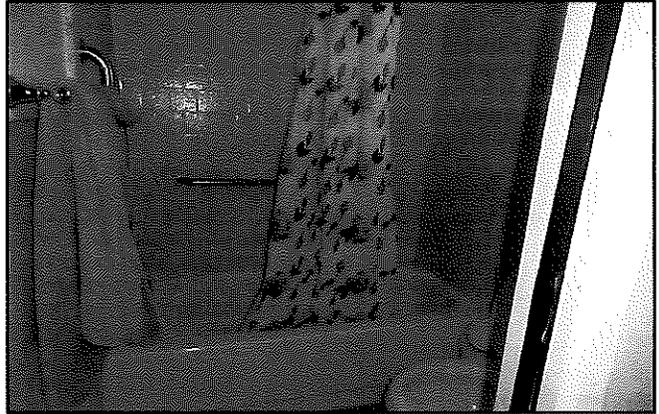
18370 Railbed Road  
bath 2

PHOTOGRAPH ADDENDUM

Intended User	Kings View Corporation		
Property Address	18370 Railbed Road		
City	Jamestown	County	Tuolumne
		State	CA
		Zip Code	95327
Client	Tuolumne County		



18370 Railbed Road  
bed 3



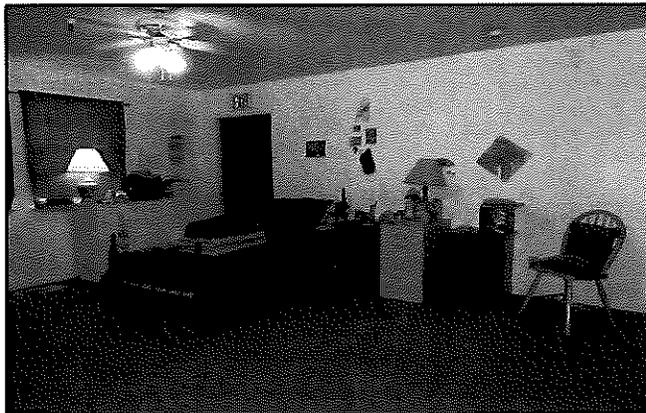
18370 Railbed Road  
bath 3



18370 Railbed Road  
bed 4



18370 Railbed Road  
bath 4



18370 Railbed Road  
bed 5



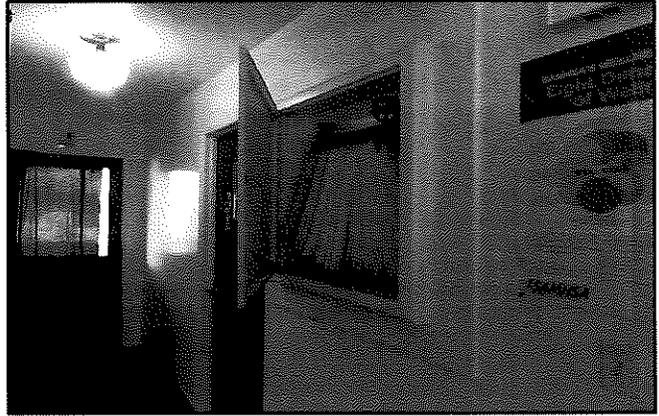
18370 Railbed Road  
bath 5

PHOTOGRAPH ADDENDUM

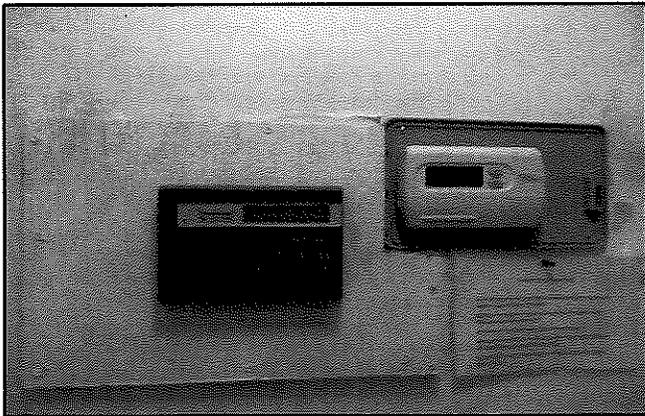
Intended User **Kings View Corporation**  
Property Address **18370 Railbed Road**  
City **Jamestown** County **Tuolumne** State **CA** Zip Code **95327**  
Client **Tuolumne County**



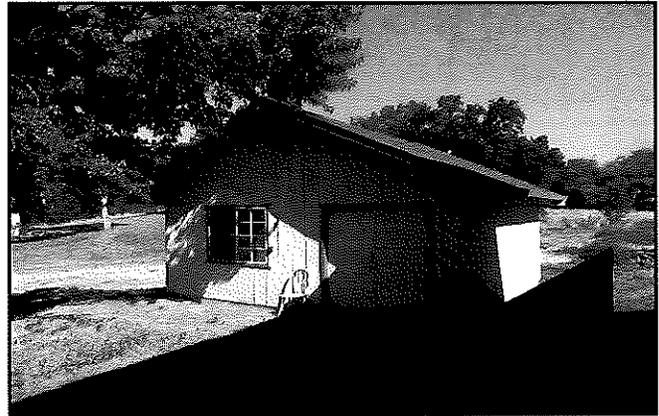
18370 Railbed Road  
laundry



18370 Railbed Road  
fire protection



18370 Railbed Road  
security



18370 Railbed Road  
Shop



18370 Railbed Road  
under the house



18370 Railbed Road  
attic scuttle

## PHOTOGRAPH ADDENDUM

Intended User Kings View Corporation

Property Address 18370 Railbed Road

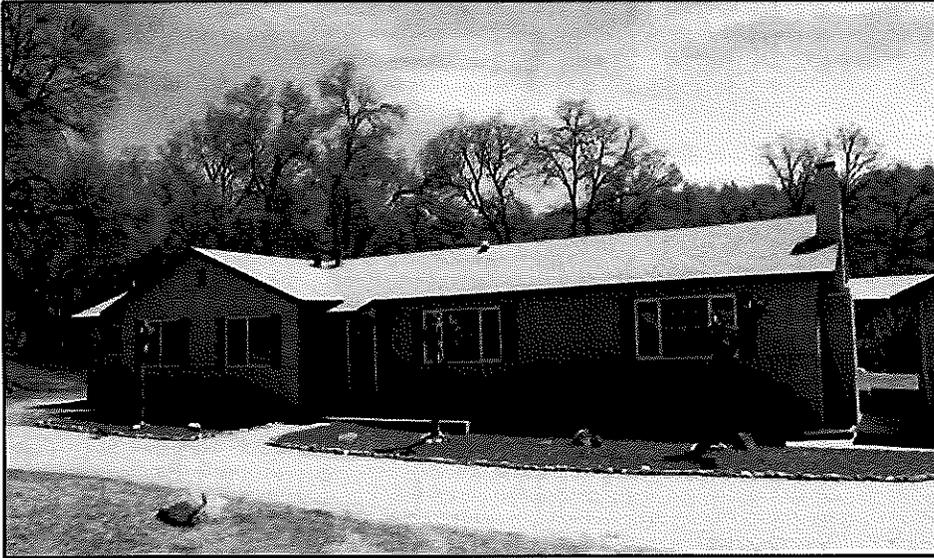
City Jamestown

County Tuolumne

State CA

Zip Code 95327

Client Tuolumne County

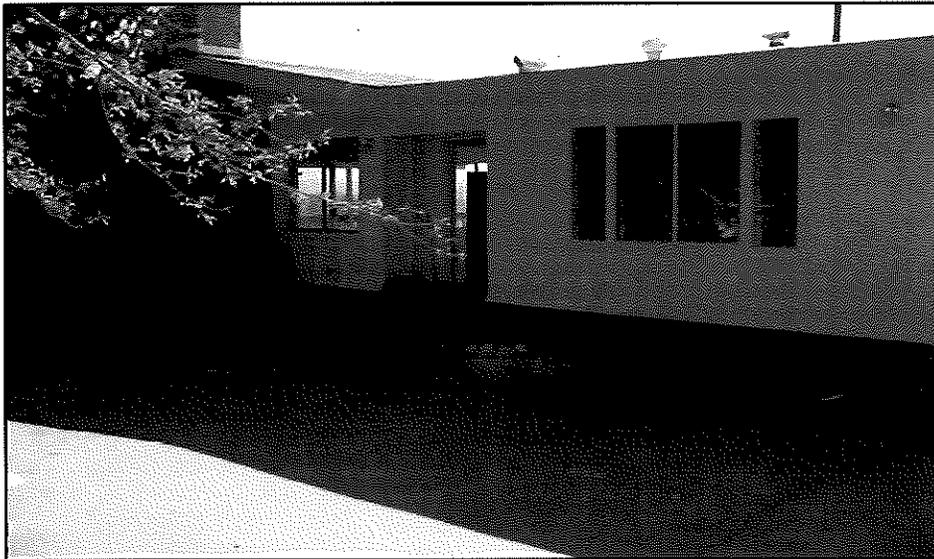


## COMPARABLE #1

20405 Phoenix Lake Rd  
Sonora, CA 95370

Price	\$268,065
Price/SF	114.56
Date	06/19/2012
Age	49 Years
Room Count	7-4-3
Living Area	2,340

Value Indication \$285,065



## COMPARABLE #2

17133 Table Mountain  
Jamestown, CA 95327

Price	\$205,000
Price/SF	80.33
Date	10/04/2012
Age	47 Years
Room Count	7-4-3
Living Area	2,552

Value Indication \$276,850



## COMPARABLE #3

18538 Main Street  
Tuolumne City, CA 95379

Price	\$205,000
Price/SF	100.00
Date	10/12/2012
Age	15 Years
Room Count	7-5-2.5
Living Area	2,050

Value Indication \$268,950

**PHOTOGRAPH ADDENDUM**

Intended User **Kings View Corporation**

Property Address **18370 Railbed Road**

City **Jamestown**

County **Tuolumne**

State **CA**

Zip Code **95327**

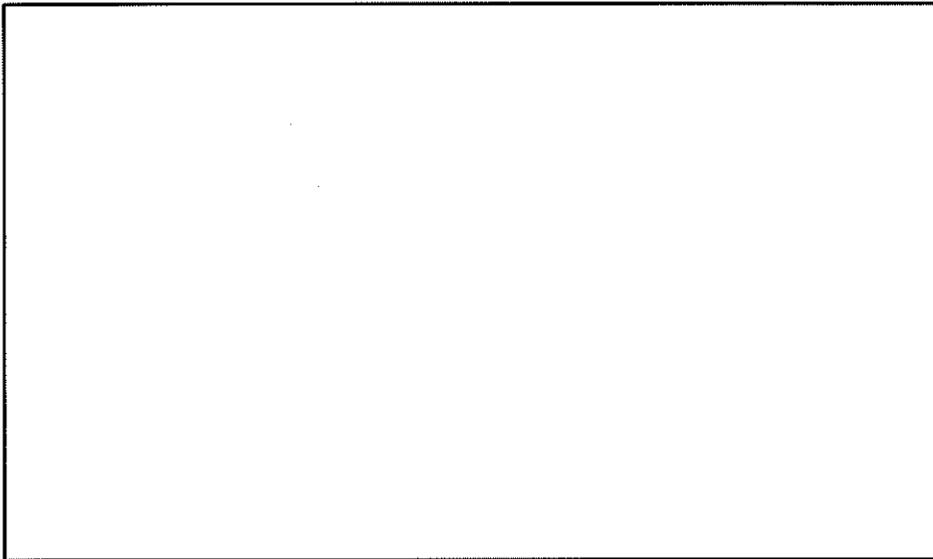
Client **Tuolumne County**



**COMPARABLE #4**

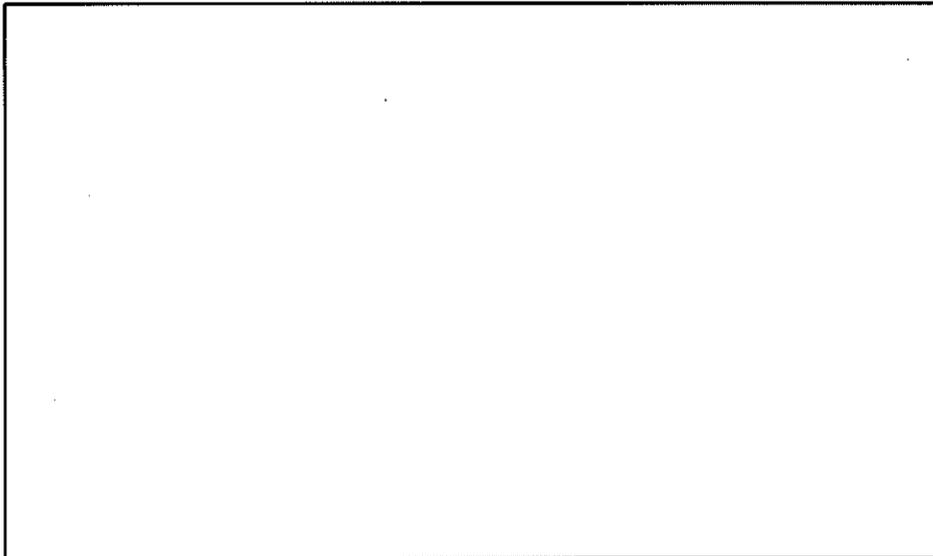
16679 Sparrow Hawk Lane  
Sonora

Price	\$249,000
Price/SF	100.65
Date	01/22/2013
Age	24 Years
Room Count	7-5-3
Living Area	2,474
 Value Indication	 \$240,400



**COMPARABLE #5**

Price	\$
Price/SF	
Date	
Age	
Room Count	--
Living Area	
 Value Indication	 \$



**COMPARABLE #6**

Price	\$
Price/SF	
Date	
Age	
Room Count	--
Living Area	
 Value Indication	 \$

# Building Inspection Report

---



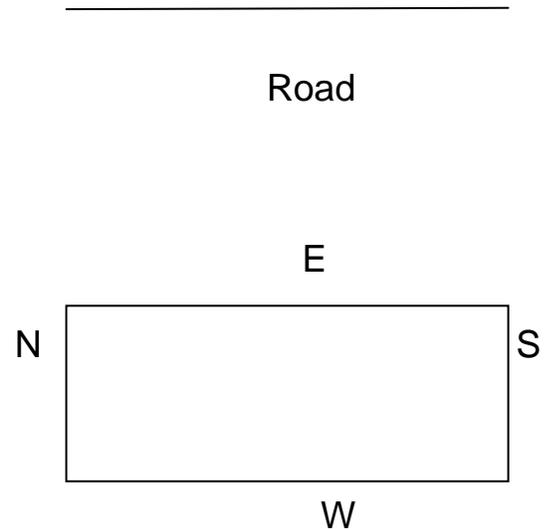
**Prepared For:**  
**Tuolumne County Behavioral Health**  
Steve Boyack

**Inspection Date:**  
8/9/2013

**Prepared By:**  
*Quality Home Inspections*  
John Snelling  
16992 Broken Pine Rd  
Sonora, CA 95370  
(209) 753-8055

---

Report Number: 54155  
Structure Type: Multi Family Res  
Approx. Sq. Ft.: 2884  
Approx. Year Built: 1982  
Weather Conditions: Dry  
Temperature: 60degrees  
Inspection Time: 9:00am  
Client Present: No  
Real Estate Agent Present: No  
Inspection Type: Visual



**CERTIFIED CREIA INSPECTOR**

# Table Of Contents

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# Report Overview

## THE HOUSE IN PERSPECTIVE

---

I did not find anything major seriously wrong. However there is some safety issues that need to be addressed and a lot of maintenance items to address. Electrically, I would recommend a qualified licensed electrician to label the breakers clearly and install some approved plugs into the openings at the service panel, install plug outlet covers to prevent shocks to anyone, and I didn't like the way the wire to the small electric water heater enters the conduit. The wire is entering with sharp metal against it. Also there is a grommet missing in the service panel that all the branch circuits enter the panel box, sharp metal against the wires. A bath exhaust fan needs replacing. Recommend installing GFCI plugs in the kitchen and the exterior. I found no plumbing leaks but some fixtures are aging and some draining slowly. The water heater needs seismic strapping and the temperature pressure relief (TPR) valve installed to the exterior. There were no issues with the heating and cooling systems. There is a lot of organic debris in the crawl space that needs be removed as that invites termites and other wood destroying organisms. The exterior is in need of paint as well as the deck. The deck posts need some cleaning and maintenance at the ground level to prevent further rot from continuing. I am concerned that there is not enough attic venting as only ½ of the house has eave vents and the other ½ has none. That along with the gable vents screens beginning to clog up with dust. Recommend installing more eave vents and cleaning the screens on the gable vents. A couple of steps on the north side stairs are rotted (step 6 & 7 up from bottom) and could cave in at any time. The stairs in the back do not have a handrail installed and the 2 bottom concrete steps are not of equal riser height and tread depth. This is a trip hazard. The ramp in the front is not ADA compliant as the slope is too steep. Recommend a qualified contractor to rebuild the ramp to meet ADA requirements. There are some good attributes also such as new roof, good insulation in the attic and crawl space, newer HVAC system and duct work, fire sprinkler system in place, easy access in the crawl space to get to everything, a nice size shed and a nice lot.

## CONVENTIONS USED IN THIS REPORT

---

For your convenience, the following conventions have been used in this report.

**Major Concern:** *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

**Safety Issue:** *denotes a condition that is unsafe and in need of prompt attention.*

**Repair:** *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

**Improve:** *denotes improvements which are recommended but not required.*

**Monitor:** *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

**Deferred Cost:** *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

---

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

### MAJOR CONCERNS

#### SAFETY ISSUES

**Safety Issue:** Deck nails and screws are protruding up and causing a trip hazard

**Safety Issue:** The deck steps are rotting on the north side (steps # 6 & 7) and should be replaced

**Safety Issue:** There is no handrail installed on both set of stairs

**Safety Issue:** The bottom 2 steps on the back stairs are not of equal riser height or tread depth. This is a trip hazard

**Safety Issue:** The ramp in the front is not ADA compliant as it is too steep of a slope

**Safety Issue:** Any openings in the main panel should be covered by approved plugs & not tape

**Safety Issue:** The cover around the breakers needs to be clearly labeled

**Safety Issue:** All junction boxes and switches should be fitted with cover plates

**Safety Issue:** Romex wiring entering flex metal conduit with sharp edge

**Safety Issue:** Missing outlet cover plates should be replaced to avoid a shock hazard

**Safety Issue:** The installation of a ground fault circuit interrupter (GFCI) is recommended in the kitchen and the exterior plugs

**Safety Issue:** For safety reasons, it is recommended that a Temperature and Pressure Relief (TPR) Valve be properly installed for the main water heater and terminate to the exterior

**Safety Issue:** Water heaters in seismic zones should be anchored or strapped to resist movement during earthquake

**Safety Issue:** A wire on the right side under the plug is supposed to be protected with sheetrock or conduit in the shed

**Safety Issue:** There are corrosive materials leaking on a shelf in the shed

### REPAIR ITEMS

**Repair:** Wood/soil contact should be eliminated along the south and north side of the house

**Repair:** Damaged or soft subflooring (supporting layer of flooring atop floor joists and below finish flooring or carpeting) was found in some bathrooms

**Repair:** Some deck posts shows evidence of rot

**Repair:** A deck joist hanger is not attached properly

**Repair:** There is earth to wood contact at the west stairs

**Repair:** The light is inoperative in bathroom #4 in ceiling & over the bar sink

**Repair:** A switch in the bathroom#3 does nothing

**Repair:** The exhaust fan in bathroom #1 is faulty and #2 is excessively noisy

**Repair:** The dirty air return filters should be cleaned or replaced

**Repair:** A foundation vent is coming loose on the south side

**Repair:** Evidence of water damage to the floor adjacent to the bathtub enclosure was observed in bathroom #3

**Repair:** Toilet paper holder is broken in bathroom # 2

**Repair:** Bathroom exhaust fan faulty in bathroom # 1 & 2

**Repair:** Closet doors in bedroom # 2 & 1 do not work properly

**Repair:** Pocket door leading into bathroom # 2 does not work

**Repair:** The oven light in the range is inoperative

**Repair:** The dishwasher racks/rollers are in less than ideal condition

**Repair:** The kitchen exhaust hood light is inoperative

**Repair:** The wood stove chimney should be inspected and cleaned prior to operation

### IMPROVEMENT ITEMS

**Improve:** All wood debris and/or trash should be removed from the crawl space

**Improve:** The wood siding should be painted to preserve the building

**Improve:** There is a lot of wood debris under the south and north deck

**Improve:** The concrete slab in the back is becoming undermined

**Improve:** The grommet is missing where the branch wires enter the service panel

**Improve:** The lighting in bathroom #3 is inadequate

**Improve:** Disturbed insulation should be repaired or evened out

**Improve:** The bar sink in the kitchen was observed to drain slowly

**Improve:** It is recommended that an anti-siphon device be added to the hose bib(s)

**Improve:** Bathtub caulking at the floor needs to be replaced in bathroom #1,2 & 5

**Improve:** Sink stopper missing in bathroom #1

**Improve:** Toilet caulk at the floor needs replacing in bathroom # 2

**Improve:** The windows need maintenance to operate freely and easily

**Improve:** The kitchen exhaust hood fan should, ideally, discharge to the building exterior

**Improve:** The clothes dryer exhaust vent pipe should be improved, recommend replacing with smooth metal pipe

**Improve:** The hearth outside the wood stove only extends 12" from the front of the unit

**Improve:** There is active vermin inside the shed

**Improve:** There is a hole in the eave block that can allow bats to enter at the shed

**Improve:** The wood decking should be painted or stained to prevent deterioration

### ITEMS TO MONITOR

**Monitor:** Moisture on the ground along the north side in crawl space

**Monitor:** The sink is rusting underneath bathroom #3

**Monitor:** The presence of air admittance vent under the kitchen sink

**Monitor:** The vinyl flooring in the kitchen has a 2' x 2' cut in the vinyl

**Monitor:** The kitchen cabinets are old

**DEFERRED COST ITEMS**

**Deferred Cost:** Shed roof will need replacing in about 5 years

**Deferred Cost:** The exterior needs paint and a roof in the future on the shed

## **THE SCOPE OF THE INSPECTION**

---

All components designated for inspection in the CREIA Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

# Structure

## DESCRIPTION OF STRUCTURE

---

<b>Foundation:</b>	•Poured Concrete •Crawl Space Configuration
<b>Floor Structure:</b>	•Trusses
<b>Wall Structure:</b>	•Wood Frame
<b>Ceiling Structure:</b>	•Truss
<b>Roof Structure:</b>	•Roof Joists •Plywood Sheathing

## STRUCTURE OBSERVATIONS

---

### General Comments

No major defects were observed in the accessible structural components of the house.

### RECOMMENDATIONS / OBSERVATIONS

#### Crawl Space

- **Improve:** All wood debris and/or trash should be removed from the crawl space and the sill plates need cleaning. Organic debris around a property increases risk of insect or rot damage.



- **Monitor:** Moisture on the ground along the north side in crawl space.

#### Floors

- **Repair:** Wood/soil contact should be eliminated along the south and north side of the house. This condition risks rot and wood boring insect activity.
- **Repair:** Damaged or soft subflooring (supporting layer of flooring atop floor joists and below finish flooring or carpeting) was found in some bathrooms. This material should be re-supported or replaced to reduce risk of finish floor damage. Where only limited areas of damage exist this repair can be deferred until combined with other carpentry work at the property. Beware of damaged subfloor below the vinyl as it may be rotted in bathroom 3.

## LIMITATIONS OF STRUCTURE INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

# Roofing

## DESCRIPTION OF ROOFING

---

<b>Roof Covering:</b>	•Asphalt Shingle
<b>Roof Flashings:</b>	•Metal
<b>Chimneys:</b>	•Metal
<b>Roof Drainage System:</b>	•Downspouts discharge above grade
<b>Method of Inspection:</b>	•Walked on roof

## ROOFING OBSERVATIONS

---

### Positive Attributes

The roof coverings are newer on the house and appear to be in generally good condition and the gutters are clean.

### RECOMMENDATIONS / OBSERVATIONS

**Deferred Cost:** Shed roof will need replacing in about 5 years.



Tree branches need to be trimmed away from the roof on the shed

## LIMITATIONS OF ROOFING INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not the entire underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

# Exterior

## DESCRIPTION OF EXTERIOR

---

- |   |                           |
|---|---------------------------|
| <b>Wall Covering:</b>                   | •Wood Siding              |
| <b>Exterior Doors:</b>                  | •Solid Wood •French Doors |
| <b>Window/Door Frames and Trim:</b>     | •Metal-Covered            |
| <b>Entry Driveways:</b>                 | •Asphalt                  |
| <b>Entry Walkways and Patios:</b>       | •Concrete                 |
| <b>Porches, Decks, Steps, Railings:</b> | •Wood                     |
| <b>Surface Drainage:</b>                | •Graded Away From House   |

## EXTERIOR OBSERVATIONS

---

### Positive Attributes

The lot drainage was good, conducting surface water away from the building.

### RECOMMENDATIONS / OBSERVATIONS

- **Improve:** The wood siding should be painted to preserve the building.



- **Improve:** The wood decking should be painted or stained to prevent deterioration.



- **Safety Issue:** Deck nails and screws are protruding up and causing a trip hazard.



- **Improve:** There is a lot of wood debris under the south and north deck. This is a nice place for snakes and scorpions to nest.



Under deck south side



Under deck north side

### Deck

- **Repair, Safety Issue:** The deck steps are rotting on the north side (steps # 6 & 7) and should be replaced as they are unsafe.



- **Repair:** Some deck posts shows evidence of rot. Replacement or repair may eventually be desired.



- **Safety Issue:** There is no handrail installed on both set of stairs.



- **Safety Issue:** The bottom 2 steps on the back stairs are not of equal riser height or tread depth. This is a trip hazard.
- **Repair:** A deck joist hanger is not attached properly on the south side.



- **Safety Issue:** The ramp in the front is not ADA compliant as it is too steep of a slope.



- **Repair:** There is earth to wood contact at the west stairs. This will create a condition for rot to take place.



- **Improve:** The concrete slab in the back is becoming undermined. Soil under it is being washed away. This can cause the concrete to crack and move.



## LIMITATIONS OF EXTERIOR INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

# Electrical

## DESCRIPTION OF ELECTRICAL

---

<b>Size of Electrical Service:</b>	•120/240 Volt Second Service - Service Size: 100 Amp
<b>Service Drop:</b>	•Underground
<b>Service Entrance Conductors:</b>	•Aluminum
<b>Service Equipment &amp; Main Disconnects:</b>	•Main Service Rating 200 Amps •Breakers
<b>Service Grounding:</b>	•Aluminum-Insulated •Ground Rod Connection
<b>Distribution Wiring:</b>	•Copper
<b>Wiring Method:</b>	• Non-Metallic Cable "Romex"
<b>Switches &amp; Receptacles:</b>	•Grounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom(s)
<b>Smoke Detectors:</b>	•Present

## ELECTRICAL OBSERVATIONS

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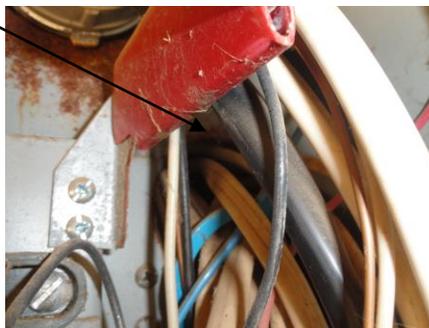
### RECOMMENDATIONS / OBSERVATIONS

#### Main Panel

- **Safety Issue:** Any openings in the main panel should be covered by approved plugs & not tape.



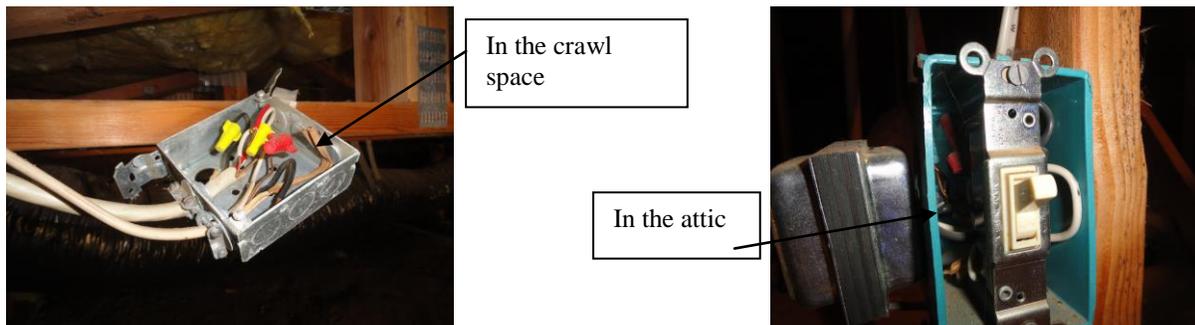
- **Safety Issue:** The cover around the breakers needs to be clearly labeled. Some are and some aren't.
- **Improve:** The grommet is missing where the branch wires enter the service panel.



Hard to see but the grommet is missing in the back of the service panel.

### Distribution Wiring

- **Safety Issue:** All junction boxes and switches should be fitted with cover plates, in order to protect the wire connections. A splice box in the crawl space has no cover plate and is not mounted properly.

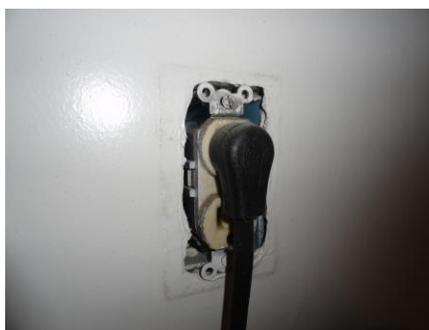


- **Safety Issue:** Romex wiring entering flex metal conduit with sharp edge at small water heater in crawl space.



### Outlets

- **Safety Issue:** Missing outlet cover plates should be replaced to avoid a shock hazard.



- **Safety Issue:** The installation of a ground fault circuit interrupter (GFCI) is recommended in the kitchen and the exterior plugs. A GFCI offers increased protection from shock or electrocution.

### Lights

- **Repair:** The light is inoperative in bathroom #4 in ceiling & over the bar sink. If the bulbs are not blown, the circuit should be repaired.
- **Improve:** The lighting in bathroom #3 is inadequate.
- **Repair:** A switch in the bathroom#3 does nothing.

### Exhaust Fans

**Repair:** The exhaust fan in bathroom #1 is faulty and #2 is excessively noisy.

## LIMITATIONS OF ELECTRICAL INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

# Heating

## DESCRIPTION OF HEATING

---

<b>Energy Source:</b>	•Gas
<b>Heating System Type:</b>	•Forced Air Furnace •Manufacturer: Trane/2002
<b>Heat Distribution Methods:</b>	•Ductwork

## HEATING OBSERVATIONS

---

### Positive Attributes

The heating system is in generally good condition. Heat distribution within the home is adequate.

### General Comments

The heating system shows no visible evidence of major defects.

## RECOMMENDATIONS / OBSERVATIONS

## LIMITATIONS OF HEATING INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

# Cooling / Heat Pumps

## DESCRIPTION OF COOLING / HEAT PUMPS

---

<b>Energy Source:</b>	•Electricity
<b>Central System Type:</b>	•Air Cooled Central Air Conditioning
<b>Central System Type:</b>	•Manufacturer: Trane/2002

## COOLING / HEAT PUMPS OBSERVATIONS

---

### Positive Attributes

The capacity and configuration of the system should be sufficient for the home. The system responded properly to operating controls. This is a dual system with 2 separate air handler units that operate independently of one another, one for each ½ of the home.

### RECOMMENDATIONS / OBSERVATIONS

#### Central Air Conditioning

- **Repair:** The dirty air return filters should be cleaned or replaced. Located on each side of the wood stove hearth.

## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance is not inspected.

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

---

- |                                    |   |
|------------------------------------|---|
| <b>Attic Insulation:</b>           | •R38 Fiberglass in Main Attic           |
| <b>Exterior Wall Insulation:</b>   | •None Visible                           |
| <b>Crawl Space Insulation:</b>     | •R19 in Floor above Crawl Space         |
| <b>Vapor Retarders:</b>            | •Kraft Paper                            |
| <b>Roof Ventilation:</b>           | •Gable Vents •Eave vents ½ of the House |
| <b>Crawl Space Ventilation:</b>    | •Exterior Wall Vents                    |
| <b>Exhaust Fan/vent Locations:</b> | •Bathrooms Only                         |

## INSULATION / VENTILATION OBSERVATIONS

---

### Positive Attributes

This is a well-insulated home.

### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

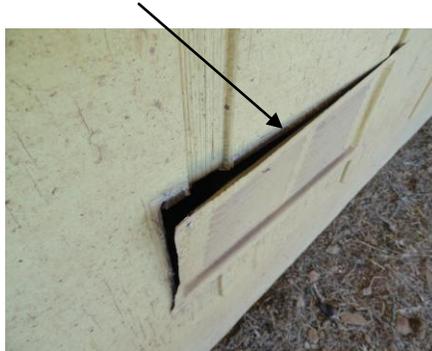
#### Attic / Roof

- **Improve:** Disturbed insulation should be repaired or evened out.



#### Crawl Space

- **Repair:** A foundation vent is coming loose on the south side. This can allow vermin to enter the crawl space.



## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.

- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

# Plumbing

## DESCRIPTION OF PLUMBING

<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to House:</b>	•Plastic
<b>Main Water Valve Location:</b>	•Not Found
<b>Interior Supply Piping:</b>	•Copper
<b>Waste System:</b>	•Private Sewage System
<b>Drain, Waste, &amp; Vent Piping:</b>	•Plastic
<b>Water Heater:</b>	•Electric •Approximate Capacity (80 gal main tank) 2002
<b>Water Heater:</b>	•Electric •Approximate Capacity (20 gal kitchen tank) 2010
<b>Water Heater:</b>	•Manufacturer: State
<b>Fuel Storage &amp; Distribution:</b>	•Liquid Petroleum "LP" Gas Tank Located At West Side 500 gal tank
<b>Fuel Shut-Off Valves:</b>	•LP Gas Main Valve At Tank

## PLUMBING OBSERVATIONS

### Positive Attributes

The water pressure supplied to the fixtures is above average at 90PSI. Hot water reached 116 degrees in the kitchen.

### RECOMMENDATIONS / OBSERVATIONS

#### Water Heater

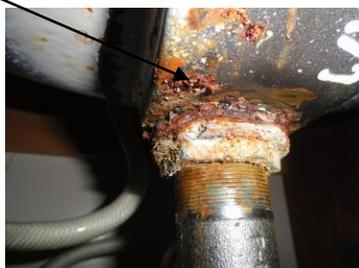
- **Repair, Safety Issue:** For safety reasons, it is recommended that a Temperature and Pressure Relief (TPR) Valve be properly installed for the main water heater and terminate to the exterior. Recommend a licensed plumber to repair this .



- **Safety Issue:** Water heaters in seismic zones should be anchored or strapped to resist movement during earthquake conditions. The main heater has no seismic straps.

#### Fixtures

- **Improve:** The bar sink in the kitchen was observed to drain slowly, suggesting that an obstruction may exist.
- **Monitor:** The sink is rusting underneath bathroom #3



- **Repair:** Evidence of water damage to the floor adjacent to the bathtub enclosure was observed in bathroom #3. The extent of damage is difficult to predict without removing floor coverings.



- **Improve:** It is recommended that an anti-siphon device be added to the hose bib(s). The anti-siphon device serves to prevent chemicals from getting into the house water supply when mixing chemicals for exterior landscaping. Please visit <http://www.berryhilldrip.com/Backflow.htm>
- **Improve:** Bathtub caulking at the floor needs to be replaced in bathroom #1,2 & 5



Water on floor in # 5. From splashing at the sink above.



- **Improve:** Sink stopper missing in bathroom #1.
- **Improve:** Toilet caulk at the floor needs replacing in bathroom # 2
- **Repair:** Toilet paper holder is broken in bathroom # 2



- **Repair:** Bathroom exhaust fan faulty in bathroom # 1 & 2.

### Discretionary Improvements

Replacement of the aging faucets within the home would be a logical long term improvement.

### Waste / Vent

- **Monitor:** The presence of air admittance vent under the kitchen sink. These can fail at any time.



## LIMITATIONS OF PLUMBING INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- An inspection of the lawn sprinkler system is outside the scope of this inspection.

# Interior

## DESCRIPTION OF INTERIOR

---

- |                                      |  |
|--------------------------------------|--|
| <b>Wall and Ceiling Materials:</b>   | •Drywall   |
| <b>Window Type(s) &amp; Glazing:</b> | •Single Hung •Double Glazed                      |
| <b>Doors:</b>                        | •Wood-Solid Core •Wood-Hollow Core •French Doors |

## INTERIOR OBSERVATIONS

---

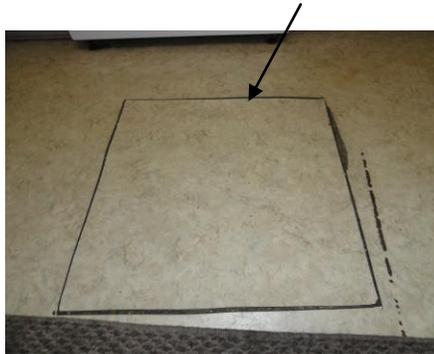
### General Condition of Windows and Doors

The majority of the doors and windows are average quality.

### RECOMMENDATIONS / OBSERVATIONS

#### Floors

- **Monitor:** The vinyl flooring in the kitchen has a 2' x 2' cut in the vinyl.



#### Windows

- **Improve:** The windows need maintenance to operate freely and easily.

#### Kitchen Cabinets

- **Monitor:** The kitchen cabinets are old. Improvement may ultimately be desirable.

#### Doors

- **Repair:** Closet doors in bedroom # 2 & 1 do not work properly and may be off their track.
- **Repair:** Pocket door leading into bathroom # 2 does not work.

## LIMITATIONS OF INTERIOR INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

# Appliances

## DESCRIPTION OF APPLIANCES

---

**Appliances Tested:**

•Electric Range •Dishwasher •Refrigerator •Clothes Dryer

**Laundry Facility:**

•240 Volt Circuit for Dryer •Dryer Vented to Building Exterior

**Other Components Tested:**

•Kitchen Exhaust Hood •Door Bell

## APPLIANCES OBSERVATIONS

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### General Comments

The appliances are showing signs of aging. As such, they are more prone to breakdowns. A few years of serviceable life should still remain.

### RECOMMENDATIONS / OBSERVATIONS

#### Electric Range

- **Repair:** The oven light in the range is inoperative.

#### Dishwasher

- **Repair:** The dishwasher racks/rollers are in less than ideal condition.

#### Kitchen Exhaust Hood

- **Repair:** The kitchen exhaust hood light is inoperative.
- **Improve:** The kitchen exhaust hood fan should, ideally, discharge to the building exterior.

#### Clothes Dryer

- **Improve:** The clothes dryer exhaust vent pipe should be improved, recommend replacing with smooth metal pipe to avoid lint build up.



This type of set up tends to clog up in this area.



## LIMITATIONS OF APPLIANCES INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

# Fireplaces / Wood Stoves

## DESCRIPTION OF FIREPLACES / WOOD STOVES

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**Wood Stoves:**

- Wood Stove

**Vents, Flues, Chimneys:**

- Metal Flue-Single Wall

## FIREPLACES / WOOD STOVES OBSERVATIONS

---

### RECOMMENDATIONS / OBSERVATIONS

**Wood Stove**

- **Improve:** The hearth outside the wood stove only extends 12” from the front of the unit. This does not appear to be large enough to reduce the risk of fire, should hot embers manage to escape from this unit. *This represents a potential fire hazard.* It is recommended that a specialist, or the fire department, be consulted for a further evaluation of this condition and the remedies available.
- **Repair:** The wood stove chimney should be inspected and cleaned prior to operation.

## LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.

## OUT BUILDING;

The out building only had a few issues:

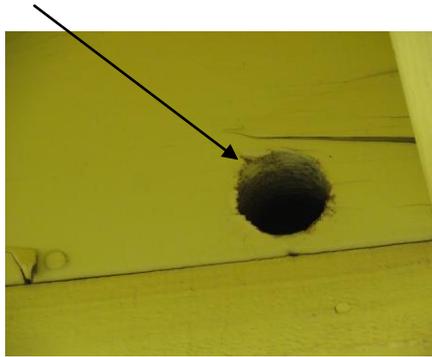
- **Safety Issue:** A wire on the right side under the plug is supposed to be protected with sheetrock or conduit in the shed.



- **Safety Issue:** There are corrosive materials leaking on a shelf in the shed. Recommend this be disposed of in an approved manner.



- **Improve:** There is active vermin inside the shed.
- **Deferred Cost:** The exterior needs paint and a roof in the future on the shed.
- **Improve:** There is a hole in the eave block that can allow bats to enter at the shed.



## OTHER PHOTOS



Rotted stair tread  
North side

Septic tank access  
cover in front of  
house. Safe???





Abandon well

Efflorescence from past moisture at the foundation.



# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 18370	Street RAILBED RD.	City JAMESTOWN	Zip 95327	Date of Inspection 8/2/2013	Number of Pages 8
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**HIGH COUNTRY PEST CONTROL, INC.**  
**19646 HIGHWAY 108**  
**SONORA CA 95370**

Tel (209) 532-9764 Fax (209) 532-1293 Alt (800) 346-BUGS  
[highcountrypest@sbcglobal.net](mailto:highcountrypest@sbcglobal.net)

Report # : 11695

Registration # : PR 4698

Escrow # :

CORRECTED REPORT

Ordered by: STEVE BOYACK	Property Owner and/or Party of Interest:  STEVE BOYACK 20075 CEDAR RD., N. SONORA, CA 95370	Report sent to: STEVE BOYACK
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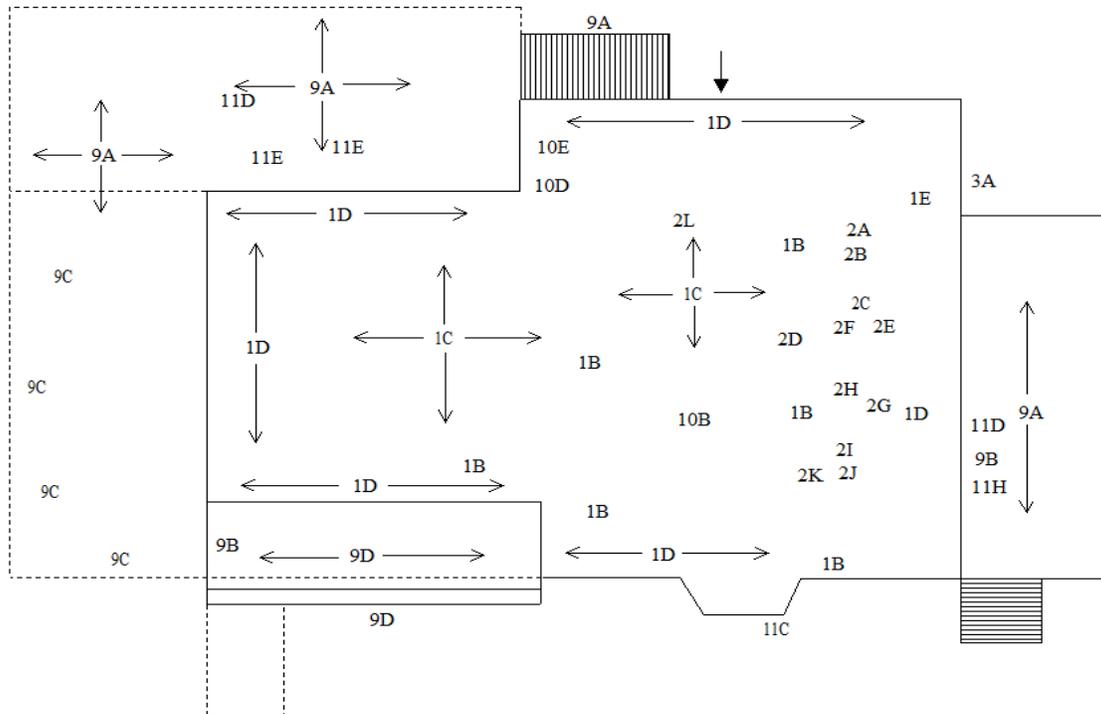
COMPLETE REPORT  LIMITED REPORT  SUPPLEMENTAL REPORT  REINSPECTION REPORT

GENERAL DESCRIPTION: SINGLE STORY, MULTIPLE UNIT STRUCTURE, WOOD FRAME, WOOD SIDING, OCCUPIED, HEAVILY FURNISHED	Inspection Tag Posted: SUBSTRUCTURE AREA
	Other Tags Posted:

An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites  Drywood Termites  Fungus / Dryrot  Other Findings  Further Inspection   
 If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked

**Diagram Not To Scale**



Inspected By: GENE V. ZANONI

State License No. OPR 10455

Signature:

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California, 95815-3831.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or [www.pestboard.ca.gov](http://www.pestboard.ca.gov). 43M-41 (Rev. 10/01)

# HIGH COUNTRY PEST CONTROL, INC.

Page 2 of inspection report

18370	RAILBED RD.	JAMESTOWN	CA	95327
Address of Property Inspected		City	State	Zip
8/2/2013		11695		
Stamp No.	Date of Inspection	Co. Report No.	Escrow No.	

**THANK YOU FOR CHOOSING HIGH COUNTRY PEST CONTROL TO PERFORM YOUR STRUCTURAL PEST CONTROL INSPECTION. PLEASE TAKE SOME TIME TO READ THE FOLLOWING INFORMATION TO HELP YOU UNDERSTAND THE REPORT AND WHAT IS REQUIRED FOR A CLEARANCE ON YOUR PROPERTY. WE ENCOURAGE YOUR QUESTIONS OR COMMENTS; PLEASE FEEL FREE TO CALL US.**

This report is valid for four months from the date of the inspection and is limited to areas accessible and visible on the day of this inspection. We cannot reinspect work on a report that is over four months old and we cannot work from another pest control company's report. The structures on this diagram were inspected for visible evidence of wood-destroying pest or organisms, damage caused by such conditions, or conditions that could lead to such damage if not repaired. We recommend all items on this report be completed. If this report is to be used for escrow purposes and certification of clearance by this company, we should be notified prior to commencement of any work to be performed by the owner or owner's agent. We are happy to inspect work performed by others, but can not guarantee that work. A reinspection fee will be charged for each trip we make for reinspection.

We include with this report our bid price for recommended work. We are a licensed general contractor and will perform all work in a professional workman like manner in accordance with all current building codes. Inaccessible areas, recommended to be opened, should be made accessible before the close of escrow.

In accordance with the standard inspection procedures of this industry, certain areas are considered inaccessible and were NOT inspected. These areas include, but are not limited to: furnished interiors; areas under furniture or door coverings; areas under carpets and floor coverings; behind or under refrigerators, stoves, appliances or built-in cabinet work; stall showers over finished ceilings (unless water stains are evident on ceilings below); the interior of hollow walls; spaces between the floor and porch deck and ceiling or soffits below; such structural segments as porte-cocheres, enclosed bay windows, buttresses and similar areas to which there is not access without defacing or tearing out lumber, masonry or finish work; attic spaces or portions thereof with less than 18" of crawl space; areas where locks restrict inspection. If inspection of any such area is desired, we will reinspect upon your request and at an additional charge; a supplemental report will be issued listing any findings and recommendations.

The surface of the roof will not be inspected. If you wish the water tightness of the roof determined, you should contact a roofing contractor who is licensed by the Contractor's State License Board. Heating systems, appliances and sewer lines were not inspected. These areas are outside the scope of our license and should be referred to the appropriate trade.

HIGH COUNTRY PEST CONTROL guarantees chemical treatment for control of Carpenter ants for a period not to exceed 30 days; fumigation is guaranteed for one year from the date of completion, unless otherwise stated in the inspection report. No guarantee on chemical treatment of flying insects. Owner maintenance areas, such as floor coverings, plumbing repairs, grouting and resealing, glass enclosures or any measures for the control of moisture, done by this company are guaranteed for 30 days from date of completion. No guarantee is made against further infestations and/or infections. HIGH COUNTRY PEST CONTROL assumes no responsibility for infestations or adverse conditions present but not evident at the time of the inspection. HIGH COUNTRY PEST CONTROL assumes no responsibility for plumbing leaks or resulting damage occurring after the date of this inspection. Any misuse of and/or mechanical damage to any areas we repair or chemically treat voids our guarantee.

All chemicals are to be applied by our State-licensed applicator per CDPR regulations and current label instructions. If in the course of reinspection, repairing or treating the structure, any additional damage, infestation or infection is found a supplemental report will be issued. However, if damage should occur to finished surfaces, HIGH COUNTRY PEST CONTROL assumes no liability. HIGH COUNTRY PEST CONTROL does not paint or finish work. Maximum consideration will be given to occupants of this structure while scheduling and performing the repairs.

The transferring agent is required to disclose if any known structural additions or alterations, repairs or replacement of significant components of the structure(s) on the property were made with or without appropriate permits. Any person who violates this regulation is subject to the actual damages suffered by a transferee. Civil code 1134.5

**NOTICE: Reports on this structure prepared by various registered companies should list the same findings (i.e., termite infestations, termite damage, fungus damage etc.) However, recommendations to correct these findings may vary from company to company. You have the right to seek a second opinion from another company.**

# HIGH COUNTRY PEST CONTROL, INC.

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18370 RAILBED RD.

JAMESTOWN

CA

95327

Address of Property Inspected

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Date of Inspection

Co. Report No.

Escrow No.

## HIGH COUNTRY PEST CONTROL, INC.

19646 HIGHWAY 108

SONORA, CA 95370

Tel (209) 532-9764 Fax (209) 532-1293 Alt (800) 346-BUGS

[highcountrypest@sbcglobal.net](mailto:highcountrypest@sbcglobal.net)

PESTICIDE NOTICE Section 8538

Thank you for selecting HIGH COUNTRY PEST CONTROL to perform your pesticide application requirements. In accordance with the laws and regulations of the State of California (AB 3916), we are required to provide you with the following information prior to application of pesticides to your property. Please take a few moments to read and become familiar with the content.

State law requires that you be given the following information **“CAUTION-PESTICIDES ARE TOXIC CHEMICALS”**. Structural Pest Control Operators are licensed and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Food and Agriculture and the U.S. Environmental Protection Agency. Registration is granted when the state finds that, based on existing scientific evidence, there are no appreciable risks if proper use and conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.

If, within 24 hours following application, you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center at 1-800-342-9293 or 1-800-876-4766 and your pest control operator at 1-800-346-2847 immediately.

For answers to health questions, call the County Health Department and for application information, contact the County Agricultural Commissioner:

### COUNTY AG. DEPT.

Amador	209-223-6487
Calaveras	209-754-6504
Stanislaus	209-525-4730
Tuolumne	209-533-5691
Mariposa	209-966-2075

### COUNTY HEALTH COMM.

Amador	209-223-6407
Calaveras	209-754-6460
Stanislaus	209-558-7700
Tuolumne	209-533-7400
Mariposa	209-966-3689

### PESTICIDES that may be used and their active ingredient:

#### INSECTICIDES

Baygon-Propoxor  
Diazinon-Diazinon  
Dursban-Chlorpyrifos  
Ficam-Bendicocarb  
Knox-Out 2 FM Diazinon  
Malathion  
Precor-Methoprene  
Safrotin-Propetamphos  
Boric Acid

#### HERBICIDES

Amizol 90-Amitrole  
Treflan EC Trifluralin  
Karmex-Diuron  
Round-Up Glyphosphate  
Oust-Sulfometuron  
Precept 90-Simazini  
Pramitol 25E Prometon

#### TERMITICIDES

Dursban TC Chlorpyrifos  
Torpedo-Permethrin  
Tribute  
Demon TC  
Dragnet SFR  
Metify Bromide  
Termidor SC

#### FUNGICIDES

Copper Napthenate  
Benlate-Benomyl  
Zinc Napthenate  
Tim Bor

#### RODENTICIDES

Contrac  
Rodent Cake  
Rozol Track Pwd.

**ODOR** In a proper termite control application (except Fumigation) a *non-toxic odor* will be produced as a result of solvent evaporation. The odor will dissipate in approximately 45 days. The odor contains no technical pesticide and is *not hazardous*

This company will reinspect repairs done by others within four months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each reinspection. The reinspection must be done within ten (10) working days of request. The reinspection is a visual inspection and if inspection of concealed areas is desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs.

It is HIGH COUNTRY PEST CONTROL'S goal to make their customers knowledgeable concerning the pest control industry. We encourage questions regarding pesticides, their toxicity and hazard, if any, to our environment. The more knowledgeable people are about chemicals, the safer our future will be.

# HIGH COUNTRY PEST CONTROL, INC.

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18370	RAILBED RD.	JAMESTOWN	CA	95327
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## #1 SUBSTRUCTURE

1A NOTE: The wood members of the subflooring were found to be fully insulated and therefore, could not be inspected. Since it would be impractical to remove all insulation, this company makes no representation as to the presence or absence of wood destroying organisms. If interested parties desire further inspection of the inaccessible subflooring, it will be inspected upon request, and after others have removed all insulation.

1B FINDING: Subterranean termites have tubed out of the unimproved ground area.  
SECTION I

RECOMMENDATION: Scrape down termite tubes where accessible and treat in the subarea with TERMIDOR SC. Chemical is to be applied by our State-licensed applicator per CDPH regulations and current label instructions.

1C FINDING: An excessive amount of cellulose debris was found in the substructure. Evidence of subterranean termites was noted in the cellulose debris.  
SECTION I

RECOMMENDATION: Remove and dispose of cellulose debris large enough to rake in accordance with the Structural Pest Control Act rules and regulations. Chemical treatment is covered in Item 1B of this report.

1D FINDING: Wood decay fungi is present on the cripple wall and framing.  
SECTION I

RECOMMENDATION: Scrape and treat with TIM-BOR. Chemical is to be applied by our State-licensed applicator per CDPH regulations and current label instructions.

1E FINDING: Wood decay fungi has infected and damaged the 2x4 stud.  
SECTION I

RECOMMENDATION: Remove the damaged stud and further inspect the exposed wood members. If no further damage is observed replace all damaged wood members with new material.

## #2 SHOWER

2A FINDING: An open void was noted at the tub spout in Unit #1. No visible evidence of any infection or infestation was noted on this day.  
SECTION II

RECOMMENDATION: Seal the open void with a waterproof epoxy to prevent moisture intrusion and possible future damage.

2B FINDING: The floor covering adjacent to the toilet and tub in Unit #1 is damaged.  
SECTION I

RECOMMENDATION: Remove up to 15 square feet of underlayment and linoleum so this company can further inspect the wood members. If no structural damage is found, treat the exposed subflooring with TIM-BOR. Chemical is to be applied by our State-licensed applicator per CDPH regulations and current label instructions. Install new underlayment and linoleum in a neutral color.

2C FINDING: An open void was noted at the tub spout in Unit #2. No visible evidence of any infection or infestation was noted on this day.  
SECTION II

RECOMMENDATION: Seal the open void with a waterproof epoxy to prevent moisture intrusion and possible future damage.

2D FINDING: Moisture intrusion has damaged the sheetrock in the bathroom of Unit #2.

# HIGH COUNTRY PEST CONTROL, INC.

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## SECTION I

RECOMMENDATION: Remove the damaged sheetrock and further inspect the exposed framing. If no further damage is observed replace the sheetrock with new material and rough tape only.

2E FINDING: Missing grout and caulking were noted at the tub and shower surround of Unit #2. No infection was noted on the day of this inspection.

## SECTION II

RECOMMENDATION: Regrout and caulk as necessary. Please note that this is considered a temporary repair and should be maintained on a regular basis by the homeowner.

2F FINDING: The floor covering adjacent to the tub and toilet in Unit #2 is damaged.

## SECTION I

RECOMMENDATION: Remove up to 16 square feet of underlayment and linoleum so this company can further inspect the wood members. If no structural damage is found, treat the exposed subflooring with TIM-BOR. Chemical is to be applied by our State-licensed applicator per CDPR regulations and current label instructions. Install new underlayment and linoleum in a neutral color.

2G FINDING: A plumbing leak was noted at the sink drain in Unit #3.

## SECTION II

RECOMMENDATION: Owner should employ a plumbing contractor to correct condition.

2H FINDING: The floor covering adjacent to the toilet in Unit #3 is buckled and swollen.

## SECTION II

RECOMMENDATION: Remove the underlayment and linoleum so this company can further inspect the wood members. If no structural damage is found, treat the exposed subflooring with TIM-BOR. Chemical is to be applied by our State-licensed applicator per CDPR regulations and current label instructions. Install new underlayment and linoleum in a neutral color.

2I FINDING: Missing grout and caulking were noted at the tub and shower in Unit #4. No infection was noted on the day of this inspection.

## SECTION II

RECOMMENDATION: Regrout and caulk as necessary. Please note that this is considered a temporary repair and should be maintained on a regular basis by the homeowner.

2J FINDING: An open void was noted at the tub spout of Unit #4. No visible evidence of any infection or infestation was noted on this day.

## SECTION II

RECOMMENDATION: Seal the open void with a waterproof epoxy to prevent moisture intrusion and possible future damage.

2K FINDING: The floor covering adjacent to the tub in Unit #4 is damaged.

## SECTION I

RECOMMENDATION: Remove up to 15 square feet of underlayment and linoleum so this company can further inspect the wood members. If no structural damage is found, treat the exposed subflooring with TIM-BOR. Chemical is to be applied by our State-licensed applicator per CDPR regulations and current label instructions. Install new underlayment and linoleum in a neutral color.

2L FINDING: The floor covering adjacent to the tub and toilet in Unit #5 is damaged.

## SECTION I

RECOMMENDATION: Remove up to 35 square feet of underlayment and linoleum so this company can further inspect the wood members. If no structural damage is found, treat the exposed subflooring

# HIGH COUNTRY PEST CONTROL, INC.

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with TIM-BOR. Chemical is to be applied by our State-licensed applicator per CDPR regulations and current label instructions. Install new underlayment and linoleum in a neutral color.

## #3 FOUNDATION

3A FINDING: Wood decay fungi has damaged the wood siding.  
SECTION I

RECOMMENDATION: Replace approximately 32 square feet of plywood siding with new material. Make further inspection of the exposed area listing any adverse conditions on a supplemental report. Painting is not included.

## #5 VENTILATION

5A FINDING: The soil was found to be damp on the day of this inspection and wood decay fungi was noted. Condensation was found on the wood members in the subarea apparently due to insufficient ventilation.  
SECTION I

RECOMMENDATION: Remove the existing louvered vents and install new wire mesh foundation vents to help promote proper cross flow and to correct the excessive moisture condition.

## #7 ATTIC

7A FINDING: The attic was inaccessible due to storage at the access.  
UNKNOWN

RECOMMENDATION: We will inspect the attic after the storage has been removed. Any findings will be listed on a supplemental report along with recommendations for correction.

## #9 DECK

9A FINDING: Wood decay fungi has infected and damaged the wooden deck framing, tread boards, handrailing and steps.  
SECTION I

RECOMMENDATION: Due to the extent of damage this company recommends removing and replacing the entire deck where indicated with new material.

9B FINDING: Subterranean termite evidence was noted under the wood deck. No structural damage was noted at this time.  
SECTION I

RECOMMENDATION: Rod or trench and treat the soil with TERMIDOR SC for the control of subterranean termites. Chemical is to be applied by our State-licensed applicator per CDPR regulations and current label instructions. We will take necessary precautions to avoid damage to plant life; however, we assume no responsibility to damage that may occur during repairs.

9C FINDING: Wood decay fungi has infected and damaged the 2x6 railing, 2x6 girder, 2x6 treads and 2x12 support joists.  
SECTION I

RECOMMENDATION: Remove up to 20 lineal feet of 2x6 railing, 30 lineal feet of 2x6 girders, 160 lineal feet of 2x6 tread boards and 112 lineal feet of 2x12 support joists and further inspect the exposed wood members. If no further damage is observed replace all damaged wood members with new material.

9D FINDING: Wood decay fungi has infected and damaged the wood members of the attached decking.  
SECTION I

# HIGH COUNTRY PEST CONTROL, INC.

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RECOMMENDATION: Remove several tread boards to allow for a full inspection of the exposed framing. All adverse findings will be listed on a supplemental report along with corrective costs and measures of repair.

## #10 INTERIOR

10A FINDING: Areas of the interior were found to be inaccessible for inspection due to heavy personal storage.  
UNKNOWN

RECOMMENDATION: This company will further inspect these areas after the storage has been removed.

10B FINDING: The floor covering adjacent to the laundry area is buckled and loose.  
SECTION II

RECOMMENDATION: Remove up to 30 square feet of underlayment and linoleum so this company can further inspect the wood members. If no structural damage is found, treat the exposed subflooring with TIM-BOR. Chemical is to be applied by our State-licensed applicator per CDPR regulations and current label instructions. Install new underlayment and linoleum in a neutral color.

10C NOTE: Voids were noted in the floor covering adjacent to the dining room; however, no indication of moisture penetration was present at this time. The owner is advised to maintain this floor sealed and dry at all times to avoid future problems.

10D FINDING: Wood decay fungi has infected and damaged the countertop in the kitchen.  
SECTION I

RECOMMENDATION: Remove up to 16 lineal feet of countertop and further inspect the exposed wood members. If no further damage is observed replace all damaged wood members with new material.  
**NOTE:** The replacement countertop may or may not match the existing countertop. This company will make every effort to match the existing countertop; however, no guarantee is being made.

10E FINDING: The floor covering adjacent to the sink in the kitchen is damaged.  
SECTION I

RECOMMENDATION: Remove up to 256 square feet of underlayment and linoleum so this company can further inspect the wood members. If no structural damage is found, treat the exposed subflooring with TIM-BOR. Chemical is to be applied by our State-licensed applicator per CDPR regulations and current label instructions. Install new underlayment and laminate flooring.

## #11 EXTERIOR

11A NOTE: This report includes findings relating to the presence or absence of wood-destroying organisms and/or visible signs of leaks in the accessible portions of the roof. The inspector did not go onto the roof surface due to possible physical damage to the roof or personal injury. No opinion is rendered, nor guarantee implied, concerning the watertight integrity of the roof or the condition of the roof and roofing materials. Interested parties may want to contact a licensed roofing contractor.

11B NOTE: Some weathering was noted to the closet door. There is no visible evidence of infection on this date. This condition appears to be cosmetic.

11C NOTE: The bid given in this report includes material and labor as described herein. The bid does not include the price of permits and/or structural engineer fees if applicable. An additional charge will be added if necessary.

11D FINDING: Water stains were noted on the roof sheathing and/or eaves of the structure.  
SECTION II

RECOMMENDATION: A licensed roofing contractor should be contacted to inspect and make necessary

# HIGH COUNTRY PEST CONTROL, INC.

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repairs on roof.

11E FINDING: Wood decay fungi has infected and damaged the 6x6 support posts.  
SECTION I

RECOMMENDATION: Remove up to 40 lineal feet of 6x6 support posts and further inspect the exposed wood members. If no further damage is observed replace all damaged wood members with new material.

11F NOTE: Rusted and deteriorated rain gutters were noted. There is no visible evidence of infection or infestation on the adjacent wood members, therefore, no recommendations will be made other than periodic inspections.

11G FINDING: Wood decay fungi has infected and damaged the 2x6 fascia boards.  
SECTION I

RECOMMENDATION: Remove up to 10 lineal feet of 2x6 fascia board and further inspect the exposed wood members. If no further damage is observed replace all damaged wood members with new material.

11H FINDING: Wood decay fungi has damaged the wood siding.  
SECTION I

RECOMMENDATION: Replace approximately 32 square feet of plywood siding with new material. Make further inspection of the exposed area listing any adverse conditions on a supplemental report. Painting is not included.



# HIGH COUNTRY PEST CONTROL, INC.

19646 HIGHWAY 108

SONORA CA 95370

Tel (209) 532-9764 Fax (209) 532-1293 Alt (800) 346-BUGS

[highcountrypest@sbcglobal.net](mailto:highcountrypest@sbcglobal.net)

## AGREEMENT

Report #: 11695

No work will be performed until a signed copy of this agreement has been received.

Address of Property: 18370 RAILBED RD.  
City: JAMESTOWN  
State/Zip: CA 95327

The inspection report of the company dated, 8/2/2013 is incorporated herein by reference as though fully set forth.

The company is authorized to proceed with the work outlined in the items circled below from the Termite Inspection Report for the property inspected, for a total sum of \$ \_\_\_\_\_. This total amount is due and payable within Ten (10) days from completion repair work and/or chemical application.

### THE COMPANY AGREES

To guarantee all repair completed by this company for one year from date of completion except for caulking, grouting or plumbing, which is guaranteed for a period of Ninety (90) days. We assume no responsibility for work performed by others, to be bound to perform this work for the price quoted in our cost breakdown for a period not to exceed 30 days, to use reasonable care in the performance of our work but to assume no responsibility for damage to any hidden pipes, wiring, or other facilities or to any shrubs, plants or roof.

### THE OWNER OR OWNER'S AGENT AGREES

To pay for services rendered in any additional services requested upon completion of work to pay a service charge of one and one-half percent (1 1/2%) interest per month, or portion of any month, annual interest rate of eighteen percent (18%) on accounts exceeding the ten (10) day full payment schedule. The Owner grants to The Company a security interest in the property to secure payment sum for work and inspection fee completed. In case of non-payment by The Owner, reasonable attorney fees and costs of collection shall be paid by owner, whether suit be filed or not.

### ALL PARTIES AGREE

If any additional work is deemed necessary by the local building inspector, said work will not be performed without additional authorization from owner or owner's agent. This contract price does not include the charge of any Inspection Report fees. Circle the items you wish performed by The Company, below and enter total amount above:

### NOTICE TO OWNER

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid.

To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice." Prime contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

## ITEMS

### SECTION I ITEMS:

### SECTION II ITEMS:

### UNKNOWN ITEMS:

ITEM# COST

ITEM# COST

ITEM# COST

1B \$650.00 10E 2,960.00  
1C 125.00 11E 659.00  
1D 320.00 11G 195.00  
1E 40.00 11H 187.00  
2B 395.00 (END SECT. I)  
2D 175.00  
2F 462.00  
2K 395.00  
2L 625.00  
3A 125.00  
5A 242.00  
9A 34,449.00  
9B 225.00  
9C 3,917.00  
9D 120.00  
10D 2,390.00

2A \$ 6.00  
2C 6.00  
2E 36.00  
2G PLUMBER  
2H 395.00  
2I 34.00  
2J 6.00  
10B 425.00  
11D ROOFER

7A N/A  
10A N/A  
11F N/A

SUBTOTAL \$48,656.00

SUBTOTAL \$908.00

SUBTOTAL \$

TOTAL \$49,564.00

INSPECTION FEE \$195.00

REINSPECTION FEE \$

GRAND TOTAL \$49,759.00

Property Owner: \_\_\_\_\_

Date: \_\_\_\_\_

Inspected By: \_\_\_\_\_

Date: \_\_\_\_\_

Owner's Agent: \_\_\_\_\_

Date: \_\_\_\_\_

### **County Certification- General System Development Housing**

I hereby certify that I am the official responsible for the administration of Community Mental Health Services in and for Tuolumne County and that the following statements and written explanation are true and correct:

1. The County plans to use Mental Health Services Act (MHSA) General System Development (GSD) Funds (from Community Services and Supports Component) to acquire renovate and/or construct housing.
2. The primary purpose of the project will be dedicated for MHSA purposes for a minimum of 20 years, which include serving the public by providing necessary housing to individuals with serious mental illness and/or serious emotional disturbance who are homeless or at risk of homelessness. Any benefit to private developer(s) is merely incidental to the primary public purpose.
3. All necessary outside sources of funding have been secured and the MHSA GSD funds to be assigned/transferred will only be used to acquire, renovate and/or construct those portions of the property that will be used for the provision of MHSA services.
4. For any proposed renovations to privately owned housing, the costs of renovation are reasonable and consistent with what a prudent buyer would incur and the County has secured its financial investment in the project via regulatory agreement, deed restriction or other mechanism commonly used by the county for this purpose.
5. The County will maintain and update the housing as necessary for a minimum of twenty years without requesting additional State General Fund funds to do so.
6. The County ensures that the project is appropriately managed and will: (1) monitor construction, (2) regulate agreements between the developer and the residents, (3) maintain records (including budget information) for reporting and audit requirements, (4) assure all project expenditures serve a public purpose, and (5) that the project continues to serve a primary public purpose.
7. The County will report to the DHCS, within 60 days, any finding by the County project manager that expenditures have been made that do not serve a public purpose.
8. The project may be subject to random audit. All records and information for the project will be maintained and will be produced upon request of a DHCS auditor.
9. If the DHCS determines that the project is not serving primarily a public purpose, either through an audit or on the basis of other information, the County may be required to return all or part of the GSD funds used for the project.

10. The County will submit an annual report (to the Board of Supervisors) on the status of the project, including the number of clients housed, the types of services provided and a list of project expenditures.
11. The County will comply with federal, state, and local procedures for procuring property, obtaining consulting services, and awarding contracts for any acquisition, construction or renovation project using GSD funds.
12. The project will comply with all relevant federal, state, and local laws and regulations, including, but not limited to zoning, building codes and requirements, fire safety requirements, environmental reports and requirements, hazardous materials requirements, the Americans with Disabilities Act requirements, California Government Code Section 11135 and other applicable requirements.
13. Mental Health Services Act funds were used in compliance with Title 9 California Code of Regulations (CCR) Section 3410, Non-Supplant.
14. The project has been developed with the participation of stakeholders, in accordance with CCR Sections 3300, 3310, 3315 (b), the public and our contract service providers.

---

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Date:

4/2/14

Signature

[Handwritten Signature]

County Mental Health Director

Date:

4/8/14

Signature

[Handwritten Signature]

Auditor and Controller

Executed at:

Sonoma

, California.

MHSA COUNTY COMPLIANCE CERTIFICATION

County: Tuolumne County

**Local Mental Health Director**

**Program Lead**

Name: Rita Austin, LCSW

Name: Kristi Conforti

Telephone Number: 209-533-6265

Telephone Number: 209-533-6262

E-mail: LAustin@co.tuolumne.ca.us

E-mail: KConforti@co.tuolumne.ca.us

County Mental Health Mailing Address: 2 South Green Street, Sonora, CA 95370

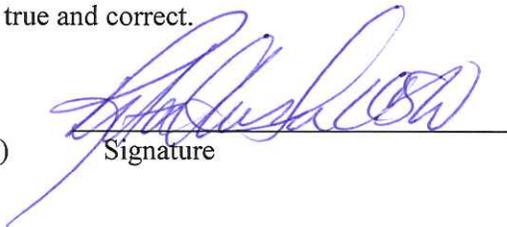
I hereby certify that I am the official responsible for the administration of county mental health services in and for said county and that the County has complied with all pertinent regulations and guidelines, laws and statutes of the Mental Health Services Act in preparing and submitting this update to the FY 13/14 annual update, including stakeholder participation and non-supplantation requirements.

This update to the FY 13/14 annual update has been developed with the participation of stakeholders, in accordance with Welfare and Institutions Code Section 5848 and Title 9 of the California Code of Regulations section 3300, Community Planning Process. The draft annual update was circulated to representatives of stakeholder interests and any interested party for 30 days for review and comment and a public hearing was held by the local mental health board. All input has been considered with adjustments made, as appropriate. This update to the FY 13/14 annual update and expenditure plan, attached hereto, was adopted by the County Board of Supervisors on 4/1/14.

Mental Health Services Act funds are and will be used in compliance with Welfare and Institutions Code section 5891 and Title 9 of the California Code of Regulations section 3410, Non-Supplant.

All documents in the attached annual update are true and correct.

Rita Austin, LCSW  
Local Mental Health Director/Designee (PRINT)

  
Signature

County: Tuolumne County

Date: 4/2/14

## MHSA COUNTY FISCAL ACCOUNTABILITY CERTIFICATION<sup>1</sup>

County/City : Tuolumne County

- Three-Year Program and Expenditure Plan  
 Update to Annual Update  
 Annual Revenue and Expenditure Report

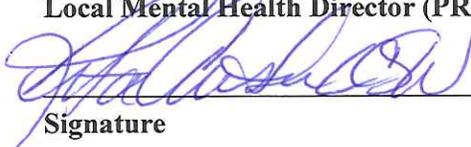
<p style="text-align: center;"><b>Local Mental Health Director</b></p> <p>Name: Rita Austin, LCSW</p> <p>Telephone Number: (209) 533-6265</p> <p>E-Mail: laustin@co.tuolumne.ca.us</p>	<p style="text-align: center;"><b>County Auditor-Controller/City Financial Officer</b></p> <p>Name: Deborah Bautista</p> <p>Telephone Number: 209-533-5551</p> <p>E-Mail: dbautista@co.tuolumne.ca.us</p>
<p>Local Mental Health Mailing Address:                  2 South Green Street                  Sonora, CA 95370</p>	

I hereby certify that the Three-Year Program and Expenditure Plan, Annual Update, Update to the Annual Updated, or Annual Revenue and Expenditure Report is true and correct and that the County has complied with all fiscal accountability requirements as required by law or as directed by the State Department of Health Care Services and the Mental Health Services Oversight and Accountability Commission, and that all expenditures are consistent with the requirements of the Mental Health Services Act (MHSA), including Welfare and Institutions Code (WIC) sections 5813.5, 5830, 5840, 5847, 5891, and 5892; and Title 9 of the California Code of Regulations sections 3400 and 3410. I further certify that all expenditures are consistent with an approved plan or update and that MHSA funds will only be used for programs specified in the Mental Health Services Act. Other than funds placed in a reserve in accordance with an approved plan, any funds allocated to a county which are not spent for their authorized purpose within the time period specified in WIC section 5892(h), shall revert to the state to be deposited into the fund and available for other counties in future years.

I declare under penalty of perjury under the laws of this state that the foregoing and the attached update/report is true and correct to the best of my knowledge.

Rita Austin, LCSW

**Local Mental Health Director (PRINT)**


4/2/14  
 Signature Date

I hereby certify that for the fiscal year ended June 30, 14, the County/City has maintained an interest-bearing local Mental Health Services (MHS) Fund (WIC 5892(f)); and that the County's/City's financial statements are audited annually by an independent auditor and the most recent audit report is

**MHSA COUNTY FISCAL ACCOUNTABILITY CERTIFICATION<sup>1</sup>**

dated for the fiscal year ended June 30, 14. I further certify that for the fiscal year ended June 30, 14, the State MHSA distributions were recorded as revenues in the local MHS Fund; that County/City MHSA expenditures and transfers out were appropriated by the Board of Supervisors and recorded in compliance with such appropriations; and that the County/City has complied with WIC section 5891(a), in that local MHS funds may not be loaned to a county general fund or any other county fund.

I declare under penalty of perjury under the laws of this state that the foregoing and the attached report is true and correct to the best of my knowledge.

Deborah Bautista

**County Auditor Controller/City Financial Officer (PRINT)**

Deborah Bautista                      4-8-14

**Signature**

**Date**

<sup>1</sup>Welfare and Institutions Code Sections 5847(b)(9) and 5899(a)  
Three-Year Program and Expenditure Plan, Annual Update, and RER Certification (2/14/2013)