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Date: March 10, 2022

To: Board of Directors

From: Board Directors Deppe and Sherris-Watt

Subject: Housing for the KPPCSD

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**Background** – The Kensington Fire Protection Board has determined that it will no longer provide space for housing the Kensington Police Department and administrative staff of the KPPCSD in the Public Safety Building at 217 Arlington Avenue after July 2022. In response, the KPPCSD has been looking at other possibilities for permanent housing for the District’s employees.

The KFPD began a survey of needs in 2015 and until March of 2020, it seemed that the KFPD and KPD could remain in a renovated Public Safety Building. While the KPPCSD Board still hoped for this resolution throughout 2021, the KFPD voted against this option and has determined they will go forward in a single use space.

### **Sites considered**

**Commercial Properties** – The KPPCSD has considered several commercial spaces throughout Kensington. Details of these searches can be found in the recordings of meetings in 2021, and January and February of 2022. While these sites provide enough square footage, there are significant disadvantages, including substantial cost increases over the current space in 217, and lack of ownership by the District.

The General Manager continues to research possibilities in the event that another space can be procured for long-term leasing. This option has the advantage of providing housing to the KPD within a shorter timeline than the options listed below.

**EBMUD** – East Bay Municipal Utility District holds significant portions of land in Kensington, both above and below the Arlington. The General Manager and two Board Directors are looking into the possible acquisition of a small portion of property that would allow the District to build a permanent police station.

While this is a permanent solution, it would require temporary housing of the KPPCSD for an extended period.

**Private Residences** – The District is exploring whether a private residence located along a centrally located corridor in Kensington is available for purchase. This property would then be renovated to house the KPD and possibly administrative offices of the KPPCSD. This planning would involve possible rezoning and agreement by the County.

**Kensington Park, New Construction** – From 2015-2018, the KFPD considered this the most promising solution to housing both fire and police in Kensington. The KPPCSD Board has not supported this idea due to the prohibitive cost (\$12 million estimated in 2018) and desire to preserve public park land.

**Kensington Park, Current Buildings** – Within Kensington Park, (located at Arlington Avenue and Kensington Park Road, Kensington) there are three permanent buildings. These include the Kensington Community Center, aka Youth Hut, at 59 Arlington Avenue, and two buildings commonly referred to as the Annex at Kensington Park Road across from the tennis courts, and Building E, approximately at 7 Windsor Ave, near the meadow. The Kensington Community Center was renovated in 2020 and offers around 4,000 square feet. This space is not ideal for administrative offices or a police department due to its location in the park and largely open floor plan. It should remain a meeting and rental space ideal for civic groups, a place for recreation programs and Kensington community events.

**The Annex** – The Annex is a 1772 square foot one story building. It is estimated that it was built around 1950 for use by Kensington Hilltop School. The property was first leased to the District in 1963 and purchased in 1995. The building was rented to Neighborhood School from 1985-2006. The Kensington Community Council (KCC) had offices in the space until 1999. In 2006, the GM/COP determined that the building had water damage and left it vacant. The tenants moved up the hill to property on the kindergarten yard of Kensington School.

The floor structure is slab on grade. While minerals have surfaced through the vinyl flooring (typical of a concrete slab) no water damage has been observed or smelled by observers from 2016 – present date. The building offers a 660 square foot northern classroom, and 750 additional square feet that is partitioned into 2-spaces of approximately 250/500 square feet. Two bathrooms and a large sink are at the northern end of the building. It has three front entrances, two back entrances, a concrete front porch and access to a handicapped parking space.

The construction, while needing to be evaluated for seismic strength and the inclusion of hazardous materials, has quite a bit of charm. It is open and naturally well lit. The placement of entrances, exits and bathrooms is logical and similar to what is found in the Community Center. An existing overhang provides a place to wait for students in inclement weather. We would recommend exploring renovation before committing to removal of the existing structure.

**Building E** – Building E is the remaining structure from the original Kensington School buildings (A-H), that were built prior to 1945. An architect's educated guess dates the building to the late 1930's. It was remodeled by the KCC in 1999. The contract between the KPPCSD and the KCC had the latter providing for all the renovations to the building and then an established rent of \$1/year, as long as

the KCC provided adult and child recreation programs. This has been the case for the last 22 years. The KCC has also taken care of repairs to the building during this time.

Situated up a small rise at the end of Windsor Avenue, Building E has 2605 square feet, close to an ideal amount for the KPPCSD. Its location to available parking and street access makes it the best fit for supplying a police station to Kensington residents. Officers on patrol would not need to drive through Kensington Park, an area with heavy foot traffic and playing children during weekday afternoons. This location has easy foot access to Highland Avenue and Hilltop School. With the proposed addition of a driveway from the parking pad to Arlington Avenue, police officers would have quick access to Kensington's busiest thoroughfare. This location also has better access to telephone lines necessary for the evolving technological needs of policing.

Notes – The documents prepared by Muller & Caulfield in 2012, contains some assumptions that are disagreed with by the writers of this report. We believe additional study would be required to determine information that is factual for 2022.

The Annex is referred to as having "E" occupancy in the Muller & Caulfield report, this is not to be confused with Building E.

**Recommendation** – Given the current needs of the KPPCSD and the KPD, the desire to keep excellent recreational programming for the citizens of Kensington and the students of Kensington Hilltop school, with acknowledgement of budgetary and time constraints and the added weight of public opinion generally against adding additional buildings to Kensington Park, we recommend pursuing relocation of the headquarters of the KASEP recreation program and classroom spaces to The Annex and moving the Kensington Police Department and the administrative offices of the KPPCSD into Building E.

These buildings both require renovation to make them ideal. The KPD and KASEP programmers must be active partners and advisors in determining the necessary upgrades to make spaces that meet the needs of their users and adhere to legal and safety requirements.

The best timeline, should excellent temporary quarters be available for the KPD, is to begin acquiring all the necessary studies, including studying zoning regulations and environmental impact in order to make final cost predictions and allow the Board to determine feasibility.

We acknowledge that this plan has negative aspects, but feel it is the best suggestion for the long-term housing of the KPD, the continuation of community services and the maintenance and protection of Kensington Park.

Housing for the KPPCSD

March 10, 2022

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	<b>The Annex</b>	<b>Building E</b>
Year of Construction	1950 (estimate)	1938 (estimate) Year of renovation – 1999
Square Footage	1772	2605
Seismic Analysis	needed	prepared for Hilltop in 2008, should be redone for renovation
Pest Report	completed 2019, approximately \$28,000	needed
Zoning	zoned for the scope of recreation programs	To be determined
Bathrooms	2, neither currently ADA	2, 1 of which is ADA
Parking	handicapped space adjacent	handicapped space adjacent, possibility for additional spaces in the turnaround below the building
Architectural Drawings	needed based on proposed use	needed based on proposed use
Costs	unknown	unknown
Additional recommendations	Creating a concrete retaining wall and adding a roomy rear porch for recreational activities. Additional space could be garnered by extending the south wall or improving the meadow side with a concrete pad and adding picnic tables.	Exploring the possibility of a driveway that extends from the turnaround at the end of Windsor to Arlington Avenue for police vehicles. This would run along the outside boundary of Kensington Park and provide quick access during emergencies.

**Attachments:**

- Muller & Caulfield Kensington Park Buildings Master Plan March 8, 2021
- Kensington Park Screen Shot
- Pest Report 59 Arlington

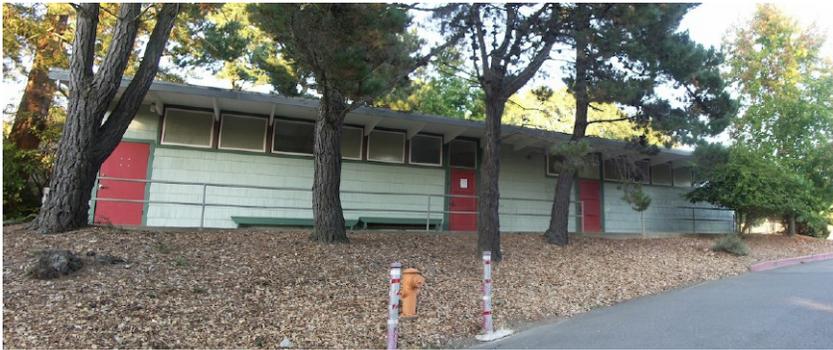


**Kensington Park Buildings  
Master Plan  
Kensington, CA**

**March 8, 2012**



## Annex



Front of Annex with covered porch, as seen from parking lot.

### History and Current Conditions

The date of original construction of the Annex building is unknown, although an educated guess would put the construction in the late 1940's or early 1950's. The building was presumably constructed to house two classrooms for use by Kensington School, before the entire school moved up the hill to its current site in the 1950's. The school district leased the property to KCS D in 1963, along with the land now occupied by the tennis courts and play area. It was purchased by KCS D, along with a cluster of ten other small buildings (buildings A through K), in 1995.

KCS D leased the building to a day care provider (the Neighborhood School) from 1985-2006. The KCC offices were also in the building until the renovation of Building E was completed in 1999. The building has been vacant since 2006.

The Annex can be described as a "modular" building, but because it is slab on grade it is not a "portable".

The building is currently divided into two classrooms, with an office and entrance in the center. Bathrooms at the north end of the building appear to have been added after the original construction. The office in the center was also partitioned off from the south classroom, perhaps at the same time.

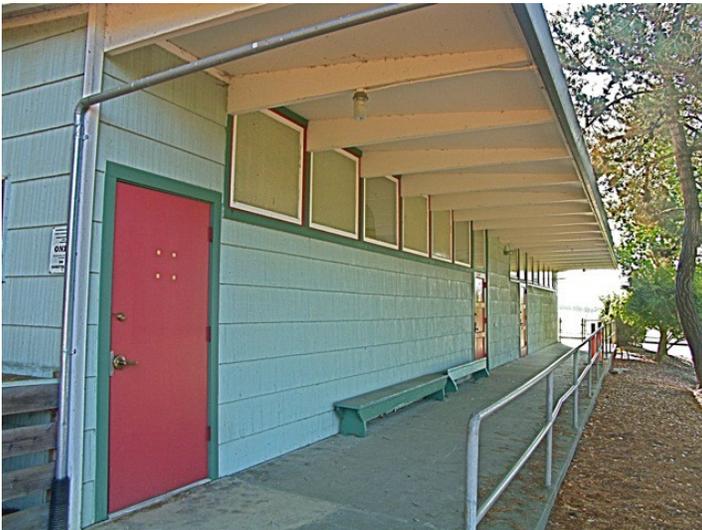
No original drawings of the building or of the bathroom addition are available.



Annex interior, with painted wood arches. Large windows face east; high windows face the covered walkway.



Construction date	Unknown. Educated guess: 1945-1955. Date of bathroom addition is unknown.
Architect	Unknown original architect. Jason Kaldis, proposed 2008 remodel Jack Griffith, 2008 plans for site improvements (not built)
Building size	1772 sq. ft, one-story
Meeting/ activity rooms	660 sq ft north classroom (22.5' x 29') 500 sq ft south classroom South classroom could be 750 sq ft if partition removed.
Occupancy	E (education) Proposal to convert the building to A-3
Floor structure	Slab on grade.
Floor finishes	Vinyl tile typical. Tile and mastic contain asbestos..
Walls	End walls: stud construction. Side walls: post and beam single-wall



*Above: The front porch. The closest door gives direct access to a bathroom.*

*Below: View from the back yard, showing variety of types of glazing.*



Wall finishes	<p>construction, with plywood sheathing spanning between structural arches. No studs.</p> <p>Exterior is wood shingles with 12" to the weather, except south wall has standard replacement shingles.</p> <p>Interior: Painted plywood or tack board.</p>
Roof	Unknown. Assume composition roof.
Roof structure	Three-hinged shaped arches spaced 4' apart. 2-3/4" thick, glu-laminated wood. No joists between arches.
Ceiling	Structure unknown, but must be thick enough to span 4' between arches. 2x roof sheathing? 1-1/8" plywood?
Heating	Suspended gas space heaters.
Insulation	No insulation?
Ventilation	Operable windows No mechanical ventilation.
Windows	Wood frame, some fiberglass replacement windows. Glazing is a random combination of clear glass, acrylic, and fiberglass.
Exterior doors	Solid, no vision panels

**Issues:**

**Aesthetics:** Although the interior spaces are attractive, with the exposed arches and large window areas, the exterior of the building as seen from the parking area is not appealing. The solid doors and high windows preclude any views into the building and make the building look forbidding; the overall form is so simple as to be uninteresting; the painted shingle siding looks dated; the overall composition of doors, windows, and siding is not pleasing. Lack of "curb appeal" has probably reduced demand for potential rentals of the building. If the building is to be remodeled, these aesthetics issues should be addressed.

The existing window glazing is a seemingly random combination of clear glass and patterned glazing. Aesthetics will be improved by replacing all the glass with clear glazing.

**Function:** The bathrooms are at the north end of the building, entered from inside the north classroom. This configuration makes it difficult to use the building for two independent activities at the same time, since students from one classroom would need to disrupt activities in the other classroom in order to get to the bathroom. Consideration should be given to moving the bathrooms to a more central location, especially since they will need to be reconfigured in any case to satisfy the need for accessibility.

Potential users of the building have noted that the building has no kitchen or kitchenette, which also limits some potential uses.

**Change of Occupancy:** The building was built as classrooms, and presumably still keeps this “E” occupancy in the eyes of the building department, with a calculated occupant load of 70 occupants. Continued use for a day care facility or for KCC classes would not constitute a change of use. Use of the building primarily for community events would constitute a change of occupancy to “A-3”, or assembly occupancy. The building occupant load would increase to 94 to 104 occupants if seated at tables as many as 200 occupants if seated theater style in chairs. Since this is a higher number of occupants than the current 70, the building would need to be brought up to code as applicable for the higher occupancy.

Change of occupancy will trigger code requirements for a number of upgrades to the building, from seismic to mechanical, electrical, and energy efficiency. Additional toilet facilities would be needed for the higher number of occupants. Three toilets for women are required by the 2010 California Building Code; one toilet plus a urinal is required for the men.

**Accessibility:** The existing bathrooms are not accessible. See the list of other accessibility issues in the Appendix.

**Seismic:** It is not known if it was built in compliance with the Field Act, which requires schools to resist earthquakes. The Field Act requiring seismically safe schools was passed in 1933. However, its application to temporary portable/ modular classrooms evolved over the years and may not have applied to this structure.

At first glance, this building appears to have little or no seismic resistance. If it was built to Field Act standards, it might be better than it seems. In any case, previous shear walls may have been compromised by later additions, such as the exterior bathroom door to the front porch in what was formerly a shear wall.

**Foundations and Settlement:** No original plans of the building have been located, and the dimensions of existing foundations are not known. Investigation will be needed to determine the capacity to resist seismic loads.

The slab on grade interior floor is not noticeably cracked or out of level. The porch slab (under the overhang), however, is tilted, cracked, and pulling away from the building. This causes a problem for wheelchair access to the main entrances to the building. Since the slab has settled, it could be repaired by pouring a new topping slab to make it match the level of the slab inside, with a 1% slope away from the building for drainage.

**Drainage:** Various problems have been noted with the drainage on the uphill side of the building. Water comes down the hillside and must be led away by the underground drains around the building foundation that were installed (?) about 10 years ago. These drains, assuming they exist, are apparently clogged or overloaded, since water was noted seeping through the floor slab after a rainstorm in September 2011. A retaining wall at the existing back yard fence line, with drainage above it, could help to divert the hillside water before it gets to the building drain.



*Above: Aftermath of water intrusion, winter 2011.*

*Below: Single-wall construction. Insulated stud walls could be added between the existing arches.*



There is also a downspout at the NE corner of the building that is not connected to the building drain that could contribute to the problem.

**Entry Stairs:** The parking lot is about 8' lower than the building porch at the north end, sloping up to match the porch grade to the south of the building. Original stairs leading to the center of the porch were recently removed because they were unsafe. New stairs should be provided as part of any remodel of the building.

The design of the new stairs and associated landings and railings can be treated as an opportunity to improve the appearance of the front of the building.

**Remodel or tear-down?** If the building is to have a major remodel, the value of the current building is that it provides a foundation, floor slab, and structural shell that could be used as a framework for new construction. Studs, insulation, electrical wiring, etc. can be added between the existing wood arches to make a more permanent and energy-efficient building.

If the building is to remain in use as classrooms or day care, then a limited remodel such as the one described below may be sufficient. In either case, the cost of a remodel should be compared to the cost of new construction, since the existing building may not provide much value and remodel costs are typically higher than new construction costs.

#### **Annex Plans 2008**

Plans were drawn by Jason Kaldis for limited repairs necessary to re-occupy the building as a child care center, including expanding the bathrooms to meet accessibility requirements and electrical upgrades to meet code. The cost estimate was about \$140,000 (or about \$80 per square foot). This cost estimate did not include the necessary site work, nor did it include the additional costs, such as prevailing wages, required for a publicly bid project.

Additional insulation and other energy conservation measures will be required in addition to work shown in these plans to comply with the new California Energy Code, which went into effect in 2010.

## Building E



### History and Current Conditions

Building E is currently leased and used exclusively by the Kensington Community Council (KCC), a non-profit organization which publishes the **Outlook** and runs the Kensington After School Enrichment Program (KASEP) as well summer cay camp and other classes for adults and children. The building contains the KCC office as well as three classroom spaces.

The date of original construction of Building E is unknown. An educated guess would put the construction between 1933 and 1945, based on the fact that diagonal wood boards were used instead of plywood. The 1999 plans label the former use of the rooms as a library and school offices.

The building was essentially rebuilt when it was remodeled in 1999-2000. KCC reports that the building is currently “very functional”, with only some minor problems with the floor tiles.

Construction date	Unknown. Educated guess: 1933-1945.
Architect	Unknown original architect. Deborah Lane, 1999 remodel (assisted by volunteer architect Bart Jones).
Building size	2605 sq. ft, one-story
Meeting/ activity rooms	840 sq ft classroom “A” (23’ x 36.5’) 670 sq ft classroom “B/C” 345 sq. ft. classroom “D” 321 sq ft office.
Occupancy	E (education)
Floor structure	Wood frame over crawl space.
Floor finishes	Vinyl tile typical.
Walls	Stud construction.
Wall finishes	Exterior horizontal wood siding. Interior: Painted gypsum wall board.
Roof	Composition shingles.
Roof structure	Wood frame. Small attic space.
Ceiling	Flat gyp board, 12’ high
Heating	2- forced air furnaces in attic space..
Insulation	Insulated. Plans specify R-11 walls, R-18 ceiling, R-19 floors.
Ventilation	Operable windows Furnaces provide ventilation.
Windows	Aluminum framed, double glazed.
Exterior doors	

**Seismic:** Seismic upgrade was done as part of 1999 remodel. Added shear plywood to cripple walls, hold downs, etc. Structural plans appear very complete. It seems reasonable to assume complete seismic upgrade was done per the code at the time, and building is basically OK.

## *Fault Zone*

“Cities and counties shall require, prior to the approval of a project located in a seismic hazard zone, a geotechnical report defining and delineating any seismic hazard. If the city or county finds that no undue hazard of this kind exists, based on information resulting from studies conducted on sites in the immediate vicinity of the project and of similar soil composition to the project site, the geotechnical report may be waived”

From the Alquist-Priolo Fault Zoning Act

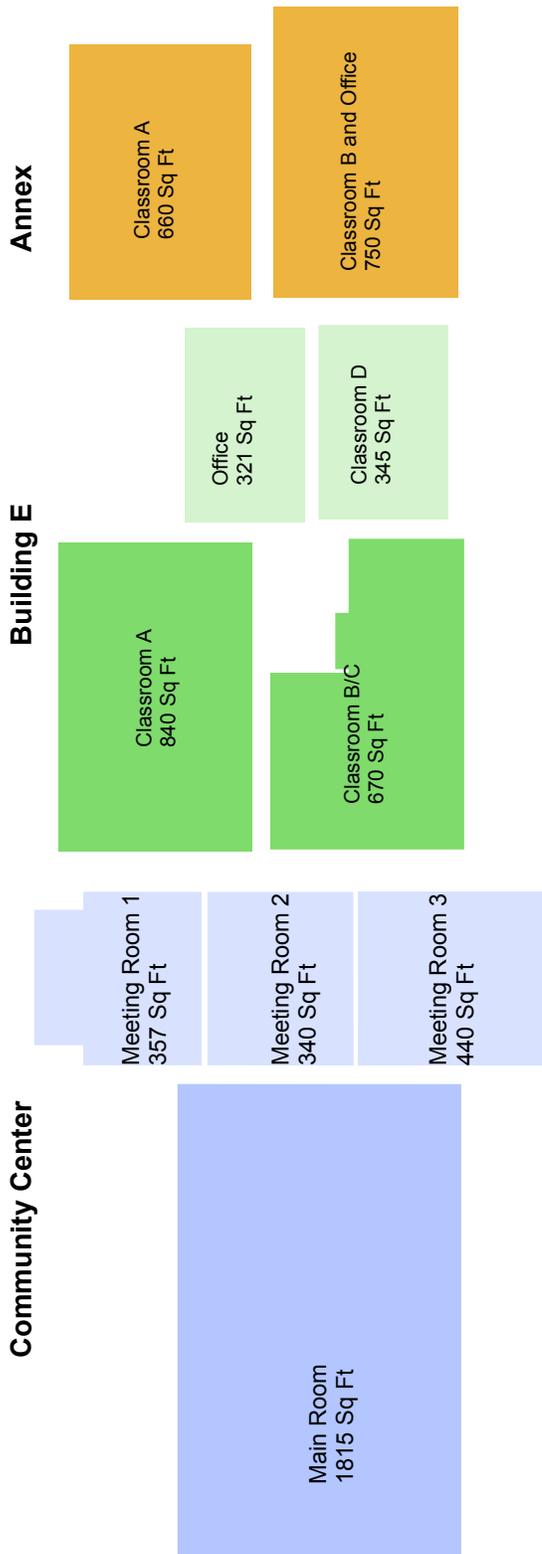
All three of the park buildings are located within the Alquist-Priolo seismic hazard zone (“Fault Zone”), due to proximity to the Hayward fault. The Fault Zone is a strip of land, typically about 1000’ wide, defined by the California State Geologist as being above or adjacent to a known trace of an active earthquake fault. The goal of the Alquist-Priolo legislation is to prevent buildings from being built on top of active fault traces, since fault movement below a building will tear any structure in two, regardless of its structural design.

Appendix A includes copies of maps included in the March 31, 2008 report by Alan Kropp prepared for Kensington Elementary School, which is adjacent to Kensington Park. These maps show the eastern edge of the fault zone roughly along the property line between the park and the school.

The reason that fault zones include approximately 500’ on each side of the known fault is that additional, previously unknown active fault traces frequently occur in the immediate area of a currently mapped trace. Current state law requires a special geotechnical investigation and report for any new building in the fault zone, as well as for any remodel that exceeds 50 percent of the value of the structure or adds more than 50 percent of the existing floor area of the structure. The purpose of this investigation is to show there are no active faults below the existing building, and to preclude any new construction on top of an active fault.

A subsurface investigation and geotechnical report was done in 1988 for the youth hut expansion, which found no active faults in the immediate area of the youth hut. This investigation may be sufficient to allow new remodeling of the building without additional study. It is also possible that the 1988 investigation could be extrapolated to apply to a new structure to replace the Annex, since the Annex is in the immediate vicinity. The County building department would need to approve this.

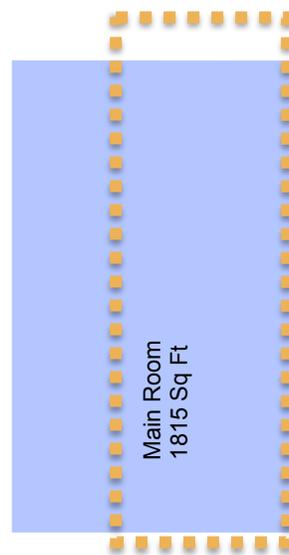
## Room Size Diagram



The diagram at left illustrates the relative sizes of the meeting and classrooms spaces available in each of the park buildings. The rectangle for each room represents the actual proportions of the room as well as its relative size. Dimensions are net of closets and full height storage cabinets.

This can be a useful tool, for example, in deciding if a given activity in the Community Center could be accommodated instead in the Annex.

*Annex as single 1410 sq ft room compared to 1815 sq ft main room of Community Center.*

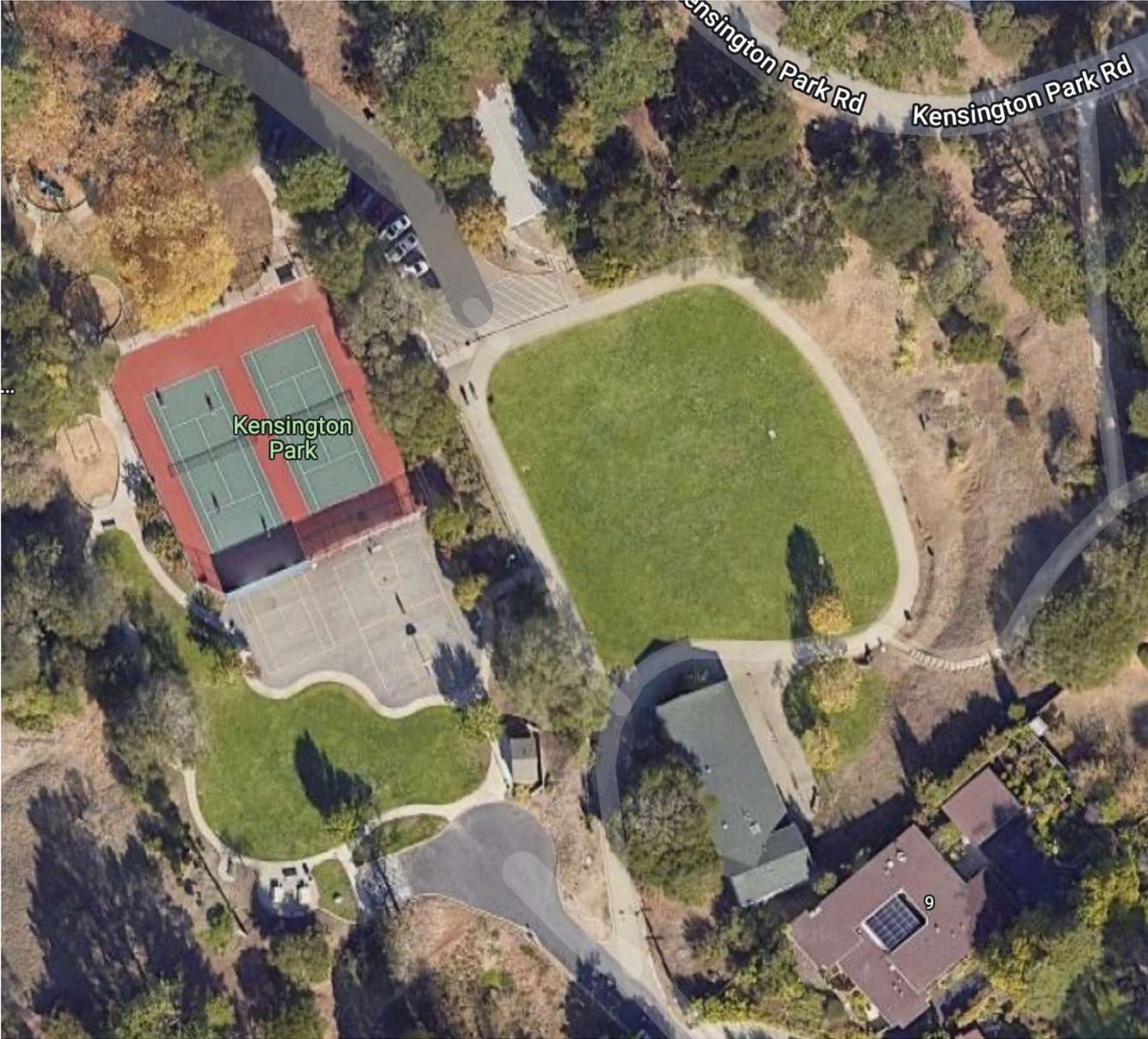


Kensington Park Rd

Kensington Park Rd

Kensington  
Park

9



# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 59	STREET, CITY, STATE, ZIP Arlington Avenue, Kensington CA 94707	Date of Inspection 11/5/2019	No. of Pages 8
<b>McDonald Termite Control</b> <b>230 F Street</b> <b>Martinez, CA 94553</b> <b>Tel: (510) 525-2202 or (510) 714-7302</b> <b>Email: john@mcdonaldtermite.com</b>			
Firm Registration No. PR 6526	Report No. 7982	Escrow No.	
Ordered By: KPPCSD 59 Arlington Avenue Kensington, CA 94707	Property Owner/Party of Interest c/o Tony Constantorous 217 Arlington Avenue Kensington, CA 94707	Report Sent To: KPPCSD 59 Arlington Avenue Kensington, CA 94707	
COMPLETE REPORT <input checked="" type="checkbox"/>	LIMITED REPORT <input type="checkbox"/>	SUPPLEMENTAL REPORT <input type="checkbox"/>	REINSPECTION REPORT <input type="checkbox"/>
General Description: One story structure utilized for school classrooms constructed on a concrete slab floor with wood rustic and wood shingled exteriors		Inspection Tag Posted: Utility closet marked item JM/TS	
		Other Tags Posted: none to date	
An inspection has been made to 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 <input checked="" type="checkbox"/> Drywood Termites <input type="checkbox"/> Fungus/Dryrot <input checked="" type="checkbox"/> Other Findings <input type="checkbox"/> Further Inspection <input checked="" type="checkbox"/>			
If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.			

NOTE: DIAGRAM IS DISPLAYED ON PAGE 2

*Tracey Schwartz*

*John McDonald*

Inspected by John McDonald/Tracey Schwartz State License No. OPR8701/OPR13370 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.

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

59

Arlington Avenue, Kensington CA 94707

11/5/2019

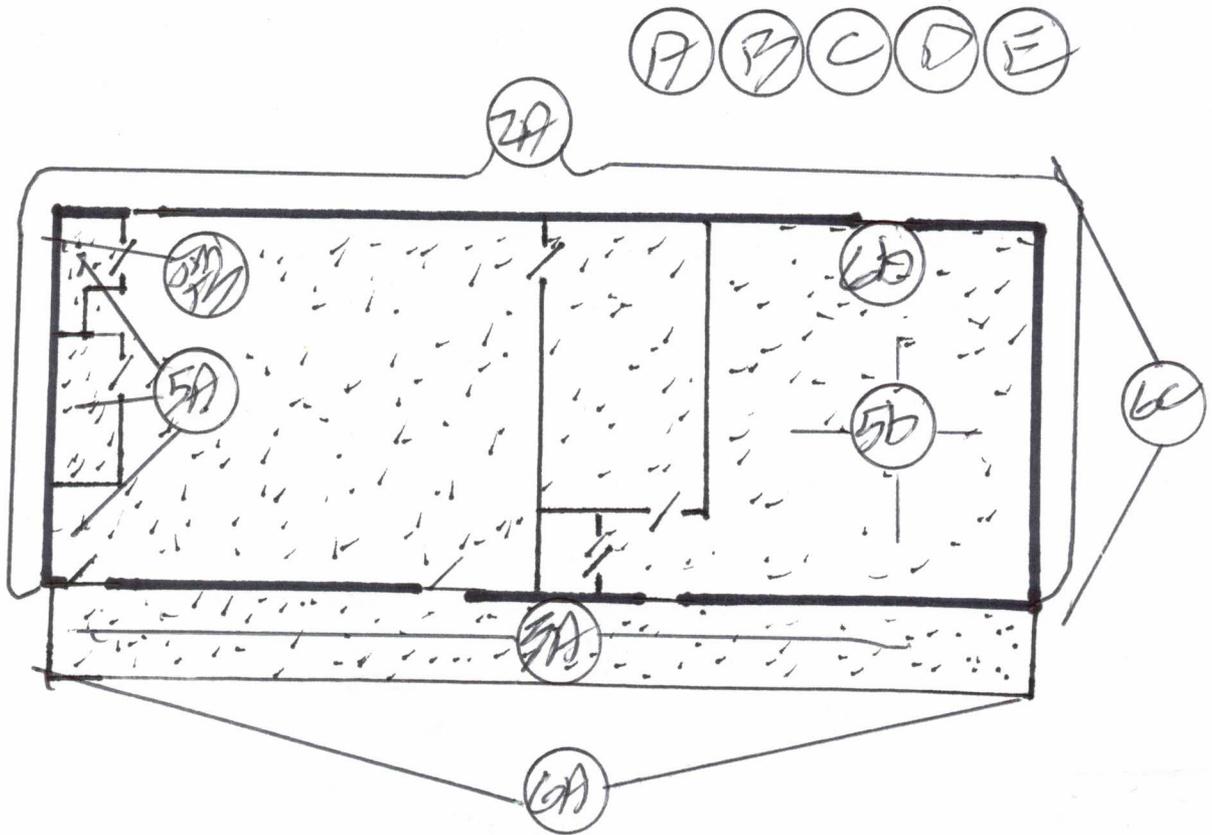
7982

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.



59

Arlington Avenue, Kensington CA 94707

11/5/2019

7982

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

THIS IS A STRUCTURAL PEST CONTROL REPORT: NOT A BUILDING INSPECTION REPORT THEREFORE NO OPINION IS BEING RENDERED REGARDING THE STRUCTURAL INTEGRITY OF THIS BUILDING

A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying insects or organisms in visible and accessible areas on the date of inspection, and contains recommendations for correcting any infestation, infections, or conditions found. The contents of Wood Destroying Pest & Organism Inspection Reports are governed by the Structural Pest Control Act and its rules and regulations.

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of inspection. Some areas of the structure are not accessible to inspect, such as inaccessible attics or portions thereof; the interior of hollow walls; spaces between a floor or porch deck and the ceiling or soffit below; such structural segments as enclosed bay windows, buttresses, and similar areas to which there is no access without defacing or tearing out lumber, masonry or finished work; built in cabinet work; floors beneath coverings, areas where storage conditions, furnished interiors or locks make inspection impracticable. These areas will be inspected if they are made accessible by the owner at his expense.

NOTE: It is not economically feasible to open and check areas mentioned above and similar enclosed conditions. These areas are excluded from this report. Also, detached wooden fences, garden trellises, and similar detached appendages are not part of this report. This inspection covers the structure indicated on the diagram.

Showers over ceilings are not water tested unless water stains are evident below. In which case, recommendations will be made for further testing.

THE EXTERIOR SURFACE OF THE ROOF WILL NOT BE INSPECTED. IF YOU WANT THE WATER TIGHTNESS OF THE ROOF DETERMINED, YOU SHOULD CONTACT A ROOFING CONTRACTOR WHO IS LICENSED BY THE CONTRACTOR'S STATE LICENSE BOARD.

This property was not inspected for the absence of health related molds or fungi. By California law we are neither qualified or authorized, nor licensed to inspect for health related molds or fungi. If you desire information about the presence or absence of health related molds, you should contact an industrial hygienist.

NOTE: WE DO NOT REMOVE FLOOR COVERINGS AT THE TIME OF OUR INSPECTION. WE ASSUME NO RESPONSIBILITY FOR ANY DAMAGE DETECTED TO ANY WOOD FLOORS AFTER THE FLOOR COVERINGS HAVE BEEN REMOVED. THESE AREAS WILL BE INSPECTED IF THEY ARE MADE ACCESSIBLE PRIOR TO OUR INSPECTION.

Thank you for calling McDonald Termite. For any questions regarding this report, please contact our office at (510)525-2202 or e-mail [john@mcdonaldtermite.com](mailto:john@mcdonaldtermite.com)

NOTICE: REPORTS ON THIS STRUCTURE PREPARED BY VARIOUS COMPANIES SHOULD LIST THE SAME FINDINGS (I.E. TERMITE INFESTATION, TERMITE DAMAGE, ETC...) HOWEVER RECOMMENDATIONS TO CORRECT THESE FINDINGS MAY VARY FROM COMPANY TO COMPANY...YOU...HAVE A RIGHT TO SEEK A SECOND OPINION...FROM ANOTHER COMPANY.

#### When Work Is Recommended

McDonald Termite Control agrees to use all reasonable care in the performance of our work, but we cannot assume any responsibility should any damage occur to plumbing pipes, electrical pipes imbedded in the ground or overhead, roof or other facilities, plants and shrubs, or for injuries or death of animals.

Pesticides are the products McDonald Termite Control uses to control the target pests listed in your inspection. Pesticides make a better life for all of us. They help control disease carriers thus protecting your health and property. When properly used, pesticides pose no problem to man or the environment. Your mcdonald termite

59

Arlington Avenue, Kensington CA 94707

11/5/2019

7982

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

Control technician is a state certified applicator and is constantly being upgraded by our training sessions. If you have any questions please call the following number at (510)525-2202 or e-mail john@mcdonaldtermite.com

NOTE: It is recommended that building permits be obtained for all work requiring permits, prior to beginning the recommended repairs. For information concerning the building department and permit requirements, contact the local building department. Work performed as required under a permit from the building department should be approved, accepted and signed off by the department prior to considering such work to be completed. Building department may require installation of smoke/heat detectors as a condition of obtaining a building permit.

This company will re-inspect repairs done by others within four(4) months of our original inspection. A charge, if any, cannot be greater than the original inspection fee for each re-inspection. The re-inspection must be done within ten (10) working days of the request. The re-inspection is a visual inspection, and, if inspection of concealed areas are desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs.

NOTE: The charge for services that this company subcontracts to another licensed company may include the companies charges for arranging and administering such services in addition to the direct costs associated with paying the sub contractor. You may accept McDonald Termite Control bid, or you may contract directly with another licensed company. McDonald Termite Control will not be responsible for any act or omission in the performance of work that you directly contract with another to perform.

NOTE: If any infestation, infection or damage is discovered in a concealed area during the course of performing any recommendations on this report, or any remodel work, this company will file a supplemental report. This company is not responsible for controlling such infestation or infections nor responsible for controlling such damage. If the additional work is within the scope of this companies operation a cost will be provided with the supplemental report.

All payments are due upon completion of work. In the event an attorney is employed to enforce payment, the under-signed agrees to pay reasonable attorney fees and other costs of collection. Any balance after thirty(30)days will be subject to a 1 1/2% finance charge on the unpaid balance.

Under California Mechanics lien law, any structural pest control operator who contracts to do work for any contractor, subcontractor, laborer, supplier or their person who helps to improve your property, but has not paid for his work or supplies, has a right to enforce a claim against your property. This means that after a hearing, your property could be sold by a court officer and the proceeds of the sale use to satisfy the debt. This can happen even if you have paid your contractor in full, if the subcontractors, laborers, or suppliers remain unpaid. We reserve the 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". General contractors and laborers for wages do not have to provide this notice. A preliminary notice is not a lien against the property. It's purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

This is a seperated report; it is defined as Section 1 and Section 2 conditions evident on the date of inspection.

Section 1: Contains items where evidence exists of active infestation, infection or condition that have resulted in or from infestation or infection.

Section 2: Contains items deemed likely to lead to infestation or infection, but where no visible evidence of such was found.

Further Inspection: Contains items defined as recommendations to inspect area(s) which, during the original inspection, did not allow the inspector access to complete the inspection and cannot be defined as Section 1 or Section

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Arlington Avenue, Kensington CA 94707

11/5/2019

7982

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

**FOUNDATIONS:**

ITEM 2A The foundation around the perimeter of this building was faulty with exterior grade levels which is resulting in earthwood contacts and decay and termites to the lower wood shingles.

RECOMMENDATION: Trim up shingles to a higher elevation, installing metal flashing and pouring a steel reinforced concrete curb wall around the perimeter of this building to reestablish a proper grade.

**\$28,800.00**

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

**PORCHES-STEPS-DECKS-PATIOS:**

ITEM 3A The front concrete porch landing was noted to be cracked and settled, pulling away from the structures slightly.

RECOMMENDATION: Interested parties should engage the services of an appropriate concrete contractor to evaluate and to repair or replace if necessary.

**Refer out**

\*\*\*\*\* This is a Section 2 Item \*\*\*\*\*

**INTERIORS-BATHROOMS-ATTICS:**

ITEM 5A The vinyl floor covering surfaces in the two half-bath and utility room areas were noted to be buckled and lifted.

RECOMMENDATION: Interested parties are to engage a licensed floor firm to remove and replace with a new commercial grade vinyl.

**Refer out**

\*\*\*\*\* This is a Section 2 Item \*\*\*\*\*

ITEM 5B Some evidence of water stains or past leakage noted to the ceiling surface at this area of the structure.

RECOMMENDATION: interested parties are to engage the services of a licensed roofing contractor to evaluate roof covering surfaces, gutters and downspouts and to make any necessary recommendations, repairs or replacements if needed. Also, interested parties to engage a painting contractor to scrape, seal and repaint the ceilings. Further inspection recommended.

**Refer to roofer**

\*\*\*\*\* Unknown Further Inspection Recommended \*\*\*\*\*

**EXTERIORS-ABUTMENTS:**

ITEM 6A Metal gutter at the front of the building was badly rusted and corroded.

RECOMMENDATION: Interested parties to engage a roofing or guttering contractor to remove and replace this gutter.

**Refer out**

\*\*\*\*\* This is a Section 2 Item \*\*\*\*\*

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**EXTERIORS-ABUTMENTS:**

ITEM 6B This rear exterior entry door was buckled and decayed.

RECOMMENDATION: Remove this door and door sill and replace with a new prime painted exterior entry door and a new wooden door sill.

**\$800.00**

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

ITEM 6C Evidence of Subterranean Termite activity noted along this area where others have installed old plywood up against the structure, which was noted to be decayed and termite infested. RECOMMENDATION: After the repairs as outlined in 2A have been performed, recommend drilling and rod treating and injecting the soil around the entire perimeter of this building with the Termicide for the control of Subterranean Termites. Brush down all accessible migratory termite tubes. Chemically treat the exterior soil around the entire perimeter of the foundation and locally treat interior soil as necessary with Termidor for the control of subterranean termites. NOTE Interested parties should be aware that sometimes while drilling and treating through concrete slab floors, driveways, sidewalks, etc., there is the possibility of hitting hidden plumbing or wiring. Should it become necessary to repair plumbing or electrical systems hidden in concrete slabs, owners will need to obtain the services of the appropriate tradesperson to repair same. THIS IS NOT INCLUDED IN OUR COST ESTIMATE. **\$1475.00**

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

TERMIDOR SC Active Ingredients Fipronil 5-amino-1-(2,6-dichloro-4-(trifluoromethyl)phenyl)-4-(1,R,S)-trifluoromethylsulfinyl)-1-H-pyrazole-3-carbonitrile 9.1%

**NOTE:** For any reason should we need to alter our method of chemical treatment for the control of subterranean termites, Tim-Bor or Premise Foam will be used in lieu of Premise 75 or Termidor. The main reason for the use of Tim-Bor or Premise Foam, especially during adverse weather conditions, is that our method of treatment is to inject chemical into the soil and this will not work with the soil being saturated. Another reason would be plumbing or unseen drainage systems. Tim-Bor or Premise Foam would be applied per label instructions and our guarantee would still apply. NOTE: AS AN ALTERNATIVE, ADVANCE TERMITE BAIT STATIONS ARE AVAILABLE UPON REQUEST. ADVANCE: ACTIVE INGREDIENT DIFLUBENZURON 0.25%

Statement of Treatment Policy and Instructions

For every chemical application, we will need to have access to the following--  
Must have a water source, electricity outlet, sub area access with areas unlocked and accessible. Area around the exteriors **must be clear of all debris at least 2 ft. from the exterior wall surfaces.** All gates to be open, unlocked for gaining access to all back areas if needed. These noted items are so we can chemically treat the sub area, and exteriors as needed. **Any debris or personal stored items must be removed or the treatment will have to be cancelled and re-scheduled -- additional fees may be applied.**

GENERAL CONDITIONS

A. Our inspection is limited to visible and accessible areas only. Should interested parties desire a further inspection of any inaccessible area it would be done upon request and for an additional cost.

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B. This structure was constructed on a concrete slab floor with finished walls and ceilings. At this time, other than what was indicated, no outward indication or damage could be detected. this report is limited to visible and accessible areas.

C. Interior and exterior surfaces around the perimeter of this structure will need to be kept well sealed and painted. Water prone wall and floor areas also need to be kept well sealed and grouted as part of general property maintenance.

D. The roof covering, gutters and downspouts were not inspected and no guarantees are given to same and further information or guarantees being desired should be obtained from a licensed roofing contractor.

E. No representations will be made by this firm regarding plumbing, heating or electrical systems except as pointed out in the body of this report. Further information being desired concerning the above should be obtained from the appropriate trades.

NOTE: There may be health related issues associated with the findings reflected in this report. We are not qualified to and do not render any opinion concerning such health issues. The inspection reflected by this report was limited to visible and accessible areas only. Questions concerning health related issues, which may be associated with the findings or recommendations reflected in this report, the presence of mold and the release of mold spores or concerning indoor air quality should be directed to a Certified Industrial Hygienist.

WARNING: Repairs by this company to residences built before 1978 may disturb materials containing lead-based paint and may release debris or dust containing lead. Lead is a chemical known to the State of California to cause cancer and birth defects or other reproductive harm. (This notice is provided in compliance with Californias Proposition 65). For further information, contact your health care provider or an industrial hygienist. A licensed pest control inspector is not an expert in lead, lead-based paint, or exposure to lead. This report is not intended to identify the presence or absence of lead or lead-based paint in the building inspected. Whether lead-based paint is present can be determined only by a certified lead inspector. For a list of certified lead inspectors call the California Department of Health Services Lead-Related Construction information Line at (800) 597-5323 or (510) 869-3953).

PRIOR TO WORK BEING PERFORMED ALL PAINTED SURFACES OF HOMES BUILT BEFORE 1978 WILL BE TESTED FOR LEAD. SHOULD THE PAINTED SURFACES CONTAIN LEAD THERE WILL BE FURTHER TESTING BY A HYGIENIST FOR LEAD BASED PAINT. ADDITIONAL CHARGES FOR THESE TESTS WILL BE GIVEN UPON REQUEST. THERE WILL ALSO BE ADDITIONAL CHARGES FOR REPAIRS SHOULD THE PAINT CONTAIN ANY LEAD.

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OCCUPANTS CHEMICAL NOTICE

MC DONALD TERMITE CONTROL will use pesticide chemical(s) specified below for the control of wood destroying pests or organisms in locations identified in the Structural Pest Control report as indicated above.

(1) The pest(s) to be controlled:

\_\_\_ SUBTERRANEAN TERMITES \_\_\_ DRYWOODS \_\_\_ BEETLES \_\_\_ FUNGUS/DRYROT

(2) The pesticide(s) proposed to be used and the active ingredient(s).

- \_\_\_ A. VIKANE GAS: Active ingredient:Sulfuryl Fluoride. Lethel gas (POISON)
- \_\_\_ B. PREMISE 75 AND/OR PREMISE FOAM: Active ingredients: Imidacloprid, 1-(6-chloro-3-pyridinyl) methyl-N-Nitro-2-imidazolidinimine 75.%
- \_\_\_ C. ALTRASET: Active ingredient:Chlorantraniliprole,3-Bromo-N-[4-chloro-2-methyl-6-[(methylamino) carbonyl]phenyl]-1-(3-chloro-2pyridinyl)-1H-pyrazole5-carboxamide.
- \_\_\_ D. TERMIDOR SC: Active ingredients: Fipronil:5-amino-1-(2,6-dichloro-4(triflouromethyl)phenyl)-4-((1,R,S)-(trifluoromethyl)sulfinyl)-1-H-pyrazole-3-carbonitrile.....9.1%
- \_\_\_ E. TIMBOR: Active ingredients: (Disodium Octoborate Terahydrate)

\_\_\_ F. TERMIDOR FOAM: Fipronil [5-amino-1-(2,6-dichloro-4-(trifluoromethyl)phenyl)-4-((1,R,S)-(trifluoromethyl)sulfinyl)-1-H-pyrazole-3-carbonitrile]:

(3) "State Law requires that you be given the following information: CAUTION-PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Companies are registered and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulation 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 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 any of the following symptoms, contact your physician or poison control center and your pest control company immediately."

\_\_\_ Nausea, vomiting, diarrhea, skin irritation, abdominal cramps, eye irritation, ringing in ears, excitability, difficulty in breathing, lung irritation, respiratory irritation, pulmonary edema, fatigue, chest pain, dizziness, unconsciousness cyanosis, central nervous system effects.

\_\_\_ Nausea, vomiting, diarrhea, skin irritaion, nose & throat irritation, sweating, abdominal cramps, headache, eye irritation, excitability, shortness of breath, drowsiness, involuntary shaking, abdominal cramps, irritability, blurred vision.

For further information, contact any of the following:

MCDONALD TERMITE CONTROL ..... (510) 525-2202  
Poison Control Center ..... (800) 876-4766  
Structural Pest Control Board..... (916) 561-8700  
2005 Evergreen Street, Suite #1500 Sacramento, CA 95815

Contra Costa Agricultural Dept.....(925) 646-5250  
2366 Stanwell Circle, Concord, Ca 94520

Alameda County Agricultural Dept.....(510)670-5232  
224 W. Winton Avenue Suite #184, Hayward, Ca 94544

Persons with respiratory or allergic conditions, or others who may be concerned about their health relative to this chemical treatment, should contact their physician concerning occupancy during and after chemical treatment prior to signing this NOTICE.

NO CHEMICAL APPLICATION WILL BE PERFORMED UNTIL SUCH TIME THAT THIS NOTICE IS RETURNED HAVING READ THE INSTRUCTIONS, I, THE UNDERSIGNED, WILL ACCEPT RESPONSIBILITY FOR ALL THE AFFOREMENTIONED.

OWNER/OCCUPANT

DATE

## WORK AUTHORIZATION CONTRACT

Address of Property: 59 Arlington Avenue, Kensington CA 94707  
 Inspection Date: 11/5/2019  
 Report #: 7982  
 Title Co. & Escrow #:

SECTION 1	SECTION 2	FURTHER INSPECTION
2A \$28800.00	3A Refer out	5B Roofer
6B \$ 800.00	5A Refer out	
6C \$ 1475.00	6A Refer out	

We Authorized the Following  
Section 1 Items to be Performed.

2A, 6B, 6C

We Authorized the Following  
Section 2 Items to be Performed.

3A, 5A, 6A

We Authorized the Following  
Items for Further Inspection.

5B

Proposed Cost Section 1: \$31,075.00

Proposed Cost Section 2: \$0.00

Proposed Cost Fur.Insp.: \$0.00

Permits and Fees \$ 3400.00

**Total:** \$34,475.00

**NOTICE TO OWNERS:** Under 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 other 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 the 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, laborer, or supplier remains unpaid. To preserve their right to file a claim or lien against your property, certain claimants such as contractors or materials suppliers are required to provide you with a document entitled "Preliminary 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.

I have read this work authorization contract and WDO inspection report it refers to.

**SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED.**

I have read and understand the terms of this work authorization contract and hereby agree to all

APPROVED AND READ BY: \_\_\_\_\_

DATE \_\_\_\_\_

ACCEPTED FOR: \_\_\_\_\_

DATE \_\_\_\_\_

MCDONALD TERMITE CONTROL

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## WORK AUTHORIZATION CONTRACT

Address of Property: 59 Arlington Avenue, Kensington CA 94707  
Inspection Date: 11/5/2019  
Report #: 7982  
Title Co. & Escrow #:

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### CUSTOMER INFORMATION

The total amount of this contract is due and payable upon completion of the work listed above unless otherwise specified. Only the work specified in the contract is being done at this time due to owners wishes. ANY WORK PERFORMED AGAINST AN EXISTING TITLE ESCROW WILL BE THE FINANCIAL RESPONSIBILITY OF THE PARTY ORDERING THE INSPECTION REPORT, IN THE EVENT OF A CANCELLED TITLE ESCROW.

Work completed (LABOR) by operator shall be guaranteed for a period of one year from completion. Toilet plumbing(parts supplied by this firm), showers, floors or any measures for the control of moisture are guaranteed for (30) days only. Chemical treats are guaranteed for two years. Only the areas treated are guaranteed.

Customer agrees to hold company harmless for any damage which may occur to plant life, wiring, trees, vines, pets, tile roofs, plumbing leaks, or changes beyond control of the company which may occur during the performance of this work. In case of non-payment by owner, reasonable attorney's fees and costs of collection shall be paid by the owner, whether suit be filled or not. A SERVICE CHARGE OF 1-1/2 PERCENT, PER MONTH WILL BE CHARGED ON ALL BALANCES OVER (30) DAYS. THE 1-1/2 PERCENT, PER MONTH, EQUALS 18 PERCENT PER ANNUM ON THE UNPAID BALANCES.

Any additional damage found while work is being performed will be supplemented by a report as to additional findings and costs.

All repairs performed by others must be re-inspected by OUR COMPANY before a CERTIFICATION will be issued. We do not guarantee work completed by others. Any repairs completed by others must be guaranteed in writing and submitted to OUR COMPANY before a CERTIFICATION will be issued. This firm does not make statements concerning workmanship. Workmanship is only determinable by those paying for or receiving those services.

If at the time of repairs to decks, the damage is found to be more extensive, a Supplemental report will be given along with a bid for any other corrections that maybe necessary.

A re-inspection of specific items on the report or of any other conditions pertaining to this structure can be done at an ADDITIONAL COST PER TRIP. The re-inspection must be done within (4) months of the original inspection.

Our inspectors are not equipped with 40 ft. ladders therefore all two story building will not be inspected at the eaves unless requested.

NOTE: Inspection fee is billed separately above any work costs.

**MOLD DISCLAIMER:** There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this Work Authorization Contract. These health issues include but are not limited to the possible release of mold spores during the course of repairs. We are not qualified to and do not render any opinion concerning such health issues or any special precautions. Any questions concerning health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a Certified Industrial Hygienist before any such repairs are undertaken.

BY EXECUTING THIS WORK AUTHORIZATION CONTRACT, CUSTOMER ACKNOWLEDGES THAT HE OR SHE HAS BEEN ADVISED OF THE FOREGOING AND HAS HAD THE OPPORTUNITY TO CONSULT WITH A QUALIFIED PROFESSIONAL.