

Violation Log

Complaint # 5137 APN 558 - 27 - 014

VIOL.# 5137

Address: 20600 ALDERCROFT HEIGHTS RD
LOS GATOS, CA. 95033-0000

Property Owner: STOUT, GLYN B & LORI K TRUSTEE

Mailing Address: 20600 ALDERCROFT HEIGHTS RD
LOS GATOS, CA. 95033-0000

Phone Number: _____

Inspector: Joe Hughes Field Investigation Date: 4/15/13

Violation Type:

☐ Building ☒ Housing (see Housing Inspection Checklist) ☐ Zoning ☐ LDE

Summary: Housing Violation

Initial Letter to Property Owner: Date: 5/1/13 By: Joe Hughes

Recorded Notice of Violation: Date: 4/17/14 By: Joe Hughes

Refer to County Counsel: Date: _____ By: _____

Administrative Fines/Fees: Date: _____ By: _____

Notes:

Extension letter received - Denied this is
Housing Complaint - Building Portion can be
Permit 51830 issued to Partially ASAR 6/04/13
Inspection 12/23/14 conditions as noted on attachment NMG and Correction
ok to record 2/24/14 GRF 4/17/14 Violation recorded

County of Santa Clara
Department of Planning and Development
County Government Center, East Wing
70 West Hedding Street, 7th Floor
San Jose, California 95110



	Administration	Development Services	Fire Marshal	Planning
Phone:	(408) 299-6740	(408) 299-5700	(408) 299-5760	(408) 299-5770
Fax:	(408) 299-6757	(408) 279-8537	(408) 287-9308	(408) 288-9198

Glyn B. & Lori K. Stout, Trustee
20600 Aldercroft Heights Rd.
Los Gatos, CA 95033-0000

Mailing Date: 5/1/13

Inspection Date: 4/15/13

Attachment of Conditions Noted 12/23/14 NMG

Subject: Notice and Order Regarding Housing Code Violation at

20600 Aldercroft Heights Road, Los Gatos

A.P.N. 558-27-014

Violation No.: 5137

By Inspector: Joe Hughes

Dear Mr. & Mrs. Stout:

Inspection of the above property revealed violations of the Uniform Housing Code. The building is substandard, due to the following conditions.

IMPROPER OCCUPANCY, ILLEGAL CONVERSION/CONSTRUCTION/USE OF DWELLING UNIT.
Illegal addition to home, and shed in yard used as dwelling. - *Shed now storage NMG*

HAZARDOUS OR UNSANITARY PREMISES OR STRUCTURE
Accumulation of effluent, rodent harborages or similar conditions *Now clean NMG*
(Openings in exterior, allowing entry). *Noted on correction notice this date. NMG*

Attractive nuisance, including excavation, hazardous debris, lumber, fence, or any similar condition that could be hazardous to children.
Improper deck railing. *Railings repaired now safe NMG*

STRUCTURAL-EXTERIOR

Deterioration or inadequate foundations.

Addition has no foundation. *must submit plans: noted on correction notice this date NMG*

Deterioration of exterior walls, lack of paint, peeling paint, ineffective waterproofing, broken windows, broken door. *Walls repaired - Painted - Water Proofed - Windows door replaced NMG*

Improperly sealed windows, doors, openings in exterior covering, holes open to sub-floor area. - *Repaired NMG*

Deterioration/lack of maintenance of exterior roof covering. - *Not inspected this date NMG*

General dilapidation, deterioration, lack of maintenance. - *Structure appears repaired/maintained NMG*

STRUCTURAL-INTERIOR

Deterioration/lack of maintenance of floors and floor supports, sagging floors.

Floor not correctly joined at illegal addition. - Will be Part of Plans for addition NMC

Lack of or inoperable smoke detectors. Smoke detector(s) required in hallway, all bedrooms, basement, all floors. Noted on correction this date NMC

Inadequate exits.

Bedroom window (egress) is too high and inoperative screw installed. - New window now complies NMC

Dampness of habitable rooms, leaks into rooms, mildew, mold at windows, shower and ceiling. Repaired NMC

Room, space dimensions, windows are not in compliance with UHC. New windows now compliant NMC

Middle room, improper egress. Window now large enough NMC

PLUMBING

Lack of proper water closet, lavatory, tub or shower.

Toilet is loose and leaking. - now repaired NMC

Plumbing, which leaks, is hazardous or not properly maintained or installed.

Water heater is leaking and unsafe, flue pipe. - Water heater replaced - Some corrections noted NMC

Cesspool, lack of proper sewage disposal system or connection to sewer.

Laundry added in storage, and bedroom added without proper septic upgrade or permit.

Laundry now removed. advised that plans will also require ETD approval

MECHANICAL

Inadequate or hazardous heating facilities.

Heater not working properly. - removed. advised to obtain permit for replacement. Correction noted NMC


Building permits are required for all of the above repairs. Obtain permits to correct the items listed within seven (7) days. Complete the work within twenty-one (21) days of this letter.

You may appeal this Notice and Order to the County Planning Commission, the appeal body for housing code violations. An appeal must be in writing and filed with the County Planning Office within thirty (30) days. Please contact the Planning Office at (408) 299-5770 for an application and the filing fee information. If you do not comply with this order or file and appeal within thirty (30) days, a Notice of Housing Code Violation will be filed in the office of the Santa Clara County Recorder.

Santa Clara County Ordinance Code division C5 requires a property owner to provide relocation assistance to a tenant who is displaced due to hazardous or unsafe conditions. You, as the property owner, are required to provide to the tenant substitute housing while repairs are being made to the dwelling, if the tenant is required to vacate the dwelling while repairs are made; or an amount equal to 3 months fair market rent plus utilities. The County Ordinance Code specifies conditions under which relocation assistance is required, along with other requirements and conditions of this Ordinance.

For information about correction of the above items and required permits, please call me at (408) 299-5720. If you want to meet with me to review these requirements, please call me to schedule a time to meet me at the office.

Respectfully,


Joseph E. Hughes
Building Inspector

Certified # 7008 1830 0003 3103 3891

County of Santa Clara

Department of Planning and Development
Building Inspection Office
70 W. Hedding St., 7th Floor, East Wing
San Jose, CA 95110
Ph: 408 299-5700 Fax: 408 279-8537



Date: 12-23-14 Permit No. 51830
Job Address: 20600 Alderbrook Heights Owner/Contractor:
Inspector: Neal Grover 408 299- 6710

- ☐ Previous Correction Not on Site
☐ Nobody at Job Site / No Access
☐ Permit Not Posted / On Site

- ☐ Address Not Properly Posted
☐ Approved Plans Not on Job Site
☐ Clearance from Other Agencies Required:
GEO DEH PLN LDE FMO Roads

Inspection(s) Performed

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Foundation | <input type="checkbox"/> Electrical | <input type="checkbox"/> Shear Nailing | <input checked="" type="checkbox"/> Other: |
| <input type="checkbox"/> Under floor/Slab | <input type="checkbox"/> Mechanical | <input type="checkbox"/> Roof Frame & Nailing | <u>Housing</u> |
| <input type="checkbox"/> Rough | <input checked="" type="checkbox"/> Plumbing | <input type="checkbox"/> Roof Tear Off | <u>Violation</u> |
| <input type="checkbox"/> Final | <input type="checkbox"/> Frame | <input type="checkbox"/> Building Complete | |

Correction List: 12-23-14 NMC

☐ Submit Revised Plans to Building Inspection Office for Approval for the Following Change(s):

1. 100% inches of Combustion Air for WH at TOP of Cabiner
2. PAT Valve at Water Heater - Dirt Cap
3. Show Proper Protected gas line under ground
4. Smoke Detectors / CO Detectors AS Required
- ~~5. Deck to be 42" high~~ Opening in Deck Railing is repaired NMC
6. Install New Furnace
7. Submit Plans for the addition
8. Close Screened air vent under Porch
9. Gas sketch with Sizing for gas line
Provide Manufacturer's Installation INST for Water Heater
10. Obtain Permit for New WH Furnace
11. obtain A New Permit for Rel
12. obtain A Permit for 2nd meter.

☐ Complete Inspection Not Made

For Re-Inspection Call 408 299-3161

Field Inspector's Office Hours 8:00 am to 8:30 am and 4:00 pm to 4:30 pm

** Leave This Notice With Permit at Time of Re-Inspection **

To be recorded without fee as per
Gov. Code 6103

DOCUMENT: 22575800

Pages: 1



22575800

Fees + No Fees
Taxes . . .
Copies . . .
AMT PAID

RETURN TO
THE OFFICE OF BUILDING INSPECTION,
70 WEST HEDDING STREET, 7TH
FLOOR SAN JOSE, CA 95110

REGINA ALCOMENDRAS
SANTA CLARA COUNTY RECORDER
Recorded at the request of
County Agency

RDE # 026
4/23/2014
4:09 PM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF HOUSING CODE VIOLATION

In accordance with Santa Clara County Ordinance Code Section C7 and the procedure described in Uniform Housing Code, Chapter 11, Section 1102, I hereby certify that the building described below is substandard:

Owner: Glyn B. Stout & Lori K. Stout, Trustee

Address: 20600 Aldercroft Heights Road, Los Gatos

Assessor's Parcel No.: 558-27-014

Type of Violation: Housing Violation

Notice was sent to the owner of record, compliance was not obtained and an appeal was not filed within the allotted time.

Dated: April 17, 2014

County of Santa Clara

MICHAEL L. HARRISON, Building Official

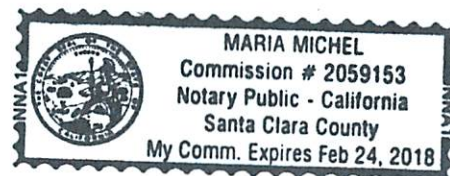
State of California)
County of Santa Clara)

On April 17, 2014 before me, Maria Michel, Notary Public, personally appeared Michael L. Harrison, who proved to me on the basis of satisfactory evidence to be the person whose name subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument of the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature
Maria Michel, Notary Public



CONFORMED COPY: This document has
not been compared with the original.
SANTA CLARA COUNTY CLERK-RECORDER

RETURN TO
THE OFFICE OF BUILDING INSPECTION,
70 WEST HEDDING STREET, 7TH
FLOOR SAN JOSE, CA 95110

Doc#: 22575800
4/23/2014 4:09 PM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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County of Santa Clara

MICHAEL L. HARRISON, Building Official

Michael L. Harrison

State of California)
County of Santa Clara)

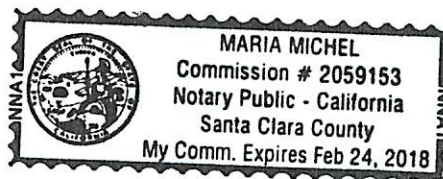
On April 17, 2014 before me, Maria Michel, Notary Public, personally appeared Michael L. Harrison, who proved to me on the basis of satisfactory evidence to be the person whose name subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument of the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Maria Michel
Maria Michel, Notary Public



Bradley R. Chibos

Attorney at Law

Bird Avenue Professional Building
540 Bird Avenue, Suite 200
San Jose, California 95125

(408) 998-1694
Fax: (408) 292-7181

June 5, 2013

Joseph Hughes
Building Inspector
County Government Center, East Wing
San Jose, CA 95110

RE: Glyn B. & Lori Stout
Violation # 5137

Dear Mr. Hughes:

First of all I would like to thank you for your help when I came in the other day.

I wanted to give you an update. As a result of your guidance, I got the limited power of attorney signed by my client and came in yesterday and got building permit #51830.

I also wanted you to know that we are proceeding on the eviction of the tenant and have enclosed a copy of the front page of the unlawful detainer. I want to stress that the eviction was not related to the citation. The tenant owes my client a great deal of back rent and has refused to cooperate in a number of things including granting access to do the needed repairs.

The Stouts intend to move this project along as quickly as possible.

Sincerely yours,



BRADLEY R. CHIBOS

BRC:tih

RECEIVED
PLANNING DEPT
2013 JUN -6 AM 10:34
COUNTY OF SANTA CLARA

ENLARGED
FILED

2013 MAY 21 PM 2:59

David H. ...
County ...
By: M. Rawson Deputy Clerk

TODD ROTHBARD #67351
ATTORNEY AT LAW
4261 Norwalk Drive #107
San Jose, California 95129
Tel.: (408) 244-4200

Attorney for the Plaintiffs

SUPERIOR COURT - LIMITED CIVIL JURISDICTION
COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

LORI KAY STOUT, GLYN STOUT, Co-Trustees)
of the STOUT FAMILY TRUST,)
Plaintiffs,)

113 CV 246661
No.

vs.

COMPLAINT FOR
UNLAWFUL DETAINER

MAURA BYRNE, DOES I through V,)
inclusive,)
Defendants.)

~~OVER~~ \$10,000.00
UNDER (F)

Plaintiffs allege:

I

Plaintiffs are the co-trustees of the trust which owns the
real property as to which possession is sought herein.

II

The real property owned by the trust of which plaintiffs
are co-trustees, possession of which is sought in this action,
is situated at 20600 Aldercroft Heights Road, Baytree Cabin,
located in Little Village, Los Gatos, Santa Clara County,
California 95031 in the above named County and Judicial
District.

III

The true names of defendants named herein as DOES I through
V, inclusive, are unknown to plaintiffs who therefore sue said
defendants by said fictitious names and pray leave to amend this
complaint to show the true names as they become known.

County of Santa Clara
Department of Planning and Development
County Government Center, East Wing
70 West Hedding Street, 7th Floor
San Jose, California 95110



	Administration	Development Services	Fire Marshal	Planning
Phone:	(408) 299-6740	(408) 299-5700	(408) 299-5760	(408) 299-5770
Fax:	(408) 299-6757	(408) 279-8537	(408) 287-9308	(408) 288-9198

May 24, 2013

Bradley R. Chibos
540 Bird Avenue, Suite 200
San Jose, CA 95125

Subject: Request for Time Extension
Address: 20600 Aldercroft Heights Road, Los Gatos
Violation No.: 5137

Dear Mr. Chibos:

In response to your request for an extension of time to acquire all necessary permits, this department will not approve the extension because of the related housing issues.

In the event that no evidence is presented, which establishes that a violation does not exist, the violation will be recorded in the Office of the Santa Clara County Recorder. In addition, failure to comply will result in legal action pursuant to County Ordinance Code Section C1-72.

If you have any question regarding this matter, please feel free to contact me at (408) 299-5720.

Respectfully,

Joseph E. Hughes
Building Inspector

Bradley R. Chibos

Attorney at Law

Bird Avenue Professional Building
540 Bird Avenue, Suite 200
San Jose, California 95125

(408) 998-1694
Fax: (408) 292-7181

May 14, 2013

Joseph Hughes
Building Inspector
County Government Center, East Wing
San Jose, CA 95110

RE: Glyn B. & Lori Stout
Violation # 5137

Dear Mr. Hughes:

I represent the Stouts in the above-referenced matter.

Unfortunately they are having trouble making the repairs to the items noted in your Notice and Order dated 5/1/13. The tenant, who is undoubtedly the one who complained to your office is not cooperating and will not allow access to the unit so the repairs can be done.

The Stouts were already in the process of evicting her. They had given her a 60 day notice about 45 days before your inspection and will be filing an eviction next week.

As soon as the Stouts have access to the unit they intend to comply with your order in full.

Thank you for your anticipated cooperation in resolving this matter.

Sincerely yours,



BRADLEY R. CHIBOS

BRC:tih

20600 Anderson Heights
Wipin

RECEIVED
2013 MAY 17 PM 1:50
COUNTY OF SANTA CLARA

County of Santa Clara
Department of Planning and Development
County Government Center, East Wing
70 West Hedding Street, 7th Floor
San Jose, California 95110



	Administration	Development Services	Fire Marshal	Planning
Phone:	(408) 299-6740	(408) 299-5700	(408) 299-5760	(408) 299-5770
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Glyn B. & Lori K. Stout, Trustee
20600 Aldercroft Heights Rd.
Los Gatos, CA 95033-0000

Mailing Date: 5/1/13

Inspection Date: 4/15/13

Subject: Notice and Order Regarding Housing Code Violation at

20600 Aldercroft Heights Road, Los Gatos

A.P.N. 558-27-014

Violation No.: 5137

By Inspector: Joe Hughes

Dear Mr. & Mrs. Stout:

Inspection of the above property revealed violations of the Uniform Housing Code. The building is substandard, due to the following conditions.

IMPROPER OCCUPANCY, ILLEGAL CONVERSION/CONSTRUCTION/USE OF DWELLING UNIT.
Illegal addition to home, and shed in yard used as dwelling.

HAZARDOUS OR UNSANITARY PREMISES OR STRUCTURE
Accumulation of effluent, rodent harborages or similar conditions
(Openings in exterior, allowing entry).

Attractive nuisance, including excavation, hazardous debris, lumber, fence, or any similar condition that could be hazardous to children.
Improper deck railing.

STRUCTURAL-EXTERIOR
Deterioration or inadequate foundations.
Addition has no foundation.
Deterioration of exterior walls, lack of paint, peeling paint, ineffective waterproofing, broken windows, broken door.
Improperly sealed windows, doors, openings in exterior covering, holes open to sub-floor area.
Deterioration/lack of maintenance of exterior roof covering.
General dilapidation, deterioration, lack of maintenance.

STRUCTURAL-INTERIOR

Deterioration/lack of maintenance of floors and floor supports, sagging floors.

Floor not correctly joined at illegal addition.

Lack of or inoperable smoke detectors. Smoke detector(s) required in hallway, all bedrooms, basement, all floors.

Inadequate exits.

Bedroom window (egress) is too high and inoperative screw installed.

Dampness of habitable rooms, leaks into rooms, mildew, mold at windows, shower and ceiling.

Room, space dimensions, windows are not in compliance with UHC.

Middle room, improper egress.

PLUMBING

Lack of improper water closet, lavatory, tub or shower.

Toilet is loose and leaking.

Plumbing, which leaks, is hazardous or not properly maintained or installed.

Water heater is leaking and unsafe, flue pipe.

Cesspool, lack of proper sewage disposal system or connection to sewer.

Laundry added in storage, and bedroom added without proper septic upgrade or permit.

MECHANICAL

Inadequate or hazardous heating facilities.

Heater not working properly.


Building permits are required for all of the above repairs. Obtain permits to correct the items listed within seven (7) days. Complete the work within twenty-one (21) days of this letter.

You may appeal this Notice and Order to the County Planning Commission, the appeal body for housing code violations. An appeal must be in writing and filed with the County Planning Office within thirty (30) days. Please contact the Planning Office at (408) 299-5770 for an application and the filing fee information. If you do not comply with this order or file and appeal within thirty (30) days, a Notice of Housing Code Violation will be filed in the office of the Santa Clara County Recorder.

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For information about correction of the above items and required permits, please call me at (408) 299-5720. If you want to meet with me to review these requirements, please call me to schedule a time to meet me at the office.

Respectfully,



Joseph E. Hughes
Building Inspector

Certified # 7008 1830 0003 3103 3891

UNIFORM HOUSING CODE INSPECTION CHECK LIST

Site Address: 20600 Aldercroft Heights Rd

APN: SS8 27 014 Owner's Name: Stout

Owner's Address: 20600 Aldercroft Heights Rd. Los Gatos 95033

OK to enter and inspect by ☐ Owner ☒ Tenant ☒ Manager

Inspector: Joe Hughes Date: 4-15-13

If deficiency exists, mark item bracket with "X".

Specify exact problem or condition, the location and remedy.

If permit is required, mark permit bracket with "X". AP=Abatement Permit, BP=Building Permit, EP=Electric Permit, PP=Plumbing Permit, MP=Mechanical Permit.

HAZARDOUS OR UNSANITARY PREMISES OR STRUCTURE

1. ☒ Accumulation of ~~weeds, vegetation, junk, debris, garbage, combustible material~~
~~stagnant water, effluent, rodent harborages or similar conditions.~~

☐ AP Rodent Nests & Droppings Inside Home
(openings in exterior allowing entry)

2. ☒ Attractive nuisance, including ~~abandoned refrigerators, wells, shafts or vehicles;~~
~~excavation, hazardous debris, lumber, fence, vegetation or any similar condition~~
that could be hazardous to children.

☐ AP Improper Deck Railing

STRUCTURAL-EXTERIOR

1. ☒ Deteriorated or inadequate foundations.

☐ BP ADDITION HAS NO FOUNDATION

2. ☐ Fireplaces/chimneys that list, bulge, settle, have defective material, deterioration.

☐ BP

3. ☒ Deterioration of exterior walls, lack of paint, peeling paint, ineffective waterproofing, broken windows, broken doors.

☐ BP

Improperly sealed windows, doors
openings in exterior covering.
Holes open to sub-floor area -

4. ☒ Deterioration/lack of maintenance of exterior roof covering.

☐ BP

5. ☒ General dilapidation, deterioration, lack of maintenance.

☐ BP

STRUCTURAL-INTERIOR

1. ☒ Deterioration/lack of maintenance of floors and floor supports, sagging floors.

☐ BP

floor NOT correctly joined at illegal
addition -

2. ☐ Walls, partitions or other vertical supports that list, lean split or buckle.

☐ BP

3. ☐ Ceilings, roofs, supports or horizontal members that sag, split or buckle.

☐ BP

4. ☐ Deteriorated, crumbling or loose plaster or wall covering.

☐ BP

5. ☒ Lack of or inoperable smoke detectors. Smoke detector(s) required
[] in hallway adjacent to bedrooms.
☒ in hallway, all bedrooms, basement, all floors.

[] BP

6. ☒ Inadequate exits.

[] BP

Bedroom window (egress) is too
High AND ~~is~~ UNoperative Screen
INSTALLED.

7. ☒ Dampness of habitable rooms, leaks into rooms, mildew, mold.

[] BP

@ WINDOWS, Shower, ~~SK~~ Ceiling

8. ☒ Room, space dimensions, windows are not in compliance with UHC.

[] BP

MIDDLE Room. Improper Egress

9. ☒ Improper occupancy, illegal conversion/construction/use of dwelling unit.

[] BP

illegal ADDITION to Home, AND
SHED IN YARD USED AS Dwelling

PLUMBING

1. ☒ Lack of/improper water closet, lavatory, tub or shower.

[] PP

toilet loose & leaking

2. [] Lack of/improper kitchen sink.

[] PP

3. ☐ Lack of hot/cold running water.

☐ 1PP

4. ☒ Plumbing which leaks, is hazardous or not properly maintained or installed.

☐ 1PP

water Heater leaking AND UNSAFE
Flue Pipe

5. ☒ Cesspool, lack of proper sewage disposal system or connection to sewer.

☐ 1PP

LAUNDRY ADDED IN STORAGE; AND Bedroom
ADDED WITHOUT PROPER SEPTIC UPGRADE
or Permit

MECHANICAL

1. ☒ Inadequate or hazardous heating facilities.

☐ 1MP

Heater NOT Working Properly

2. ☐ Lack of or improper ventilation equipment.

☐ 1MP

ELECTRICAL

1. ☐ Lack of required electrical lighting.

☐ 1EP

2. ☐ Lack of required outlets, outlets not working properly.

☐ 1EP

3. [] Hazardous or improper wiring.

[] EP

GENERAL COMMENTS

Are any other permits required? ☒ YES If yes, note below. [] NO

ABATE HOUSING
illegal ADDITION

Obtain permits within 7 days.

Complete the required work within 21 days.

[] Check here, if hazardous or unsafe conditions exist that require the tenant to vacate the unit, so that the owner will be notified of the County ordinance regarding relocation assistance for the tenant.

A copy of the report sent to the owner will be sent to the tenant.

6/22/93

Violation Investigation Report

Complaint # 5137 APN 558 - 27 - 014

Address 20600 ALDERCROFT HEIGHTS RD
LOS GATOS, CA. 95033-0000

Property Owner's Name STOUT, GLYN B & LORI K TRUSTEE

Mailing Address 20600 ALDERCROFT HEIGHTS RD
LOS GATOS, CA. 95033-0000

Inspector Jett Investigation Date 4-15-13

Findings:

☐ No Violation ☒ Violation

☐ Building ☒ Housing (see Housing Inspection Checklist) ☐ Zoning

Summary: _____

Detailing Explanation of Violation;

☐ Flood Zone ☐ Flood Way

☐ Stop Work ☐ Other Posting _____

☐ Referred to _____

Intake by: **Laura Schibler**

Directed to:

APN: 558 - 27 - 014

Zoning: HS-sr

UNINCORPORATED

Inspection: 4

Property Owner: STOUT, GLYN B & LORI K TRUSTEE

eMail:

Address: 20600 ALDERCROFT HEIGHTS RD

City, State, Zip: LOS GATOS, CA, 95033-0000

Phone 1:

Phone 2:

Complaint

Cabin "Bay Tree" is not up to code. There are rodents and mold all over back of furniture. Cabin is not weatherproofed. Managers are renting a former bunny hutch as a dwelling with an extension cord running across "Bay Tree" cabin deck, since bunny hutch is not wired for electricity. Contact caller for access.

Prior Complaint

Complaint:	Received:	Description:	Status:
4357	04/03/12	Lupine Lodge Naturist Resort at least once a month	Open
4033	11/01/11	Barrington residence in process of being sold to	Open
2538	05/11/10	The customer, a neighbor of the Lupin Lodge, was	Open
1931	11/04/09	Lupin lodge, noise.	Closed
1752	09/11/09	Cut new roads and graded the back of the property.	Open
788	03/20/09	Grading w/o a permit. Conversion of main lodge	Open

☒

Violation Verified

☐

Flood Zone

☐

Flood Way

[illegible]

UNprotected
gas line
Piping
4-18-13 Jeff



OPENINGS
IN EXTER-
IOR WALLS

Rotted
WOODS
@ Deck
& water
Heater
SPLED



Leaking
Piping
@ water
Heater

Hot
five too
close
to
Combustible



illegal
SUB
meter



illegal
wiring

Loose
toilet



MOLD
IN SHOWER

Rodent
Nest
ON Bed



Interior
illegal
Addition
UNSAFE
STEP < 4"

Marriage
Line
of illegal
Addition



Leak &
MOLD
IN
WINDOW
Frame

Rodent
Droppings



Sealed
Screen
UNSAFE
Egress.
from
Bed room

illegal
Addition
TO
Structure



SHED
USED AS
Living
Quarters

Rotted
woods
@ WINDOW



LEAKING
WINDOW

Hester
NOT
WORKING



NO
SMOKE
DETECTOR

Google

Address 20600 Aldercroft Heights Rd
Los Gatos, CA 95033

You can en

