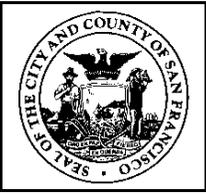


*Regular Meeting of the
Abatement Appeals Board*

March 18, 2026

Agenda Item E1

Staff Report



ABATEMENT APPEALS BOARD

City & County of San Francisco

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

CODE ENFORCEMENT SECTION ABATEMENT APPEALS BOARD STAFF REPORT

Appeal No. 6968

Date of Abatement Appeals Board Hearing: 3/18/2026

Property Address: 429 Laidley St

Block: 6717 Lot: 028

Page 1

Complaint Number: 202427214

PROPERTY OWNER INFORMATION

Property Owner(s) Name and Appellant:

Michael Kwong

Appellant:

Michael Kwong (Property Owner)

Building/Property Description:

The subject property is a residential building located at 429 Laidley Street, San Francisco.

Legal Use/Occupancy:

Residential Dwelling (Single Family dwelling)

Case Summary:

A Notice of Violation was issued for failure to comply with the Vacant or Abandoned Building Ordinance, including failure to submit a completed vacant building registration application and required fee. The case was referred to Director's Hearing, originally set for October 2, 2025, continued, and heard on November 6, 2025. Following the hearing, Order of Abatement No. 202427214-A was issued on November 10, 2025, requiring compliance within 30 days. An initial Assessment of Costs of \$5,956.75 was issued.

Enforcement Actions:

08/12/2024 – Case opened and received by Code Enforcement Section.

Appeal No.

Date of Abatement Appeals Board Hearing: 3/18/2026

Property Address:

Block: Lot:

Page 2

06/17/2025 – New web complaint submitted regarding property conditions.

06/20/2025 – Case reassigned to Inspector Chung.

07/08/2025 – Complaint photographs received documenting deteriorated conditions and overgrowth.

07/10/2025 – Site inspection conducted and photos taken.

08/14/2025 – Notice of Violation issued and posted.

09/10/2025 – Case reviewed and approved for Director’s Hearing.

09/22/2025 – Director’s Hearing continued to November 6, 2025.

11/06/2025 – Director’s Hearing held; Order of Abatement recommended.

11/10/2025 – Order of Abatement issued.

11/12/2025 – Initial bill and Order of Abatement package mailed.

11/18/2025 – Walkthrough inspection with owner conducted.

12/09/2025 – Owner filed appeal with Abatement Appeals Board.

02/09/2026 – Notice of AAB hearing mailed to appellant.

03/06/2026 – Follow-up inspection confirmed property vacant with overgrown vegetation and scaffolding still in place.

• **Order of Abatement & Appeal**

Current Status:

During the most recent inspection on March 6, 2026, the property was observed to be vacant and secured. However, the site was not adequately maintained, with overgrown vegetation present in the front and rear yards and scaffolding still installed along the building. These conditions support the determination that the property continues to meet the definition of a vacant or abandoned building under the ordinance.

Outstanding Violations: Yes

Life Safety Hazards: No immediate life-safety hazard is identified in the current appeal record; however, the property remains vacant, unfinished, and not maintained.

Appeal No.

Date of Abatement Appeals Board Hearing: 3/18/2026

Property Address:

Block: Lot:

Page 3

Directors Hearing: #202427214

Date: 11/6/2025

Result: Order of Abatement

Order of Abatement: 202427214-A issued after Director's Hearing directing compliance with Vacant or Abandoned Building Ordinance 194-09 and payment of applicable registration and CES fees.

Appellant's Request:

Staff recommendation: Based on the inspection history, enforcement record, and continued conditions observed at the property, DBI staff recommends that the Abatement Appeals Board uphold the Order of Abatement and associated assessment of costs.

Abatement Appeals Board Action:

LIST OF DOCUMENTS

- 1. Appellant's Appeal Application**
- 2. Notice of Violation, complaint data sheet**
- 3. Director's Hearing Notice and continuance notice**
- 4. Order of Abatement and assessment of costs**
- 5. Permit history and inspection records**
- 6. Property photographs and photo exhibits**



ABATEMENT APPEALS BOARD

City & County of San Francisco
49 South Van Ness Avenue, San Francisco, California 94103-2414

NOTICE OF AAB HEARING

2/9/2026

KWONG MICHAEL
1220 HOWARD ST
SAN FRANCISCO, CA, 94103

Re: 429 LAIDLEY ST AAB Appeal No. 6968

Dear Parties:

On 12/9/2025, the Abatement Appeals Board (AAB) received Appellant KWONG MICHAEL's completed appeal form, appealing Director's Order No. 202427214-A.

This matter has been scheduled for hearing before the AAB on **3/18/2026 at 9:30 AM, in Room 416, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA.**

Information about the hearing procedures are set forth in the AAB's Bylaws and Procedural Rules, available on the AAB's webpage: www.sf.gov/departments--abatement-appeals-board

Under Procedural Rule III.D, the Appellant may submit a written statement setting forth their arguments and evidence in support of the appeal. The written statement must be submitted to the AAB Secretary by email at dbi.aab@sfgov.org or in hardcopy no later than **(2/25/2026- 21 days before the hearing date)**. Please consult the AAB's Procedural Rules for more detailed information about the written statement.

The Department of Building Inspection must submit its report setting forth the procedural history and basis for the Order of Abatement and any assessment of costs by **(3/11/2026- 7 days before the hearing date)**.

When submitted, the AAB Secretary will forward a copy of a party's written filing to the opposing party.

If you have questions about this process, please contact CES at 628-652-3430 or via e-mail at dbi.aab@sfgov.org. Do not contact any AAB member directly.

Very Truly Yours.

Matthew Greene
Secretary,
Abatement Appeals Board

Hard copy Mail to: 49 South Van Ness Ave 4th Fl.
San Francisco, CA 94103

9589 0710 5270 2656 5689 24

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
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Certified Mail Fee \$ _____	Postmark Here
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<input type="checkbox"/> Return Receipt (hardcopy) \$ _____	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage KWONG MICHAEL 1220 HOWARD ST SAN FRANCISCO, CA 94103 2712 sj: Notice of AAB Hearing 429 LAIDLEY ST 202427214#	_____ _____
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 2656 5689 31

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Certified Mail Fee \$ _____	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$ _____	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage KWONG MICHAEL 1220 HOWARD ST. APT #A SAN FRANCISCO, CA 94103 2712 sj: Notice of AAB Hearing 429 LAIDLEY ST 202427214A	_____ _____
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 KWONG MICHAEL
 1220 HOWARD ST
 SAN FRANCISCO, CA 94103 2712
 sj: Notice of AAB Hearing 429 LAIDLEY ST 202427214A



9590 9402 9816 5266 0229 51

2. Article Number (Transfer from service label)

9589 0710 5270 2656 5689 24

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

RECEIVED

FEB 18 2024

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

all Restricted Delivery
 (over 500)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 KWONG MICHAEL
 1220-HOWARD ST. APT #A
 SAN FRANCISCO, CA 94103 2712
 sj: Notice of AAB Hearing 429 LAIDLEY ST 202427214A



9590 9402 9816 5266 0229 68

2. Article Number (over \$500)
 9589 0710 5270 2656 5689 31

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 B. Received by (Printed Name) C. Date of Delivery

D. Is delivery addressed direct from item 1? Yes
 If YES, enter delivery address below No

FEB 13 2026
 CODE ENFORCEMENT
 CCSE - DBI

3. Service Type Priority Mail Express®
 Adult Signature Registered Mail™
 Adult Signature Restricted Delivery Registered Mail Restricted Delivery
 Certified Mail® Signature Confirmation™
 Certified Mail Restricted Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery
 Signature Confirmation Restricted Delivery



ABATEMENT APPEALS BOARD

City & County of San Francisco
49 South Van Ness Avenue, San Francisco, California 94103-2414

NOTICE OF AAB HEARING

2/9/2026

KWONG MICHAEL
1220 HOWARD ST
SAN FRANCISCO, CA, 94103

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Dear Parties:

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Very Truly Yours.

A handwritten signature in blue ink, appearing to read "Matthew Greene".

Matthew Greene
Secretary,
Abatement Appeals Board

Hard copy Mail to: 49 South Van Ness Ave 4th Fl.
San Francisco, CA 94103



CITY AND COUNTY OF SAN FRANCISCO
 DEPARTMENT OF BUILDING INSPECTION
 49 South Van Ness Ave, Suite 400
 San Francisco, CA 94103-1226

PAYMENT RECEIPT

Printed on: 12/09/2025 03:51:51 PM

Code Enforcement Division

Phone:(628) 652-3430

Payment Date: 12/09/2025

Job Address

429 LAIDLEY ST

Receipt Number: CED10136

Issued By: SJEW

Payment received from:

MICHAEL KWONG

Application Number:

1201 HOWARD #A ST

SAN FRANCISCO CA 94103

processed AAB payment_202427214

Payment received for the items indicated:

Fee Description	Payment Amount	Complaint# (if applicable)
CED AAB Filing Fee	\$534.00	202427214

TOTAL \$534.00

PAID
 BY 

City and County of San Francisco DBI

Reference Number: 2025342001-140
 Date/Time: 12/09/2025 3:51:01 PM

Permit or Reference Number Payment
 2025342001-140-1

Line Item
 Permit or Reference Number: CED10136

Comment: 429 LAIDLEY ST

Fee Desc: CED AAB Filing Fee
 Amount: \$534.00

Total: \$534.00

1 ITEM TOTAL: \$534.00

TOTAL: \$534.00

Mastercard \$534.00

Method: Contactless
 Card Number: *****0951

Total Received: \$534.00



CE2025342001-140

Safe Building!

429 LAIDLEY ST

OK Matt Green 12/9/25

Abatement Appeals Board Appeal Application Form

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO FROM THE BUILDING INSPECTION DEPARTMENT DIRECTOR'S ORDER

Check Type of Appeal: [X] Appeal of Director's Order [] Request for Jurisdiction [] Re-hearing

Appellant Name: Michael Kwane Appeal Number: _____
Director's Order No 202427214 Complaint Tracking No(s) _____
Date Appeal Filed: 12-8-2025 Filing Fee: \$534.00

Instructions: Please (1) answer all the questions on pages 1 and 2 for appeals of Director's Orders, and complete pages 1 through 3 for Requests for Jurisdiction, (2) sign the bottom of page 2 (and 3 if applicable), and (3) include the requisite filing fee of \$534.00 (checks are payable to the San Francisco Department of Building Inspection). Please attach additional pages as necessary and print legibly.

Jurisdiction of the Abatement Appeals Board (AAB): Under Section 105A.2 of the San Francisco Building Code (SFBC), and Chapter 77 of the San Francisco Administrative Code, the AAB has the power to hear and decide appeals from Orders of Abatement and hear direct appeals pursuant to SFBC Section 102A.. The Board may "uphold, modify, or reverse such orders, provided that the public health, safety and public welfare are secured most nearly in accordance with the intent and purpose of this code and the San Francisco Housing Code." (SFBC 105A.2.3).

Appellant Questionnaire & Declaration: The undersigned appellant hereby appeals to the AAB and makes the following allegations in connection therewith:

- (1) The Order appealed from was made at a public hearing by the Director of Building Inspection, of the City and County of San Francisco, on NOV. 12, 2025.
(2) The affected premises are located at 429 Laidley Street, 94131 San Francisco. They contain 1 dwelling units and 0 guest rooms.
(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto. Construction permit renewed. CES inspector requested corrections completed.
(4) State the relief you seek and reasons why you claim the appealed action should be modified or reversed by this board. (Attach additional sheet(s) if necessary.) Order of Abatement on hold, to verify corrections are made during site visit by CES inspector.
(5) Please state /check appellant's relationship to the property: [X] property owner [] owner's agent [] attorney [] architect [] engineer [] contractor [] other () If the appellant is an agent of the owner(s) of record, please attach documentation delineating representation

Abatement Appeals Board (AAB) Tel. (628) 652-3517 - (628) 652-3426 49 South Van Ness Avenue Suite 400, San Francisco, CA 94103

Abatement Appeals Board Appeal Application Form

(6) **Appellant's Information:**

Print Appellant's Name: Michael Kwong
Appellant's Mailing Address: 1201 Howard Street, Apt. A S.F. CA 94103
Phone Number: [REDACTED]
Email Address: [REDACTED]

(7) Please state any work that you are aware of that was performed at the subject property without required building, plumbing, electrical permits:
Yard cleanup, fence repair, scaffolding re-secured, & netting

(8) Did the current owner(s) of record own the property when this work was performed? Yes No

(9) If no, explain property purchases and approximate time when work was performed:

(10) Please state any work completed to correct the related code violations: tie Netting
Yard cleaned, Fence repaired - Scaffolding wires replaced, secured.

(11) What was the extent of the work performed? How much remains to be completed?

(12) When was the work done? 12-11-2025

(13) Who did the work? Self

(14) What is your occupation? If you are a co-owner, list all other co-owners and other occupants.
General Contractor

(15) Do you own other properties in San Francisco? Yes No

(16) If yes, do any of these properties have active Department of Building Inspection code enforcement cases or Orders of abatement? Yes No

(17) If Yes, please list Complaint Tracking or Order numbers

(18) Have you owned property in San Francisco before? Yes No

(19) Are you aware that building, plumbing, and/or electrical permits may be required to abate the subject code violations? Yes No

(20) Have you applied for the required permits to abate the subject code violations? Yes No

If yes, please list permit applications:

Building Permit Application Nos. 201308275317 Renewed 12-8-2025
 Plumbing Permit Application Nos. _____
 Electrical Permit Application Nos. _____

(21) What other permits have you been granted by the City? _____

(22) What other facts do you want the Board to consider?

I declare under penalty of perjury and the laws of the State of California that the foregoing is true and correct.

Print Name: Michael Kwong

Signature: [Signature]

Date Signed: 12-8-2025

Signatory is property owner agent other _____

Instructions: If you are requesting that the AAB take jurisdiction of an appeal after the requisite appeal period has expired please complete the following questionnaire:

Jurisdiction of the Abatement Appeals Board & Filing Time Periods: Pursuant to Chapter 77.5 of the San Francisco Administrative Code, the AAB has the power to grant jurisdiction after the appeal period has expired only upon a showing by the appellant that the delay in filing the appeal was due to misrepresentation, mistake, or other error on the part of the City. (Admin. Code Chp. 77.5(b)(2)). A Request for Jurisdiction shall be filled within fifteen (15) days from the date the Board Secretary has rejected an appeal, or fifteen (15) days after the appellant has actual or constructive knowledge of the right to appeal.

- (1) Date of Request: _____
- (2) Date AAB Secretary rejected appeal or date appellant made aware of right to appeal

- (3) Please explain why there was a delay in filing the appeal:

- (4) Please describe the alleged misrepresentation, mistake, or other error on the part of the City that caused the delay (attach additional sheet(s) if necessary):

- (5) What other facts do you want the Board to consider regarding the request for jurisdiction?

I declare under penalty of perjury and the laws of the State of California that the foregoing is true and correct.

Print Name: _____ Signature: _____

Date Signed: _____ Signatory is property owner agent other _____

Abatement Appeals Board (AAB)
Tel. (628) 652-3517 - (628) 652-3426
49 South Van Ness Avenue Suite 400, San Francisco, CA 94103



ORDER OF ABATEMENT

November 10, 2025

Owner:

KWONG MICHAEL

1220 HOWARD ST

SAN FRANCISCO CA US 94103

Property Address: 429 LAIDLEY ST,

Block: 6717

Lot: 028

Seq: 00

Tract:

Case: BW1

Complaint: 202427214A

Inspector/Division: Chung

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. 202427214A

HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON November 6, 2025 IN ACCORDANCE WITH THE SAN FRANCISCO BUILDING CODE SECTION 102A5. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

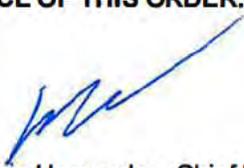
1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 10 DAYS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

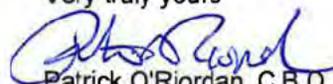
Within 30 days, submit a completed Application for Registration of Vacant or Abandoned Buildings with the initial registration fee of \$1,230.95, pay all CES penalty fees, and comply with Vacant or Abandoned Building Ordinance 194-01

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER. THE DEPARTMENT OF BUILDING INSPECTION SHALL BE REIMBURSED BY THE OWNER OF SAID BUILDING FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES.

APPEAL: PURSUANT TO SECTION 105A3 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO DISABLED ACCESS MAY BE APPEALED TO THE ACCESS APPEALS COMMISSION. PURSUANT TO SECTION 105A2 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO WORK WITHOUT PERMIT MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE APPROPRIATE APPEALS BODY AT 49 South Van Ness Ave, Suite 400, San Francisco, CA 94103, tel: (628) 6523517, (628) 6523430, AND MUST BE FILED WITH THE SECRETARY OF THE APPEALS BODY WITHIN FIFTEEN (15) DAYS OF THE POSTING AND SERVICE OF THIS ORDER.


Mauricio Hernandez, Chief Building Inspector, Code Enforcement
Department of Building Inspection

Very truly yours


Patrick O'Riordan, C.B.O., Director
Department of Building Inspection

Code Enforcement Division
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226
Office (628) 652-3430 - FAX (628) 652-3439 - www.sfdbi.org

RECORDING REQUESTED BY:
DEPT. OF BUILDING INSPECTION

WHEN RECORDED RETURN TO:
DEPT. OF BUILDING INSPECTION
CODE ENFORCEMENT
49 South Van Ness Avenue, 4th Floor
SAN FRANCISCO, CA 94103

ORDER OF ABATEMENT
429 LAIDLEY ST
Block\Lot\Seq. - 6717 \ 028 \ 00

NO. 202427214A
BW1 - DH 06-NOV-25



DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco

49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: November 12, 2025
Property Address: 429 LAIDLEY ST

Block: 6717 Lot: 028 Seq.: 00
Inspector: **Mike Chung**

Director's Order Number: **202427214 - A**

**INITIAL BILL- Assessment of Costs
Code Violations Outstanding**

To:

KWONG MICHAEL
1220 HOWARD ST
SAN FRANCISCO CA US
94103

Dear Property Owner(s):

Our records show that all required work has not been completed to abate the code enforcement case referenced above. FAILURE TO CORRECT THESE CODE VIOLATIONS PRIOR TO THE DIRECTOR'S HEARING AND RECORDED ORDER OF ABATEMENT HAS RESULTED IN THE ACCRUAL OF "ASSESSMENT OF COSTS" pursuant to 102.2, 102.16, 102A.3, 102A.7, 103A5, and Section 110, Table 1A-K of the San Francisco Building Code. Said Code requires that this Department's "cost of preparation for and appearance at the hearing, and all prior and subsequent attendant costs shall be assessed upon the property owner. Said violations will not be deemed legally abated until the property owner makes full payment of the assessment..."

The Assessment of Cost AMOUNT accrued to date NOW DUE AND PAYABLE is : **\$5956.75**.

Payment must be payable to CITY and COUNTY of SAN FRANCISCO OR CCSF-DBI in the form of cashier's check, money order or cash and must be accompanied by this original letter.

Please submit your payment by mail or in person during our regular business hours at the address listed below. Our office is open from 9:00 AM to 5:00 PM on Mondays, and from 8:00 AM to 5:00 PM Tuesday through Friday, excluding holidays.

Assessment of Costs Payment
Department of Building Inspection
Code Enforcement Section
49 South Van Ness Avenue, Suite 400
San Francisco, CA 94103

TO AVOID HAVING A LIEN RECORDED UPON YOUR PROPERTY AND LEVIED ON YOUR NEXT PROPERTY TAX BILL it is necessary for you to tender payment immediately.

Note: The Order of Abatement of the Department of Building Inspection cannot be lifted, and the structure cited above cannot be brought into compliance with the applicable sections of the San Francisco Building and Housing Codes until all required work is completed and further accrued Assessments of Costs are paid.

You must notify your assigned CES Inspector when all violations have been completed AS SOON AS POSSIBLE TO AVOID OR MINIMIZE ADDITIONAL COSTS & PENALTIES.

You will be sent a Final bill assessment of costs for additional time accrued until the case is abated..

Code Enforcement Section can be reached at (628) 652-3430 should you have any questions.

Your prompt cooperation on this matter is appreciated,

Patrick O'Riordan, C.B.O, Director
Department of Building Inspection


By: Mauricio Hernandez
Chief Building Inspector, Code Enforcement



Assessment of Costs - Initial

(Pursuant to Sections 102A3 et al, and 110A Tables 1A-D, 1 A-G, 1A-K of the San Francisco Building Code and Ordinance 180-10)

Owner KWONG MICHAEL
 KWONG MICHAEL
 1220 HOWARD ST
 SAN FRANCISCO CA

Date November 10, 2025

Complaint Number 202427214

94103

Block 6717 **Lot** 028

Address 429 LAIDLEY ST

Prepared by Mauricio Hernandez

Reviewed by MC-HG

Amount Now Due and Payable

\$5,956.75

Comments Monthly Violation Monitoring Fee (09/14/2025 to 11/10/2025) 1.5 months for the IB -mc

Payment for the items indicated:

Date	Action	Staff	Time in hrs	Rate	Amount
07/07/25	Telephone calls/Office visits (Occupant/Other)	Inspector	.25	\$405.00	\$101.25
07/08/25	Telephone calls/Office visits (Occupant/Other)	Inspector	.25	\$405.00	\$101.25
07/08/25	Researched permit history/status	Inspector	.25	\$405.00	\$101.25
07/10/25	Initial Site Inspection, Travel time and Data entry	Inspector	1	\$405.00	\$405.00
07/10/25	Processed photos	Inspector	.25	\$405.00	\$101.25
07/10/25	VB/VCS Warning Notice Sent	Inspector	.5	\$405.00	\$202.50
07/10/25	Case intake and Data entry	Clerical	.5	\$226.00	\$113.00
07/10/25	Mail Courtesy Letter for VB and VCSF	Clerical	.5	\$226.00	\$113.00
08/01/25	Response to Correspondence from Occupant/Other	Inspector	.5	\$405.00	\$202.50
08/13/25	Telephone calls/Office visits (Occupant/Other)	Inspector	.25	\$405.00	\$101.25
08/14/25	Researched permit history/status	Inspector	.25	\$405.00	\$101.25
08/14/25	Issued Notice of Violation and Data entry	Inspector	.75	\$405.00	\$303.75
08/14/25	Posted Notice of Violation and Travel time	Inspector	.5	\$405.00	\$202.50
08/14/25	Processed photos	Inspector	.25	\$405.00	\$101.25
08/15/25	Certified Mailing	Clerical	.5	\$226.00	\$113.00
09/10/25	Researched permit history/status	Inspector	.25	\$405.00	\$101.25
09/10/25	Reviewed and approved case for Director's Hearing	Inspector	.75	\$405.00	\$303.75
09/10/25	Research Title and Prepare case for Director's Hearing	Clerical	1	\$226.00	\$226.00
09/15/25	Posted Notice of Director's Hearing	Inspector	.5	\$405.00	\$202.50
09/15/25	Processed photos	Inspector	.25	\$405.00	\$101.25
09/22/25	Case review, Scheduling and Data entry	Inspector	.25	\$405.00	\$101.25
09/22/25	Schedule Continued Director's Hearing	Inspector	.5	\$405.00	\$202.50
09/22/25	Prepare Case for Continued Director's Hearing	Clerical	.5	\$226.00	\$113.00

*** Please note that this is only an initial bill. The property owner will accrue additional assessment of costs until all required code abatement is complete and verified by inspector site inspection. The case will not be closed until all code abatement and assessment of costs are paid.**



Assessment of Costs - Initial

(Pursuant to Sections 102A3 et al, and 110A Tables 1A-D, 1 A-G, 1A-K of the San Francisco Building Code and Ordinance 180-10)

09/22/25	Certified Mailing	Clerical	.5	\$226.00	\$113.00
10/30/25	Researched permit history/status	Inspector	.25	\$405.00	\$101.25
10/30/25	Case review, Scheduling and Data entry	Inspector	.25	\$405.00	\$101.25
11/06/25	Hearing Appearance and Summary	Inspector	.25	\$405.00	\$101.25
11/06/25	Issued Order of Abatement	Inspector	.25	\$405.00	\$101.25
11/06/25	Building Official's Abatement Order (2 hr min.)	Building Official	2	\$372.00	\$744.00
11/06/25	Response to Correspondence from Occupant/Other	Inspector	.5	\$405.00	\$202.50
11/10/25	Prepared Assessment of Costs	Inspector	.25	\$405.00	\$101.25
11/10/25	Monthly Violation Monitoring Fee (Ordinance 180-10)	Other Clerical	1.5	\$149.00	\$223.50
11/12/25	Prepared Order of Abatement	Clerical	.5	\$226.00	\$113.00
11/12/25	Case Update and Maintenance	Clerical	1	\$226.00	\$226.00
11/12/25	Certified Mailing	Clerical	.5	\$226.00	\$113.00
*Total to Date				\$5,956.75	

*** Please note that this is only an initial bill. The property owner will accrue additional assessment of costs until all required code abatement is complete and verified by inspector site inspection. The case will not be closed until all code abatement and assessment of costs are paid.**

9589 0710 5270 2656 5640 25

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	KWONG MICHAEL
\$	
Total P	1220 HOWARD ST
\$	
Sent To	SAN FRANCISCO CA 94103
Street	OOA -VB HG(MC) 429 LAIDLEY ST 202427214
City, St.	



DATE AFFIDAVIT PREPARED November 12, 2025

Address: 429 LAIDLEY ST

Hearing Number: 202427214

Inspector: Mike Chung

Block: 6717 Lot No: 028 Seq: 00

Directors' Hearing Date: October 2, 2025

Tract: Case: BW1

Owner: KWONG MICHAEL
1220 HOWARD ST
SAN FRANCISCO CA US

94103

Declaration Of Service Of Order Of Abatement By Mail Per San Francisco Building Code Section 102A.7

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date place a true copy of the Order of the Director of Building Inspection, City and County of San Francisco, in an envelope addressed to the above; and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Date Mailed: 11/12/2025, at San Francisco, California. By: Haruyo Gibbons
(Signature)

Declaration Of Posting Of The Order OF Abatement Per San Francisco Building Code Section 102A.7

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date post a true copy of the Order of the Director of the Department of Building Inspection of the City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Order of Abatement, to wit:

I declare under penalty of perjury that the foregoing is true and correct.

Date Posted: 11/12/25, at San Francisco, California.
By: Mike Chung 11/12/2025 Signature: MU
(Print name) (Date)

City and County of San Francisco
Department of Building Inspection



Daniel Lurie, Mayor
Patrick O'Riordan, C.B.O., Director

ORDER OF ABATEMENT

November 10, 2025

Owner:

KWONG MICHAEL

1220 HOWARD ST

SAN FRANCISCO CA US 94103

Property Address: 429 LAIDLEY ST,

Block: 6717 Lot: 028 Seq: 00

Tract: Case: BW1

Complaint: 202427214A

Inspector/Division: Chung

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. 202427214A

HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON **November 6, 2025** IN ACCORDANCE WITH THE SAN FRANCISCO BUILDING CODE SECTION 102A5. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. **THE OWNER WAS REPRESENTED**

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

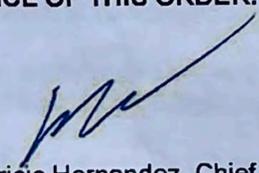
1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 10 DAYS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

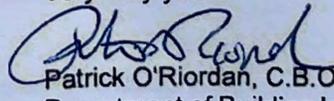
Within 30 days, submit a completed Application for Registration of Vacant or Abandoned Buildings with the initial registration fee of \$1,230.95, pay all CES penalty fees, and comply with Vacant or Abandoned Building Ordinance 194-01

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER. THE DEPARTMENT OF BUILDING INSPECTION SHALL BE REIMBURSED BY THE OWNER OF SAID BUILDING FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES.

APPEAL: PURSUANT TO SECTION 105A3 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO DISABLED ACCESS MAY BE APPEALED TO THE ACCESS APPEALS COMMISSION. PURSUANT TO SECTION 105A2 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO WORK WITHOUT PERMIT MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE APPROPRIATE APPEALS BODY AT 49 South Van Ness Ave, Suite 400, San Francisco, CA 94103, tel: (628) 6523517, (628) 6523430, AND MUST BE FILED WITH THE SECRETARY OF THE APPEALS BODY WITHIN FIFTEEN (15) DAYS OF THE POSTING AND SERVICE OF THIS ORDER.


Mauricio Hernandez, Chief Building Inspector, Code Enforcement
Department of Building Inspection

Very truly yours


Patrick O'Riordan, C.B.O., Director
Department of Building Inspection

Code Enforcement Division
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226
Office (628) 652-3430 - FAX (628) 652-3439 - www.sfdbi.org



NOTICE OF CONTINUED DIRECTOR'S HEARING

DIRECTOR'S HEARING NO: 202427214

**Owner: KWONG MICHAEL
1220 HOWARD ST
SAN FRANCISCO CA
94103**

**Date: September 22, 2025
Address: ,
Block: 6717 Lot: 028 Seq: 00
Tract: Case: BW1
Inspector: Chung**

The hearing of the referenced subject property and Notice of Violation has been continued to the hearing date of November 6, 2025 at 9:30 a.m. at 49 South Van Ness Av., San Francisco, CA 94103-1226, Room 0194..

The Owner of Record, designated above, is hereby notified to appear.

If you have any questions about this process please contact the Code Enforcement Section at (628) 652-3430 Or at dbi.codeenforcement@sfgov.org

Very truly yours,

A handwritten signature in blue ink, appearing to read "Patrick O'Riordan".

Patrick O'Riordan, C.B.O, Director
Department of Building Inspection

9589 0710 5270 2567 4433 58

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark Here

Post: CBP FUND LLC A CALIFORNIA LIMITED LIABILITY COMPANY
 566 COMMERCIAL STREET
 SAN FRANCISCO CA 94111
 CDHN(11-06-25) HG(MC) 429 LAIDLEY ST C-202538327

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2567 4433 27

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail F	\$
<input type="checkbox"/> Adult Signatur	\$
<input type="checkbox"/> Adult Signatur	\$

Postmark Here

Postage: CAPITAL BRIDGE PARTNERS, INC.
 566 COMMERCIAL STREET
 SAN FRANCISCO CA 94111
 CDHN(11-06-25) HG(MC) 429 LAIDLEY ST C-202538327

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2567 4433 10

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Sig	\$

Postmark Here

Postage: PLM LOAN MANAGEMENT SERVICES, INC
 5446 THORNWOOD DRIVE 2ND FL
 SAN JOSE CA 95123
 CDHN(11-06-25) HG(MC) 429 LAIDLEY ST C-202538327

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2567 4433 34

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Req.	\$
<input type="checkbox"/> Adult Signature Res	\$

Postmark Here

Postage: KWONG MICHAEL
 1221 HOWARD ST
 SAN FRANCISCO CA 94103
 CDHN(11-06-25) HG(MC) 429 LAIDLEY ST C-202538327

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2567 4433 41

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark Here

Postage: REDWOOD MORTGAGE
 177 BOVET RD, STE 520
 SAN MATEO CA 94402
 CDHN(11-06-25) HG(MC) 429 LAIDLEY ST C-202538327

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

CAPITAL BRIDGE PARTNERS, INC.
 566 COMMERCIAL STREET
 SAN FRANCISCO CA 94111
 CDHN(11-06-25) HG(MC) 429 LAIDLEY ST C-
 202427214

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No



9590 9402 9441 5069 3180 15

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

2. Article Number (Transfer from service label)
 9589 0710 5270 2567 4433 27

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

KWONG MICHAEL
 1221 HOWARD ST
 SAN FRANCISCO CA 94103
 DHN(11-06-25) HG(MC) 429 LAIDLEY ST C-
 202427214



9590 9402 9441 5069 3180 39

589 0710 5270 2567 4433 34

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

REDWOOD MORTGAGE
 177 BOVET RD, STE 520
 SAN MATEO CA 94402
 CDHN(11-06-25) HG(MC) 429 LAIDLEY ST C-
 202427214



9590 9402 9441 5069 3180 22

9589 0710 5270 2567 4433 41

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

RECEIVED

OCT 01 2025

CODE ENFORCEMENT

3. Service Type **CCSF - DBI** Priority Mail Express®
 Adult Signature Registered Mail™
 Adult Signature Restricted Delivery Registered Mail Restricted Delivery
 Certified Mail® Signature Confirmation™
 Certified Mail Restricted Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery Registered Mail Restricted Delivery (over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LM LOAN MANAGEMENT SERVICES, INC
 446 THORNWOOD DRIVE 2ND FL
 AN JOSE CA 95123
 PHN(11-06-25)HG(MC) 429 LAIDLEY ST C.
 202427214



9590 9402 9441 5069 3180 08

2. Article Number:

9589 0710 5270 2567 4433 10

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

X *[Signature]*

B. Received by (Printed Name) *[Signature]* C. Date of Delivery **9/2**

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

- 3. Service Type**
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery



September 10, 2025

Owner: KWONG MICHAEL
1220 HOWARD ST
SAN FRANCISCO CA
94103

Address: 429 LAIDLEY ST,
Block: 6717 Lot: 028 Seq: 00
Tract: Case: BW1
Hearing Number : 202427214
Inspector: Mike Chung
Phone: (628) 652-3411

NOTICE OF DIRECTOR'S HEARING

Date and Time of Hearing: October 2, 2025, 9:30:AM
49 South Van Ness Av., San Francisco, CA 94103-1226, Room 0194

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

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

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

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

WARNING

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

The Owner(s) of Record is instructed to notify the holder(s) of any Mortgage(s) or Deed(s) of Trust secured by this property of these proceedings. Also, the Department of Building Inspection shall be advised of the name(s) of holder(s) of any Mortgage(s) or Deed(s) of Trust on this property.

BY ORDER OF THE DIRECTOR OF DEPARTMENT OF BUILDING INSPECTION.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Patrick O'Riordan".

Patrick O'Riordan, C.B.O, Director
Department of Building Inspection

Code Enforcement Division
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226
Office (628) 652-3430 - www.sfdbi.org

9589 0710 5270 2981 6270 13

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	PLM LOAN MANAGEMENT SERVICES, INC
Total Postal	5446 THORNWOOD DRIVE 2ND FL
Sent To	SAN JOSE CA 95123
Street	DH(10/02/25) HG(MC) 429 LAIDLEY ST 202427214
City, State	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2981 6270 06

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	CAPITAL BRIDGE PARTNERS, INC.
Total P	566 COMMERCIAL STREET
Sent To	SAN FRANCISCO CA 94111
Street	DH(10/02/25) HG(MC) 429 LAIDLEY ST 202427214
City, State	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2981 6215 61

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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	CBP FUND LLC A CALIFORNIA LIMITED LIABILITY COMPANY
Total Po	566 COMMERCIAL STREET
Sent To	SAN FRANCISCO CA 94111
Street	DH(10/02/25) HG(MC) 429 LAIDLEY ST 202427214
City, Sta.	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2981 6269 93

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Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Post	REDWOOD MORTGAGE
Total	177 BOVET RD, STE 520
Sent	SAN MATEO CA 94402
Street	DH(10/02/25) HG(MC) 429 LAIDLEY ST 202427214
City, State	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2981 6269 86

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	KWONG MICHAEL
Total F	1220 HOWARD ST
Sent To	SAN FRANCISCO CA 94103
Street	DH(10/02/25) HG(MC) 429 LAIDLEY ST 202427214
City, S.	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



CITY AND
Departme
Code Enfc
49 South V
San Franc

CERTIFIED MAIL

6666<86695



9589 0710 5270 2981 624



US POSTAGE with PITNEY BOWES



ZIP 94103 **\$011.60⁰**
02 7W
0008040339 SEP 17 2025

ANNUAL PROC REQ
UNABLE TO FORWARD
NO SUCH TO STREET
RETURN TO SENDER
957 CE 1
*2372-02386-29-06
9189/29/25

RECEIVED

OCT 07 2025

CODE ENFORCEMENT
CDSF - DBI

REDWOOD
177 BOVET RL
SAN MATEO CA
DH(10/02/25) HG

RETURN TO SENDER
VACANT
UNABLE TO FORWARD
MANUAL PROC REQ *2472-02965-20-45
0109/20/25

6666<86695

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1 Article Addressed to:
 REDWOOD MORTGAGE
 177 BOVET RD, STE 520
 SAN MATEO CA 94402
 DH(10/02/25) HG(MC) 429 LAIDLEY ST 202427214



9590 9402 9618 5121 0624 36

9589 0710 5270 2981 6269 93

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
X

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type Priority Mail Express®
 Registered Mail™
 Adult Signature
 Adult Signature Restricted Delivery Registered Mail Restricted Delivery
 Certified Mail® Signature Confirmation™
 Certified Mail Restricted Delivery Signature Confirmation Restricted Delivery
 Insured Mail Insured Mail Restricted Delivery (over \$500)

RECEIVED
 OCT 07 2025
 MAIL ENFORCEMENT

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CAPITAL BRIDGE PARTNERS, INC.
 566 COMMERCIAL STREET
 SAN FRANCISCO CA 94111
 DH(10/02/25) HG(MC) 429 LAIDLEY ST 202427214



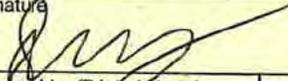
9590 9402 9618 5121 0622 83

2. Article Number (Transfer from mailpiece)

9 0710 5270 2981 6270 06

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X  Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

RECEIVED

SEP 22 2025

3. Service Type **CODE ENFORCEMENT**
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 CBP FUND LLC A CALIFORNIA LIMITED LIABILITY COMPANY
 566 COMMERCIAL STREET
 SAN FRANCISCO CA 94111
 DM (36/02/25) HG(MC) 429 WAINLEY ST 202427214



9590 9402 9441 5069 3114 98

9589 0710 5270 2981 6215 61

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 No
 If YES, enter delivery address below:

RECEIVED
 SEP 22 2025
 CODE ENFORCEMENT

3. Service Type **CCSF - DB**

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

A. Signature
 [Signature] Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

1. Article Addressed to:
 KWONG MICHAEL
 1220 HOWARD ST
 SAN FRANCISCO CA 94103
 DH(10/02/25) HG(MC) 429 LAIDLEY ST 202427214

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

*RECEIVED
 SEP 22 2023
 ENFORCEMENT
 CSF - DBI*



3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Restricted Delivery

2. Article Number (Transfer from service label)
 9589 0710 5270 2981 6269 86

Registered Mail
 Registered Mail Restricted Delivery (over \$500)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PLM LOAN MANAGEMENT SERVICICES, INC
 5446 THORNWOOD DRIVE 2ND FL
 SAN JOSE CA 95123
 DH(10/02/25) HG(MC) 429 LAIDLEY ST 202427214



9590 9402 9618 5121 0622 76

2. Article Number (Transfer from carrier)

9589 0710 5270 2981 6270 13

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Handwritten Signature]

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

[Handwritten Name] *[Handwritten Date]*

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

RECEIVED

SEP 22 2025

CODE ENFORCEMENT

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt



DATE AFFIDAVIT PREPARED September 10, 2025

ADDRESS: 429 LAIDLEY ST
INSPECTOR: Mike Chung
OWNER: KWONG MICHAEL
1220 HOWARD ST
SAN FRANCISCO CA
94103

Directors' Hearing Date: October 2, 2025
Hearing Number: 202427214
Block: 6717 Lot: 028 Seq: 00
Tract: Case: BW1

Declaration of Service Of Notice Of Violation(s) and Notice Of Directors' Hearing by Mail

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102A.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco which informed the owner(s) and duly authorized agent of the time and place of hearing, in an envelope addressed to the above named person(s); and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail delivery service charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Date Mailed: 09/16/2025, San Francisco, California. By: Haruyo Gibbons
(signature)

Declaration Of Posting Of Notice Of Violations(s) And Notice Of Directors' Hearing

I, the undersigned, declare that I am employed the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102A.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Notice of Hearing. to wit:

I declare under penalty of perjury that the foregoing is true and correct.

Date Posted: 09/15/2025, at San Francisco, California.
By: Mike Chung 09/15/2025 Signature: MC
(Print name) (Date)

City and County of San Francisco
Department of Building Inspection



Daniel Lurie, Mayor
Patrick O'Riordan, C.B.O., Director

September 10, 2025

Owner: KWONG MICHAEL
1220 HOWARD ST
SAN FRANCISCO CA
94103

Address: 429 LAIDLEY ST,
Block: 6717 Lot: 028 Seq: 00
Tract: Case: BW1
Hearing Number : 202427214
Inspector: Mike Chung
Phone: (628) 652-3411

NOTICE OF DIRECTOR'S HEARING

Date and Time of Hearing: October 2, 2025, 9:30:AM
49 South Van Ness Av., San Francisco, CA 94103-1226, Room 0194

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

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

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

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

WARNING

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

The Owner(s) of Record is instructed to notify the holder(s) of any Mortgage(s) or Deed(s) of Trust secured by this property of these proceedings. Also, the Department of Building Inspection shall be advised of the name(s) of holder(s) of any Mortgage(s) or Deed(s) of Trust on this property.

BY ORDER OF THE DIRECTOR OF DEPARTMENT OF BUILDING INSPECTION.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Patrick O'Riordan".

Patrick O'Riordan, C.B.O, Director
Department of Building Inspection

Code Enforcement Division
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226
Office (628) 652-3430 - www.sfdbi.org



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202427214

OWNER/AGENT: KWONG MICHAEL
 KWONG MICHAEL
 1220 HOWARD ST
 SAN FRANCISCO CA

DATE FILED: 12-AUG-24
LOCATION: 429 LAIDLEY ST
BLOCK: 6717 **LOT:** 028
SITE:

94103

RATING: **OCCUPANCY CODE :**

OWNER'S PHONE:

RECEIVED BY: MREYES **DIVISION:** CES

CONTACT NAME:

COMPLAINT SOURCE: WEB FORM

CONTACT PHONE:

COMPLAINANT: ROBERTA D. ANONYMOUS
 ONITSWAY415@GMAIL.CO]

ASSIGNED TO DIVISION: CES

COMPLAINANT'S PHONE 4156048736

DESCRIPTION: date last observed: 09-AUG-24; time last observed: 1:00 p.m.; exact location: Main Bldg; building type: Residence/Dwelling ABANDONED/DERELICT STRUCTURE; VACANT STRUCTURE;; additional information: Project abandon 10 years and is a magnet for pigeons.;

INSTRUCTIONS:

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	CHUNG	6353		

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
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COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
12-AUG-24	CASE OPENED	J HINCHION	CASE RECEIVED		Melissa Reyes 12-AUG-24	CES
17-JUN-25	ABANDONED BUILDING	J NG	CASE UPDATE	New Web Complaint Submitted. -ay	Aylin Yavuz 17-JUN-25	CES
20-JUN-25	ABANDONED BUILDING	M CHUNG	CASE UPDATE	Case re-assigned to Inspector Chung per his request-tm	Thomas Moyer 20-JUN-25	CES
07-JUL-25	ABANDONED BUILDING	M CHUNG	TELEPHONE CALLS	Spoke with the complainant over the phone regarding the condition of the property -mc	Mike Chung 08-JUL-25	CES



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202427214

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
08-JUL-25	ABANDONED BUILDING	M CHUNG	CASE UPDATE	Pictures of the condition of the property were received from the complainant by email. These include evidence of: 1. Rotting unfinished roof deck construction 2. Scaffolding sheathing blowing across 429 property line to 435 Laidley St property line 3. Overgrowth in backyard 4. Overgrowth in front driveway 5. Opening into downstairs floor from driveway 6. Rotting in front entryway window All of these were taken at approx. 4PM PT on Monday, July 7, 2025. Please let me know if you have difficulty viewing. We hope to see the scaffolding down ASAP if there is no plans to restart permitted work as it is a continuous nuisance to us -mc	Mike Chung 08-JUL-25	CE9
08-JUL-25	ABANDONED BUILDING	M CHUNG	CASE UPDATE	Researched permit history / status -mc	Mike Chung 08-JUL-25	CE9
10-JUL-25	ABANDONED BUILDING	M CHUNG	CASE UPDATE	Site inspection and photos -mc	Mike Chung 10-JUL-25	CE9
10-JUL-25	ABANDONED BUILDING	M CHUNG	W/N OK TO SEND	Ok to send the W / N -mc	Mike Chung 10-JUL-25	CE9
10-JUL-25	ABANDONED BUILDING	M CHUNG	CASE UPDATE	Create a file and prep for W/N -hg	Haruyo Gibbons 10-JUL-25	CE9
10-JUL-25	ABANDONED BUILDING	M CHUNG	CASE UPDATE	Certified W/N letter sent to the owner on file - hg	Haruyo Gibbons 10-JUL-25	CE9
01-AUG-25	ABANDONED BUILDING	M CHUNG	CASE UPDATE	Responded to the email from the complainant with information about the code enforcement for the ordinance -mc	Mike Chung 01-AUG-25	CE9
13-AUG-25	ABANDONED BUILDING	M CHUNG	CASE UPDATE	An email regarding the current status of the complaint from the complainant was received -mc	Mike Chung 13-AUG-25	CE9
14-AUG-25	ABANDONED BUILDING	M CHUNG	CASE UPDATE	Researched permit history / status -mc	Mike Chung 14-AUG-25	CE9
14-AUG-25	ABANDONED BUILDING	M CHUNG	NOV ISSUED	NOV issued -mc	Mike Chung 14-AUG-25	CE9
14-AUG-25	ABANDONED BUILDING	M CHUNG	NOV POSTED	NOV posted and photos -mc	Mike Chung 14-AUG-25	CE9
15-AUG-25	ABANDONED BUILDING	M CHUNG	CASE UPDATE	Certified NOV Letter sent to the owner on file -hg	Haruyo Gibbons 15-AUG-25	CE9
10-SEP-25	ABANDONED BUILDING	M CHUNG	CASE UPDATE	Researched permit history / status -mc	Mike Chung 10-SEP-25	CE9



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202427214

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
10-SEP-25	ABANDONED BUILDING	M CHUNG	REFER TO DIRECTOR'S HEARING	Case reviewed and approved for the DH on 10/02/2025 -mc	Mike Chung 10-SEP-25	CES
10-SEP-25	ABANDONED BUILDING	M CHUNG	CASE UPDATE	Prepared for Director's Hearing (10/02/25) notice package -hg	Haruyo Gibbons 10-SEP-25	CES
15-SEP-25	ABANDONED BUILDING	M CHUNG	DIRECTOR HEARING NOTICE POSTED	Notice of the DH posted and photos -mc	Mike Chung 15-SEP-25	CES
16-SEP-25	ABANDONED BUILDING	M CHUNG	CASE UPDATE		Haruyo Gibbons 19-SEP-25	CES
22-SEP-25	ABANDONED BUILDING	M CHUNG	CASE UPDATE	Per CES Chief, due to scheduling conflict with mandatory training, DH hearing case to be continued to the next available calendar. -mc	Mike Chung 22-SEP-25	CES
22-SEP-25	ABANDONED BUILDING	M CHUNG	CASE CONTINUED	Case continued, the next DH will be on 11/06/2025 -mc	Haruyo Gibbons 22-SEP-25	CES
22-SEP-25	ABANDONED BUILDING	M CHUNG	CASE UPDATE	Certified and Regular mailed Director's Hearing Continuance Notice letter (11/06/25 sent to the owners on file -hg	Haruyo Gibbons 22-SEP-25	CES
17-OCT-25	ABANDONED BUILDING	M CHUNG	CASE UPDATE	RTS - CERTIFIED DH (10/02/25) letter -hg	Haruyo Gibbons 17-OCT-25	CES
30-OCT-25	ABANDONED BUILDING	M CHUNG	CASE UPDATE	Researched permit history / status -mc	Mike Chung 30-OCT-25	CES
30-OCT-25	ABANDONED BUILDING	M CHUNG	CASE UPDATE	Case reviewed -mc	Mike Chung 30-OCT-25	CES
06-NOV-25	ABANDONED BUILDING	M CHUNG	CASE UPDATE	The evidence packet was received from the complainant by email -mc	Mike Chung 06-NOV-25	CES
06-NOV-25	ABANDONED BUILDING	M HERNANDEZ	DIRECTOR'S HEARING DECISION	Ok to issue OOA per H.O. (R.F) with staff recommendation: Within 30 days, submit a completed Application for Registration of Vacant or Abandoned Buildings with the initial registration fee of \$1,230.95, pay all CES penalty fees, and comply with Vacant or Abandoned Building Ordinance 194-09. The owner/property representative present at the Director's Hearing. MH	Mauricio Hernandez 06-NOV-25	CES
10-NOV-25	ABANDONED BUILDING	M CHUNG	ASSESSMENTS DUE	MMF 09/14/2025 to 11/10/2025 (1.5 months) -mc	Mike Chung 10-NOV-25	CES
10-NOV-25	ABANDONED BUILDING	M CHUNG	ORDER OF ABATEMENT ISSUED	OOA per H.O -mc	Mike Chung 10-NOV-25	CES
12-NOV-25	ABANDONED BUILDING	M CHUNG	ASSESSMENTS DUE	Prepared Intial Bill and Order of Abatement package -hg	Haruyo Gibbons 12-NOV-25	CES
12-NOV-25	ABANDONED BUILDING	M CHUNG	CASE UPDATE	Certified OOA letter sent to the owner's on file -hg	Haruyo Gibbons 12-NOV-25	CES



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202427214

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
12-NOV-25	ABANDONED BUILDING	M CHUNG	ORDER OF ABATEMENT POSTED	OOA posted and photos -mc	Mike Chung 12-NOV-25	CE9
13-NOV-25	ABANDONED BUILDING	M CHUNG	TELEPHONE CALLS	A call was received from the owner regarding the OOA. the requirements for abating the case was explained to the owner and a walkthrough site inspection was scheduled with the owner on 11/18/2025 -mc	Mike Chung 13-NOV-25	CE9
18-NOV-25	ABANDONED BUILDING	M CHUNG	CASE UPDATE	Met with the property owner, Inspector L.L, and Sr. GL on site for the walkthrough site inspection and photos, and the requirements for abating the case was explained to the owner, and the VB registration package and Amendment of Ordinance 194-09 were given to the owner as well -mc	Mike Chung 18-NOV-25	CE9
19-NOV-25	ABANDONED BUILDING	M CHUNG	CASE UPDATE	An email was sent to the property owner with information on complying with the requirements of the ordinance -mc	Mike Chung 19-NOV-25	CE9
09-DEC-25	ABANDONED BUILDING	M HERNANDEZ	CASE UPDATE	Owner applied for AAB appeal and approved. MH to contact owner to pay appeal fee.MH	Mauricio Hernandez 09-DEC-25	CE9
09-DEC-25	ABANDONED BUILDING	M CHUNG	CASE UPDATE	processed AAB payment, gave receipt to customer at counter - sj	Susan Jew 09-DEC-25	CE9
10-DEC-25	ABANDONED BUILDING	M CHUNG	CASE UPDATE	Met with the property owner at the CED counter to review the case and discuss the schedule for the follow-up inspection on 12/09/2025 -mc	Mike Chung 10-DEC-25	CE9
10-DEC-25	ABANDONED BUILDING	M CHUNG	CASE UPDATE	Responded to email from the owner with schedule for the follow-up inspection -mc	Mike Chung 10-DEC-25	CE9
15-DEC-25	ABANDONED BUILDING	M CHUNG	CASE UPDATE	Met with the property owner, Inspectors GL & LT at the property for the walkthrough site inspection and photos. At the time of the inspection, all openings in the rear yard fence have been securely closed off, the landscaping in the front and rear yards was in good condition, the scaffolding and netting in the rear yard were securely fastened, and the property was secured -mc	Mike Chung 15-DEC-25	CE9
09-FEB-26	ABANDONED BUILDING	M CHUNG	CASE UPDATE	cert. mailed & regular mailed Notice of AAE Hearing to customer - sj	Susan Jew 09-FEB-26	CE9
09-FEB-26	ABANDONED BUILDING	M CHUNG	CASE UPDATE	Called and emailed Abatement Appeals appellant to inform him that his appeal has been scheduled to be heard before the Appeals Board on 3/18/2026 - CR	Charles Robinson 09-FEB-26	CE9



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202427214

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
09-FEB-26	ABANDONED BUILDING	M CHUNG	CASE UPDATE	Reached out to the property owner by phone regarding the Abatement Appeal, and an inspection request was sent to the owner via email -mc	Mike Chung 09-FEB-26	CE
10-FEB-26	ABANDONED BUILDING	M CHUNG	CASE UPDATE	Responded to the email from the property owner regarding the inspection, and the walkthrough site inspection was scheduled on 03/06/2026 -mc	Mike Chung 10-FEB-26	CE
10-FEB-26	ABANDONED BUILDING	M CHUNG	CASE UPDATE	Notice of the AAB hearing posted and photos -mc	Mike Chung 10-FEB-26	CE
06-MAR-26	ABANDONED BUILDING	M CHUNG	CASE UPDATE	A walkthrough inspection was conducted this morning with the property owner at 429 Laidley St. During the inspection, the property was found to be vacant, secured, and not being maintained. The front and back yards have overgrown vegetation, and the scaffolding along the back and side of the building remains in place, photos. -mc	Mike Chung 06-MAR-26	CE

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
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NOV (HIS) NOV (BID)
 14-AUG-25



NOTICE OF VIOLATION

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

DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
49 South Van Ness Av Suite#400
San Francisco, CA 94103

ADDRESS 429 Laidley Street

OCCUPANCY/USE _____

CONST. TYPE _____

FIRST NOTICE

SECOND NOTICE

OTHER: _____

COMPLAINT NUMBER

202427214

DATE 08/14/2025

BLOCK 6717 LOT 028

STORIES _____ BASEMENT

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

OWNER / AGENT: Kwong, Michael

PHONE#: _____

MAILING ADDRESS: 1220 Howard St.

CITY SF

ZIP 94103

PERSON CONTACTED @ SITE _____

PHONE#: _____

VIOLATION DESCRIPTION:

WORK WITHOUT PERMIT (SFBC 103A); ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106.4.7);

EXPIRED PERMIT (SFBC 106A.4.4) CANCELLED PERMIT (SFBC 106.3.7) PA#: _____;

UNSAFE BUILDING (SFBC 102); SEE ATTACHMENTS

CODE / SECTION #

Failure to comply with Vacant or Abandoned Building Ordinance 194-09 and S.F.B.C 103A.4

S.F.B.C.103A.4
S.F.B.C. 102A

MONTHLY MONITORING FEE Section 110A TABLE 1A-k

BC – Building Code HC – Housing Code PC – Plumbing Code EC – Electrical Code MC – Mechanical Code

CORRECTIVE ACTION:

STOP ALL WORK SFBC 104.2.4

FILE BUILDING PERMIT APPLICATION WITHIN _____ DAYS WITH PLANS) A Copy of This Notice Must Accompany the Permit Application.

OBTAIN PERMIT WITHIN _____ DAYS AND COMPLETE ALL WORK WITHIN _____ DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.

CORRECTION VIOLATIONS WITHIN 30 DAYS. NO PERMIT REQUIRED.

YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED 07/10/2025, THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDING TO BEGIN. SEE REVERSE SIDE FOR ADDITIONAL WARNINGS.

You failed to submit completed Application for Registration of Vacant or Abandoned Buildings with initial registration fee in the amount of \$1,230.95 and comply with Ordinance 194-09, or provide proof this building should not be considered Vacant or Abandoned within 30 days. You will be notified of time and date of Director's Hearing.

INVESTIGATION FEE OR OTHER FEE WILL APPLY See reverse side for further explanation

9x Fee (Work w/o Permit after 9/1/60)

2x Fee (Work Exceeding Scope of Permit)

OTHER: _____ Re-inspection Fee\$ _____ No penalty (Work w/o permit prior to 9/1/60)

APPROX. DATE OF WORK W/O PERMIT N/A VALUE OF WORK PERFORMED W/O PERMITS

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR MIKE CHUNG
(Inspector – Print Name)

OFFICE HOURS 8:00 AM TO 9:00 AM AND 3:00 PM TO 4:00 PM

PHONE # 628-652-3411 or mike.chung@sfgov.org

By: (Inspector's Signature) DISTRICT # _____

- Building Inspection Division
49 S. Van Ness Av, Suite# 400 (628) 652-3450
- Housing Inspection Division
49 S. Van Ness Av, Suite# 400 (628) 652-3700
- Electrical Inspection Division
49 S. Van Ness Av, Suite# 400 (628) 652-3450
- Plumbing Inspection Division
49 S. Van Ness Av, Suite# 400 (628) 652-3450
- Code Enforcement Division
49 S. Van Ness Av, Suite# 400 (628) 652-3430

CC: DCP EID PID BID HIS CED CPC DAD SFFD DPH RPC

Pursuant to SFBC 107A.5 and 106A.4.7 investigation fees are charged for work begun or performed without permits or for Work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance, at 49 South Van Ness Ave., Suite 1475 (14th Floor). (628) 652-1150.

WARNING: Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of Building Inspection. If an Order of Abatement is recorded against this property, the owner will be billed or the property will be lien for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid, SFBC 102A.2 & 110A.

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

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

WARNING: Section 103A of the San Francisco Building Code provides for civil fines of up to \$500 per day for any person who violates, disobeys, omits, neglects or refuses to comply with or opposes the execution of any provisions of this code. This section also provides for misdemeanor fines, if convicted, of up to \$500 and/or imprisonment up to six months for each separate offense for every day such offense occurs.

De acuerdo a las Secciones 107A.5 y 106A.4.7 de el Código de Construcción. de Edificios de San Francisco, gastos de investigación serán cobrados por trabajo empezado o realizado sin los debidos permisos o por trabajo que exceda el limite estipulado en los permisos. Dichos cobros pueden ser apelados ante la Junta de Apelaciones de Permisos (Board of Permit Appeals) dentro de los primeros quince dias de haberse obtenido el permiso. Las apelaciones se hacen en el 49 South Van Ness Ave., Suite 1475 (14th Floor), telefono (628) 652-1150.

ADVERTENCIA: Si no cumple con las acciones inmediatas requeridas para corregir las infracciones, el Departamento de Inspección de Edificios tendra el derecho de iniciar el proceso de mitigación. Si una Orden de Mitigación es registrada contra dicha propiedad, los gastos incurridos durante el proceso de aplicación del código, desde la primera puesta del Aviso de Infracción hasta que todos los gastos esten pagados, se le cobraran al dueno del edificio o la propiedad sera embargada para recuperar dichos gastos. Referencia a la Sección 102A.2 y 110A de el Código de Construcción de Edificios.

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

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

ADVERTENCIA: La Sección 103A de el Código de edificios de San Francisco impone multas civiles hasta de \$500 por cada dia a cualquier persona que infrinja, desobedezca, omita, descuide, se niege a cumplir, resiste o se opone a la ejecucion de las provisiones de este codigo. Esta seccion tambien impone multas per delito menor, si es declarado culpable, de hasta \$500 o encarcelamiento de hasta 6 meses, o ambas sanciones, por cada una de las ofensas y por cada dia que dicha ofensa ocurra.

Sang-ayon sa SFBC 107A.5 at 106A.4.7 ang bayad sa pagsusuri ay sisingilin sa mga gusaling naumpisahan na o ginawa na walang permit o sa mga gawaing labis sa sakop ng permit. Ang gayong singil ay maaring iapela sa Board of Permit Appeals sa loob ng 15 na araw mula sa pag-isyu ng permit sa 49 South Van Ness Ave., suite 1475 (14th palapag). (628)652-1150.

BABALA: Ang kabiguan na gumawa ng aksiyon tulad ng kinakailangan upang iwasto ang mga nasabing paglabag ay magreresulta sa paglilitis ng abatement ng Kagawaran ng Inspeksyon ng Gusali. Kung meron Order of Abatement ang naitala laban sa isang ari-arian, ang may-ari ay sisingilin o di kaya ang ari-arian ay gagamitin na lien sa lahat ng mga gastos na natamo sa proseso ng pagpapatupad mula sa unang "Paunawa sa Paglabag" hanggang sa lahat ng gastos ay mabayaran, SFBC 102A.2 & 110A.

BABALA: Ang Seksyon 204 ng Housing Code ng San Francisco ay nagtatakda ng agad-agad na multa na \$100 sa bawat halimbawa ng unang hindi pagsunod, at susundan ng multa na \$200 sa bawat paglabag sa pangalawang hindi pagsunod, hanggang sa sukduhan na \$7,500 sa bawat gusali. Ang seksyon na ito ay itinatakda na magsasampa rin ng kasong kriminal bilang isang misdemeanor sa bawat paglabag at magreresulta sa multa na hindi bababa ng \$1,000 sa bawat araw o di kaya sa anim na buwan na pagkabilanggo o parehong ipataw.

BABALA: Sinumang kumikita sa pag-upa ng pabahay na tinukoy ng Kagawaran ng Inspeksyon ng Gusali na substandard, ay hindi maaring ibawas ang ganoong kita sa buwis sa estado ng kitang personal, at gayundin sa buwis na kita sa interes sa bangko at korporasyon, at sa depresasyon o mga buwis na maiiugnay sa gusaling substandard. Kung ang Gawain sa pagwawasto ay hindi nakumpleto o hindi masigasig, mabilis at tuloy-tuloy ang paggawa matapos ang anim (6) na buwan mula sa petsa nitong paunawa, ay magpapatada ng abiso sa Franchise Tax Board na itinakda sa Seksyon 17264(6) ng Revenue and Taxation code.

BABALA: Ang Seksyon 103A ng Building Code ng San Francisco ay nagtatakda ng mga multang sibil hanggang sa \$500 sa bawat araw sa sinumang lumabag, sumuway, magtanggap, magpabaya o tumangging sumunod o di kaya sumalungat sa pagpapatupad ng mga probisyon nitong code. Nagpapataw din itong seksyon ng multang misdemeanor kapag nahatulan, ng hanggang sa \$500 at o di kaya anim na buwan na pagkabilanggo sa bawat magkahiwalay na pagkasala para sa bawat araw na nangyari ang ganoong pagkasala.

根據《三藩市建築法規》(簡稱 SFBC) 第 107.5 項和第 106.4.7 項條款的規定，對沒有許可證便已開始的工程和或正在進行的工程、或者超越許可範圍的工程，將收取調查費。當舉人可以在此許可證發出日起 15 天之內，調查費可以向許可上訴委員會提出上訴。該委員會地址在 South Van Ness 街 49 號 4 樓，電話：(628) 652-3430。

警告：如不按照要求立即採取行動、以糾正上述違章行為，將導致建築稽查局付諸強制糾正程序的執行。倘對此房地產頒發的強制糾正程序令一經在市府備案，則自通達通知張貼日起的各項與此糾正程序令有關的費用，將向房地產主索取，或將房地產扣押，直至付清各項費用。請參閱《三藩市建築法規》第 102.2 項和第 110 項條款。

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

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

警告：《三藩市建築法規》第 103 項條款規定：對於任何違反、不服從、疏忽、忽視、或拒絕遵照此法規者，或者抵制、反對實施此法規中的任何條款的個人，將付最高 500 元的民事罰款。此法規還規定對違法者，如果被定罪，對每天所發生的、每一單獨的犯法行為，將付予高達 500 元的罰款，和/或者監禁六個月。



NOTICE OF VIOLATION

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

DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
49 South Van Ness Av Suite#400
San Francisco, CA 94103

ADDRESS 429 Laidley Street

OCCUPANCY/USE _____

CONST. TYPE _____

- FIRST NOTICE
- SECOND NOTICE
- OTHER: _____

COMPLAINT NUMBER

202427214

DATE 08/14/2025

BLOCK 6717 LOT 028

STORIES _____ BASEMENT

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

OWNER / AGENT: Kwong, Michael

PHONE#: _____

MAILING ADDRESS: 1220 Howard St.

CITY SF

ZIP 94103

PERSON CONTACTED @ SITE _____

PHONE#: _____

VIOLATION DESCRIPTION:

- WORK WITHOUT PERMIT (SFBC 103A); ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106.4.7);
- EXPIRED PERMIT (SFBC 106A.4.4) CANCELLED PERMIT (SFBC 106.3.7) PA#: _____
- UNSAFE BUILDING (SFBC 102); SEE ATTACHMENTS

CODE / SECTION #

Failure to comply with Vacant or Abandoned Building Ordinance 194-09 and S.F.B.C 103A.4

S.F.B.C.103A.4
S.F.B.C. 102A

MONTHLY MONITORING FEE Section 110A TABLE 1A-k

BC - Building Code HC - Housing Code PC - Plumbing Code EC - Electrical Code MC - Mechanical Code

CORRECTIVE ACTION:

STOP ALL WORK SFBC 104.2.4

- FILE BUILDING PERMIT APPLICATION WITHIN _____ DAYS WITH PLANS) A Copy of This Notice Must Accompany the Permit Application.
- OBTAIN PERMIT WITHIN _____ DAYS AND COMPLETE ALL WORK WITHIN _____ DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.
- CORRECTION VIOLATIONS WITHIN 30 DAYS. NO PERMIT REQUIRED.
- YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED 07/10/2025, THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.
- FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDING TO BEGIN. SEE REVERSE SIDE FOR ADDITIONAL WARNINGS.

You failed to submit completed Application for Registration of Vacant or Abandoned Buildings with initial registration fee in the amount of \$1,230.95 and comply with Ordinance 194-09, or provide proof this building should not be considered Vacant or Abandoned within 30 days. You will be notified of time and date of Director's Hearing.

INVESTIGATION FEE OR OTHER FEE WILL APPLY See reverse side for further explanation

- 9x Fee (Work w/o Permit after 9/1/60) 2x Fee (Work Exceeding Scope of Permit)
- OTHER: _____ Re-inspection Fee\$ _____ No penalty (Work w/o permit prior to 9/1/60)

APPROX. DATE OF WORK W/O PERMIT N/A VALUE OF WORK PERFORMED W/O PERMITS _____

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR MIKE CHUNG
(Inspector - Print Name)

OFFICE HOURS 8:00 AM TO 9:00 AM AND 3:00 PM TO 4:00 PM

PHONE # 628-652-3411 or mike.chung@sfgov.org

By: (Inspector's Signature) *me* DISTRICT # _____

CC: DCP EID PID BID HIS CED CPC DAD SFFD DPH RPC
M 9003 05 (Rev. 5/96)

- Building Inspection Division
49 S. Van Ness Av, Suite# 400 (628) 652-3450
- Housing Inspection Division
49 S. Van Ness Av, Suite# 400 (628) 652-3700
- Electrical Inspection Division
49 S. Van Ness Av, Suite# 400 (628) 652-3450
- Plumbing Inspection Division
49 S. Van Ness Av, Suite# 400 (628) 652-3450
- Code Enforcement Division
49 S. Van Ness Av, Suite# 400 (628) 652-3430

9589 0710 5270 2981 6248 90

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
?

Postage	\$
Total	\$
Sent	\$
Street	
City, Sta	

KWONG MICHAEL
1220 HOWARD ST
SAN FRANCISCO CA 94103
HG(MC) VB(NOV) 429 LAIDLEY ST 202427214

EXHIBIT - PHOTO EXHIBITS

429 Laidley Street - Complaint No. 202427214

Historical Complaint Photographs



Historical complaint photo - exterior overgrowth / side area.



Historical complaint photo - front exterior with barricaded lower level.

Recent Site Photographs - March 6, 2026



Recent photo 1 - front entry and exterior condition.



Recent photo 2 - front facade and neighboring frontage.



Recent photo 3 - barricaded lower-level opening.



Recent photo 4 - unfinished interior framing and materials.



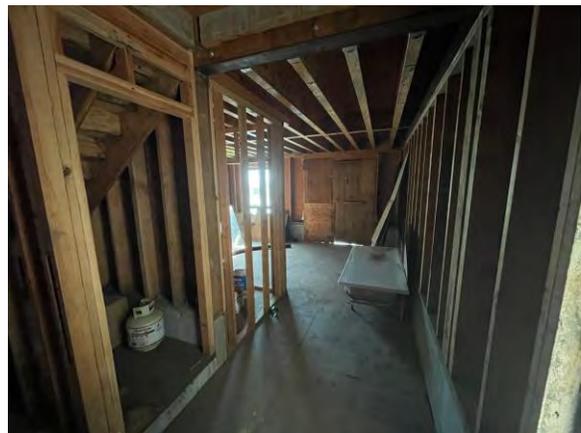
Recent photo 5 - scaffold walkway / side exterior.



Recent photo 6 - unfinished framed wall condition.



Recent photo 7 - upper framed opening / unfinished structural area.



Recent photo 8 - rear yard cleanup / open site condition.



Recent photo 9 - side passage and vegetation condition.



Recent photo 10 - side scaffold and exterior attachment condition.



Recent photo 11 - rear yard / boundary condition.



Recent photo 12 - side yard / access under scaffold.



Recent photo 13 - exterior side access and debris condition.



Recent photo 14 - interior framed room condition.



Recent photo 15 - interior framed wall condition.



Recent photo 16 - attic / upper unfinished area.