SOLUTIONS for PROPERTY

"First In Building Permit Reports"

The Building Permit Report

Date ~ July 17, 2025

Escrow ~ None

Subject Property

1771 N. Crescent Heights Blvd
Los Angeles, CA 90069

~

Prepared For

Shannon Hayon
of
Kennedy Wilson

THE BUILDING PERMIT REPORT STATEMENT

FOR

1771 N. CRESCENT HEIGHTS BLVD., LOS ANGELES, CA 90069

Enclosed on the following pages are copies of all available Building Permits, Plot Plans, and Certificates of Occupancy on file with the Local Department of Building & Safety. The Law requires that Property Owners obtain a permit whenever the valuation exceeds $200.00. If there is no permit on file, this may mean that the work may have not been legally permitted.

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BUILDING & SAFETY RECORDS DIVISION INDICATE:

☐ Enclosed are all available Building Permits (structures) on file with the Local Department of Building & Safety.

☐ No records were found after a review of the Local Department of Building & Safety Records.

☐ Original Building Permits were not found for subject property.

~

PUBLIC WORKS RECORDS DIVISION INDICATE:

☐ There IS a permitted sewer connection to the public city sewer line.

Sewer Permit Number and Year of Connection: #

☐ Enclosed is an official sewer permit as proof of a permitted sewer connection.

☒ There IS NOT a permitted sewer connection to the public city sewer line.

☐ A Video Camera Inspection must be performed to determine condition and connection to a municipal city sewer line.

~

I acknowledge disclosure of all available Building Permits, Sewer Permits, or Building Code Violations on file with the Department of Building and Safety and Department of Public Works.

Signature of Buyer:_____Date:_____

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

Address of Building: 1771 N. Crescent Heights

Permit No. and Year: LA 98002 - 1954

Certificate Issued: Oct. 3, 1955, 19

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 11, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

20'6" x 7'6" addition to existing 2 Story, Type V, 25' x 50' 1-family dwelling and attached garage. R-1 Occupancy.

Owner: Mr. Bach

Owner's Address: 1771 N. Crescent Heights Blvd.
Los Angeles 46, Calif.

JOHN D. MILLER ac

Form B-95[illegible]—20M—5-55 G. E. MORRIS, Superintendent of Building By

3

APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

Form B-3
CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No. ~~Portion of lot "1"~~ 3

Tract ~~Ceilo Vista Terrace~~ 13658

Location of Building 1771 N. Cresent Heights Blvd. (House Number and Street)

Between what cross streets? Woods Dr. & DcE.

Approved by City Engineer .... Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building Residence and attached garage (Store, Dwelling, Apartment House, Hotel or other purpose) Families 1 Rooms 4
2. State how long building has been used for present occupancy 2 years
3. Use of building AFTER alteration or moving same Families 1 Rooms 4
4. Owner Mr. & Mrs. W. Bach (Print Name) Phone
5. Owner's Address 1771 N. Cresent Heights Blvd. P. O.
6. Certificated Architect None State License No. Phone
7. Licensed Engineer None State License No. Phone
8. Contractor Owner State License No. Phone
9. Contractor's Address
10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) $800.
11. State how many buildings NOW on lot and give use of each. Residence & attached garage (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 25 x 50 Number of stories high 2 Height to highest point 20'
13. Material Exterior Walls Frame & stucco (Wood, Steel or Masonry) Exterior framework Frame (Wood or Steel)
14. Describe briefly all proposed construction and work:
    Adding a dressing room (20'-6"x 7'-6") over one end of the garage which is a walking deck at the present time. This portion of the garage has a two story foundation already under the addition.
    By inspection of the original plans the above was found to be true. (No plot change)

NEW CONSTRUCTION

15. Size of Addition 20-6 x 7-6 Size of Lot Irreg Number of Stories when complete 2
16. Footing: Width 16 Depth in Ground 18 Width of Wall 8 Size of Floor Joists 2 x 10
17. Size of Studs 2 x 4 Material of Floor wood Size of Rafters 2 x 6 Type of Roofing Rock

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

G GRADING P CRITICAL SOIL — No allowed or dwelling

Sign here (Owner or Authorized Agent)

DISTRICT OFFICE Z.A. 11560 By [signature]

Type of Receipt / Certificate of Occupancy Survey / Date Issued / Tracer No. (M) / Receipt No. / Code

FOR DEPARTMENT USE ONLY

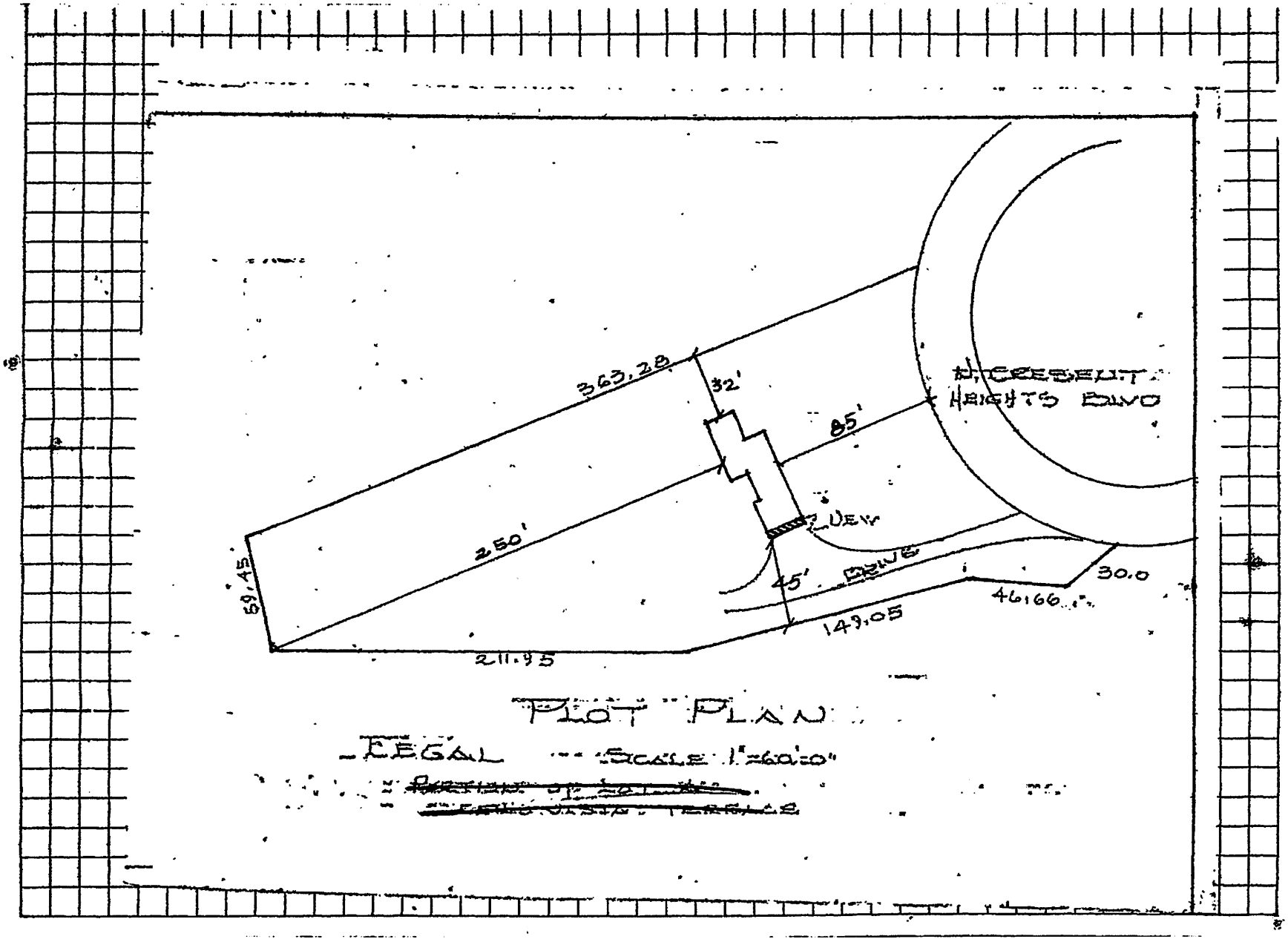
PLAN CHECKING		OCCUPANCY SURVEY	
Valuation $ 800		Area of Bldg. ... Sq. Ft.	Investigation Fee $
Fee $ 2—		Fee $	Cert. of Occupancy Fee $ .50; Bldg. Permit Fee $ 5—; Total $

Type V	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size IRREG	Ft. rear alley / Ft. side alley	Clerk
Group R	Plans and Specifications checked		Zone R-1	Fire District — No.	District Map No. 7037 / 4937	
For Plans See	Correction Verified		Bldg. Line Hills Ft.	Street Widening Ft.	Application checked and approved	Clerk
Filed with	Plans, Specifications and Application rechecked and approved		Continuous Inspection	SPRINKLER Specified—Required Violation Included Yes— —No	Inspector OCT 1 1954	

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	OCT 1 1954		34000		
Supplemental Plan Checking	OCT 1 1954				✓
Building Permit	OCT 1 1954		LA98002		

629



PLOT PLAN

LEGAL --- SCALE 1"=60'-0"

Address of Building 1771 Crescent Hts.

CITY OF LOS ANGELES

Certificate of Occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act—for following occupancies:

Issued 110-4-65 Permit No. and Year LA65108/64

2 story, typeV, 50' x 54' addition to an existing 1 story, type V, 30' x 40' dwelling. R-1 occupancy.

Owner Walter Bach

Owner's Address 1771 No. Crescent Hts.
Los Angeles, Calif.

B&S Form B 6-95a—4M Sheet Sets—10-64 (C-10)

By T. LUCAS jm

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — B&S Form B-3 — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

Item	Field	Entry
1.	LEGAL DESCR. — LOT / BLOCK / TRACT	3 & Port'n of 1 / — / 13658
2.	BUILDING ADDRESS	1771 N. Crescent Hts. Blvd
3.	BETWEEN CROSS STREETS	Woods Drive AND DE
4.	PRESENT USE OF BUILDING / NEW USE OF BUILDING	Dwelling / (same
5.	OWNER'S NAME / PHONE	Walter Bach OL 62207
6.	OWNER'S ADDRESS / P.O. / ZONE	1771 N. Crescent Hts. Blvd, L.A. 69
7.	CERT. ARCH. / STATE LICENSE / PHONE	None
8.	LIC. ENGR. / STATE LICENSE / PHONE	Paul J. Toiam OL 13302
9.	CONTRACTOR / STATE LICENSE / PHONE	Walter A. Schrein EM - 5 - 4983
10.	CONTRACTOR'S ADDRESS / P.O. / ZONE	630 Hagar St., San Fernando, Calif.
11.	SIZE OF EXISTING BLDG. / STORIES / HEIGHT / NO. OF EXISTING BUILDINGS ON LOT AND USE	26 X 99 (~~2,600 Sq.Ft.~~) / 1 / 14 / 1 dwelling

Office use	Entry
ADDRESS APPROVED	[illegible]
DIST. MAP	7017
ZONE	R-1-1
FIRE DIST.	M.F.D
INSIDE	30
KEY	
COR. LOT	
REV. COR.	
LOT SIZE	IRRegular see over
REAR ALLEY	—
SIDE ALLEY	—
BLDG. LINE	Hillside
BLDG. AREA	2950/4310
DISTRICT OFFICE	L.A

3 1771 N. Crescent Hts. Blvd

Item	Field	Entry
12.	MATERIAL EXT. WALLS	[x] WOOD [ ] METAL [ ] CONC. BLOCK; [x] STUCCO [ ] BRICK [ ] CONCRETE
	ROOF CONST.	[x] WOOD [ ] STEEL [ ] CONC. [ ] OTHER
	ROOFING	Compo
13.	VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	$ 45,288 (~~40,000~~)
14.	SIZE OF ADDITION / STORIES / HEIGHT	4,162 Sq.Ft. / 2 / 20
15.	NEW WORK: (Describe) EXT. WALLS / ROOFING	Stucco / Compo.& Rock
		Addtn, to exist. dwelling

Office use	Entry
SPRINKLERS REQ'D. SPECIFIED	—
VALUATION APPROVED	[signature]
AFFIDAVITS	31313 (4 + fire)
APPLICATION CHECKED	[signature]
DWELL. UNITS	1
PLANS CHECKED	[signature]
SPACES PARKING	1
CORRECTIONS VERIFIED	[signature]
GUEST ROOMS	—
PLANS APPROVED	[signature]
FILE WITH	—
APPLICATION APPROVED	[signature]
INSPECTOR	
CONT. INSP.	

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance, and I have read reverse side of Application.

Signed Walter Bach

This Form When Properly Validated is a Permit to Do the Work Described.

No new driveways to be built

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
V	R-1	—	85.80	18.59	5.00	160.60			

CASHIER'S USE ONLY

MAY-1 -64 JAN-30-64 10 [illegible] •65108 Z — 2 CK 85.80

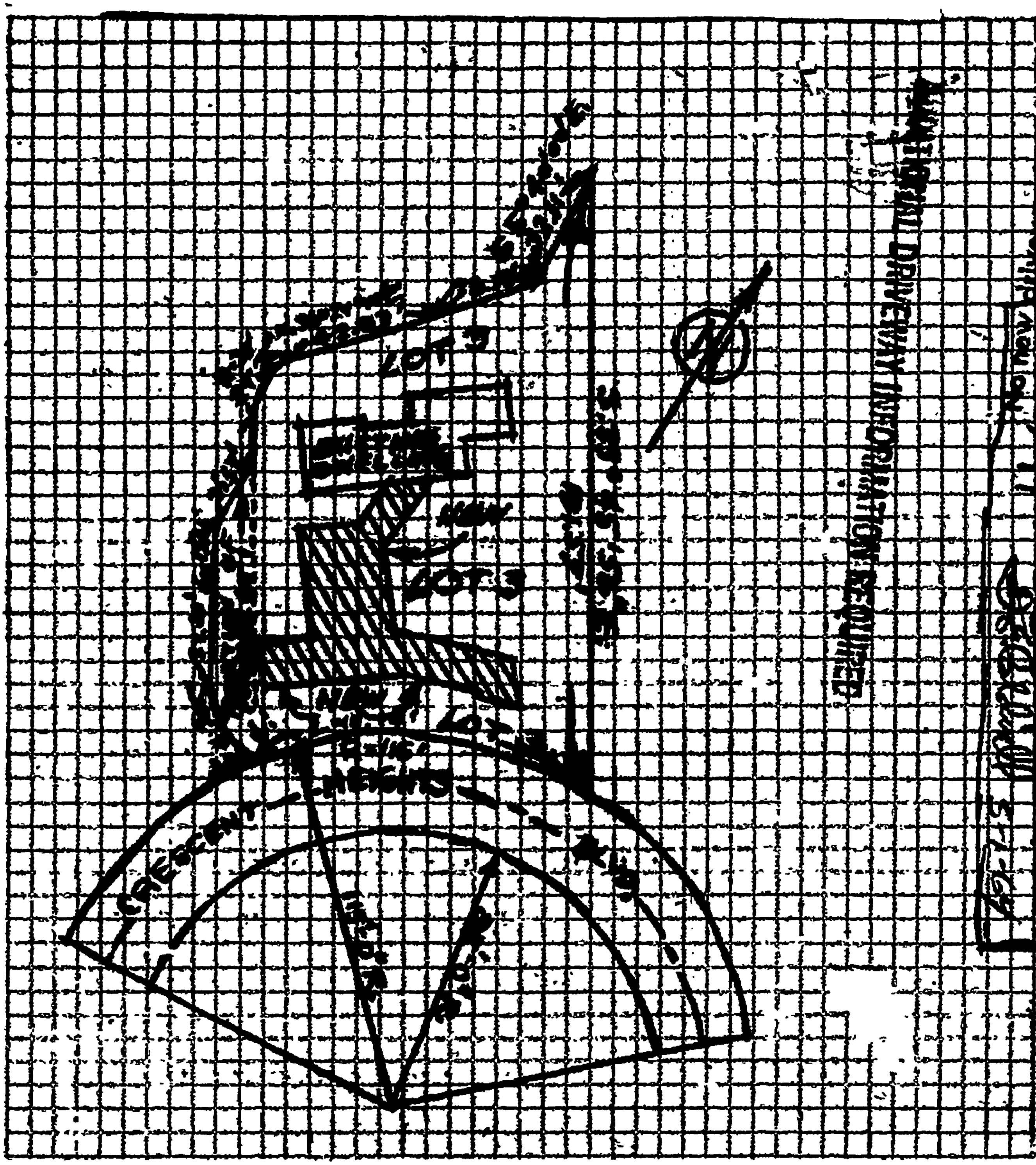
MAY-1 -64 21192 •65108 Z — 7 CK 5.00

MAY-1 -64 21193 •65108 Z — 1 CK 160.60

P.C. No. S-6383 GRADING Yes CRIT. SOIL Yes CONS. X

(Right margin handwriting, partly illegible: SEWER AVAILABLE / CRITICAL SOIL / [illegible] 4-7-64 [illegible])

LEGAL DES



SCOPE OF PERMIT

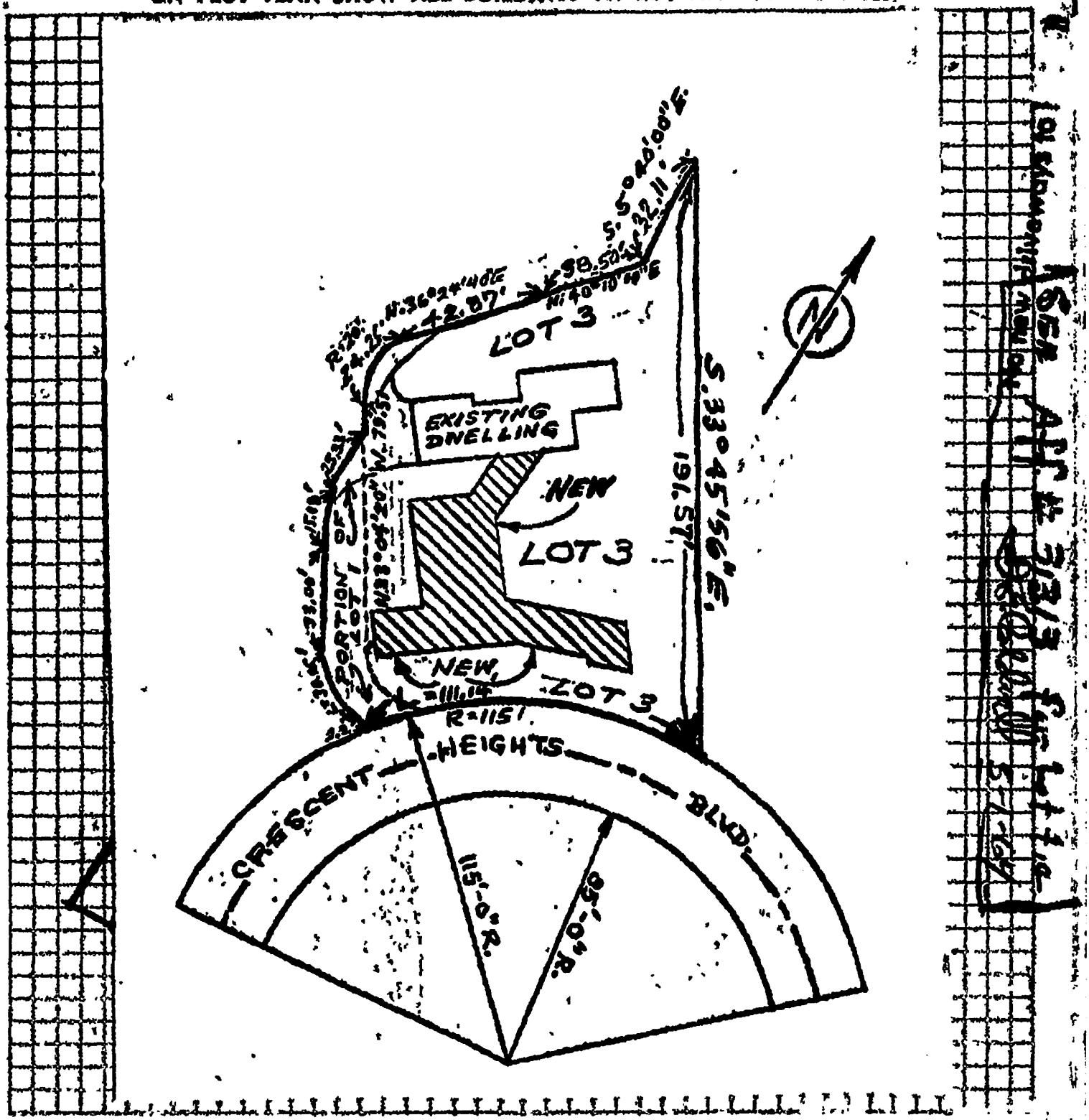
"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is per[illegible] (See Sec. 91.0202 L.A.M.C.)

LEGAL DESCRIPTION

Portion of LOT 3 & Portion of LOT 1, TRACT 13658 see Attached description

MAP BOOK 290, PAGES 21 & 22

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



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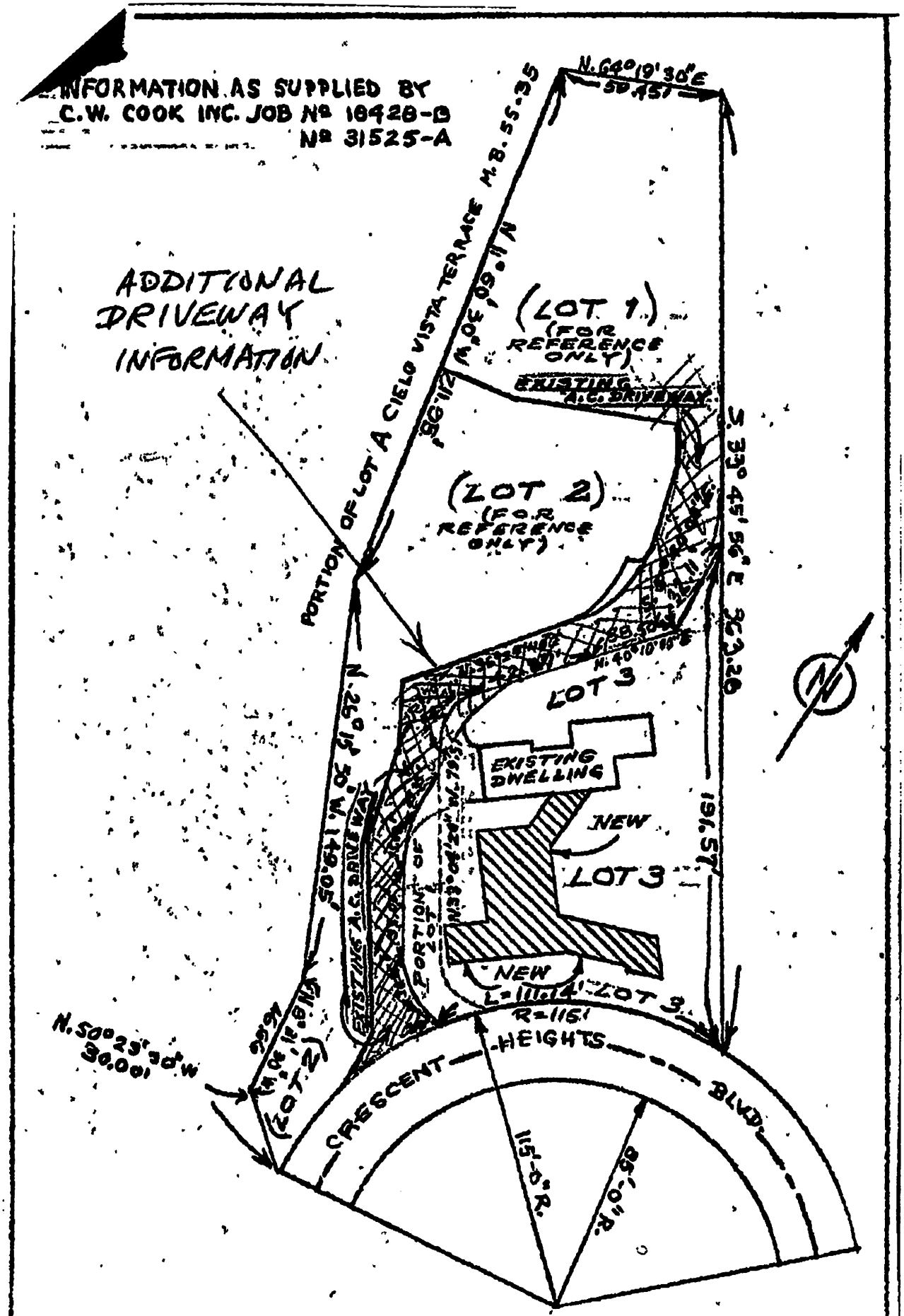

PLOT PLAN SCALE 1" = 60'

ALL OF LOT 3, TRACT 13658, EXCEPT—

That portion of Lot 3, Tract 13658, as per map recorded in Book 290 pages 21 to 23 inclusive of Maps, Records of said County, described as follows:

BEGINNING at the most Northerly corner of said lot; thence South 2° 23' 18" East 72.99 feet; thence South 36° 24' 40" West 15.00 feet; thence North 40° 10' 00" East 38.50 feet; thence North 5° 40' 00" West 32.11 feet to a point in the Easterly line of said lot; thence North 33° 45' 56" West 28.43 feet to the point of beginning, containing 875 square feet, more or less, excepting therefrom an easement for ingress and egress and driveway purposes over said land, to be used in common with others.

AND THAT PORTION OF LOT 1, TRACT 13658 DESCRIBED AS FOLLOWS—

That portion of Lot 1, Tract No. 13658 in the City of and County of Los Angeles, State of California, as per map recorded in Book 290, Pages 21 and 22 of Maps, records of said County, described as follows:

Beginning at the most Southerly corner of Lot 3 of said Tract No. 13658; thence North 84° 27' 43" West 11.21 feet on the Southerly line of said Lot 3 to the beginning of a tangent curve concave Northeasterly having a radius of 20.00 feet; thence Westerly and Northwesterly on the arc of said curve, 17.94 feet; thence tangent to said curve North 33° 04' 20" West 71.51 feet; thence leaving the Westerly line of said Lot 3, South 8° 04' 20" East 25.33 feet; thence South 22° 51' 55" East 15.80 feet; thence South 33° 04' 20" East 33.00 feet to the beginning of a tangent curve concave Northeasterly having a radius of 33.50 feet and being concentric with the first-above described curve; thence Southeasterly and Easterly on the arc of said curve 30.05 feet; thence tangent to said curve South 84° 27' 43" East 2.20 feet to an intersection with the Southeasterly line of said Lot 1, being a curve concave Southeasterly having a radius of 115.00 feet; a radial line from said point bears South 54° 46' 14" East; thence Northeasterly on the arc of said curve 16.24 feet to the point of beginning, from which point a radial line bears South 46° 40' 52" East.

1771 N CRESCENT HEIGHTS BLVD

Parcel Profile Report: 1

Permit Information found: 0

Code Enforcement Information: 13

Date Received	Problem Description	Status
	POOL WATER NOT KEPT CLEAN	CLOSED
	OVERGROWN OR EXCESSIVE VEGETATION	CLOSED
	ABANDONED OR VACANT BUILDING LEFT OPEN TO THE PUBLIC	CLOSED
	ABANDONED OR VACANT BUILDING LEFT OPEN TO THE PUBLIC	CLOSED
	BUILDINGS IN NEED OF GENERAL REPAIR	CLOSED
	ABANDONED OR VACANT BUILDING LEFT OPEN TO THE PUBLIC	CLOSED
	BUILDINGS IN NEED OF GENERAL REPAIR	CLOSED
	MISCELLANEOUS COMPLAINTS	UNDER INVESTIGATION
	ABANDONED OR VACANT BUILDING LEFT OPEN TO THE PUBLIC	UNDER INVESTIGATION
	BUILDING OR WALL THAT COULD FALL DOWN	CLOSED
	ABANDONED OR VACANT BUILDING LEFT OPEN TO THE PUBLIC	CLOSED
	ABANDONED OR VACANT BUILDING LEFT OPEN TO THE PUBLIC	CLOSED
	TRASH OR DEBRIS ON PRIVATE PROPERTY	CLOSED

BUILDING PERMIT DISCUSSIONS

This generalized Discussion/Explanation section is intended for information purposes only in order to provide a better understanding of Building Permits and the Permit Process. Should you have any further questions, please feel free to contact Solutions For Property, Inc. and one of our Experts will be glad to assist you!!

~

INTRODUCTION

You have taken an important step in obtaining this report to help inform yourself about the home you are planning to purchase or the home you are presently living in. This section contains some general background information on certain subjects that can help you better understand what building permits are and the processes involved. It also contains information about the different types of reports and permits you can request information on. The information is of necessity generalized as specific planning and permit processes vary among the different jurisdictions.

There is no question that when permit information is available *and* property analyzed, a more complete history of a home is available. A permit search helps document the history of a home's construction and additional work that may have been undertaken after initial construction. However, buyers and sellers should not over-rely on permit searches. A permit search has the possibility of providing incomplete or ambiguous results due to the age of the home; differences in the way various jurisdictions maintain and file permit information. In addition, permits can be lost, misplaced, or even thrown-out (yes, this can happen!) With these potential limitations in mind, the Property Solutions Permit Report provided the results of what our search has uncovered for this home. Take this information as *part of* what is being provided to you by a home inspector, the seller, real estate agent, and your own experience.

This section includes discussions on topics to help you in understanding and assessing building permits and general permit processes. It is for general information purposes only and is not intended to be an exhaustive study nor a synopsis of all aspects of building permits and what may exist in jurisdictional planning and or engineering files. What types of projects may or may no require a permit and the permit process vary over time and by jurisdiction. If you have questions about building or permit requirements at a specific property, we suggest you contact that area's jurisdictional planning and/or engineering department.

This discussion section is divided into the following parts:

Part 1. The Building Permit Process
Part 2. Understanding the Potential Limitations of Permits
Part 3. Why Search for Sewage System Permits?
Part 4. What is a "Geo-technical", "Soils", or "Geologic" Report?

*For additional information on building permit topics in your area, contact the planning, development, or engineering departments of you city or county.

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THE BUILDING PERMIT PROCESS

(Part 1)

WHAT GOVERNS CONSTRUCTION STANDARDS?

To help assure the building we live and work in are built appropriately, there are a set of uniform codes published by the International Conference of Building Officials. These codes establish minimum standards and procedures for most aspects of construction and development. The purpose of establishing minimum standards is to help safeguard life, limb, health and public welfare by regulating and controlling the design, construction, materials, and location of buildings. Some common codes you may be familiar with are the Uniform Building Code, The Uniform Plumbing Code, or the Uniform Electric Code. City and County jurisdictions who are empowered to oversee and regulate development and construction can adopt the various Uniform Codes as they are published, or they can amend and revise the Codes to produce a set of standards suited to local conditions.

~

WHAT IS A BUILDING PERMIT?

A building permit is simply a "license" to construct something. Permits are required for new construction as well as most "re-modeling" activities such as adding a skylight, or re-plumbing a bathroom. Some types of home maintenance projects may require permits too, such as replacing a water heater of a window. The types of projects that require a permit very between jurisdictions, and may be based on the value of the proposed work. The types of projects that require a permit have changed over time too. For example, a project that requires a permit today may not have required a permit 20 years ago. This is an important point to keep in mind when assessing the permits on file for the property you are interested in.

An application for a permit must be completed when a construction project is planned. This process has to be repeated for every separate permit such a building, mechanical, electrical, grading, sewer plumbing, etc. A fee is charges for each permit. Once the county or city is satisfied that the applicant's plans satisfy the relevant codes and ordinances, a permit is issued. The proposed construction must take place within a certain time period, because permits eventually expire.

A jurisdiction can decide not to issue a permit if the plans do not satisfy its requirements or if other circumstances such as the site's geology would not permit safe construction etc. Jurisdictions also have the authority to revoke or suspend permits if violations occur or significant changes are proposed.

~

THE BUILDING INSPECTION PROCESS

Jurisdictions have the right to inspect the construction process and materials used in any project that requires a permit. In many types of permits, an inspection or series of inspections by an official building inspector is actually required. Some types of construction even require constant monitoring! The inspection process is to help assure that the construction is following the plans approved by the jurisdiction during the permit application process. The persons undertaking the construction process are responsible for contacting the appropriate department to schedule the necessary inspections.

The inspector is to observe the work. If the inspector approves the work, that approval and the fact that the inspection was done is supposed to be recorded on the permit. After the work is completed and the jurisdiction is satisfied that the project complied with the current requirements, the permit is "finalized" or "signed off". This fact should be clearly noted on the permit itself.

~

SUMMARY

A building permit is simply a "license" to construct something. The inspection process associated with building permits is a policing action to help assure that construction is completed according to the jurisdictionally approved plans for that project. Although, neither the permit nor inspection process guarantee or warrantee "quality" of construction, they help us establish that the construction process was monitored for compliance with local requirements and approved plans.

UNDERSTANDING THE POTENTIAL LIMITATIONS OF PERMITS

(Part 2)

There are hundreds of county and city level jurisdictions in California. Each tends to use a slightly different method of requiring, processing, storing, and making permits available. Jurisdictional records may be incomplete because permits were not obtained, are filed in a different department, were lost, misplaced or even accidentally thrown-out (yes, this may happen!) Therefore, the absence of a building permit does not necessarily mean that construction was done without a permit. As we discuss next, the mere presence of a building permit does not necessarily mean that construction took place or was properly accomplished either.

If permits are found, they must be properly examined and analyzed. It's not uncommon for property owners to obtain permits and then simply not build. Such permits may give the impression that remodeling or changes were made to a home that were not. Sometimes permits are obtained and owners do not go through the proper inspection process. In this case, permits are not "sign-offs" or a passing final inspection may be recorded on the back of the permit. When the permit is microfilmed for storage, the back of the permit may not be included. We are left not knowing if the permit was finalized or not!

When analyzing permits, remember that order homes may not "conform" to current codes and requirements, but this does not necessarily mean that the home is in "non-compliance". Minimum building and construction standards are revised and changed over time as new information, materials, and methods are found and implemented. An older home, addition, or re-model may have been built in compliance to an older set of standards. In this case, the home is said to be "non-conforming". It does not necessarily mean there is anything wrong with the quality of the home. If a construction project or home is said to be in "non-compliance", it means the work was not done according to the minimum code that was current when the work was undertaken.

Keep these possibilities in mind as you read through the Property Solutions Permit Report.

~

WHAT ELSE CAN I DO?

The best method to help determine the quality of a home of addition is to simply inspect it today. We should all be realistic and understand that as homes get older, they usually show cosmetic signs of aging. If construction defects exist, these may be evident too. This is just one reason for a quality home inspection. Although home inspections are not generally code compliance checks, a good home inspection can identify many types of construction concerns if they exist.

~

WHY SEARCH FOR SEWAGE SYSTEM PERMITS?

Is the home on a municipal sewer system or does it have a private septic system? These questions can be answered by a search of jurisdictional records to see what type of sewage permit is current for the property. Why is this important? A home on a private septic system will have certain maintenance requirements that a home on a municipal sewer system does not have. It's best to know and investigate potential maintenance routines and costs in advance, so problems don't occur later on.

~

MUNICIPAL SEWER SYSTEMS

(PART 3)

Most homes in well-developed areas are connected to a municipal sewer system. This means waste is carried from the home into sewer pipes that transport the waste to treatment facilities where it is processed and rendered harmless before releasing into the environment. The sewer pipes are usually in the street. In some older areas, the sewage pipes carry both waste and storm water run-off. Although it is rare, there are certain areas where a home is on a municipal sewer system and is refused a permit to add an addition onto the home with more plumbing fixtures. This would generally be referred to as a type of "moratorium" on development. Sewer moratoriums can be put in place when a municipality's sewer system is at capacity, and additional fixtures and associated effluent could overload the system. This is important to check on if you are planning a house expansion.

~

PRIVATE SEPTIC SYSTEMS

In areas where municipal sewer systems are not available, a home will have a private septic system to handle waste.

The most common and currently utilized private septic system is a septic tank with a leach field. Although there are many variations, a septic tank is just a tank buried in the ground. Pipes carry waste from the home into the tank where the waste material naturally degrades biologically. Liquid in the tank gradually flows out into the surrounding area or "leach field" where it continues to degrade. A septic system that is functioning properly is invisible and odorless.

Although very rare, the private septic system may consist of pipes that carry waste from the home to a cesspool on the property. A cesspool is simply a hole in the ground that is lined with porous masonry and is open to the air. Material in the cesspool gradually breaks down and leaches into the ground were additional degradation takes place. Cesspools are no longer allowed to be installed, but some older systems may remain in use.

All septic systems are dependent on bacterial degradation to work. Therefore, care must be taken to avoid bleaches and strong detergents from getting into the system where they can kill the necessary bacteria. Too much water entering the tank can overload the system too. Septic systems may need to be "pumped" periodically. If there are mechanical parts on the system, regular maintenance can help avoid problems. In general, if the home utilizes a private septic system, consult the current owner on proper maintenance of that particular system. It may be prudent to have the system checked by an expert too. If the property has had a home inspection, the septic system may have been checked and addressed. In any case, it is prudent to know where the septic system is located so its condition can be monitored and that no structures are placed on top of it.

~

WHAT IS A "GEOTECHNICAL", "SOILS", OR GEOLOGIC REPORT?
(PART 4)

As part of your permit search, you may have elected to determine if there were any geotechnical, soils, or geologic reports on file for the property you are interested in purchasing. As discussed in the section on building permits, there are a set of uniform codes that have been established to set minimum standards for most aspects of construction in order to help assure that the buildings we live and work in are build appropriately. The purpose of establishing minimum standards is to help safeguard life, limb, and public welfare by regulating and controlling the design, construction, materials, and location of buildings.

Geologist and soil engineers are intricately involved with development in California. As valleys and relatively level areas are steadily built-up development has moved towards those areas, which tend to be more difficult to build on. Much of this land has a potential for geologic hazards from such things as steep hillsides, faults or expansive soil conditions.

Before development can proceed, most jurisdictions require a "soil engineering" and often a geologic study prior to construction. Such studies are undertaken to determine if geologic hazards exist on the property or in the immediate area that could impact the proposed development. In this way, engineers can design buildings to help avoid future problems.

~

WHAT ARE THESE TYPES OF REPORTS?

Common sense tells us that the land a structure is to be built upon may affect "how" that building is constructed. For instance, is the site on a hillside? Are there geological conditions on the site such as a fault or a landslide or perhaps soil conditions that could impact the proposed structure? What type of foundation is best suited for this property? How will water drainage and grading be handled? These are the types of questions jurisdictional planning and engineering departments want answered before building permits are issued. Such questions are answered in "geotechnical", "soils", and "geologic" reports.

"Geotechnical reports" and "soils engineering reports" are synonymous with each other. In California, these reports must be signed by a State licensed Civil Engineer. This type of report is commonly required on most new home development or the structural re-modeling of an existing home. In general, the purpose of a geotechnical report is to address the adequacy of a site for development by investigating the conditions that could impact a structure such as the type of soils or bedrock, the topography, etc. These reports are designed to provide recommendations for foundations, grading and mitigation measures that should be undertaken to make the site suitable for development. Foundations which are fine for a house on level ground may not be adequate for the same house on a hillside. Soil and foundation studies use "subsurface exploration" (such as drilling holes to collect soil samples) to investigate underground conditions at a particular site. Soil samples are collected and tested in soil engineering laboratories to determine the properties of that soil which could affect a building constructed on that property.

In a geologically complex or hazardous area, a jurisdiction may require a more detailed report to specifically address the geological conditions in detail before new home development or certain types of remodeling. This type of report is called "geological report". NOTE: A geological report prepared for home development is different than the Property Solutions Natural Hazards Disclosure Reports you may receive during a real estate transaction. A geologic report prepared for new home development is going to provide on-site inspections and possibly laboratory analysis in order to describe the site's geology in detail and offer conclusions and recommendations as to how the geology could impact a proposed development. A geologic "disclosure" report informs you of State, County, or City mapped general geologic hazard areas that may affect the property. It does not provide conclusions or recommendations for

development. A geologic report submitted for development purposes must be signed by a State licensed Geologist or Engineering Geologist.

Once a geotechnical or geologic report is submitted to the County or City as part of the permit process, it becomes public record and is kept on file at the local jurisdiction's planning or engineering department. Such reports are what we search for in this report.

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Development in Fault Areas

Since the early seventies, the State of California has delineated on maps areas around active fault traces. These areas called Alquist-Piolo Earthquake Fault Zones. For those properties in an Alquit-Priolo Earthquake Fault Zone, State law requires that a geologic study be performed to determine if a fault trace exists on the property before development of structures intended for human occupancy is permitted. However, there are some exceptions to this requirement for single family homes. Check your Property Solutions Geologic, Flood and Fire Zone Report for the Alquist-Priolo determination. In the case of existing structures built before enactment of the Special Studies Zone Act in 1972, any addition that adds living-area square footage (i.e. a bedroom) to the structure usually requires a geologic study before it is built. Even if an active fault trace is found, most properties can be developed as long as there is room for an adequate setback from the fault trace. Jurisdictions can require on-site geologic studies in any area where they suspect a fault trace may exist, even if that area is not an Alquist-Priolo Earthquake Fault Zone.

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Once Development Begins

Once construction has begun, soils engineers and geologists are again involved. In many jurisdictions, soils engineers are required to monitor the construction of foundations or drainage schemes and any grading or excavation. Fills are observed and tested to assure the quality of their compaction. Each step of the construction process that is monitored by a soils engineer is generally recorded with the builder and the local jurisdiction in the form of "observation letters". Buyers of homes built within the last 10 to 15 years may be able to discover much about the care with which the home was constructed by reviewing available engineering observation letters at the local jurisdiction's planning or engineering department.

In many jurisdictions, a geologist or soil engineer is again involved after the construction is completed in order to "finalize" it. Once the soils engineer is satisfied that the components of the home that he was responsible for was built in accordance with the approved soils engineering report, the engineer provides a Final Letter of Inspection. This final letter should be available in the jurisdictional files. Although a building permit can be applied for and received, there is no guarantee that the construction was completed according to building codes and recommendations unless it is "finalized" or "signed off".