



The Building Permit Report

Date ~ March 16, 2026

Escrow ~ None

Subject Property

4740 Placidia Avenue
Studio City, CA 91602

~

Prepared For

Rhett Winchell
of
NDA, Inc

Phone: (818) 908 - 8945 ~ www.solutionsforproperty.com ~ Fax: (818) 908 - 8946

THE BUILDING PERMIT REPORT STATEMENT

FOR

4740 PLACIDIA AVENUE., STUDIO CITY, CA 91602

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.

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PUBLIC WORKS RECORDS DIVISION INDICATE:

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

Sewer Permit Number and Year of Connection: # 17608-48

- 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.

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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: _____

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CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building
OF
CLASS "D"

PLAN NUMBER DISTRICT

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit.

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. No. 75' of Lot 4
Tract 11153
Location of Building 4740 Placidia Ave
Between what cross streets Kling, Mr. Camarillo Sts.

Approved by City Engineer
Deputy

USE INK OR INDELIBLE PENCIL

- 1. Purpose of building Residence & att. Garage Families 1 Rooms 7
2. Owner (Print Name) JOHN B. WASSALL Phone CH. 6-4524
3. Owner's address 404 So. Valencia Ave - Burbank
4. Certificated Architect Alfred J. Gilman State License No. 140 Phone W-LA-33755
5. Licensed Engineer State License No. Phone
6. Contractor J. E. Woodward State License No. 63914 Phone DU. 2-5356
7. Contractor's address 4737 Ledger Ave - No. Hollywood
8. VALUATION OF PROPOSED WORK including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon \$6000.00
9. State how many buildings NOW on lot and give use of each. none
10. Size of new building 4d x 60' No. Stories 1 Height to highest point 22' Size lot 75' x 135'
11. Type of soil Sandy - loam Foundation (Material) Cement Depth in ground 6"
12. Width of footing 14" Width of foundation wall 6" Size of redwood sill 3" x 4"
13. Material exterior wall Brick Size of studs: (Exterior) 2" x 4" (Interior bearing) 2" x 4"
14. Joist: First floor 2" x 6" Second floor Rafters 2" x 4" Material of roof Shingle
15. Chimney (Material) Brick Size Flue 8" x 14" No. inlets each flue 1 Depth footing in ground 6"

I have carefully examined and read the above completed Application and know the same is true and correct, and hereby certify and agree that if a permit is issued all the provisions of the Building Ordinance and State Laws will be complied with whether herein specified or not; I also certify that plans and specifications filed will conform to all the Building Ordinances and State Laws.

Sign here J. E. Woodward
Owner or Authorized Agent

Plans, Specifications and other data must be filed if required

PERMIT NO. 28232 FOR DEPARTMENT USE ONLY 7358
Plans and Specifications checked
Zoning R-1 Fire District No. No
Conditions verified
Mfg. Law No. No
Street Widening
Application checked and approved
Inspector
JUL 18 1947

31426

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CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

NEW NUYS DISTRICT

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

Lot..... Lot.....

Tract..... Tract.....

Present location of building } 4740 Placidia (House Number and Street)

New location of building } (House Number and Street)

Between what cross streets } 2

Approved by City Engineer. Deputy.

- 1. Purpose of PRESENT building: Res. Families..... Rooms.....
2. Use of building AFTER alteration or moving..... Families..... Rooms.....
3. Owner (Print Name): WASSA L. Phone.....
4. Owner's Address: 4740 Placidia
5. Certificated Architect: State License No..... Phone.....
6. Licensed Engineer: State License No..... Phone.....
7. Contractor: L.E. Parker State License No. 50698 Phone. 5971
8. Contractor's Address: 18407 Sherman Way Reg. No. 832
9. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) Contractors \$1.00 Reg. No. 832
10. State how many buildings NOW on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building: x Number of stories high..... Height to highest point.....
12. Class of building..... Material of existing walls..... Exterior framework..... (Wood or Steel)
Describe briefly and fully all proposed construction and work:

Fill in Application on other Side and Sign Statement

(OVER)

Table with columns: PERMIT NO. (36942), PLANS, FOR DEPARTMENT USE ONLY (Plans and Specifications checked, Corrections verified, etc.), Fee, Inspector.

48417

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition.....x.....Size of Lot.....x.....Number of Stories when complete.....
Material of Foundation.....Width of Footing.....Depth of footing below ground.....
Width Foundation Wall.....Size of Redwood Sill.....x.....Material Exterior Walls.....
Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....
Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here..... [Signature] (Owner or Authorized Agent)

By.....

FOR DEPARTMENT USE ONLY
Application Fire District..... Bldg. Line..... Termite Inspection.....
Construction..... Zoning..... Street Widening..... Forced Draft Ventfl.....
(1) REINFORCED CONCRETE
Barrels of Cement.....
Tons of Reinforcing Steel.....
(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from
..... Street
Sign Here..... (Owner or Authorized Agent)
(3) No required windows will be obstructed.
Sign Here..... (Owner or Authorized Agent)
(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.
Sign Here..... (Owner or Authorized Agent)

REMARKS:

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CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

APPLICATION TO ALTER, REPAIR, MOVE OR DEMOLISH A BUILDING OF TYPE I

REMOVED FROM		REMOVED TO	
Lot <u>No 25' 30' Lot #4</u>		Lot	
Tract <u>11153</u>		Tract	
Present location of building	<u>2740 PLACIDA AV.</u> <small>(Block Number and Street)</small>		Approved by City Engineer. Deputy.
New location of building			
Between what cross streets	<u>CAMARILLO & KLING</u> <small>(Cross Number and Street)</small>		

USE INK OR INDELIBLE PENCIL

1. Use of existing building DWELLING Families 1 Rooms 6
(Home, Dwelling, Apartment House, Hotel or other purpose)

2. State how long building has been used for present occupancy 5 YRS

3. Use of building AFTER alteration or moving DWELLING Families 1 Rooms 7

4. Owner (Print Name) CLARA FERRE WASSALL Phone 54 1221

5. Owner's Address 2740 PLACIDA AV. P.O. No 11111 WOOD CAL

6. Certificated Architect State License No. Phone

7. Licensed Engineer State License No. Phone

8. Contractor State License No. Phone

9. Contractor's Address

10. VALUATION OF PROPOSED WORK (Including all labor and material and all necessary lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon) \$ 1000.00

11. State how many buildings 1 DWELLING on lot and give use of each (Home, Dwelling, Apartment House, Hotel or other purpose)

12. Size of existing building 25' x 63' Number of stories high 1 Height to highest point

13. Material Exterior Walls WOOD & STUCCO Exterior Framework WOOD
(Wood, Steel or Masonry) (Wood or Metal)

14. Describe briefly all proposed construction and work:
EXTEND JACK BOOM SLAB 8'-10" WIDE x 28'-4" LONG
EXTEND ROOF OVER NEW SLAB, ENCLOSE WITH DOUBLE
GLASS WINDOWS AND ONE DOOR. FIREPLACE AND CHIMNEY
TO BE LOCATED IN CENTER OF EAST WALL

FIU in Application on other Side and Sign Statements (Over)

PERMIT No.	Under Lot	Key Lot	Lot No.	Pl. side alley	Check
	Corner Lot	Corner Lot Keyed	<u>135-150</u>	Pl. side alley	
	Plans and Specifications checked			City	City District
	Plans, Specifications and application rechecked			City	City District
PLANS	City Engineer	City Clerk	City Engineer	City Clerk	City District
	Application checked and approved			City	City District
	Valuation Included Yes - No			City	City District

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

15. Size of Addition *18' x 18' on Lot 75 - 135* Number of Stories when complete *1*

16. Type of Roofing *COMPOSITION*

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.

Sign here *John B. Russell*
Contractor or Subcontractor

FOR DEPARTMENT USE ONLY

(a) Footing: Width _____ Depth in Ground _____ Width of Wall _____	
(b) Size of Stairs _____ Material of Floor _____	
(c) Size of Floor Joists _____ Size of Rafters _____	
(1) FRAMING RECEIPT Receipt No. <i>30005</i> Valuation \$ _____ Fee Paid \$ _____	(2) REINFORCED CONCRETE Amount of Concrete _____ Type of Reinforcing Steel _____
(3) The building referred to in this application will be more than 100 feet from _____ Sign here _____	

REMARKS: *5-3-95 permit and plans OK attention applied on 2nd of this lot. J. Russell*

Address of
Building

4740 Placedia Avenue



**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 or made known to the undersigned, the vacant land, building or portion of a building described below and located at the above address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.

Issued 3-15-83

Permit No. and Year VN 05805/79 VN 89727/79

Private swimming pool & spa with approved enclosure.

Add 12' x 14' bath to existing 1 Story, Type V,
Dwelling. R-1 Occupancy.

0 2 4 0 1 1 0 0 2 3 8

Owner W. Bowers
4740 Placedia Ave.
Owner's Address North Hollywood, Ca. 91606

B & S 95a (R.1.77)

BY A. BRUCE/ip

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APPLICATION FOR INSPECTION — TO ADD-ALTER-REPAIR-DEMOLISH

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

B&S 8-3 (88-78) DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 4	BLK	TRACT 1153	DIST. MAP 7351
2. PRESENT USE OF BUILDING (01) Dwelling	NEW USE OF BUILDING &At GAR Same			ZONE R1-1
3. JOB ADDRESS	4740 Placida Ave			FIRE DIST. /
4. BETWEEN CROSS STREETS	Camarillo St. AND Kling St.			LOT TYPE TNT
5. OWNER'S NAME	William Bowers		PHONE 846-2031	LOT SIZE 75x135.01
6. OWNER'S ADDRESS	4321 Sarah St.		CITY Burbank	ZIP 91505
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE
9. CONTRACTOR	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	AFFIDAVITS Prior 46
10. BRANCH LENDER	Not Selected			
11. SIZE OF EXISTING BLDG:	WIDTH 64	LENGTH 56	STORIES 1	HEIGHT 13
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS stucco	ROOF shake	NO. OF EXISTING BUILDINGS ON LOT AND USE 1) Dwell & At GAR	
13. JOB ADDRESS	4740 Placida Ave			DISTRICT OFFICE VNDI
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 10,000			SEISMIC STUDY ZONE
15. NEW WORK: (Describe)	add bathrm; create wet bar at family room; change exterior doors			GRADING / HIGHWAY DED. /
NEW USE OF BUILDING	Dwell & At GAR		SIZE OF ADDITION 12x14	STORIES / HEIGHT / FLOOD /
TYPE V	GROUP OCC. R-1	BLDG. AREA 1168	PLANS CHECKED	CONS. /
DWELL. UNITS N/c	MAX. OCC.	TOTAL	PLANS APPROVED	ZONED BY Wooding
GUEST ROOMS	PARKING REQ'D N/c	PARKING PROVIDED STD. COMP.	APPLICATION APPROVED	FILE WITH
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.	INSPECTION ACTIVITY		INSPECTOR
P.C. 59.80	S.P.C.	B.P. 70.35	P.M. / I.F. / G.P.I. / C/O / O.S.	
P.C. NO.	WORKER'S COMPENSATION INSURANCE CERTIFICATE ON FILE	EXEMPT	ENERGY: GNV	TYPIST rah

PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 90 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIERS USE ONLY

FEB-5-79	40722	ck VN-89727	C = 4	59.80
FEB-5-79	40723	ck VN-89727	C = 2	70.35

LIMIT 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 performed." (See Sec. 91.0202 L.A.M.C.)

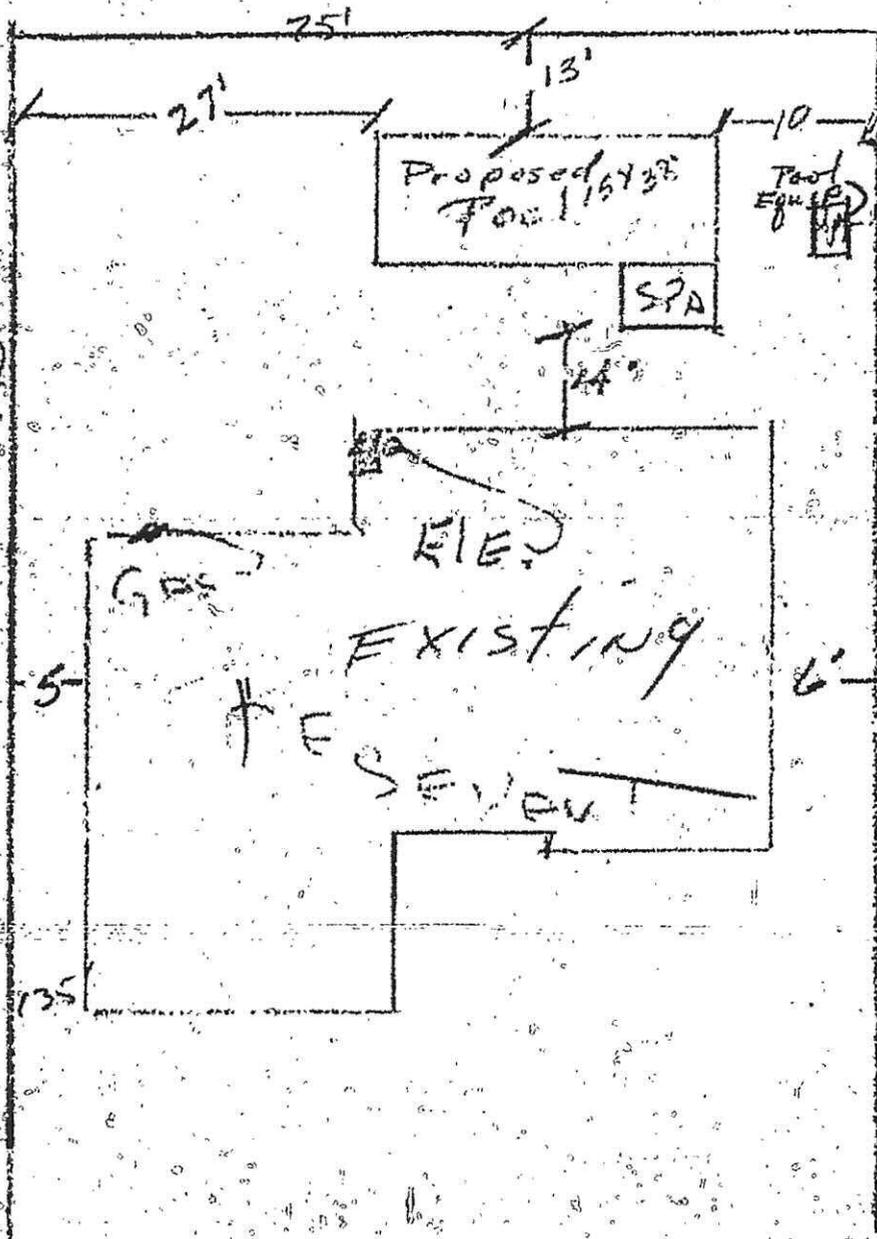
Signed: <i>[Signature]</i>	Signature/Date
Bureau of Engineering	ADDRESS APPROVED
	DRIVEWAY
	HIGHWAY DEDICATION
	REQUIRED
	COMPLETED
	FLOOD CLEARANCE
SEWERS	SEWERS AVAILABLE
	NOT AVAILABLE
	SFC PAID
	SFC DUE
	SFC NOT APPLICABLE
Plumbing	PRIVATE SEWAGE SYSTEM APPROVED
Conservation	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)
Housing	HOUSING AUTHORITY APPROVAL
Planning	APPROVED UNDER CASE #
Traffic	APPROVED FOR
Construction Tax	RECEIPT NO. DWELLING UNITS

WEEKER'S COMPENSATING CERTIFICATES

I hereby certify that the above is a true and correct copy of the original certificate as filed in the office of the Clerk of the Board of Health, City of Chicago, Illinois, on this 15th day of August, 1925.

WEEKER'S COMPENSATING CERTIFICATES

This plan is subject to the provisions of the Ordinance of the City of Chicago, Illinois, relating to the construction of swimming pools, and to the provisions of the Ordinance of the City of Chicago, Illinois, relating to the construction of spas, and to the provisions of the Ordinance of the City of Chicago, Illinois, relating to the construction of hot tubs, and to the provisions of the Ordinance of the City of Chicago, Illinois, relating to the construction of saunas, and to the provisions of the Ordinance of the City of Chicago, Illinois, relating to the construction of steam baths, and to the provisions of the Ordinance of the City of Chicago, Illinois, relating to the construction of other structures used for bathing.



4740 Placcolia Ave

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT PORTION OR 4	BLOCK	TRACT 11153	CITY CLERK REF NO.	DIST. MAP 168B 177
2. PRESENT USE OF BUILDING	01) bulg w/att garage			NEW USE OF BUILDING	01) same
3. JOB ADDRESS	4740 Placidia Ave			SUITE/UNIT NO.	FIRE DIST. COUN. DIST. 4
4. BETWEEN CROSS STREETS AND	Carmelita Lodge Ave AND Acacia Ave Klare			LOT TYPE	
5. OWNERS (SEE 1) TENANT	Bill Bowers			PHONE (213) 877-7788	LOT SIZE
6. OWNER'S ADDRESS	4740 Placidia Ave North Hollywood 91602			ALLEY	
7. ENGINEER				BUS. LIC. NO.	ACTIVE STATE LIC. NO.
8. ARCHITECT OR DESIGNER				BUS. LIC. NO.	ACTIVE STATE LIC. NO.
9. ARCHITECT OR ENGINEER'S ADDRESS				CITY	ZIP
10. CONTRACTOR	R.E. Roofing			BUS. LIC. NO. 751429969	ACTIVE STATE LIC. NO. 643516
11. SIZE OF EXISTING BLDG.	WIDTH	LENGTH	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE
12. FRAMING MATERIAL OF EXISTING BLDG.	EXT. WALLS		ROOF		FLOOR
13. JOB ADDRESS	4740 Placidia Ave N. Hollywood			SUITE/UNIT NO.	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING				\$ 4,000.00	
15. NEW WORK (Describe)	T/D & re-roof 26 squares w/cedx plywood composition shingles class A smoke detectors			GRADING	SEISMO
NEW USE OF BUILDING	TYPE	CEILING	MAX OCC	PLANS CHECKED	ZONING
TYPE	RES	R3/m1	1/C	BY	EM/LS
DWELL UNITS	BUILDING AREA	ZONING AREA	APPROVED	INSPECTOR	
GUEST ROOMS	BASEMENT	PARKING PROVIDED	INSPECTION ACTIVITY		
PG. GLPI + NP	CONT INSP.				
SPD	RM				
GP	EL	50			
LF	FH				
SD	O.S.S.				
ISA OFF	B.O.M.	SPRINKLERS REQ'D SPEC			
PG. NO	C/D	ENERGY	DAB		

94VN 31425

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force.

Date: 1/4/94 Lic. Class: 33 Lic. Number: 343516 Contractor: (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).)

I, as owner of the property, or my employee with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____, B. & P. C. for this reason.

Date: _____ Owner's Signature: _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of contract to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3500, Lab. C.).

Policy No. 1298416 Insurance Company: State Fund

Certified copy is hereby furnished.

Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Applicant's Signature: _____

Applicant's Mailing Address: 10019 MASON AVE CHATSWORTH, CA 91311

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date: _____ Applicant's Signature: _____

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3057, Civ. C.).

Lender's Name: _____ Lender's Address: _____

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not constitute or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any county, department, officer or employee thereof makes any warranty or shall be responsible for the performance or results of any work performed herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAB.C.)

Signed: _____ Position: _____ Date: 1/4/94.

4740 N Placidia Ave



Permit #:
Plan Check #:
Event Code:

16044 - 90000 - 08593

Printed: 07/30/16 03:33 PM

HVAC 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR HVAC PLAN CHECK AND INSPECTION	Issued On: 07/30/2016 Last Status: Issued Status Date: 07/30/2016
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1. PROPERTY OWNER			
BOWERS, WILLIAM J AND MONICA M	4740 PLACIDIA AVE	NORTH HOLLYWOOD CA 91602	
2. APPLICANT INFORMATION (Relationship: Not Applicant)			
JAMES SMITH	10716 S GREVILLEA AVE	INGLEWOOD, CA 90304	(310) 419-8902
3. TENANT INFORMATION			

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(C) AMERICAN COMPLETE	10716	INGLEWOOD, CA 90304	C20 433868	(310) 419-8902

5. APPLICATION COMMENTS Structural plan check is required for new or replaced equipment weighing 400 lbs. or more when supported by a building and in case of a replacement, the new equipment exceeds the weight of the old one. LAMC Section 91.1632. E-Permit paid by credit card, fax number-> (310)419-7154.	6. DESCRIPTION OF WORK HVAC SYS C/O
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7. CHECKLIST ITEMS:

8. COUNCIL DISTRICT: 4	For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 473-3231 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.
9. APPLICATION PROCESSING INFORMATION	

Plan Check By: OK for Cashier: Signature: _____ Date: _____	For Cashier's Use Only W/O #: 64408593
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NOTICE:
 The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

10. FEE INFORMATION	Inspection Fee Period
	Permit Fee: 97.20
INSPECTION TOTAL HVAC	97.20
Permit Total	97.20
Permit Fee Subtotal HVAC	90.00
Permit One Stop Surcharge	1.80
Permit Sys. Development Surcharge	5.40
Permit Issuing Fee	0.00

Payment Date: 07/30/16
 Receipt No: ON140927
 Amount: \$97.20

4740 N Placidia Ave
16044 - 90000 - 08593

11. FEE ITEM INFORMATION		
COMPRESSOR		
AC ≈ 25 HP	(1)	24.00
HEATING APPLIANCE		
Gas Furnace-Mitsu/h	(1)	19.00

PERMIT EXPIRATION/REFUNDS : This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

12. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: C20 License No.: 433868 Contractor: AMERICAN COMPLETE HOME SERVICES

13. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: REPUBLIC UNDERWRITERS INS CO Policy Number: ATW008261

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

14. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead www.aqmd.gov (909) 396-2336 and the notification form at per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead

15. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (if Any): _____ Lender's Address: _____

16. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: JAMES SMITH Sign: Internet e-Permit System Declaration Date: 07/30/2016 Contractor Authorized Agent

Los Angeles Department of Building and Safety

Certificate Information: 4740 N PLACIDIA AVE 91602

Application / Permit 16044-90000-08593
Plan Check / Job No. -
Group Mechanical
Type HVAC
Sub-Type 1 or 2 Family Dwelling
Primary Use 0
Work Description HVAC SYS C/O
Permit Issued Issued on 7/30/2016
Issuing Office
Current Status Permit Finaled on 9/5/2018

Permit Application Status History

Issued	7/30/2016	INTERNET PERMIT
Permit Finaled	9/4/2018	KEVIN BEAUJEU

Permit Application Clearance Information

No Data Available.

Contact Information

Contractor	American Complete Home Services Inc; Lic. No.: 433868-C20	10716 GREVILLEA AVENUE INGLEWOOD, CA 90304
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Inspector Information

GAREN HAYRAPETYAN, (818) 374-1171	Office Hours: 7:00-8:00 AM MON-FRI
ROBERTO PALACIOS-LOPEZ, (818) 374-1171	Office Hours: 7:00-8:00 AM MON-FRI

Pending Inspections

No Data Available.

Inspection Request History

Final	9/4/2018	Permit Finaled	KEVIN BEAUJEU
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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 your city or county.



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.

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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 or a window. The types of projects that require a permit vary 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 as a building, mechanical, electrical, grading, sewer plumbing, etc. A fee is charged 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.

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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.

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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 warrant “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 older 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 where 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 built 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.



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-Priolo Earthquake Fault Zones. For those properties in an Alquist-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.



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".