

Property Compliance & Disclosure Summary

Address: 1141 & 1143 W 21st St, San Pedro, CA 90731

This document provides a summary of the current legal and physical standing of the property. Summarized by information obtained by the current owner from reliable licensed consultants and contractors. The current owner purchased the home on October 27, 2017. Prospective buyers are advised that while progress was made to modernize the residence by the prior owner of the property, several critical compliance items remain outstanding.

1. Building Compliance & Required Work

The property currently has active permits with the Los Angeles Department of Building and Safety (LADBS). To obtain a **Certificate of Occupancy**, a buyer must complete the following:

- **Structural Remediation:** The rear unit (1143) requires foundation underpinning (estimated at 100 linear feet) and the installation of a new shear wall system.
- **Code Upgrades:** Egress windows on the second floor must be reinstalled to meet current width and length requirements.
- **Forensic Inspections:** The city inspector requires specific structural connections (posts, beams, plates) to be exposed for visual verification of integrity.
- **Permit Finalization:** While the front unit (1141) attic work is largely approved, the city will not issue a final Certificate of Occupancy until both units are fully cleared.
- **Occupancy:** It is our understanding that whereas a Certificate of Occupancy for the property requires the completion of work outlined, the property MAY be occupied by the Owner or direct relative of the Owner (Buyer to verify).

2. Financial Estimates

The following estimates were provided by Bilan Construction on August 8, 2025:

- **Foundation/Footing Work:** Approximately **\$43,000 – \$48,000**.
- **Stonework Restoration:** Approximately **\$9,000**.
- **Total Rough Estimate: \$57,000.** Does not include supplemental plumbing/electrical permits, updated Title 24 calculations, specialty trades, finish work, unforeseen conditions, or additional costs that may be reflected in a detailed contractor proposal or required by LADBS.

Seller

Date

Buyer

Date

