



REPORT OF RESIDENTIAL BUILDING RECORDS

City of Manhattan Beach

Community Development Department

1400 Highland Ave, Manhattan Beach, CA 90266; (310) 802-5500

Email completed documents to cdadmin@manhattanbeach.gov

PROPERTY ADDRESS: 2508 PACIFIC AVE

AKA:

ZONE: MNRS

OWNER: BARRETT BARBARA H

PARCEL: 4173021050

LOT: 9

TRACT: 1638

APPLICANT: Brighton Escrow

REPORT NO.: R-23-01928

DATE ISSUED: 09/05/2023

TO EXPIRE: 08/29/2024

BLOCK: 21

UNLESS OTHERWISE NOTED, ALL PERMITS LISTED BELOW ISSUED WITHIN THE LAST 25 YEARS HAVE RECEIVED FINAL INSPECTION APPROVAL BY THE CITY.

PERMIT NO.	ISSUE DATE	CONSTRUCTED	NO. OF UNITS
25420	07/25/1950	SINGLE FAMILY DWELLING/GARAGE	1
96461	08/19/1974	ADD BEDROOM, 3/4 BATH	
124494	12/10/1981	ATF - DECK	
05-03971	11/17/2005	REROOF	
06-02948	07/14/2006	REMOVE & REPLACE TERMITE DAMAGED DECK	

NO OTHER BLD/REM PERMITS OF RECORD

UNITS CONSTRUCTED/AUTHORIZED BY PERMIT:

SPECIAL CONDITIONS:

CESSPOOL LOCATION ON PROPERTY IS ON RECORD

Items checked below are applicable to this property only. If the item is checked, go to the links provided for permits, forms and/or information.

- City records indicate an [abandoned cesspool/septic tank](#) is on the property.
- New owner may apply for an [Alarm System Permit](#).
- New owner must apply for an Encroachment transfer for improvements made in the City Right of Way. Apply online at [Citizen Self Service \(CSS\)](#). Refer to [Construction and Landscaping on Public Property](#) regarding Encroachments.
- Tree Section. Protected Trees may not be removed without prior approval and a City permit available at [Citizen Self Service \(CSS\)](#).
- California Law SB407 requires all properties for sale constructed prior to 01/01/2011 to disclose and/or retrofit internal water fixtures. Depending on the situation of this property, either one or both of the following Water Conservation Retrofit forms are required: [Declaration](#) (for compliant fixtures); [Transfer of Responsibility](#) (for non-compliant fixtures).

NOTE:

1. The information contained in this report is a summary of City building records. The use of the property is limited to the development and improvements made under the permits. Additional construction/improvements existing on the property may be unlawful and may require submittal of plans and permit applications for an after-the-fact building permit.
2. It is the buyer's responsibility to compare the above building permits and conformance to City codes with the present condition of the subject property. Any omission in the report regarding code violation or permit requirements does not relieve the property owner from compliance with City Codes. All required garages built under permit must be permanently maintained for parking purposes. An inspection of the property was not performed in conjunction with the preparation of this report.
3. This report expires six (6) months from date of issue. Each transfer requires a separate report.
4. State Law requires smoke and carbon monoxide detectors to be provided and water heaters to be strapped on the sale of a residential unit (s). Smoke detectors shall be mounted on the ceiling/wall (per smoke detector installation requirements) in the bedrooms, and on the ceiling/wall at a point centrally located in the corridor or area giving access to the bedrooms. Where bedrooms are on an upper level, the smoke detector shall be placed at the center of the ceiling directly above the stairway. Smoke detectors may be battery operated when installed in existing buildings.

REPORT PREPARED BY: J Escobar

DATE: 09/05/2023

I HAVE READ AND UNDERSTAND THE ABOVE REPORT. I am aware the City has not inspected the property.

DATE _____ NAME OF BUYER(S) (print) _____

SIGNATURE OF BUYER(S) _____ PHONE _____

ADDRESS OF BUYER(S) AFTER CLOSE OF ESCROW _____

Electronic signatures are acceptable. INCOMPLETE &/or ILLEGIBLE FORMS WILL BE RETURNED.

Email completed documents to cdadmin@manhattanbeach.gov (Rev 07/20)