



CITY OF EL MONTE REAL PROPERTY REPORT

ECONOMIC DEVELOPMENT DEPARTMENT – BUILDING DIVISION

11333 VALLEY BLVD., EL MONTE, CA 91731

(626) 580-2050

BUILDING@ELMONTECA.GOV

Property Address: 2665 Millet Ave

Permit Number: PRSL-000342-2024

TCOC Bond Amount: \$2,000

Days to Comply: 90

	ASSESSOR'S	YEAR BUILT:	1956		
Residence S.F.	1,104	Garage(s)		Size	
Bedrooms	3	Carport(s)		Size	
Bathrooms	2	Patio(s)		Size	
		Porch(s)		Size	

MANDATORY REQUIREMENTS/CORRECTIONS

ELECTRICAL

1	<p>No permit found for non-original grounded type electrical receptacles and light switches in various locations throughout house & exterior. Obtain a permit from the Building Division to legalize or replace any electrical receptacles & switches.</p> <ul style="list-style-type: none">- All receptacles without a ground shall be replaced with non-grounding type receptacles OR, existing grounding type receptacles shall be GFCI protected and labeled "GFCI Protected" AND "No Equipment Ground." *All receptacles under 5.5 feet shall be listed tamper resistant. <p>*All receptacles at kitchen counters and in bathrooms shall be tamper resistant, GFCI protected and labeled as stated above if applicable. All non-original exterior receptacles shall be GFCI protected and listed WR.</p>
2	<p>Unable to open the main electrical panel cover at time of inspection. Future corrections may be applicable at the next inspection.</p>

PLUMBING

3	<p>No permit found for non-original water heater installed in or after 2016. Obtain permit from the Building Division to legalize. <i>NOTE: (Original Location – Not Relocated).</i></p> <ul style="list-style-type: none">- Install metallic piping from Temperature & Pressure valve to the building exterior and terminate to within 6" and 24" above grade.- A sediment trap is required on gas supply line after valve.- An overflow pan shall be installed under the water heater.

MECHANICAL	
4	No permit found for 3 through-wall A/C Units. Obtain a permit from the Building Division to legalize or remove units. A framing inspection will be required to verify proper framing (if legalized), or repaired framing (If removed).

OTHER CORRECTIONS NOTED	
5	No permit found for enclosed back patio cover (approx. 100 SF). Obtain demo permit to remove, or submit plan to the Planning Division for review, and if approved, obtain permit from the Building Division to legalize. Note: Site plan and Planning approval required for demolition as well.
6	No permit found for back patio cover (approx. 120 SF). Obtain demo permit to remove, or submit plan to the Planning Division for review, and if approved, obtain permit from the Building Division to legalize. Note: Site plan and Planning approval required for demolition as well.
7	No permit found for security bars on bedroom windows. Remove or obtain permit from the Building Division to legalize. NOTE: Bars must be openable from the inside and comply with all emergency egress requirements.

Please note that a **DEMOLITION PERMIT** is required.
PRIOR to the removal of any structure and as noted above.

Failure to secure the permit may result in the loss of your Compliance Bond.

**A FINAL CLEARANCE MUST BE OBTAINED ON EACH CORRECTION AND ALL
OWNER-BUILDER PERMITS MUST BE FINALIZED.
ALL CORRECTIONS AND PERMITS MUST BE COMPLETED AND FINALED WITHIN
THIRTY (30) DAYS OR AS AGREED UPON WITH THE CITY OF EL MONTE.**

OBSERVATIONS

PREPARED BY: Mike Petarra

DATE: 10/16/2024

NOTE: Obtain all required Planning Division approvals and/ or City permits prior to starting work.

WARNING: The prospective buyer should compare the improvements shown as permitted with those structures observed from his/her own inspections of these premises and question the legality of any structure for which a permit is not recorded. The seller and buyer should not rely on the contents of this report or any omission. The buyer should form an independent opinion that the property is safe for occupancy or otherwise complies with the Zoning and Building codes of the City of El Monte. We inspected the premises only to confirm the legality of structures with land-use regulations and any visible life/fire/safety issues. The detection of any building code violation is only one facet of the intent of the Real Property Report.

The City of El Monte may find that other unlisted violations must be corrected if and when they are detected and may initiate the appropriate legal action to collect any delinquent charges.

A **CERTIFICATE OF COMPLIANCE** will be issued for the property, upon completion and re-inspection of all corrections.

A **TEMPORARY CERTIFICATE OF COMPLIANCE** will be issued in instances where the buyer will assume the outstanding corrections through a signed agreement and the posting of a **PERFORMANCE BOND** with the City of El Monte. Required performance bond for TCO:

Performance Bond Amount: \$ 2,000

Time Extension: 90 days

This report is valid for six (6) months from the date of issuance. Properties un-sold after the six (6) month expiration date will require re-inspection at an additional fee to update or revise the report.

Contact the Building Division for more information at (626) 580-2050.

PRIOR to securing a Demolition Permit, please contact the City approved waste hauler for the provisions of a bin.

Valley Vista Service

17445 E. Railroad, City of Industry, CA 91748

(800) 442-6454

NOTICE: Any permit or firm doing construction or remodeling and/or clearance of waster (including tree/brush clearance) must use the city approved solid waste hauler.

****NOTICE****

TREE PROTECTION AND PRESERVATION ORDINANCE

No person shall remove or relocate a Protected Tree without first submitting a Tree Removal Permit Application to the City of El Monte Economic Development Department for review by and ISA Certified Arborist and the Economic Development Director or his or her designee. Contact City Hall for more information.

Phone: (626) 258-8626

Fax: (626) 258-8628

<http://www.elmonteca.gov>

