



**RECEIPT FOR REPORTS No. 1**  
 (C.A.R. Form RFR, Revised 12/21)

In accordance with the terms and conditions of the Purchase Agreement OR  Other \_\_\_\_\_  
 dated per purchase contract, on property known  
 as 657 N Mentor Ave, Pasadena, CA 91106 ("Property"),  
 between \_\_\_\_\_ ("Buyer")  
 and Maria T Hernandez AKA Terry Hernandez ("Seller").

- 1. ACKNOWLEDGEMENT OF RECEIPT:** Buyer acknowledges receipt of the report(s), document(s), inspection report(s) disclosure(s), proposal(s), estimate(s), or invoices(s) ("Reports") checked below. Unless otherwise specified in paragraph 6, Buyer acknowledges being able to access any and all Reports delivered via a link.
- 2. REPORTS NOT VERIFIED BY BROKER OR SELLER:** Broker and Seller have not verified the representations in such Reports and make no representation themselves regarding the adequacy and completeness of such Reports or the performance of the person conducting such inspections or preparing the Reports.
- 3. BUYER OWN INVESTIGATIONS:** Any Reports not ordered by Buyer should not be considered as a substitute for Buyer obtaining their own inspections and Reports covering the same items and any other matter affecting the value and desirability of the Property.

**4. LIST OF REPORTS ORDERED BY BUYER OR SELLER FOR THIS TRANSACTION:**

<u>Report, Document or Disclosure</u>	<u>Delivered via Link</u>	<u>Prepared By</u>	<u>Dated</u>
A. <input type="checkbox"/> Wood Destroying Pest Inspection	<input type="checkbox"/>	_____	_____
B. <input type="checkbox"/> Home Inspection Report	<input type="checkbox"/>	_____	_____
C. <input checked="" type="checkbox"/> Title: Preliminary Report	<input checked="" type="checkbox"/>	<u>USA National Title</u>	<u>09/15/2023</u>
D. <input type="checkbox"/> Roof Inspection	<input type="checkbox"/>	_____	_____
E. <input type="checkbox"/> Sewer Lateral Report	<input type="checkbox"/>	_____	_____
F. <input checked="" type="checkbox"/> Natural Hazard Disclosure Report	<input checked="" type="checkbox"/>	<u>Disclosure Source</u>	<u>09/20/2023</u>
G. <input type="checkbox"/> Domestic Well Test	<input type="checkbox"/>	_____	_____
H. <input type="checkbox"/> Septic/Private Sewage Inspection	<input type="checkbox"/>	_____	_____
I. <input type="checkbox"/> HVAC Inspection	<input type="checkbox"/>	_____	_____
J. <input type="checkbox"/> Government Inspection or Report	<input type="checkbox"/>	_____	_____
K. <input type="checkbox"/> Statutory Condominium/Planned Development Disclosures (Civil Code § 4525)	<input type="checkbox"/>	_____	_____
L. <input type="checkbox"/> Contractual Condominium/Planned Development Disclosures	<input type="checkbox"/>	_____	_____
M. <input type="checkbox"/> Lease Documents	<input type="checkbox"/>	_____	_____
N. <input type="checkbox"/> Tenant Estoppel Certificates	<input type="checkbox"/>	_____	_____
O. <input checked="" type="checkbox"/> <u>Permits (15 pages)</u>	<input type="checkbox"/>	<u>City of Pasadena</u>	_____
P. <input type="checkbox"/> _____	<input type="checkbox"/>	_____	_____
Q. <input type="checkbox"/> _____	<input type="checkbox"/>	_____	_____
R. <input type="checkbox"/> _____	<input type="checkbox"/>	_____	_____



**RECEIPT FOR REPORTS (RFR PAGE 1 OF 2)**

**5. LIST OF REPORTS FROM PREVIOUS TRANSACTIONS:** The following Reports are being provided by Seller from previous transactions, and unless otherwise disclosed or noted, Seller has not verified the information and has no further knowledge regarding such Reports. Such Reports may not have been updated or reflect the current condition of the Property.

**Report, Document or Disclosure  
From Previous Transactions**

**Delivered via Link**

**Prepared By**

**Dated**

A.	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	_____
B.	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	_____
C.	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	_____
D.	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	_____
E.	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	_____
F.	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	_____
G.	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	_____

**6. REPORTS DELIVERED VIA LINK:** For all Reports identified by a check below, Buyer is unable or unwilling to open the link, is unable to download the documents in the link, or prefers to receive the documents directly rather than via a link.

- A.  All Reports Delivered via link.
- B.  \_\_\_\_\_
- C.  \_\_\_\_\_

**7. ADDITIONAL INVESTIGATION RECOMMENDATIONS:** If any of the above reports recommends Buyer obtain additional investigations, you should contact qualified experts to determine if such additional investigations are necessary. If you do not do so, you are acting against Broker's Advice.

**8. REPORTS PREPARED FOR PERSONS OTHER THAN BUYER:** Buyer has been advised that if Buyer receives any Report that has not been ordered by Buyer (whether prepared by or for Seller or others), Buyer may have no recourse against the preparer of the report for any errors, inaccuracies or missing information. Buyer is advised to check with the preparer of any Report to determine if preparer will offer Buyer such recourse.

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

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525 South Virgil Avenue, Los Angeles, California 90020



655 NO. VENTOR

60479

ORIGINAL

LOCATION OF JOB

*right*

655 N Mentor

NUMBER

STREET

Permit No.

3116K

Final Insp.

JAN

1949

# BUILDING

Department of Building, Pasadena, Calif.

## LEGAL DESCRIPTION

DO NOT FILL IN FOR USE OF ASSESSOR ONLY

*250' x 590' Lot  
Deception & Merrill in*

Map No.

Size of Lot 50 X 60	Size Bldg 560 sq. ft.	7-16-48
Height, Feet 14	Stories 1	Type III
		Zone C

Use

Store

SET BACK

Side

Front

Side

0

14

10'

Owner

Name

J Bano

Address

655 N Mentor

Arch.

Name

Address

Contractor

Name

OWNER

Address

Contractor's License No.

Special Permit No.

	MATERIAL	SIZE
Foundation	con	8x14
Exterior Walls	con block	8"
Partitions	DF	2x4
Joists	DF	2x6
Rafters	DF	2x6
Roof	compo	
Chimney		
Fireplace		
Roof Structures		
Signs		
Fences	Permanent pile	

Building Application Fee No.

Total Value 2800  
including labor, material, wiring, heating, plumbing, etc.

Fee

800

For Office Records only (Do not fill in)

Setback.....

Excavation 8-24-48

Framing 9-27-48

Lath 9-28-48

Wire.....

Chimney Reinforcing.....

Chimney Angles.....

Chimney Smoke Test.....

Reinforcing.....

Concrete.....

Final 1-12-49

SETBACK

Front.....

Side.....

Side.....

Rear.....

CORRECTIONS

ORIGINAL

LOCATION OF JOB

655 W. Mentor.

Permit No.

904K

Cert. No.

AUG 10 1948

## PLUMBING

Department of Building, Pasadena, Calif.

Owner

Bona

Plumber

Parker Plumbing.

Plumber's Address

1914 E. Colorado.

Plumber's Phone

Ay 6-9119

Legal Description

AUG - 9 1948

Permit Granted

(Date)

..... Bath Tubs	..... Urinal
..... Showers	..... Floor Drain
..... Laundry Trays	..... Sand Trap
..... Lavatories	..... Heater
..... Water Closets	..... Cesspool
..... Slop Sink	..... Ex. Sewer
..... Kitchen Sinks	..... Gas Vents
..... Floor Sinks	..... 1 Gas Outlets <i>meter move.</i>
..... Drinking Fountains	..... Sewer Closed
..... Water Softener	..... Diluting Tanks
..... Dental Cuspidors	..... Electrolux
..... Dish Wash. Mach.	..... Lawn Sprinklers
..... Water Distribution System	

(Special permit required for connection of rear building sewer to front building sewer, or vice-versa.)

Total No. Fixtures.....

Cost \$.....

Fee 100

3m 10-1-47

ORIGINAL

LOCATION OF JOB

655 W. Mentor 4068

Permit No.

1333K

Cert. No.

AUG 29 1948

## PLUMBING

Department of Building, Pasadena, Calif.

Owner

J. Bona

Plumber

Parker Plumbing.

Plumber's Address

1914 E. Colorado.

Plumber's Phone

Ay 6-9119

Legal Description

SEP 29 1948

Permit Granted

(Date)

..... Bath Tubs	..... Urinal
..... Showers	..... Floor Drain
..... Laundry Trays	..... Sand Trap
..... 3 Lavatories	..... Heater
..... 2 Water Closets	..... Cesspool
..... Slop Sink	..... 1 Ex. Sewer
..... 1 Kitchen Sinks	..... Gas Vents
..... Floor Sinks	..... 2 Gas Outlets
..... Drinking Fountains	..... Sewer Closed
..... Water Softener	..... Diluting Tanks
..... Dental Cuspidors	..... Electrolux
..... Dish Wash. Mach.	..... Lawn Sprinklers
..... Water Distribution System	

(Special permit required for connection of rear building sewer to front building sewer, or vice-versa.)

Total No. Fixtures.....

Cost \$.....

Fee 500

3m 10-1-47

H.P.



FOR OFFICE RECORDS ONLY (Do not fill in.)

Approved

Rough Plumbing \_\_\_\_\_  
 Final \_\_\_\_\_  
 Gas Piping 8-10-15 7-11  
 Gas Vents \_\_\_\_\_  
 Sewer \_\_\_\_\_  
 Cesspool \_\_\_\_\_  
 Ground Work \_\_\_\_\_

LOCATION OF SEWER OR CESSPOOL

connected to \_\_\_\_\_ inch  
 pipe at property line, on lot, with \_\_\_\_\_ feet of  
 \_\_\_\_\_ inch pipe \_\_\_\_\_ feet [ N | S | E | W |  
 of manhole, \_\_\_\_\_ feet deep. "Y" on walk, over  
 pipe line. Cleanout \_\_\_\_\_ feet from main sewer  
 \_\_\_\_\_ feet [ N | S | E | W | of the [ N | S | E | W |  
 property line, \_\_\_\_\_ feet deep.

Cesspool \_\_\_\_\_ feet \_\_\_\_\_ inches from [ N | S | E | W |  
 property line, \_\_\_\_\_ feet \_\_\_\_\_ inches from  
 [ N | S | E | W | property line—Top of Arch \_\_\_\_\_ feet  
 \_\_\_\_\_ inches below surface.

Cesspool cut off and connected to \_\_\_\_\_ inch lateral  
 at property line—Yes \_\_\_\_\_ No \_\_\_\_\_

CORRECTIONS

FOR OFFICE RECORDS ONLY (Do not fill in.)

Approved

Rough Plumbing 7-9-4  
 Final 10-20-15  
 Gas Piping 10-20-15  
 Gas Vents 7-9-4  
 Sewer 7-9-4  
 Cesspool \_\_\_\_\_  
 Ground Work \_\_\_\_\_

LOCATION OF SEWER OR CESSPOOL

Blk connected to 6 inch 4 1/2  
 pipe at property line, on lot, with 28 feet of  
4 inch C pipe 15.4 feet [ N | S | E | W |  
 of manhole, 20 feet deep. "Y" on walk, over  
 pipe line. Cleanout \_\_\_\_\_ feet from main sewer  
 \_\_\_\_\_ feet [ N | S | E | W | of the [ N | S | E | W |  
 property line, 2 1/2 feet deep.

Cesspool \_\_\_\_\_ feet \_\_\_\_\_ inches from [ N | S | E | W |  
 property line, \_\_\_\_\_ feet \_\_\_\_\_ inches from  
 [ N | S | E | W | property line—Top of Arch \_\_\_\_\_ feet  
 \_\_\_\_\_ inches below surface.

Cesspool cut off and connected to \_\_\_\_\_ inch lateral  
 at property line—Yes \_\_\_\_\_ No \_\_\_\_\_

CORRECTIONS



655 N. MENTOR  
NUMBER STREET

APPLICATION FOR AN  
**ELECTRICAL PERMIT**

DEPARTMENT OF BUILDING, PASADENA, CALIF.

8

CONTRACTOR <b>PASADENA ELECTRIC CO</b>	STATE LIC. NO. <b>198125</b>
MAILING ADDRESS <b>2024 BARKWOOD ST</b>	TEL. NO. <b>541-1155</b>
CITY <b>Pasadena</b>	CITY # <b>33670</b>
OWNER <b>A. J. G 220</b>	TEL. NO. <b>545-2929</b>

NEW       ALTERATION  
 1 PHASE     3 PHASE     UNDERGROUND     OVERHEAD

CONDUIT \_\_\_\_\_ WIRE \_\_\_\_\_ SWITCH BREAKER \_\_\_\_\_

CONDUITS     FLEX     N. M. CABLE     \_\_\_\_\_ (Other)

MOTORS, TRANSFORMERS, WELDERS, ETC.  
 (LIST IN ORDER OF INCREASING HORSEPOWER OR KVA)

QUANT	HP/KVA	MACHINE	CIR. NO.	FEE
1	1/2	Garage Pole		25

C08947 APR 28 66 EL  
 M. O. CASH. NOTE: WHEN PROPERLY VALIDATED IN THIS SPACE THIS PERMIT CONSTITUTES AN ELECTRIC PERMIT TO DO THE WORK DESCRIBED HEREON.

<input checked="" type="checkbox"/>	SUB-TOTAL	2.25
2	2 OUTLETS	1.00
5	5 PLUGS	1.00
2	2 SWITCHES	1.00
	FIXTURES	
	DISPOSALS	
	RANGE COMPLETE	
	RANGE TOPS	
	OVEN	
	DISHWASHERS	
	DRYERS	
	WATER HEATERS	
	SPACE HEATERS	
	HEATING ELEMENTS _____ KW	
	METERS _____ AMP	

NOTE: COMPLETE BACK OF ORIGINAL COPY OR PROVIDE WIRING DIAGRAM.

INSPECTION FEE	2.25
PERMIT FEE	2.00
<b>TOTAL FEE</b>	<b>4.25</b>

I have carefully read and examined the above application and know the same to be true and correct. All provisions of Laws and Ordinances covering this type of construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California.

*A. J. G*  
 SIGNATURE OF OWNER OR AUTHORIZED AGENT

**CIRCUIT INFORMATION**  
TO BE COMPLETED BY APPLICANT

LOCATION OF OUTLETS	LIST LIGHT & PLUG CIRCUITS SEPARATELY										SWITCHES	FUSES
	1	2	3	4	5	6	7	8	9	10		
<i>CL. 125-3</i>												
<i>CL. 125-2</i>												

DO NOT WRITE BELOW  
**INSPECTION RECORD**

ITEM	REMARKS	DATE	INSPECTOR
GROUND WORK			
ROUGH			
FINAL		<i>4-20-1938</i>	<i>W. H. R.</i>
SERVICE CONNECTED			

CORRECTIONS

ORIGINAL

LOCATION OF JOB

655 No-Mentor

Permit No. 34241 Certificate No. OCT 23 1948

DEPARTMENT OF BUILDING  
PASADENA, CALIFORNIA

Application for Permit to Do

Electric	} Wiring ... } Fixtures } Power } Heat	} K. & T. } Conduit } Cable } N. M. Cable
----------	---	--

Date 9-17-48

Owner

J. Bona

Contractor

A. G. Kent Elect

Contractor's Address 218 La Bala Lane

State Contractor's License No. 89638

APPROVED	}	Rough Wiring <u>9-17-48</u>
		Final <u>10-18-48</u>
		Service .....

CORRECTIONS

Inspector .....

(OVER)

LOCATION OF JOB

655 N Mentor

Permit No. .... Certificate No.....

DEPARTMENT OF BUILDING  
PASADENA, CALIF.

Electric Fixtures

Owner

J. Borcia

Contractor

A. G. Hunt Elec

Address 218 So Benton San Gabriel

Phone AT 67962

Permit Granted

Plan Received.....

Approved... 10 18 484

No. of Fixtures..... 8

No. of add. Fixtures.....

Total .....

REMARKS

Date..... Rec't No..... Amount \$.....







**SPECIAL DEPUTY BUILDING  
INSPECTORS REPORT**

Permit No.: 3116 K Date: Sept 24 8

This is to report that I (am beginning inspection of)  
(have completed the inspection of) the erection of a

building at 2-54 Inman  
(address)

\_\_\_\_\_ Pasadena, California, on

\_\_\_\_\_ (date)

The person (employing) (who employed) me (is)

(was) Leedsberg Contract (architect)  
(name) (owner)  
(engineer)

The type of Construction is

brick  
concrete block  - If masonry, state  
concrete  
adobe

class of inspection 2

If concrete, give name of person or firm furnishing

concrete \_\_\_\_\_

Edgar H. Shanna  
(signed)

Mail to: Superintendent of Building  
Building Dept., City Hall  
Pasadena 1, Calif.

*Old  
Contract*



Handwritten scribbles, possibly initials or a signature, located in the upper left quadrant of the page.