

Important Service Bulletin

Concerning Bank-Owned Properties & Local Code Compliance

DID YOU KNOW?

Residential properties selling in the City of Los Angeles are required to comply with items listed in the "Report of Residential Property Records Declarations" (L.A.M.C. Section 22.12, 22.13) or also known as "Form 9A" provided by escrows. Items listed in this document, are required to be completed, prior to the sale of the property even if an Auction Sale. Call 1-800-771-5971 for specifics of Declaration. Failure to comply with State and Local Codes could result in non-compliance fines by Building Authorities.

2010 Retrofitting Price List for Bank-Owned & Foreclosed Properties

1. Retrofitting Inspection/Includes Estimate for Compliance Issues —\$25.00—

- Any property (add \$10.00 for each additional unit)
- FREE compliance telephone consultations

Now Offering FREE Inspections!

2. Water Conservation Devices • L.A.M.C. Section 122.03

- LADWP Certificate of Compliance \$ 25.00
- Standard 12" low flush toilet installation from \$185.00
- 10" & 14" Low Flush Toilet w/installation \$285.00
- Showerheads - Chrome \$ 25.00
- Toilet water line \$ 25.00
- Ultra Low Flush Sloan Valve with Bowl from \$479.00

3. Smoke Detectors • L.A.M.C. Section 91.310.9

- Battery Operated \$ 25.00
- Hard Wire Replacement \$ 55.00
- Hard Wire New Installation from \$185.00

4. Lights and Locks • L.A.M.C. Section 91.8607

Call

5. Water Heater Strapping • Health & Safety Code 19211

- Double Safety Straps with installation up to 75 gal. \$ 95.00
- Pressure Relief Valve w/installation from \$ 70.00
- Installation of Drain Pipe (optional) from \$ 70.00
- Watts temperature gas shut off valve (optional) from \$279.00

6. Impact Glazing • L.A.M.C. Division 24

- Standard and Non-Standard Size Door from \$ 95.00

7. Seismic Gas Shutoff Valve • L.A.M.C. Section 94.1219 & Ordinance #171874

- 3/4" - 1 1/4" standard meter located outside next to home. \$289.00
- 1 1/4" high flow for large home \$349.00
- Meters under the home, in curbs, covered in bushes etc. from \$399.00
- Field sets/seismic valve braced to posts from \$599.00
- 5 or more standards at same address (apartments) from \$209.00

*Prices are for Bank-Owned and properties in the Foreclosure process. Call for standard sale prices.



Visit www.ladbs.org/req_selling_property.htm for compliance information or call LGS for a FREE phone consultation!

LGS

retrofiters

Code Compliance Experts!

- Full Office Staff to Answer Your Calls Between 7:00 am and 5:00 pm, M-F
- 24-hour Emergency, On-Call Supervisors Seven Days a Week
- All Types of Payments Accepted/Escrow
- **You'll Be Amazed At Our Service!!**

1-800-771-5971

675 S. Glenwood Place, Burbank, CA 91506

www.lgsretrofiters.com

California State License #900919 | C-36 | C-20 | C-16 | L.A. City Business License 0018044-49

If you're not **100% satisfied** with our products and services, the total cost of installation is on us!

**Best Service!
Guaranteed!**