

Report of Residential Building Record (3R)

(Housing Code Section 351(a))

BEWARE: This report describes the current legal use of this property as compiled from records of City Departments. There has been no physical examination of the property itself. This record contains no history of any plumbing or electrical permits. The report makes no representation that the property is in compliance with the law. Any occupancy or use of the property other than that listed as authorized in this report may be illegal and subject to removal or abatement, and should be reviewed with the Planning Department and the Department of Building Inspection. Errors or omissions in this report shall not bind or stop the City from enforcing any and all building and zoning codes against the seller, buyer and any subsequent owner. The preparation or delivery of this report shall not impose any liability on the City for any errors or omissions contained in said report, nor shall the City bear any liability not otherwise imposed by law.

Address of Building 1443 25TH AV

Block 1828

Lot 003C

Other Addresses

- 1. A. Present authorized Occupancy or use: ONE FAMILY DWELLING
 - B. Is this building classified as a residential condominium? Yes No ✓
 - C. Does this building contain any Residential Hotel Guest Rooms as defined in Chap. 41, S.F. Admin. Code? Yes No
- 2. Zoning district in which located: RH-1

- 3. Building Code Occupancy Classification R3
- 4. Do Records of the Planning Department reveal an expiration date for any non-conforming use of this property? Yes No ✓
 If Yes, what date? The zoning for this property may have changed. Call Planning Department, (415) 558-6377, for the current status.
- 5. Building Construction Date (Completed Date): 1916
- 6. Original Occupancy or Use: ONE FAMILY DWELLING
- 7. Construction, conversion or alteration permits issued, if any:

| Application # | Permit # | Issue Date | Type of Work Done | Status |
|---------------|----------|-------------------|--|--------|
| 71971 | 71971 | Sep 15, 1916 | NEW CONSTRUCTION | N |
| 243067 | 217277 | Apr 25, 1960 | REMODEL BATHROOM & KITCHEN | C |
| 256508 | 229501 | Oct 23, 1961 | INSTALL REAR STAIRS, ROOF OVER PORCH, & FIBERGLASS | N |
| 309625 | 276492 | Jan 19, 1965 | TERMITE CONTROL | C |
| 9909506 | 890353 | Sep 24, 1999 | HORIZONTAL ADDITION - CFC 1FD | C |
| | | | | |

8. A. Is there an active Franchise Tax Board Referral on file?

B. Is this property currently under abatement proceedings for code violations?

9. Number of residential structures on property? 1

10. A. Has an energy inspection been completed? Yes

No ✓ B. If yes, has a proof of compliance been issued? Yes

11. A. Is the building in the Mandatory Earthquake Retrofit of Wood-Frame Building Program? Yes

B. If yes, has the required upgrade work been completed? Yes

No

12. Is the building located within the flood risk zone boundaries delineated on the San Francisco Public Utilities Commission's Flood Risk Map dated July 01, 2019?

Yes

No

Yes

Date of Issuance: 10 AUG 2021
Date of Expiration: 10 AUG 2022

By: CHLOE PURDY

Report No: 202107274524

Patty Herrera, Manager Records Management Division

Records Management Division
49 South Van Ness Avenue, Suite 400 - San Francisco CA 94103
Office (628) 652-3420 - dbi.records3R@sfgov.org - www.sfdbi.org/rmd

Yes No & B

No V

den Bruger

Yes

Yes

Department of Building Inspection 49 South Van Ness Avenue, Suite 400 San Francisco CA 94103 - (628) 652-3420 Report of Residential Record (3R) Page 2

Address of Building 1443 25TH AV

Block 1828

Lot 003C

Other Addresses

THIS REPORT IS VALID FOR ONE YEAR ONLY.

The law requires that, prior to the consummation of the sale or exchange of this property, the seller must deliver this report to the buyer and the buyer must sign it.

(For Explanation of terminology, see attached)

July Mary

EXPLANATION OF TERMS USED IN REPORT OF RESIDENTIAL RECORDS (3R REPORT)

Residential Building: A residential building is a building or a portion thereof containing one or more dwelling units but not including hotels containing 30 or more guest rooms, or motels.

- 1A. Present Authorized Occupancy or Use: Number of units presently found to be legal based on the building permits on file. If the Department is unable to establish the authorized occupancy of the building based on permits on file "UNKNOWN" will be indicated.
- 1B. Condominiums: Refers to the type of ownership of the building.

(Public Use) district

- Residential Hotel Guest Rooms: Certain hotels are regulated as to use and occupancy if they contain Residential Guest Rooms. Call Housing Inspection Services at (628) 652-3700 for information.
- Zoning District: The main uses of property permitted by the Planning Code in each zoning district are as follows:

| - | (Public Use) district | | | |
|-------------------------------------|--|--|--|--|
| RH-1(D) | (House, One-Family, Detached Dwellings) district | | | |
| RH-1 | (House, One-Family) district | | | |
| RH-1(S) | (House, One-Family with Minor Second Unit) district | | | |
| RH-2 | (House, Two-Family) district | | | |
| RH-3 | (House, Three-Family) district | | | |
| RM-1 | (Mixed Residential, Low Density) district | | | |
| RM-2 | (Mixed Residential, Moderate Density) district | | | |
| RM-3 | (Mixed Residential, Medium Density) district | | | |
| RM-4 | (Mixed Residential, High Density) district | | | |
| RC-1 | (Residential-Commercial Combined, Low Density) district | | | |
| RC-2 | (Residential-Commercial Combined, Moderate Density) district | | | |
| RC-3 | (Residential-Commercial Combined, Medium Density) district | | | |
| RC-4 | (Residential-Commercial Combined, High Density) district | | | |
| C-1 | (Neighborhood Shopping) district | | | |
| C-2 | (Community Business) district | | | |
| C-3-0 | (Downtown Office) district | | | |
| C-3-R | (Downtown Retail) district | | | |
| C-3-G | (Downtown General Commercial) district | | | |
| C-3-S | (Downtown Support) district | | | |
| C-M | (Heavy-Commercial) district | | | |
| M-1 | (Light Industrial) district | | | |
| M-2 | (Heavy Industrial) district | | | |
| NC-1 | (Neighborhood Commercial Cluster) district | | | |
| NC-2 | (Small-Scale Neighborhood Commercial) district | | | |
| NC-3 | (Moderate-Scale Neighborhood Commercial) district | | | |
| NC-5 | (Neighborhood Commercial Shopping Center) district | | | |
| Ghinatown Mixed Used Districts | | | | |
| CCB | (Chinatown Community Business) district | | | |
| (CR/NC | (Chinatown Residential/Neighborhood Commercial) district | | | |
| CRV | (Chinatown Visitor Retail) district | | | |
| South of Market Mixed Use Districts | | | | |
| MUR | Mixed Use Residential district | | | |
| RED | (Residential Enclave) district | | | |
| SPD | (South Park) district | | | |
| RSD | (Residential Service) district | | | |
| SLR | (Service/Light Industrial/Residential) district | | | |
| SLI | (Service/Light Industrial) district | | | |
| SSO | (Service/Secondary Office) district | | | |
| Mission Bay | Districts | | | |
| MB-R-1 | (Mission Bay Lower Density Residential) district | | | |
| MB-R-2 | (Mission Bay moderate Density Residential) district | | | |
| MB-R-3 | (Mission Bay High Density Residential) district | | | |
| MB-NC-2 | (Mission Bay Small Scale Neighborhood Commercial) district | | | |
| MB-NC-3 | (Mission Bay Moderate Scale Neighborhood Commercial) district | | | |
| MB-NC-S | (Mission Bay Neighborhood Commercial Shopping Center) district | | | |
| MB-O | (Mission Bay Office) district | | | |
| MB-CI | (Mission Bay Commercial-Industrial) district | | | |
| МВ-Н | (Mission Bay Hotel) district | | | |
| MB-CF | (Mission Bay Community Facilities) district | | | |
| MB-OS | (Mission Bay Open Space) district | | | |
| | | | | |

All buildings are subject to certain standards concerning dwelling unit density, lot coverage, off street parking, building height and bulk, etc., which vary according to zoning district. Call the **Planning Department** at (415) 558-6377 or go to their website at http://www.sf-planning.org/ for additional information.

 Building Code Occupancy Classification: Present classification of building in accordance with Building Code reference.

Class I Institutional Class B Business

Class R-1 Residential - Transient Hotels & Motels

Class R-2 Residential – Apartments and Condominiums with 3 or more units, Residential Hotels

Class R-3 1 or 2 family dwellings, including housekeeping rooms

- 4. Non-conforming Use: When a use is located in a district preceding the one for which the use is first listed above, this may indicate illegal status or legal non-conforming status. Any date at which legal non-conforming status is scheduled to expire will be stated on the face of this report. You are advised to inquire in these cases and in any other questionable cases at the Zoning Division of the Planning Department at (415) 558-6377.
- Building Construction Date: The year the building was constructed.
- Original Occupancy or Use: The number of residential unit(s) when the building was constructed.
- Permit Application: Shows all issued building permit applications for this property, the date issued and the description of work.

Status: It indicates the status of the permit application:

C = COMPLETED The work has been completedX = EXPIRED The permit has expired (work not

started or not completed)

I = ISSUED Permit has been issued

 N = NO INFO
 No information available at DBI

 R = REINSTATED
 The permit has been reinstated

 S = SUSPENDED
 The permit has been suspended

CFC Certificate of Final Completion
FD Family Dwelling

LIV/WK Live-Work
HK Housekeeping

- 8A. Franchise Tax Board Referral: The City will advise the State Franchise Tax Board to deny all deductions being claimed on income property by an owner, when that owner fails to comply in a timely manner with a notice(s) of violation issued by the Department of Building Inspection. For additional information please call Housing Inspection Services at (628) 652-3700
- 8B. Abatement Proceedings: The legal action taken to have a property brought into code compliance. This includes holding hearings, recording orders of abatement against the property, and City Attorney action. The City may also perform the work and place a lien against the property. Call Housing Inspection Services at (628) 652-3700 or Code Enforcement at (628) 652-3730 for additional information.
- Number of residential structures on property: The number of legal residential structures on one lot.
- Energy Conservation Ordinance: Compliance with this ordinance is required before an owner sells a property. Questions should be directed to Housing Inspection Services at (628) 652-3700.

Additional Terms

BBI Bureau of Building Inspection
BFP Bureau of Fire Prevention

DAHI Division of Apartment and Hotel Inspections

DCP Department of City Planning EWO Emergency Work Only

FACE Federal Assisted Code Enforcement
PCD Property Conservation Division
RAP Rapid Assistance Program
SFFD San Francisco Fire Department

UR Urban Renewal

P:\FORMS\3R\Terms Used In 3R October 2019.doc