

HELP FOR INVESTORS TO RESELL RED-TAGGED PROPERTY

AN OPPORTUNITY

With so many “underwater” residential properties on the market available at low prices, there are hundreds of short sale and foreclosure opportunities *right now* for shrewd investors to purchase and resell.

THE SITUATION

Often title research reveals that unpermitted remodeling work has been done on a property. Building department “red tag” and code enforcement issues are a liability.

They must be rectified before the property can be resold.

When building departments see code violations, their primary goal is to legalize the work that has already been done. Often this only requires a set of as-built drawings showing the work, with notes referencing current code requirements.

Once drawings have been reviewed and approved, a building permit is issued, and the red-tag is removed. **The property is now clear and ready for resale.** Some planning and buildinissues cannot be met so simply, but through proper negotiation, many of them can.

A SOLUTION

David Hirzel Building Design can remedy most of these situations quickly. I have provided as-built drawings and red-tag remediation in Santa Cruz, Santa Clara, and San Mateo Counties since 1992. References are available. Please see my website www.davidhirzel.com.

If the work to be legalized does not conform to current building code standards, I can design solutions to rebuild the problem areas. **These plans then become the basis for contractor bids to perform the required work.**

For example, the owner of a property in Hillsborough nearly doubled the size of a house without a design or building permit for another story or additions. The hurdles to legalizing this construction were significant, but **they were met by David Hirzel.**

Investors need an experienced building design professional to trust who will start work on your project *immediately*, to get the red tag lifted quickly. The time is yours to save. Call today.

DAVID HIRZEL BUILDING DESIGN

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***ATTENTION INVESTORS: A RED TAG ON A PROPERTY MAY
ONLY BE A TEMPORARY INCONVENIENCE!***

These three projects located in San Mateo County are just a few of the many recent examples of the kinds of red-tag and code enforcement issues that David Hirzel has resolved for property investors.



All the Planning Dept. wanted was a drawing show the garage would be restored.



The Building Dept. only needed to see a plan with some notes to legalize this bath.



This unpermitted three-story addition is now legal.

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