

# VACANT REMODELED EDWARDIAN DUPLEX!

1148 53rd St - Oakland, CA across from Emery High



OPEN HOUSE TODAY, 9-29-2025 10:00 A.M.-1:00 P.M. LIVE IN YOUR OWN CHARMING INVESTMENT



**MAUREEN CALDWELL-MEURE**  
Green Investment Analyst, KW Govern  
O: 510.915.0092  
C:  
CalDRE #01908929  
Maureen@MCMrealty.org

Each Office Independently Owned and Operated

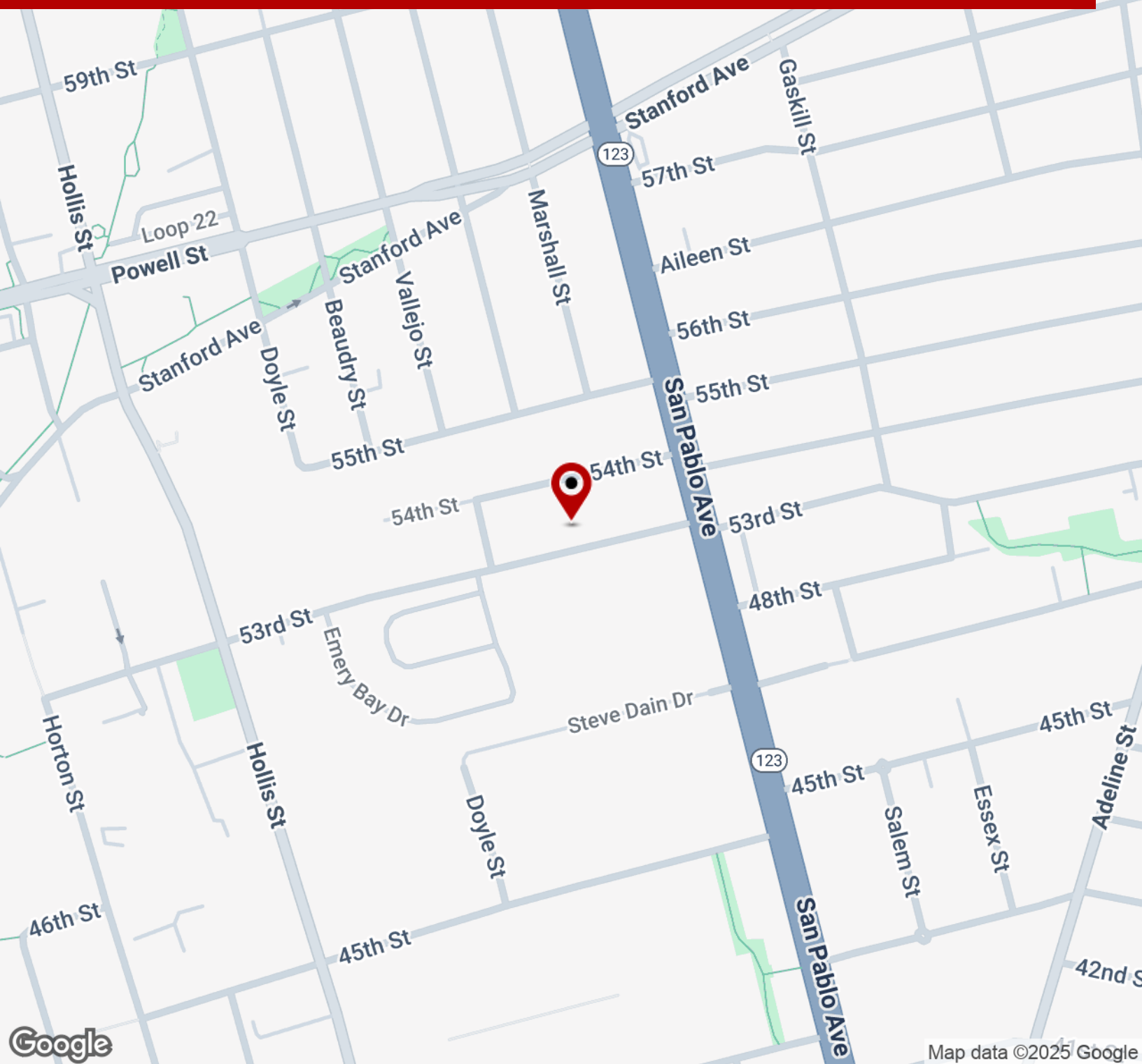
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# 1148 53RD ST - FOR SALE

Oakland, CA 94608



VACANT REMODELED EDWARDIAN DUPLEX - OWNER/INVESTOR OPPORTUNITY - CALL MAUREEN 510-915-0092



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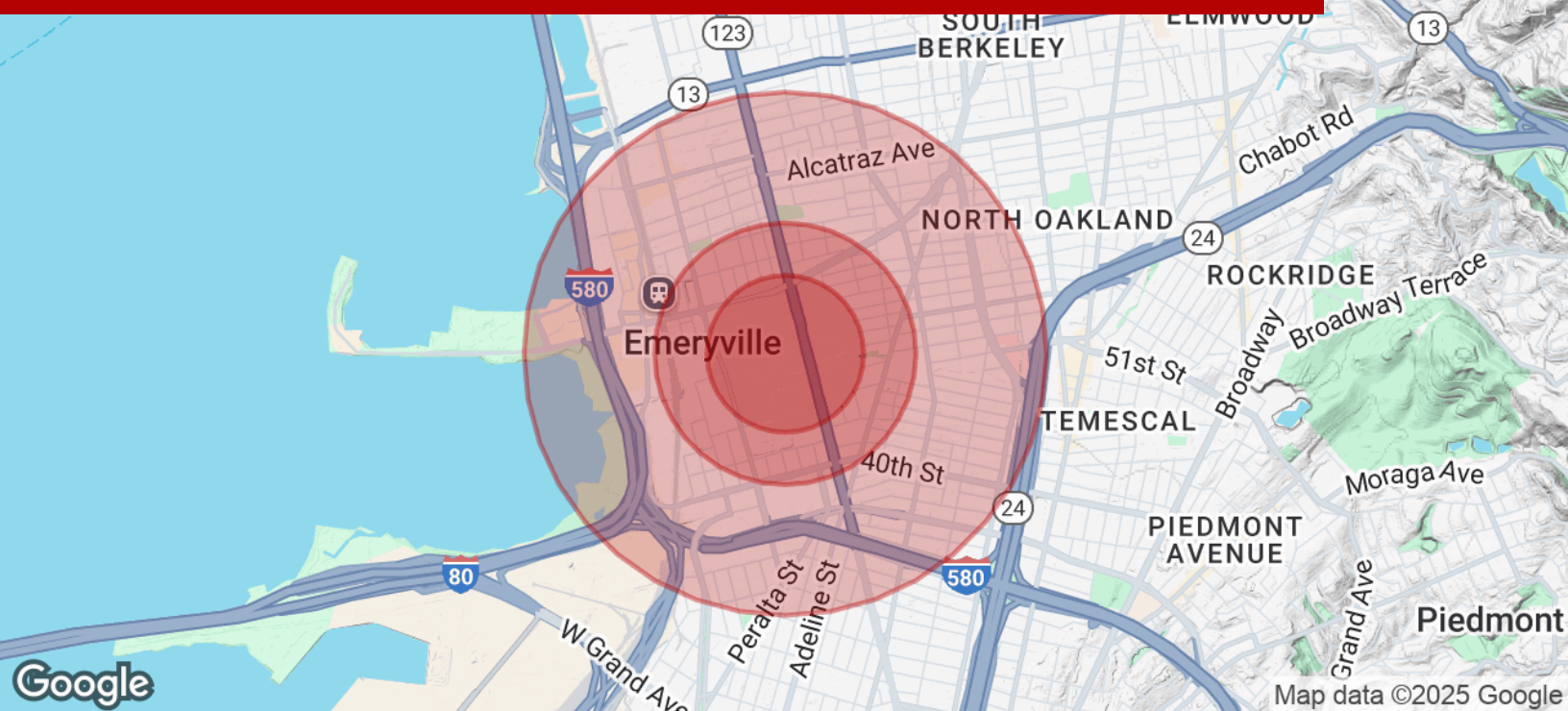


# 1148 53RD ST

Oakland, CA 94608



VACANT EDWARDIAN DUPLEX SALE - CALL MAUREEN 510-915-0092, MAUREE@MCMREALTY.ORG



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,116	7,373	35,265
Average Age	39	40	39
Average Age (Male)	39	39	38
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,412	3,457	15,557
# of Persons per HH	2.2	2.1	2.3
Average HH Income	\$179,791	\$178,614	\$157,691
Average House Value	\$1,118,442	\$1,066,101	\$1,081,898

Demographics data derived from AlphaMap

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## Correction Notice

250 Frank H. Ogawa Plaza. Suite 2340  
Oakland CA, 94612

Tel: Inspection: 510-238-3444

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**Location:**

1148 53RD ST Oakland CA 94608

**Inspection Date:**

Mon, 25 Aug 2025

**Record Type:**

(RBC) - Building Residential Combo Alteration- 1 &  
2 Unit Residential (Building)

**Record ID:**

RBC2401206

**Inspection Type:**

Final Building

**Inspector:**

Russell Atkinson

**Result:**

Pass

**Submit Time:**

Mon, 25 Aug 2025 1:59:PM

**Comments:**

Pass.

Final OK.

Smoke detectors in place.

Lead paint certification uploaded.

Previous Correction notice items made OK.

Fiber board wall covering replaced with sheet rock as required by code.



## Correction Notice

250 Frank H. Ogawa Plaza. Suite 2340  
Oakland CA, 94612

Tel: Inspection: 510-238-3444

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**Location:**

1148 53RD ST Oakland CA 94608

**Inspection Date:**

Thu, 21 Aug 2025

**Record Type:**

(RBC) - Building Residential Combo Alteration- 1 &  
2 Unit Residential (Building)

**Record ID:**

RBC2401206

**Inspection Type:**

Final Building

**Inspector:**

Theodore Hasert

**Result:**

Partial CN Issued

**Submit Time:**

Thu, 21 Aug 2025 7:58:AM

**Comments:****BUILDING**

- First floor shower surround approved with solid finish surround

**CN**

1) Provide graspable handrail installed per CRC requirements at staircase leading to upper unit

2) At final, provide lead-based paint work completion certification form. Form available at City of Oakland website.

**MECHANICAL****CN**

3) Complete installation of local ventilation (range hood fan) at upper unit kitchen

**ELECTRICAL****CN**

4) Protect from damage non metallic sheathed cables (Romex) in garage

**PLUMBING****CN**

5) First floor shower pan approved with pre manufactured pan

**CN**

6) Paint exterior ABS to provide UV protection

7) First floor laundry DWV requires trap and vent termination per CPC.

8) Complete installation of sink and water lines at upper unit kitchen

9) Seal toilet/floor connections

# Correction Notice

250 Frank H. Ogawa Plaza. Suite 2340  
Oakland CA, 94612

Tel: Inspection: 510-238-3444

---

**Location:**

1148 53RD ST Oakland CA 94608

**Inspection Date:**

Mon, 30 Jun 2025

**Record Type:**

(RBC) - Building Residential Combo Alteration- 1 &  
2 Unit Residential (Building)

**Record ID:**

RBC2401206

**Inspection Type:**

Frame - Electrical

**Inspector:**

Russell Atkinson

**Result:**

Partial CN Issued

**Submit Time:**

Mon, 30 Jun 2025 2:28:PM

**Comments:**

Partial pass.

**APPROVALS:**

- Insulation OK, verified with photos.
- Previous inspection correction notice item number 1 made OK.
- Sheet rock screwing OK.

**CORRECTIONS:**

Correction notice item 2 from inspection conducted on 6-26-2025 still stands.  
1. Have job card on site.

Please use our Building Inspection Request/Inspection History App for your mobile device:

Apple iOS: <https://apps.apple.com/us/app/oakland-inspection-request/id1536410984>

Android: <https://play.google.com/store/apps/details?id=com.oakland.inspectionrequest>

Inspector Request App Guide: <https://www.oaklandca.gov/files/assets/city/v/1/planning-amp-building/documents/bi/inspection-app-guide-v2.pdf>



## Correction Notice

250 Frank H. Ogawa Plaza. Suite 2340  
Oakland CA, 94612

Tel: Inspection: 510-238-3444

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**Location:**

1148 53RD ST Oakland CA 94608

**Inspection Date:**

Thu, 26 Jun 2025

**Record Type:**

(RBC) - Building Residential Combo Alteration- 1 &  
2 Unit Residential (Building)

**Record ID:**

RBC2401206

**Inspection Type:**

Frame - Plumbing

**Inspector:**

Victor Harris

**Result:**

Partial CN Issued

**Submit Time:**

Thu, 26 Jun 2025 11:56:AM

**Comments:**

Partial

Inspection of upper unit only.

Previous correction notice items have been addressed for upper unit.  
Approval for interior electrical pending correction.  
Approval, plumbing, pending corrections.  
Mechanic kitchen exhaust OK.

Corrections.

1. Electrical cabling for space heating accommodations to be in place at time of frame electrical inspection.
2. DWV to be under test at time of inspection..

## Correction Notice

250 Frank H. Ogawa Plaza. Suite 2340  
Oakland CA, 94612

Tel: Inspection: 510-238-3444

---

**Location:**

1148 53RD ST Oakland CA 94608

**Inspection Date:**

Thu, 22 May 2025

**Record Type:**

(RBC) - Building Residential Combo Alteration- 1 &  
2 Unit Residential (Building)

**Record ID:**

RBC2401206

**Inspection Type:**

Frame - Building

**Inspector:**

Theodore Hasert

**Result:**

Not Pass

**Submit Time:**

Thu, 22 May 2025 3:32:PM

**Comments:**

- Lower 4'-6' portion of walls at rear rooms including kitchen, rear porch/laundry and "pantry" adjacent to kitchen have been opened exposing unpermitted plumbing, electrical, and mechanical.

CN

- 1) Unable to find permit history of ABS DWV and copper water line piping replacement. Provide inspection and approval history of DWV and water line replacement or install per current code, receive inspection and approval, at opened areas of second floor, exterior right side, garage, and exterior left side of duplex.
- 2) Support/secure gas lines per current code cycle where exposed
- 3) Install electrical at areas where plaster and lathe have been removed per current 2022 CEC code cycle
- 4) Install kitchen local ventilation exhaust duct per current code cycle
- 5) Stand alone heater in living room's flue is not per code, install per code. (Flue has been exposed during removal of plaster)



# Correction Notice

250 Frank H. Ogawa Plaza. Suite 2340  
Oakland CA, 94612

Tel: Inspection: 510-238-3444

**Location:**

1148 53RD ST Oakland CA 94608

**Inspection Date:**

Tue, 28 May 2024

**Record Type:**

(RBC) - Building Residential Combo Alteration- 1 &  
2 Unit Residential (Building)

**Record ID:**

RBC2401206

**Inspection Type:**

Final Plumbing

**Inspector:**

Robert Bernal

**Result:**

Partial CN Issued

**Submit Time:**

Tue, 28 May 2024 1:20:PM

**Comments:**

Contractor and job foreman on site and discuss the following:

Building: discussed was the basement and lower level unit.

- maintain one hour fire separations between the upper unit and the lower unit and between the lower unit and the basement is required.

- at dropped/lowered ceiling locations, flat blocks within the studs bays are required to prevent vertical to horizontal communication.

- in the lower unit, repair the door frame opening at the bedroom.

- at the chase where the abandoned, vertical duct is located, fire block/draft stop is required at each floor and ceiling level.

- under the bathtub, close up to maintain one hour fire separations.

- installation of all opened walls and ceilings is required. R30 for the ceiling, R19 at the floors, R15 at the stud exterior walls.

**Electrical:**

- at areas of opened walls all electrical is required to be brought up to current code standards.

- there was no discussion on replacing sub panels or service panels.

**Plumbing:**

- A determination was to be made on whether or not to keep the existing tub and shower wall assembly.

- water pipe and gas pipe runs appear to be in OK.

- DWV pipe installation in the basement needs support and proper slope.

**Mechanical:**

- currently, the wall heater vent has multiple turns and bends. The manufacturer installation book is required to determine if this is installed per the manufacturer requirements. If it is required to go straight up to vent, a shaft would be required from the ceiling of the lower unit to the underside of the roof.

- The range hood duct is flexible metal, 4 inch diameter pipe, which is not allowed. A minimum of 6 inch diameter. Smooth pipe is required. The installation of the pipe is required to maintain one hour fire rated separations between the upper and lower unit.

# Correction Notice

250 Frank H. Ogawa Plaza. Suite 2340  
Oakland CA, 94612

Tel: Inspection: 510-238-3444

**Location:**

1148 53RD ST Oakland CA 94608

**Inspection Date:**

Thu, 02 May 2024

**Record Type:**

(RBC) - Building Residential Combo Alteration- 1 &  
2 Unit Residential (Building)

**Record ID:**

RBC2401206

**Inspection Type:**

Field Check

**Inspector:**

Russell Atkinson

**Result:**

OK to Issue

**Submit Time:**

Thu, 02 May 2024 4:25:PM

**Comments:**

OVERVIEW:water damage repairs.

PERMIT STAFF: ok to issue. Valuation ok

**OWNER/CONTRACTOR:**

Field check inspection has been completed and the permit can be issued. To do so, follow the steps below:

1. Ensure all additional requirements, if any, are completed. (Ex. Recycling, BAAQMD J number, Planning/Zoning approval, etc.)

2. Sign owner/ builder or contractor's declaration

Contractor: <https://us.openforms.com/Form/4dce05a3-abad-4d7c-b73a-ca0c4e408aad>

Owner: <https://us.openforms.com/Form/323603bf-a995-4748-a0c4-6d0f6a438067>

\*Permits can only be issued to a license contractor or property owner. 3. Email the signed declaration to [bbstatusinfo@oaklandca.gov](mailto:bbstatusinfo@oaklandca.gov) and request for permit issuance.

Please use our Building Inspection Request/Inspection History App for your mobile device:

Apple iOS: <https://apps.apple.com/us/app/oakland-inspection-request/id1536410984>

Android: <https://play.google.com/store/apps/details?id=com.oakland.inspectionrequest>

Inspector Request App Guide: <https://cao-94612.s3.amazonaws.com/documents/Inspection-App-Guide-V2.pdf>



# Correction Notice

250 Frank H. Ogawa Plaza. Suite 2340  
Oakland CA, 94612

Tel: Inspection: 510-238-3444

---

**Location:**

1148 53RD ST Oakland CA 94608

**Inspection Date:**

Wed, 23 Oct 2024

**Record Type:**

(RBC) - Building Residential Combo Alteration- 1 &  
2 Unit Residential (Building)

**Record ID:**

RBC2401206

**Inspection Type:**

Frame - Building

**Inspector:**

Robert Bernal

**Result:**

Partial CN Issued

**Submit Time:**

Wed, 23 Oct 2024 12:21:PM

**Comments:**

Contractor and job foreman on site and discuss the following:

Building: discussed was the basement and lower level unit.

-maintain one hour fire separations between the upper unit and the lower unit and between the lower unit and the basement is required.

1. at dropped/lowered ceiling locations, flat blocks within the studs bays are required to prevent vertical to horizontal communication.

2. at the chase where the water heater be vent is located, fire block/draft stop is required at each floor and ceiling level.

Electrical:

3. at areas of opened walls all electrical is required to be brought up to current code standards.

Only the kitchen requires more receptacles to bring the unit up to current code standards.

Note: there was no discussion on replacing sub panels or service panels.

Plumbing:

-A determination was to be made on whether or not to keep the existing tub and shower wall assembly.

-water pipe and gas pipe runs appear to be in OK.

4. DWV pipe installation in the basement needs support and proper slope.

Mechanical:

5. currently, the wall heater vent has multiple turns and bends. The manufacturer installation book is required to determine if this is installed per the manufacturer requirements. If it is required to go straight up to vent, a shaft would be required from the ceiling of the lower unit to the underside of the roof.

6. The range hood duct is to come. The installation of the vent duct is required to maintain one hour fire rated separations between the upper and lower unit.

7. In the basement and main level, the water heater's vent pipe is required to maintain 1 inch clearance to combustibles.

8. Currently, the basement water heater vent pipes are being reduced, which is not allowed.

# Correction Notice

250 Frank H. Ogawa Plaza. Suite 2340  
Oakland CA, 94612

Tel: Inspection: 510-238-3444

**Location:**

1148 53RD ST Oakland CA 94608

**Inspection Date:**

Wed, 27 Nov 2024

**Record Type:**

(RBC) - Building Residential Combo Alteration- 1 &  
2 Unit Residential (Building)

**Record ID:**

RBC2401206

**Inspection Type:**

Frame - Building

**Inspector:**

Robert Bernal

**Result:**

Partial CN Issued

**Submit Time:**

Wed, 27 Nov 2024 2:43:PM

**Comments:**

11/26/24

**LOWER UNIT:****Building:**

1. In the rooms where the wallboard has been removed from the ceiling, RC channel is required before installing 5/8 inch type X wallboard. A minimum of R13 ceiling insulation is also required in those areas. This is the minimum standard to meet STC 50 requirements.

2. Draft stops are required to prevent openings between the basement and the lower level unit. this occurs in adjacent areas to the kitchen.

3. The shower wall is to come.

**Electrical:**

4. Electrical approval requires receptacle spacing in the kitchen to meet code requirements. A receptacle is required within 2 feet from the edges of the sink and stove. Photos to verify in wall wiring is to be acceptable.

**Plumbing:**

5. In the basement, ABS drain lines require supports at 4 feet OC. Maintain slope to drain.

6. The shower pan test is to come.

Mechanical: range hood duct is approved to cover.

7. The two basement water heaters require the following corrections:

A. Secure the draft hood, and restore its original configuration.

B. The vent connector requires a minimum of 1 inch from combustible material.

C. The vent connector requires a upward slope to the exterior wall.

D. The tube water heater vents are required to terminate a minimum of 12 inches above the roof.

8. The venting of the water heater had multiple violations. The manufacturer installation book is required to inspect the replaced BW vent. Maintain one hour fire rating separations between this unit and the upper unit. If a shaft is installed, it is required to extend from the ceiling of the main lower unit to the underside of the roof sheathing. A reinspection is required. Do not cover until it has been approved.

**UPPER UNIT:** The rooms at the back of the living room will undergo repairs. With the removal of wallboard to evaluate, more work may be undertaken.

9. The wallboard will be removed from the floor upward for approximately 4 feet.

10. The flooring with possible replacement of the sheeting, will be replaced.

Electrical: no work is planned.

**Plumbing:**

11. The kitchen sink will be replaced.

12. In the laundry area, the standpipe and the sink vent do not meet plumbing code requirements. Re-pipe as required to pass inspections.

Mechanical: no work is planned.



# Correction Notice

250 Frank H. Ogawa Plaza. Suite 2340  
Oakland CA, 94612

Tel: Inspection: 510-238-3444

**Location:**

1148 53RD ST Oakland CA 94608

**Inspection Date:**

Thu, 19 Dec 2024

**Record Type:**

(RBC) - Building Residential Combo Alteration- 1 &  
2 Unit Residential (Building)

**Record ID:**

RBC2401206

**Inspection Type:**

Frame - Building

**Inspector:**

Robert Bernal

**Result:**

Partial CN Issued

**Submit Time:**

Thu, 19 Dec 2024 12:16:PM

**Comments:****LOWER UNIT:**

Building: wallboard approved, except for correction below, OK to start finishing the wallboard.  
Shower wall approved.

1. The bathroom ceiling wallboard requires 5/8 inch type X wallboard. Photo to verify to be acceptable.

Electrical: in wall cable runs are approved to cover.

**Plumbing:**

2. In the basement, ABS drain lines require supports at 4 feet OC. Maintain slope to drain.

3. The shower pan test is to come.

4. At the exterior right side, it appears ABS lines have been installed without an inspection. The inspection of this work is required.

**Mechanical:**

5. The two basement water heaters require the following corrections:

A. The vent connector requires an upward slope to the exterior wall.

B. The two water heater vents are required to terminate a minimum of 12 inches above the roof.  
Exterior vent requires a reinspection.

**UPPER UNIT:** The rooms at the back of the living room will undergo repairs. With the removal of wallboard to evaluate, more work may be undertaken.

9. The wallboard will be removed from the floor upward for approximately 4 feet.

10. The flooring with possible replacement of the sheeting, will be replaced.

Electrical: no work is planned.

**Plumbing:**

11. The kitchen sink will be replaced.

12. In the laundry area, the standpipe and the sink vent do not meet plumbing code requirements.  
Re-pipe as required to pass inspections.

Mechanical: no work is planned.

1148 53RD ST



## CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA  
OAKLAND

2ND FLOOR

OAKLAND, CA

Planning and Building Department  
www.oaklandnet.com

PH: 510-238-3891  
FAX: 510-238-2263  
TDD: 510-238-3254

Permit No: RBC2401206 (RBC) - Building Residential Combo  
Alteration- 1 & 2 Unit Residential (Building)

Permit Issued: 5/14/2024

Job Site: 1148 53RD ST

Parcel No: 013 118301300

Schedule Inspection by calling: 510-238-3444

District:

**Project Description:**

At existing duplex. Lower unit repair water damage which includes to Demo/Remove Kitchen Cabinets/Sink and Disconnect Major Appliances, Bathroom Flooring Work, Remove/Replace over 1500 Square Feet of Sheetrock, Flooring work for entire unit includes baseboards, Remove/Reset Wall Heater, Lead Base Paint/Asbestos Abatement Work, Plumbing, Electrical, Mechanical and Painting Work. To abate CE Case #2400438.

**Upper Unit**

1148 (1/2) Upper unit repair water damage which includes to Demo/Remove Kitchen Cabinets/Sink and Disconnect Major Appliances, Remove/Replace 300 Square Feet Sheetrock, Flooring Work includes Baseboards, Lead Based Paint/Asbestos Abatement Work, Plumbing, Electrical, Mechanical and Painting Work. To abate CE Case #2400093.

**Related Permits:**

2400093 L24000328 L24000328

	<u>Name</u>	<u>Applicant</u>	<u>Address</u>	<u>Phone</u>	<u>License #</u>
Owner:	YOUNG M H TR		4133 OAK HILL RD OAKLAND, CA		
Contractor:	Cesar Sanchez Ocampo	X	3718 BRUNSWICK COURT SOUTH SAN FRANCISCO, CA	650-271-0976	
Contractor:	FUTURE CONSTRUCTION COMPANY CESARIO OCAMPO		3718 BRUNSWICK CT SOUTH SAN FRANCISCO CA, CA		652070

**PERMIT DETAIL:** Building/Residential/Building/Combo

**General Information**

Green Code Check:

Surveys:

**Building Information**

Building Use:

Occupancy Group:

Construction Type:

Number Of Stories:

Fire Sprinklers:

**Work Information**

Job Value: \$60,000.00

Set of Plans:

Structure Calculations:

Report-Soil/Geotech:

Energy Calculations(T24):

Number Of Units:

Floor Area(sq ft):

No. Of Bedrooms:

Conditioned Floor Area (sq ft):

**TOTAL FEES TO BE PAID: \$0.00**

1148 53RD ST