



City of South Gate

8650 CALIFORNIA AVENUE • SOUTH GATE, CA 90280 • (323) 563-9549
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COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING AND SAFETY DIVISION

PRE-SALE PROPERTY REPORT

August 3, 2009

Agent: Miguel Vazquez
Home Central Realty
7320 Firestone Blvd Ste 133
Downey CA 90280

**RE: 8984 BOWMAN AVENUE
SOUTH GATE, CA 90280**

Dear Property Owner(s):

In response to the request for a "Pre-Sale Property Report" under **Application Number 09-5226**, the following is the Report from the Department of Community Development, Building and Safety Division of the City of South Gate.

The Seller of the property is required to deliver a copy of this report produced as a result of this request to any buyer prior to entering into any agreement for sale of the subject property.

Listed below, are all of the permits which have been taken out on the above named property and are on record in our files.

PREVIOUS PRE-SALE PROPERTY REPORT # 2006-4064, DATED 07/14/06
PREVIOUS PRE-SALE PROPERTY REPORT # 2008-4897, DATED 10/20/08 (STILL PENDING)

14335, DWELLING AND GARAGE, 12/06/40
11499, WIRING, 12/26/40
10374, PLUMBING, 12/26/40
12032, GAS PIPE, GAS FURNACE, 12/26/40
08989, SEWER CONNECTION, 12/26/40
05530, PLASTERING, 01/06/41
39203, 15 x 25 FOOT ADDITION TO DWELLING, 11/22/60
37164, WIRING, 12/08/60
18468, PLASTERING, 01/04/61
45512, REMODEL KITCHEN AND BATHROOM, 12/12/66
44086, WIRING, 12/16/66
36877, PLUMBING, 12/21/66
02968, BLOCK WALL, 11/25/86
01422, BLOCK WALL, 12/23/86
01490, BLOCK WALL, 12/26/86
02857, RE-ROOF DWELLING AND GARAGE, 08/03/95
26048, COMBINATION PERMIT FOR: Electrical: GLASS SLIDING DOOR, REQUIRED EXTERIOR LIGHT AT DWELLING; Plumbing: GAS LINE FROM DWELLING TO GARAGE, RELOCATED WATER HEATER; Building: GLASS SLIDING DOOR, 08/21/06

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26049, COMBINATION PERMIT FOR: Electrical: ADDED WIRING INT/EXT GARAGE; Plumbing:
LAUNDRY TUB, 08/21/06

The prospective buyer should compare for himself the improvements shown as permitted with those structures observed from his own inspection of the premises, and question the legality of any structure existing, for which a permit is not listed.

While the Buyer should rely solely on his own investigation, and not solely on the investigation of the City, nevertheless, an inspection of the property was conducted on July 22, 2009, in conjunction with the preparation of this report, by Building Inspector, William Koopmans.

This inspection was made to the residence and revealed the following major structural additions, improvements and/or alterations that were done without the benefit of permit(s):

NOTE: **The city of South Gate building codes have been provided in italics for reference purposes only. The actual violation and required corrective action follow the code section and are in capital and bold print. All permits relevant to this report, shall be obtained within sixty (60) days to avoid double permit fees [The minimum charge for each "double fee" permit is \$85.00 (Building, Electrical, Plumbing, Mechanical, Sewer, Solar)], and shall be obtained by a State Licensed Contractor.**

South Gate Municipal Code, Title 9, Buildings, Chapter 9.48, Building and Property Rehabilitation; Section 9.48.020, Definition of Substandard Building, Item (I), Inadequate Maintenance.

South Gate Municipal Code, Title 9, Buildings, Chapter 9.48, Building and Property Rehabilitation; Section 9.48.030, Definition of Substandard Property, Item (M), Property Including but not Limited to Building Exteriors Which are Maintained in a Condition of Neglected Repair.

1. **REPLACE BROKEN/MISSING GLASS IN/AT WINDOWS.**
2. **CURBS AT UNDERFLOOR OPENINGS SHALL BE A MINIMUM OF SIX (6) INCHES ABOVE SURROUNDING GROUND AND A MINIMUM OF FOUR (4) INCHES WIDE MADE OF CONCRETE OR EQUAL.**
 - A. **NORTH SIDE.**
 - B. **SOUTH SIDE.**
3. **MAINTAIN CLEAR (ACCESSIBLE) AREA IN/AT FRONT OF SERVICE PANEL, ETC.**
 - A. **THIRTY (30) INCHES WIDE OF PANEL. [C.E.C. 110-26(A)(2)]**
 - B. **THIRTY-SIX (36) INCHES IN FRONT (DEPTH) OF PANEL. [C.E.C. TABLE 110-26(A)(1)]**
 - C. **TRIM OR REMOVE PALM TREE.**
4. **CORRECTIONS AT WATER HEATER.**
 - A. **INSTALL VENT CONNECTOR FROM DRAFT HOOD (TOP OF TANK) TO TOP OF ENCLOSURE. (C.P.C. 510.10.3)**

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- (1) SECURE.
- B. CLEAN INTERIOR OF ENCLOSURE.
- C. TRIM PLANTS, ETC. FROM FRONT OF ENCLOSURE.
 - (1) MAINTAIN 24 INCH CLEARANCE.
- 5. VEHICLE (GARAGE) OVERHEAD DOORS SHALL BE OPERABLE.
 - A. WHEN DOOR/DOORS ARE IN THE OPEN POSITION, THEY SHALL REMAIN OPEN WITHOUT ASSISTANCE. REPAIR ANY DEFECTIVE/MISSING HARDWARE.

South Gate Municipal Code, Title 9, Buildings, Chapter 9.01, California Building Code, Section 108.4.1, Permit Required; Construction and/or Alteration Without First Obtaining Required Permit(s).

INSTALLED PORCH EXTENSION AT SOUTH SIDE OF DWELLING. BUILT WITHOUT COMMUNITY DEVELOPMENT'S LOCATION APPROVAL, PLAN CHECK OR PERMIT(S). COMPLETE ONE (1) OF THE FOLLOWING:

- 1. IF TO REMAIN.
 - A. SUBMIT ONE (1) PLOT PLAN FOR PRELIMINARY REVIEW TO COMMUNITY DEVELOPMENT, PLANNING DIVISION, FOR CONSIDERATION OF LOCATION APPROVAL.
 - B. ONCE PRELIMINARY APPROVAL IS GIVEN PLEASE SUBMIT THREE (3) SETS OF PLOT PLANS, ELEVATIONS, FLOOR PLANS (DRAWN TO SCALE) AND PICTURES, OF THE FRONT OF DWELLING, REAR OF PROPERTY, GARAGE WITH THE DOOR OPEN, TO COMMUNITY DEVELOPMENT, PLANNING DIVISION FOR FORMAL REVIEW.
 - C. UPON PLOT PLAN APPROVAL, SUBMIT TWO (2) SETS OF "AS BUILT PLANS" (STRUCTURAL PLANS) TO THE BUILDING DIVISION FOR PLAN CHECK WITH COPY OF APPROVED PLOT PLANS.
 - (1) AS BUILT PLANS ARE PLANS OF EXISTING CONSTRUCTION OF STRUCTURE.
 - D. UPON PLAN CHECK APPROVAL, OBTAIN PERMIT/PERMITS.
 - (1) BUILDING PERMIT.
 - (A-1) PORCH EXTENSION.
 - E. COMPLETE/VERIFY ALL ITEMS ON "AS BUILT PLANS".
 - F. CALL FOR INSPECTION.
 - G. PAINT ANY NEW WOOD MEMBERS.

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- A. OBTAIN RESTORATION (BUILDING) PERMIT. (C.B.C. 108.4)**
- B. REMOVE COVER, FRAMING MEMBERS, ETC.**
- C. REPAIR, PATCH, PAINT, ETC. WHERE ATTACHED TO EXISTING DWELLING.**
- D. REMOVE ALL MATERIAL, DEBRIS, ETC. FROM PROPERTY.**

South Gate Municipal Code, Title 9, Buildings, Chapter 9.01, California Building Code, Section 108.4.1, Permit Required; Construction and/or Alteration Without First Obtaining Required Permit(s).

South Gate Municipal Code, Title 9, Buildings; Chapter 9.05, California Electrical Code, Section 89.108.4.1, Permit Required, Construction and/or Alteration Without First Obtaining Required Permit(s).

South Gate Municipal Code, Title 9, Buildings; Chapter 9.04, California Plumbing Code, Section 108.4.1; Permits Required, Construction and/or Alteration Without First Obtaining Required Permit(s).

South Gate Municipal Code, Title 9, Buildings; Chapter 9.02, California Mechanical Code, Section 112.1, Permit Required; Construction and/or Alteration Without First Obtaining Required Permits.

INTERIOR IMPROVEMENTS (UPGRADES) WITHOUT PERMITS: KITCHEN, BATHROOM, ETC. COMPLETE THE FOLLOWING:**1. KITCHEN.**

- A. OBTAIN PERMITS.**
 - (1) BUILDING PERMIT.**
 - (A-1) KITCHEN UPGRADES.**
 - (2) ELECTRICAL PERMIT.**
 - (A-1) RECEPTACLES.**
 - (A-2) SWITCHES.**
 - (A-3) LIGHTS.**
 - (A-4) GARBAGE DISPOSAL CIRCUIT.**
 - (A-5) SMALL APPLIANCE CIRCUITS.**
 - (i) MINIMUM TWO (2).**
 - (3) PLUMBING PERMIT.**
 - (A-1) KITCHEN SINK.**

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- (A-2) GARBAGE DISPOSAL.
- (4) MECHANICAL PERMIT.
- (A-1) RANGE HOOD.
- B. MAINTAIN GARBAGE DISPOSAL. (S.G.M.C. 9.08.040)
 - (1) MAINTAIN (PROVIDE) SEPARATE 15-20 AMP CIRCUIT. (C.E.C. 220-4)
 - (A-1) LABEL CIRCUIT AT SERVICE PANEL. (C.E.C. 110-22)
 - (A-2) NO OTHER DEVICES ON THIS CIRCUIT.
 - (2) MAINTAIN (PROVIDE) GROUNDED RECEPTACLE BELOW KITCHEN SINK (IN WALL) FOR THREE (3) WIRE PLUG/CORD FROM DISPOSAL.
 - (A-1) INSTALL CONNECTOR AT BOTTOM OF DISPOSAL.
 - (3) MAINTAIN SWITCH ABOVE COUNTER TOP IN A RECESSED DEVICE BOX.
 - (4) PATCH HOLES, DEFECTS, ETC. UNDER KITCHEN SINK.
- C. MAINTAIN (PROVIDE) TWO (2) SMALL APPLIANCE KITCHEN AREA. [C.E.C. 210-42(B)(1)]
 - (1) LABEL CIRCUITS AT SERVICE PANEL. (C.E.C. 110-22)
 - (A-1) MINIMUM TWO (2) 20 AMP BREAKERS.
- D. RECEPTACLES (OUTLETS) AT COUNTER TOPS KITCHEN SHALL MAINTAIN THE FOLLOWING:
 - (1) A RECEPTACLE SHALL BE INSTALLED AT COUNTER SPACE TWELVE (12) INCHES OR WIDER. [C.E.C. 210-52(B)(1)]
 - (2) RECEPTACLES SHALL BE INSTALLED IN RECESSED DEVICE BOXES IN COUNTER WALLS.
 - (A-1) RAISE DEVICE BOXES IN WALL.
 - (3) RECEPTACLES AT COUNTER TOPS SHALL BE G.F.C.I. PROTECTED. [C.E.C. 210-8(A)(6)]
- E. RANGE HOOD.
 - (1) PROVIDE (INSTALL) GROUNDED RECEPTACLE IN CABINET ABOVE RANGE HOOD FOR THREE (3) WIRE PLUG/CORD.
 - (2) NO FLEX VENTING (DUCTING), MAINTAIN THE FOLLOWING:

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- (A-1) DUCTING SHALL BE OF METAL AND HAVE A SMOOTH INTERIOR SURFACES. (C.M.C. 504.2)
 - (A-2) NO SCREWS IN DUCTING.
 - (A-3) NO REDUCING OF DUCTS.
 - (3) THE DUCT SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER.
2. PADDLE FANS.
- A. FANS SHALL BE SECURE TO LISTED DEVICE BOXES IN CEILING.
 - (1) SECURE (SUPPORT) WITH LISTED FASTENERS. (C.E.C. 300-6).
3. HEATING.
- A. FLOOR FURNACE HAS BEEN REMOVED AND REPLACED WITH RECESSED GAS WALL FURNACE. COMPLETE THE FOLLOWING:
 - (1) INSTALLED RECESSED GAS WALL FURNACE WITHOUT PERMIT/PERMITS OR INSPECTIONS.
 - (A-1) OBTAIN PERMITS.
 - (i) MECHANICAL PERMIT.
 - (a-i) GAS FURNACE.
 - (ii) PLUMBING PERMIT.
 - (a-i) GAS PIPING.
 - (A-2) REMOVE WALL COVERING (C.M.C. 928.1) FROM TOP OF FURNACE TO CEILING (DOUBLE PLATE). COMPLETELY REMOVE ALL COVERING BETWEEN STUDS.
 - (i) DOUBLE PLATE CUT FULL WIDTH BETWEEN STUDS. (C.M.C. 928.1)
 - (A-3) CEILING PLATE SPACERS AT CUT DOUBLE PLATE.
 - (i) NOT FIRE STOP SPACERS [ONLY TWO (2) STORY UNITS].
 - (A-4) NO WIRING IN STUD BAY.
 - (A-5) HOLD-DOWN PLATE.
 - (i) SECURED WITH TWO (2) SCREWS.

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(A-6) ATTIC SHIELD (METAL SLEEVE). (C.M.C. 928.1)

(A-7) TYPE BW VENT SYSTEM.

- (i) PROVIDE ROOF FLASHING WITH A STORM COLLAR WHERE VENT PENETRATES ROOF.**
- (ii) VENT PIPING TERMINATE NO LESS THAN TWELVE (12) FEET FROM BOTTOM OF FURNACE OR A MINIMUM OF TWELVE (12) INCHES ABOVE ROOF WITH LISTED BW VENT CAP. (C.M.C. 928.1)**
- (iii) VENT SYSTEM SHALL HAVE ONE (1) INCH CLEARANCE FROM ALL COMBUSTIBLES.**
- (iv) WHERE WOOD LATH, BUILDING PAPER, METAL LATH, OR PERFORATED LATH ARE ON THE WALL (STUD BAY), INSTALL SHEET METAL BARRIER. (C.M.C. 928.1)**

(A-8) LISTED GAS SHUT OFF VALVE WITH LISTED GAS FLEX CONNECTOR.

(A-9) PATCH, PAINT, ETC. AFTER INSPECTION APPROVAL.

B. ELECTRICAL WALL HEATER AT ADDITION.

4. BATHROOM.

A. OBTAIN REQUIRED PERMITS.

(1) BUILDING PERMIT.

(A-1) BATHROOM UPGRADES.

(2) ELECTRICAL PERMIT.

(A-1) RECEPTACLE (OUTLET).

(A-2) SWITCH.

(A-3) LIGHT FIXTURE.

(A-4) BATHROOM CIRCUIT (RECEPTACLE).

(A-5) EXHAUST FAN.

(3) PLUMBING PERMIT.

(A-1) WATER CLOSET (TOILET).

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- (A-2) LAVATORY (SINK).
 - (1) SINK AND CABINET.
- (4) MECHANICAL PERMIT.
 - (A-1) EXHAUST FAN.
- B. PLUMBING FIXTURES WHERE ATTACHED TO FLOOR OR WALL (C.P.C. 408.2).
SHALL BE MADE WATERTIGHT.
 - (1) PROVIDE(INSTALL) CLOSET BOLT CAPS AT WATER CLOSET (TOILET).
- C. RECEPTACLE (OUTLET).
 - (1) MAINTAIN RECEPTACLE (OUTLET) WITHIN 36 INCHES OF PULLMAN (LAVATORY).
 - (A-1) RECEPTACLE SHALL BE G.F.C.I. PROTECTED. [C.E.C. 210-8(A)(1)]
 - (2) NO OTHER DEVICES ON THIS CIRCUIT.
- D. LIGHT SWITCH WRONG SIDE OF BATHROOM DOOR.
 - (1) REVERSE DOOR OR MOVE SWITCH.
- E. CEILING EXHAUST FAN. [REQUIRED (C.B.C. 1203.4.2.0)]
 - (1) DUCTING SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH BACK DRAFT DAMPER. (C.M.C. 504.1)
 - (A-1) NO TERMINATION IN ATTIC AREAS.

South Gate Municipal Code, Title 9, Buildings; Chapter 9.04, California Plumbing Code, Section 108.4.1; Permits Required, Construction and/or Alteration Without First Obtaining Required Permit(s).

South Gate Municipal Code, Title 9, Buildings, Chapter 9.48, Building and Property Rehabilitation; Section 9.48.020, Definition of substandard Building, Item (D), Inadequate Plumbing.

- 1. **INSTALLED (REPLACED) WATER SERVICE FROM WATER METER TO FRONT OF DWELLING UNIT WITHOUT PERMIT. COMPLETE THE FOLLOWING:**
 - A. **OBTAIN PLUMBING PERMIT.**
 - (1) **WATER SERVICE.**
 - B. **EXPOSE (DIG UP) THREE (3) AREAS TO VERIFY MINIMUM DEPTH REQUIREMENT.**
 - (1) **TWELVE (12) INCHES BELOW SURROUNDING GROUND. [C.P.C. 609.1]**

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- (A-1) ONE (1) AT SIDEWALK.
 - (A-2) ONE (1) AT ENTRANCE TO DWELLING.
 - (A-3) ONE (1) IN THE MIDDLE.
 - (2) IF NOT TWELVE (12) INCHES BELOW SURROUNDING GROUND. LOWER PIPING BEFORE CALLING FOR INSPECTION.
 - (A-1) DON'T COVER UNTIL INSPECTED.
 - C. MAINTAIN (INSTALL) LISTED FULLWAY VALVE (GATE VALVE OR EQUAL). (C.P.C. 605.2)
2. LAUNDRY TUB (TRAY) HAS BEEN REMOVED FROM GARAGE.
- A. OBTAIN PLUMBING PERMIT.
 - (1) EITHER INSTALL NEW LAUNDRY TUB (TRAY).
 - (2) OR, REMOVE ONE AND HALF (1 1/2) INCH DRAIN FITTINGS AND PIPING. REPLACE (INSTALL) TWO (2) INCH CAST IRON FITTINGS AND PIPING. (NO A.B.S. PLASTIC) FOR TWO (2) INCH STANDPIPE FOR CLOTHESWASHER. (C.P.C. TABLE 7-3)
 - B. NOTE: A Required Plumbing Fixture Per California Plumbing Code Table 4-1 Minimal Plumbing Facilities. [(C.P.C. 412.1) Minimum Number of Required Fixtures]
3. INSTALLED GAS LINE WITHOUT PERMIT FROM DWELLING UNIT TO DETACHED GARAGE. COMPLETE ONE (1) OF THE FOLLOWING:
- A. IF TO BE REMOVED.
 - (1) OBTAIN PLUMBING (RESTORATION) PERMIT. [C.P.C. 108.4.2]
 - (2) REMOVE ALL VISIBLE GAS PIPING.
 - (A-1) CAP OFF AT SOURCE.
 - (A-2) PATCH ALL HOLES.
 - B. IF GAS LINE TO REMAIN, COMPLETE THE FOLLOWING:
 - (1) OBTAIN PLUMBING PERMIT. (C.P.C. 108.4.1)
 - (2) EXPOSE (DIG UP) TOTAL LENGTH OF GAS LINES.
 - (3) GAS PIPING IN GROUND SHALL BE FACTORY WRAPPED PIPE (PROTECTIVELY COATED PIPE). [C.P.C. 1211.1.3]

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- (4) **ALL JOINTS AND DAMAGED TO FACTORY COATING SHALL BE PRIMERED ONE (1) INCH MORE THAN TAPED AREA. [C.P.C. 1211.10]**
 - (5) **ALL UNDERGROUND PIPING (METAL) SHALL HAVE A MINIMUM OF TWELVE (12) INCHES OF EARTH COVER.**
 - (A-1) **DON'T COVER UNTIL INSPECTED. [C.P.C. 1204.2]**
 - (6) **AIR TEST FOR INSPECTION. [C.P.C. 1214.3.2]**
 - (7) **USE NO UNIONS. INSTALL RIGHT/LEFT NIPPLES/COUPLINGS. [C.P.C. 1211.3.2]**
 - (8) **GAS PIPING IN EXPOSED EXTERIOR LOCATION(S) SHALL BE PROTECTED FROM CORROSION (OIL BASE PAINT). [C.P.C. 1211.2]**
 - (9) **HORIZONTAL GAS PIPING SHALL BE INSTALLED SIX (6) INCHES OR MORE ABOVE SURROUNDING GROUND. [C.P.C. 1211.2.1]**
- 4. ADDED (REPLACED) WATER LINES TO GARAGE FROM WATER HEATER.**
- A. OBTAIN PLUMBING PERMIT.**
 - (1) **WATER LINES.**
 - B. WATER LINES SHALL BE A MINIMUM OF TWELVE (12) INCHES BELOW SURROUNDING GROUND OR OTHER APPROVED METHOD.**

NOTES ONLY:

- 1. **Copper Water Service.**
- 2. **Double Dead Bolt Locks Not Permitted. [C.B.C. 1003.3.1.8], Exit Doors, Screen Doors, Etc., Shall be Openable From the Inside Without The Use Of A Key or Any Special Knowledge or Effort.**
- 3. **No remodeling permits in City file.**
- 4. **Windows.**
 - A. **North side - Four (4) Original wood sash windows and two (2) gray nail-ons.**
 - B. **West side - Four (4) Original wood sash windows and one (1) gray nail-on.**
 - C. **South side - Two (2) Original wood sash windows and two (2) gray nail-ons.**
 - D. **East side - Six (6) foot gray nail-on sliding door.**
- 5. **Garage has fire wall at northwest corner, window and side door (north side), and laundry tub (tray) at north side.**
 - A. **NOTE: A Required Plumbing Fixture Per California Plumbing Code Table 4-1 Minimal Plumbing Facilities. [(C.P.C. 413.1) Minimum Number of Required Fixtures]**
- 6. **No wall or ceiling coverings in garage, except:**
 - A. **Northwest corner.**
- 7. **Re-Inspection Fee Of \$53.00 Will Be Required After Third Inspection For The Same Item/Items That Have Not Been Completed And Each Time Thereafter Until Item/Items Have Been Completed. [S.G.M.C. 9.01.030]**
- 8. **Permits Required For Interior Remodel Work Such As; New Walls, Replacement Plumbing, Fixtures, Remodel of Bathrooms, Remodel of Kitchen, Replacement Furnaces, Replacement Water Heaters, Wiring, Etc.**

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9. Subpanel in garage (northwest corner).

The owner and applicant should be aware and understand that any violation determined during this inspection will require correction regardless of change of ownership, or change of circumstance by the owner, the owner's agent, or other persons involved. Any violation(s) discovered by means of this inspection, shall be corrected by the seller/owner prior to the Close of Escrow, or within one (1) year period if not sold, or buyer must sign the City's Agreement to Correct Code Violations prior to the close of escrow, whichever occurs first.

WARNING

No representation is being made that this is a complete listing of all violations. The receipt of this report and any other users hereof, are not entitled to rely on the contents of this report or any omission here from to form the opinion that the property is safe for occupancy or otherwise complies with the Zoning and Building Code of the City of South Gate.

The field inspection was conducted solely to ascertain compliance at the time of the inspection with Zoning (i.e. land use) regulations - not building code (health and safety) regulations. The detection of any building code violation listed above was incidental to, and not the primary purpose of the inspection.

The City of South Gate is not stopped or prevented from asserting that other unlisted violations must be corrected if and when detected.

If you have any questions, or desire any further information, please contact Building Inspector, William Koopmans. He can be reached at (323) 563-9547, Monday through Thursday, between the hours of 8:00 a.m - 9:00 a.m. only.

Respectfully,

WILLIAM CAMPANA,
BUILDING OFFICIAL

WC:ec

cc: William Koopmans