



City of South Gate

8650 CALIFORNIA AVENUE • SOUTH GATE, CA 90280 • (323) 563-9549
FAX (323) 563-9571

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING AND SAFETY DIVISION

PRE-SALE PROPERTY REPORT

March 2, 2010

Agent: Miguel Vazquez
Home Central Realty
7340 Firestone Blvd Ste 133
Downey CA 90241

**RE: 9933 OTIS STREET
SOUTH GATE, CA 90280**

Dear Property Owner(s):

In response to the request for a "Pre-Sale Property Report" under **Application Number 2010-5480**, 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 # 4479, DATED 11/19/89
PREVIOUS PRE-SALE PROPERTY REPORT # 98-8157, DATED 07/13/98

COVENANT RUNNING WITH THE LAND: ACCESSORY ROOM AGREEMENT FOR STORAGE ROOM,
DOCUMENT # 89-1858323 (NOT FOR SLEEPING OR RENTAL PURPOSES)

DWELLING AND 21 X 13 FT DETACHED STORAGE ROOM BUILT PRIOR TO FEBRUARY 24, 1928
ANNEXATION

04433, ADDITION TO DWELLING, 08/10/29
03363, GAS PIPE, 08/10/29
04687, WIRING, 05/10/30
04412, PLUMBING, 05/10/30

PRE-SALE PROPERTY INSPECTION REPORT

RE: 9933 Otis Street

March 2, 2010

Page 2 of 11 Pages

- 05556, GAS PIPE, 09/04/35
- 06459, WIRING, 09/20/35
- 06144, ADDITION TO DWELLING, 07/08/33
- 05738, PLUMBING, 08/25/33
- 04420, SEWER CONNECTION, 08/25/33
- 05820, WIRING, FIXTURES, 09/05/33
- 01871, ELECTRICAL SERVICE UPGRADE, 03/26/69
- 01432, RE-ROOF DETACHED GARAGE, 11/17/89
- 01433, (2) GAS PIPING SYSTEMS, WATER HEATER (REAR OF DWELLING), 11/17/89
- 01434, DIRECT VENT WALL FURNACE IN LIVING ROOM, APPLIANCE VENT, 11/17/89
- 13304, ELECTRICAL SERVICE UPGRADE, 04/07/97
- 27226, REMOVE WIRING AT SINGLE CAR GARAGE, 12/16/98
- 27227, WATER HEATER REPLACEMENT (NORTHWEST CORNER), 12/16/98
- 27229, REMOVE UNPERMITTED SEWER CONNECTION IN STORAGE ROOM, 12/16/98
- 27230, REMOVE ALL PLUMBING IN STORAGE ROOM, 12/16/98
- 27231, REMOVE ALL WIRING IN STORAGE ROOM, 12/16/98
- 27232, RESTORE 12 X 12 STORAGE ROOM TO PERMITTED USE, (4) WINDOWS AT STORAGE ROOM, 12/16/98
- 27233, RESTORE DETACHED SINGLE CAR GARAGE TO PERMITTED USE, INSTALL WINDOW AT GARAGE, REMOVE WALL AND CEILING COVERINGS, REPLACE DAMAGED WOOD MEMBERS, 12/16/98 (REMOVED)
- 01636, COMBINATION PERMIT FOR: Building: 630 SQ. FT. 2-CAR GARAGE/STORAGE ROOM/LAUNDRY FACILITIES; Plumbing: (6) SWITCHES, (2) OUTLETS, (2) CLOTHES DRYER/WASHER, FEEDER, GROUNDING ELECTRODE SYSTEM, SUBPANEL; Plumbing: AUTOMATIC WASHER, GAS PIPING, (2) WATER PIPING, DRAIN/VENT PIPE; Sewer: SEWER CONNECTION, 12/04/01
- 03464, REMOVE SINGLE CAR GARAGE, CUT AND RE-FRAME STORAGE ROOM, 12/04/01
- 01636, ADDITIONAL BRANCH CIRCUIT AT GARAGE, 11/18/02
- 10699, WATER HEATER REPLACEMENT, 08/12/03 (CANCELLED)
- 10766, KITCHEN OUTLET, 08/14/03
- 11207, WATER HEATER REPLACEMENT, 09/11/03
- 24922, COMBINATION PERMIT FOR: Building: 521 SQ. FT. BEDROOM AND BATHROOM ADDITION, UPGRADE EXISTING BEDROOM AND BATHROOM, (5) WINDOW REPLACEMENTS, RE-ROOF DWELLING, STUCCO DWELLING; Electrical: (28) OUTLETS, GARBAGE DISPOSAL, KITCHEN FAN, (2) BATHROOM CIRCUITS, (3) ADDITIONAL BRANCH CIRCUITS, (15) SWITCHES, (15) LIGHTS, (2) BATHROOM FAN, (7) SMOKE DETECTORS, SERVICE UPGRADE; Mechanical: (2) VENT FANS, RANGE HOOD; Plumbing: (2) TOILETS, (2) LAVATORIES, (2) BATH TUBS, SINK, GARBAGE DISPOSAL, HOSE BIBB, WATER HEATER, GAS PIPE SYSTEM, GAS PIPING, (7) WATER PIPING, (4) DRAIN/VENT PIPE, 11/09/06

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 February 23, 2010 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):

PRE-SALE PROPERTY INSPECTION REPORT

RE: 9933 Otis Street

March 2, 2010

Page 3 of 11 Pages

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. **REPAIR/REMOVE CHAIN FENCING AT FRONT OF PROPERTY (EAST SIDE).**
2. **REPAIR/REMOVE GATE AT DRIVEWAY, SOUTHEAST CORNER OF DWELLING.**
3. **MAINTAIN YARDS.**
 - A. **TRIM AND EDGE LAWNS.**
 - B. **REMOVE ALL WEEDS FROM YARD AREAS (PLANTERS, UP AGAINST FENCING, STRUCTURES, ETC.).**
4. **REPAIR OR REPLACE FOUNDATION VENT SCREENS AND CRAWL SPACE SCREENS WITH ¼ INCH GALVANIZED WIRE MESH WHERE NEEDED (WOOD NOT ACCEPTABLE). (C.B.C. 1203.3.1)**
5. **MAINTAIN (PROVIDE) A FULLWAY VALVE ON WATER LINE BEFORE ENTERING BUILDING FROM WATER METER.**
 - A. **VALVE SHALL BE VISIBLE AND ACCESSIBLE. (C.P.C. 605.2)**
6. **REPAIR DAMAGED KITCHEN COUNTER TOPS.**
7. **PLUMBING FIXTURES WHERE ATTACHED TO FLOOR OR WALL [C.P.C. 407.2]. SHALL BE MADE WATERTIGHT.**
 - A. **LAVATORY TOPS IN BATHROOMS.**
 - B. **BASE OF WATER CLOSETS (TOILETS).**
8. **MAINTAIN (PROVIDE) CLOSET BOLT CAPS FOR WATER CLOSET (TOILET).**
9. **FENCING OVER SIX (6) FEET HIGH AT SOUTH PROPERTY LINE.**
 - A. **SOUTH GATE MUNICIPAL CODE, TITLE 11, ZONING, BUILDINGS, CHAPTER 11.32, YARDS, HEIGHT AND AREA, SECTION 11.32.130(2). WALL, FENCE OR HEDGE MUST BE MAINTAINED (NOT TO EXCEED SIX [6] FEET).**
10. **REMOVE COMBUSTIBLES FROM GARAGE FLOOR.**

PRE-SALE PROPERTY INSPECTION REPORT

RE: 9933 Otis Street

March 2, 2010

Page 4 of 11 Pages

- A. CARPET, ETC. (C.B.C. 406.2.6)
- 11. CUT BACK INSULATION A MINIMUM OF SIX (6) INCHES FROM UNDERFLOOR OPENINGS FROM UNDER DWELLING (ADDITION).
- 12. REPAIR/PAINT RIDGE AT ROOF AT REAR (WEST SIDE) OF DWELLING.
- 13. REMOVE TRASH, DEBRIS, JUNK, ETC. FROM REAR YARD AREAS, FROM INSIDE GARAGE AND DETACHED STORAGE ROOM.
- 14. GAS PIPING IN EXPOSED EXTERIOR LOCATION(S) SHALL BE PROTECTED FROM CORROSION (OIL BASE PAINT). [C.P.C. 1211.1.3]
 - A. NORTHWEST CORNER OF GARAGE.
- 15. INSTALL PROTECTIVE BARRIERS FROM MECHANICAL DAMAGE FROM VEHICLES. (C.M.C. 308.1) (C.P.C. 510.3)
 - A. CLOTHESWASHER/CLOTHESDRYER.
 - (1) INSIDE GARAGE AT NORTHWEST CORNER OF GARAGE.

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 9.48, Buildings and Property Rehabilitation; Section 9.48.202, Definition of Substandard Building, Item (C), Inadequate or Hazardous wiring.

- 1. INSTALL REQUIRED [C.E.C. 210-52(E)] EXTERIOR RECEPTACLE AT FRONT OF DWELLING. COMPLETE THE FOLLOWING:
 - A. OBTAIN ELECTRICAL PERMIT.
 - (1) RECEPTACLE, WIRING, ETC.
 - B. INSTALL LISTED MATERIAL FOR OUTDOOR (EXTERIOR) USE. [C.E.C. 410-4(A)]
 - (1) SECURE (SUPPORT) WITH LISTED FASTENERS. (C.E.C. 300.11) (C.E.C. 348.30)
 - C. RECEPTACLE SHALL BE G.F.C.I. PROTECTED. [C.E.C. 210-8(A)(3)]
 - D. PROVIDE (INSTALL) IN-USE COVER.
- 2. MISSING REQUIRED [C.E.C. 210-70(A)(1)] EXTERIOR LIGHT FOR SIDE DOOR TO GARAGE. COMPLETE THE FOLLOWING:
 - A. OBTAIN ELECTRICAL PERMIT.
 - (1) LIGHT FIXTURE.
 - (2) SWITCH, ETC.

PRE-SALE PROPERTY INSPECTION REPORT

RE: 9933 Otis Street

March 2, 2010

Page 5 of 11 Pages

- B. INSTALL LIGHT FIXTURE CONTROLLED BY A WALL SWITCH.**
- (1) INSTALL LISTED MATERIAL FOR OUTDOOR (EXTERIOR) USE. [C.E.C. 410-4(A)]
 - (2) SECURE (SUPPORT) WITH LISTED FASTENERS. [C.E.C. 300(11)] (C.E.C. 348.30)
- 3. ADDED (INSTALLED) WIRING IN DETACHED STORAGE ROOM. COMPLETE ONE (1) OF THE FOLLOWING:**
- A. IF TO REMAIN.**
- (1) OBTAIN ELECTRICAL PERMIT.
 - (A-1) SUBPANEL.
 - (A-2) RECEPTACLES.
 - (A-3) SWITCHES.
 - (A-4) LIGHT FIXTURES.
 - (A-5) ANY OTHER WIRING.
 - (2) REMOVE UNAPPROVED WIRING.
 - (A-1) ROMEX WIRING (N.M.C.), EXTENSION CORDS, EXTENSION CORD MATERIAL, ETC.
 - (A-2) DEVICE BOXES, LIGHT FIXTURES, ETC. ATTACHED TO UNAPPROVED WIRING.
 - (3) MAINTAIN (INSTALL) MINIMUM ELECTRICAL FOR STORAGE ROOM.
 - (A-1) INTERIOR AREAS.
 - (i) ONE (1) LIGHT FIXTURE. [C.E.C. 210-70(A)(1)]
 - (ii) ONE (1) SWITCH FOR LIGHT FIXTURE (WALL SWITCH).
 - (iii) ONE (1) RECEPTACLE [C.E.C. 210-52(G)] (CONVENIENCE OUTLET).
 - (A-2) EXTERIOR AREAS.
 - (i) ONE (1) LIGHT FIXTURE NEXT TO DOOR ENTRANCE CONTROLLED BY WALL SWITCH. [C.E.C. 210-70(a)(1)]
 - (A-3) ALL WIRING SHALL BE INSTALLED IN LISTED METAL RACEWAYS (CONDUIT), DEVICE BOXES, ETC.

PRE-SALE PROPERTY INSPECTION REPORT

RE: 9933 Otis Street

March 2, 2010

Page 6 of 11 Pages

- (i) SECURE (STAPLE OR APPROVED EQUAL) RACEWAYS (CONDUIT, ETC.) WITHIN TWELVE (12) INCHES OF ALL DEVICE BOXES, ETC. AND FOUR AND HALF (4 1/2) FEET THEREAFTER. [C.E.C. 320.30(A)(B)(C)] [C.E.C. 350-30(A)(B)]
- (A-4) PROVIDE (INSTALL) SUBPANEL IN STORAGE ROOM. [C.E.C. 225-30]
 - (i) PROVIDE (INSTALL) SUPPLEMENTAL GROUNDING SYSTEM. [C.E.C. 250-32]
 - (a-i) EIGHT (8) FOOT GROUNDING ROD, COLD WATER PIPE OR EQUAL.
 - (a-ii) LISTED GROUNDING CLAMPS AND GROUNDING CONDUCTOR.
 - (x-i) CONDUCTOR (WIRE) SHALL BE IN (PROTECTED) METAL CONDUIT.
 - (ii) MAINTAIN (PROVIDE) SEPARATE GROUNDING BUS BAR FOR GROUNDING CONDUCTORS. [C.E.C. 250-32 (B)(1)]
 - (iii) MAINTAIN CLEAR (ACCESSIBLE) AREA IN/AT FRONT OF SUBPANEL.
 - (a-i) THIRTY (30) INCHES WIDE OF SUBPANEL. [C.E.C. 110-26(A)(2)]
 - (a-ii) THIRTY-SIX (36) INCHES IN FRONT (DEPTH) OF SUBPANEL. [C.E.C. 110-26(A)(1)]
- (A-5) ADDED RECEPTACLES SHALL BE G.F.C.I. PROTECTED. [C.E.C. 210-8(A)(2)]
 - (i) CONVENIENCE OUTLETS.
- (A-6) MAINTAIN (PROVIDE) COVERS (FACE) PLATES FOR ALL DEVICE BOXES. [C.E.C. 410-12]
 - (i) FILL KNOCK OUT HOLES IN DEVICE BOXES WITH LISTED COVERS. [C.E.C. 314.17(A)] [C.E.C. 110.12(A)]
- (A-7) MATERIAL ON EXTERIOR AREAS SHALL BE LISTED FOR EXTERIOR (DAMP) LOCATIONS. [C.E.C. 410-4(A)]

B. IF TO BE REMOVED.

- (1) OBTAIN RESTORATION (ELECTRICAL) PERMIT. (C.B.C. 108.4)
- (2) REMOVE ALL WIRING TO SOURCE.
- (3) REMOVE ALL MATERIAL, DEBRIS, ETC. FROM PROPERTY.

PRE-SALE PROPERTY INSPECTION REPORT**RE: 9933 Otis Street****March 2, 2010****Page 7 of 11 Pages**

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).

REBUILDING CLOSETS IN BEDROOMS, ETC. WITHOUT PERMIT. COMPLETE THE FOLLOWING:

1. **OBTAIN BUILDING PERMIT.**
 - A. **FRAMING, DRYWALL, ETC.**
2. **CALL FOR FRAMING INSPECTION.**
3. **UPON FRAMING APPROVAL.**
4. **CALL FOR DRYWALL NAILING.**
 - A. **MAXIMUM EIGHT (8) INCHES APART.**
5. **COMPLETE TAPING, PAINTING, ETC.**

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.

1. **INSTALLED LAUNDRY FACILITIES IN KITCHEN AREA WITHOUT PERMITS, PLANS OR INSPECTIONS. COMPLETE ONE (1) OF THE FOLLOWING:**
 - A. **IF TO REMAIN IN KITCHEN.**
 - (1) **OBTAIN PERMITS.**
 - (A-1) **PLUMBING PERMIT.**
 - (i) **STANDPIPE.**
 - (ii) **WATER LINES.**
 - (iii) **GAS PIPING.**
 - (A-2) **MECHANICAL PERMIT.**
 - (i) **DRYER DUCTING.**
 - (A-3) **ELECTRICAL PERMIT.**

PRE-SALE PROPERTY INSPECTION REPORT

RE: 9933 Otis Street

March 2, 2010

Page 8 of 11 Pages

- (i) 20 AMP CIRCUIT.
 - (ii) GROUNDED RECEPTACLE.
- (2) GAS PIPING REQUIREMENTS:
 - (A-1) USE NO UNIONS. INSTALL LEFT/RIGHT NIPPLES/COUPLINGS. (C.P.C. 1211.13)
 - (A-2) HORIZONTAL GAS PIPING SHALL BE INSTALLED SIX (6) INCHES OR MORE ABOVE SURROUNDING GROUND. (C.P.C. 1211.3)
 - (A-3) GAS PIPING SHALL BE SECURELY SUPPORTED WITH LISTED FASTENERS. (C.P.C. 314.1)
 - (A-4) INSTALL LISTED GAS SHUT OFF VALVE IN A VISIBLE/ACCESSIBLE LOCATION. (C.P.C. 1211.18) (C.P.C. 1211.16) (C.M.C. 1312.13)
 - (A-5) GAS PIPING IN EXPOSED EXTERIOR LOCATION(S) SHALL BE PROTECTED FROM CORROSION(OIL BASE PAINT). (C.P.C. 1211.10)
 - (A-6) AIR TEST GAS PIPING. (C.P.C. 1204.3.2)
- (3) MAINTAIN (INSTALL) SEPARATE 20 AMP CIRCUIT (BREAKER) FOR CLOTHESWASHER RECEPTACLE. [C.E.C. 210-11(C)(2) NO OTHER DEVICES ON THIS CIRCUIT. [C.E.C. 210-52(F)] RECEPTACLE SHALL BE G.F.C.I. PROTECTED [C.E.C. 210-8(A)(7)]. LABEL BREAKER AT SERVICE PANEL. (C.E.C. 110-22).
- (4) INSTALL VENT KIT WITH A BACK DRAFT DAMPER (FOR CLOTHESDRYER). Note: All Exhaust Ducting Shall be of Metal and Shall Have a Smooth Interior Surfaces (C.M.C. 504.3.2.1) in Concealed Areas.
- (5) EXPOSE (REMOVE WALL COVERING) TO VERIFY DRAIN/VENT FOR LAUNDRY STANDPIPE. COMPLETE THE FOLLOWING:
 - (A-1) STANDPIPE TO BE INSTALLED WITH TWO (2) INCH LISTED CAST IRON PIPING AND FITTINGS. (C.P.C. TABLE 7-3)
 - (i) NO EXPOSED PLASTIC MATERIAL.
 - (A-2) MAINTAIN VENT SYSTEM FOR DRAIN SYSTEM. VENT TERMINATES A MINIMUM OF SIX (6) INCHES ABOVE ROOF (WITH LISTED FLASHING). (C.P.C. 906.1)
 - (i) NO EXPOSED PLASTIC MATERIAL.
 - (ii) MAINTAIN (PROVIDE) CLEANOUT ON EXTERIOR IN AN ACCESSIBLE/VISIBLE LOCATION. (C.P.C. 707.6)

PRE-SALE PROPERTY INSPECTION REPORT

RE: 9933 Otis Street

March 2, 2010

Page 9 of 11 Pages

- (a-i) USE (INSTALL) NO GALVANIZED PLUGS ON CAST IRON CLEANOUT FITTINGS. (C.P.C. 707.1) INSTALL LISTED BRASS, PLASTIC OR EQUAL.
 - (iii) MAINTAIN (PROVIDE) HOT AND COLD LAUNDRY BIBBS FOR CLOTHES WASHER. (C.P.C. 610.3)
 - (6) REPAIR, PATCH, PAINT, ETC. WHERE NEEDED.
- B. IF TO BE REMOVED.**
- (1) OBTAIN RESTORATION PERMITS. (C.B.C. 108.4)
 - (A-1) PLUMBING PERMIT.
 - (i) REMOVAL OF PLUMBING.
 - (A-2) MECHANICAL PERMIT.
 - (i) REMOVAL OF DUCTING.
 - (2) REMOVE ALL PLUMBING TO SOURCE.
 - (A-1) LEAVE ALL AREAS OPEN TO VERIFY REMOVALS.
 - (3) REMOVE ALL DUCTING.
 - (4) REPAIR, PATCH, PAINT, ETC. WHERE ATTACHED TO EXISTING FLOORS AND WALLS.
 - (5) REMOVE ALL MATERIAL, DEBRIS, ETC. FROM PROPERTY.
- 2. CENTRAL HEATING/COOLING UNIT ON ROOF OF DWELLING. INSTALLED WITHOUT COMMUNITY DEVELOPMENT'S LOCATION APPROVAL, PLAN CHECK OR PERMIT(S). COMPLETE THE FOLLOWING:**
- 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.**

PRE-SALE PROPERTY INSPECTION REPORT**RE: 9933 Otis Street****March 2, 2010****Page 10 of 11 Pages**

(1) **AS BUILT PLANS ARE PLANS OF EXISTING CONSTRUCTION OF STRUCTURE.**

D. UPON PLAN CHECK APPROVAL, OBTAIN PERMIT/PERMITS.

(1) **BUILDING PERMIT.**

(A-1) **SUPPORTING OF UNIT ON ROOF.**

(2) **MECHANICAL PERMIT.**

(A-1) **CENTRAL AIR UNIT.**

(A-2) **DUCTING.**

(3) **ELECTRICAL PERMIT.**

(A-1) **WIRING FOR UNIT.**

(4) **PLUMBING PERMIT.**

(A-1) **GAS PIPING.**

E. COMPLETE ALL ITEMS ON "AS BUILT PLANS".**F. CALL FOR INSPECTION.****NOTES ONLY:**

1. Galvanized water service.
2. Double Dead Bolt Locks Not Permitted. [C.B.C. 1008.1.8.3.4], Exit Doors, Screen Doors, Etc., Shall be Openable From the Inside Without The Use Of A Key or Any Special Knowledge or Effort.
3. White frame windows.
4. Detached garage has laundry facilities.
 - A. 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]
5. No plumbing in storage room.
6. No re-roofing permits in City file for:
 - A. Dwelling unit.
 - B. Storage room.
7. Covenant running with the land: accessory room agreement for storage room, document # 89-1858323 (not for sleeping or rental purposes).
8. Re-inspection fee of \$54.00, 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)
9. 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.

PRE-SALE PROPERTY INSPECTION REPORT**RE: 9933 Otis Street****March 2, 2010****Page 11 of 11 Pages**

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