



# 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*

July 23, 2009

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

**RE: 8122 SAN MIGUEL AVENUE  
SOUTH GATE, CA 90280**

Dear Property Owner(s):

In response to the request for a "Pre-Sale Property Report" under **Application Number 09-5227**, 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 # 1997-7702, DATED 11/17/97 (STILL PENDING)  
PREVIOUS PRE-SALE PROPERTY REPORT # 1998-8183, DATED 07/23/98 (STILL PENDING)  
PREVIOUS PRE-SALE PROPERTY REPORT # 2008-4811, DATED 08/11/08 (STILL PENDING)

02151, DWELLING GARAGE, 12/09/26  
01728, WIRING, 01/10/27  
00743, CESSPOOL, 03/17/27  
01949, FIXTURES, 04/12/27  
01669, PLUMBING, 01/02/28  
01387, GAS PIPE, 01/02/28  
01139, SEWER CONNECTION, 07/19/29  
44193, WIRING, 02/01/67  
59994, SWIMMING POOL, 02/03/72  
59995, POOL DRAIN/TRAP, VACUUM BREAKER, 02/03/72  
60503, GAS SYSTEM, POOL HEATER, 03/08/72  
60529, LIGHT, SWITCH, LIGHT FIXTURE, MOTOR, 03/09/72  
24132, (12) WINDOW REPLACEMENTS, RE-ROOF DWELLING, REMOVE THROUGH THE WALL. AIR  
CONDITIONER UNIT, 08/04/98 (EXPIRED)  
24133, LAUNDRY TUB, GAS PIPING, WATER HEATER, KITCHEN DRAIN/VENT PIPE, 08/04/98  
(EXPIRED)

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05916, COMBINATION PERMIT FOR: Mechanical; THROUGH THE WALL AIR CONDITIONER UNIT AT SOUTH SIDE; Plumbing: RELOCATE WATER HEATER, GAS PIPING, KITCHEN DRAIN/VENT PIPE, 07/23/02 (EXPIRED)

06893. (12) WINDOW REPLACEMENTS, RE-ROOF DWELLING, 10/07/02 (EXPIRED)

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 9.48.30, Definition of Substandard Property, Item (A); Overgrown Vegetation.*

**REMOVE DEAD PALM TREE FRONDS.****1. REAR YARD (SOUTH SIDE).**

*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).*

**REBUILT DETACHED GARAGE WITH LAUNDRY FACILITIES AND ELECTRICAL WITHOUT PERMITS. COMPLETE THE FOLLOWING:**

- 1. SUBMIT ONE (1) PLOT PLAN FOR PRELIMINARY REVIEW TO COMMUNITY DEVELOPMENT, PLANNING DIVISION, FOR CONSIDERATION OF LOCATION APPROVAL.**
- 2. 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.**

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3. **UPON PLOT PLAN APPROVAL, SUBMIT TWO (2) SETS OF "AS BUILT PLANS" (STRUCTURAL PLANS) TO BUILDING DEPARTMENT FOR PLAN CHECK WITH COPY OF APPROVED PLOT PLAN.**
  - (1) **AS BUILT PLANS ARE PLANS OF EXISTING CONSTRUCTION OF STRUCTURE.**
4. **UPON PLAN CHECK APPROVAL, OBTAIN PERMIT/PERMITS.**
  - A. **BUILDING PERMIT.**
    - (1) **GARAGE.**
  - B. **ELECTRICAL PERMIT.**
    - (1) **SUBPANEL.**
    - (2) **UNDERGROUND RACEWAY.**
    - (3) **CLOTHES WASHER CIRCUIT.**
    - (4) **MINIMUM.**
      - (A-1) **RECEPTACLES TWO (2).**
      - (A-2) **LIGHT FIXTURES TWO(2).**
      - (A-3) **SWITCHES TWO (2).**
  - C. **PLUMBING PERMIT.**
    - (1) **LAUNDRY TRAY OR TWO (2) INCH STAND PIPE.**
    - (2) **REMOVE UNPERMITTED PLUMBING.**
5. **COMPLETE/VERIFY ALL ITEMS ON "AS BUILT PLANS".**
6. **CALL FOR INSPECTIONS.**
7. **REMOVE UNPERMITTED PLUMBING FROM SOUTHWEST CORNER.**
  - A. **COMPLETELY EXCAVATE (DIG UP) TOTAL LENGTH OF DRAIN LINE TO SOURCE.**
    - (1) **LEAVE TRENCH OPEN FOR INSPECTION. [C.P.C. 315.3]**
    - (2) **DON'T COVER UNTIL INSPECTED (REMOVAL OF ALL DRAIN PIPING).**
    - (3) **CAP OFF AT SOURCE WITH LISTED MATERIAL.**

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*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).*

**CONSTRUCTED BLOCK WALL FENCE WITH WIRING (LIGHT FIXTURES, ETC.) AT NORTH, EAST, AND SOUTH SIDE (AROUND SWIMMING POOL). BUILT WITHOUT COMMUNITY DEVELOPMENT'S LOCATION APPROVAL, PLAN CHECK OR PERMIT(S). COMPLETE THE FOLLOWING:**

- 1. SUBMIT ONE (1) PLOT PLAN FOR PRELIMINARY REVIEW TO COMMUNITY DEVELOPMENT, PLANNING DIVISION, FOR CONSIDERATION OF LOCATION APPROVAL.**
- 2. 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.**
- 3. OBTAIN CERTIFICATION LETTER FROM EITHER A STATE LICENSED STRUCTURAL ENGINEER OR A STATE LICENSED MASONRY CONTRACTOR STATING ON COMPANY'S STATIONERY (LETTERHEAD) THAT EXISTING MASONRY (STRUCTURES, FOOTINGS, WALLS, ETC.) MEETS MINIMUM REINFORCEMENT (STEEL) REQUIREMENTS PER CALIFORNIA BUILDING CODE 2007 EDITION.**
- 4. OBTAIN PERMITS.**
  - A. BUILDING PERMIT.**
    - (1) MASONRY FENCING.**
  - B. ELECTRICAL PERMIT.**
    - (1) LIGHT FIXTURES.**
      - (A-1) APPROXIMATE TEN (10).**
    - (2) SWITCHES.**
    - (3) RECEPTACLE, ETC.**
- 5. OBTAIN CERTIFICATION LETTER FROM A STATE LICENSED ELECTRICAL CONTRACTOR OR EQUAL. STATING ON COMPANY'S LETTERHEAD (STATIONERY) THAT ALL WIRING MEETS MINIMUM CODE REQUIREMENTS PER 2007 CALIFORNIA ELECTRICAL CODE.**
- 6. OR, REMOVE WIRING. COMPLETE THE FOLLOWING:**
  - A. OBTAIN RESTORATION (ELECTRICAL) PERMIT. (C.B.C. 108.4)**

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(1) REMOVAL OF WIRING.

B. REMOVE ALL WIRING TO SOURCE.

C. REPAIR, PATCH, PAINT, ETC. WHERE ATTACHED TO EXISTING FENCING.

*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).*

1. APPROXIMATE 18 BY 34 FOOT PATIO COVER ATTACHED TO REAR OF DWELLING (EAST SIDE) AND SOUTH SIDE OF DETACHED GARAGE TO PROPERTY LINE AT SOUTH SIDE WITH WIRING. BUILT WITHOUT COMMUNITY DEVELOPMENT'S LOCATION APPROVAL, PLAN CHECK OR PERMIT(S). NOT BUILT TO MINIMUM STANDARDS, REMOVAL REQUIRED. COMPLETE THE FOLLOWING:

A. OBTAIN RESTORATION PERMITS.

(1) BUILDING PERMIT. (C.B.C. 108.4)

(A-1) REMOVAL OF PATIO.

(2) ELECTRICAL PERMIT. (C.B.C. 108.4)

(A-1) REMOVAL OF WIRING.

B. REMOVE WIRING TO SOURCE.

C. REMOVE PATIO COVER, FRAMING MEMBERS, ETC.

D. REPAIR, PATCH, PAINT, ETC. WHERE ATTACHED TO EXISTING STRUCTURE/STRUCTURES.

E. REMOVE ALL MATERIAL, DEBRIS, ETC. FROM PROPERTY.

2. RE-ROOFED DWELLING WITHOUT PERMIT. COMPLETE THE FOLLOWING:

A. OBTAIN BUILDING PERMIT.

(1) APPROXIMATE TEN (10) SQUARES.

B. SUBMIT CERTIFICATION LETTER FROM A STATE LICENSED ROOF CONTRACTOR OR EQUAL. STATING ON COMPANY'S LETTERHEAD (STATIONERY) THAT ROOFING MEETS MINIMUM CODE REQUIREMENTS PER 2007 CALIFORNIA BUILDING CODE.

3. REPLACE (INSTALLED) TWELVE WHITE FRAME WINDOWS WITHOUT PERMIT. COMPLETE THE FOLLOWING:

A. OBTAIN BUILDING PERMIT.

**PRE-SALE PROPERTY INSPECTION REPORT****RE: 8122 San Miguel Avenue****July 23, 2009****Page 6 of 15 Pages****B. ONE (1) WINDOW PER SLEEPING ROOM SHALL MEET THE MINIMUM REQUIREMENTS [C.B.C. 1026]:**

- (1) 5 SQUARE FOOT OPENABLE AREA;**
- (2) 20 INCH WIDTH;**
- (3) WINDOW SILL NO MORE THAN 44 INCHES OFF FINISHED FLOOR (INTERIOR).**

**C. INSTALL SMOKE ALARMS IN ALL SLEEPING ROOMS AND HALLWAYS (AREAS BEFORE SLEEPING ROOM DOORS).[S.G.M.C. 10.12.040]**

*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.*

**I. INTERIOR IMPROVEMENTS (UPGRADES) WITHOUT PERMITS: KITCHEN, BATHROOM, ETC.****A. KITCHEN.****1. OBTAIN PERMITS.****(A-1) BUILDING PERMIT.**

- (i) KITCHEN UPGRADES.**

**(A-2) ELECTRICAL PERMIT.**

- (i) RECEPTACLES.**
  - (ii) SWITCHES.**
  - (iii) LIGHTS.**
  - (iv) GARBAGE DISPOSAL CIRCUIT.**
  - (v) SMALL APPLIANCE CIRCUITS.**
- (a-1) MINIMUM TWO (2).**

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- (A-3) **PLUMBING PERMIT.**
  - (i) **KITCHEN SINK.**
  - (ii) **GARBAGE DISPOSAL.**
- (A-4) **MECHANICAL PERMIT.**
  - (i) **RANGE HOOD.**
- (2) **MAINTAIN GARBAGE DISPOSAL. (S.G.M.C. 9.08.040)**
  - (A-1) **MAINTAIN (PROVIDE) SEPARATE 15-20 AMP CIRCUIT. (C.E.C. 220-4)**
    - (i) **LABEL CIRCUIT AT SERVICE PANEL. (C.E.C. 110-22)**
    - (ii) **NO OTHER DEVICES ON THIS CIRCUIT.**
  - (A-2) **MAINTAIN (PROVIDE) GROUNDED RECEPTACLE BELOW KITCHEN SINK (IN WALL) FOR THREE (3) WIRE PLUG/CORD FROM DISPOSAL.**
  - (A-3) **MAINTAIN SWITCH ABOVE COUNTER TOP IN A RECESSED DEVICE BOX.**
  - (A-4) **LOWER DRAIN FITTINGS AT WALL (LEAVE OPEN FOR INSPECTION).**
- (3) **MAINTAIN (PROVIDE) TWO (2) SMALL APPLIANCE CIRCUITS AT KITCHEN AREA. [C.E.C. 210-42(B)(1)]**
  - (A-1) **MINIMUM TWO (2) 20 AMP BREAKERS.**
- (4) **RECEPTACLES (OUTLETS) AT COUNTER TOPS KITCHEN SHALL MAINTAIN THE FOLLOWING:**
  - (A-1) **A RECEPTACLE SHALL BE INSTALLED AT COUNTER SPACE TWELVE (12) INCHES OR WIDER. [C.E.C. 210-52(C)(1)]**
  - (A-2) **RECEPTACLES SHALL BE INSTALLED IN RECESSED DEVICE BOXES IN COUNTER WALLS.**
  - (A-3) **RECEPTACLES AT COUNTER TOPS SHALL BE G.F.C.I. PROTECTED. [C.E.C. 210-8(A)(6)]**
- (5) **RANGE HOOD.**
  - (A-1) **PROVIDE (INSTALL) GROUNDED RECEPTACLE IN CABINET ABOVE RANGE HOOD FOR THREE (3) WIRE PLUG/CORD.**

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**(A-2) NO FLEX VENTING (DUCTING), MAINTAIN THE FOLLOWING:**

**(i) NO SCREWS IN DUCTING.**

**(ii) NO REDUCING OF DUCTS.**

**(A-3) THE DUCT SHALL TERMINATE OUTSIDE THE DWELLING AND SHALL BE EQUIPPED WITH BACK DRAFT DAMPER. (C.M.C. 504.1)**

**B. PADDLE FANS.**

**(1) FANS SHALL BE SECURE TO LISTED DEVICE BOXES IN CEILING.**

**(A-1) SECURE (SUPPORT) WITH LISTED FASTENERS. (C.E.C. 300-6)**

**C. LIGHT FIXTURES IN CLOSETS.**

**(1) MAINTAIN EXISTING FIXTURES A MINIMUM OF TWELVE (12) INCHES FROM FACE (FRONT) OF SHELVES.**

**(2) OR, INSTALL RECESSED LIGHT FIXTURES WITH GLASS COVERS A MINIMUM OF SIX (6) INCHES FROM FACE (FRONT) OF SHELVES.**

**(3) OR, REMOVE ALL WIRING, LIGHT, FIXTURES, ETC.**

**(A-1) PATCH HOLES, ETC.**

**D. HEATING.**

**(1) REMOVED FLOOR FURNACE FROM LIVING ROOM/BEDROOM. COMPLETE THE FOLLOWING:**

**(A-1) INSTALL RECESSED GAS WALL FURNACE OR APPROVED EQUAL. MAINTAIN/PROVIDE THE FOLLOWING FOR WALL FURNACE:**

**(i) OBTAIN PERMITS.**

**(a-i) MECHANICAL PERMIT.**

**(x-i) GAS FURNACE.**

**(a-ii) PLUMBING PERMIT.**

**(x-i) GAS PIPING.**

**(A-2) LEAVE WALL OPEN FROM TOP OF FURNACE TO CEILING (DOUBLE PLATE). (C.M.C. 928.1)**

**(i) DOUBLE PLATE CUT FULL WIDTH BETWEEN STUDS. (C.M.C. 928.1)**

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- (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.**
- (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)**
- (8) GAS PIPING REQUIREMENTS:**
  - (i) USE NO UNIONS. INSTALL LEFT/RIGHT NIPPLES/COUPLINGS. (C.P.C. 1211.13)**
  - (ii) HORIZONTAL GAS PIPING SHALL BE INSTALLED SIX (6) INCHES OR MORE ABOVE SURROUNDING GROUND. (C.P.C. 1211.3)**
  - (iii) GAS PIPING SHALL BE SECURELY SUPPORTED WITH LISTED FASTENERS. (C.P.C. 314.1)**
  - (iv) 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)**
  - (v) GAS PIPING IN EXPOSED EXTERIOR LOCATION(S) SHALL BE PROTECTED FROM CORROSION(OIL BASE PAINT). (C.P.C. 1211.10)**
  - (vi) AIR TEST GAS PIPING. (C.P.C. 1204.3.2)**

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

**E. BATHROOM.**

(1) OBTAIN REQUIRED PERMITS.

(A-1) BUILDING PERMIT.

(i) BATHROOM UPGRADES.

(A-2) ELECTRICAL PERMIT.

(i) RECEPTACLE (OUTLET).

(ii) SWITCH.

(iii) LIGHT FIXTURE.

(iv) EXHAUST FAN.

(A-3) PLUMBING PERMIT.

(i) WATER CLOSET (TOILET).

(ii) LAVATORY (SINK).

(a-i) SINK AND CABINET.

(iii) TUB/SHOWER VALVE.

(A-4) MECHANICAL PERMIT.

(i) EXHAUST FAN.

(2) PLUMBING FIXTURES WHERE ATTACHED TO FLOOR OR WALL (C.P.C. 408.2) SHALL BE MADE WATERTIGHT.

(A-1) PROVIDE (INSTALL) CLOSET BOLT CAPS AT WATER CLOSET (TOILET).

(3) RECEPTACLE (OUTLET).

(A-1) MAINTAIN RECEPTACLE (OUTLET) WITHIN 36 INCHES OF PULLMAN (LAVATORY).

(i) RECEPTACLE SHALL BE G.F.C.I. PROTECTED. [C.E.C. 210-8(A)(1)]

(4) TUB-SHOWER VALVE.

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- (A-1) TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. (C.P.C. 418.0)
- (5) CEILING EXHAUST FAN. [REQUIRED (C.B.C. 1203.4.2.0)]
- (A-1) DUCTING SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH BACK DRAFT DAMPER. (C.M.C. 504.1)
  - (i) NO TERMINATION IN ATTIC AREAS.

*South Gate Municipal Code; Title 9, Buildings, Chapter 9.50, Swimming Pools, Spas, Etc.; Chapter 9.50.020, Gates to Be Self-closing and Self Latching.*

1. GATES/DOORS TO POOL/SPA AREA (BACK YARD) SHALL BE SELF-CLOSING AND SELF-LATCHING. (S.G.M.C. 9.50.020) (C.B.C. 3109)
  - A. GATES (FENCES) TO POOL/SPA AREA (BACK YARD) SHALL BE A MINIMUM OF FIVE (5) FEET HIGH.
    - (1) FENCE CANNOT BE CLIMBABLE.
  - B. LATCHES FOR GATES SHALL BE A MINIMUM OF 54 INCHES OFF SURROUNDING GROUND. (C.B.C. 3151B)
2. POOL EQUIPMENT SHALL BE G.F.C.I. PROTECTED. [C.E.C. 680-5(B)]
  - A. PROVIDE (INSTALL) ANTI-ENTRAPMENT DEVICE ON THE SUCTION OUTLET.
3. DOORS/SCREEN DOORS WITH DIRECT ACCESS REQUIRE ALARM AUDIBLE THROUGHOUT THE DWELLING WITHIN 7 SECONDS OF OPENING FOR 30 SECONDS.

*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. REPLACED/REQUIRED POOL EQUIPMENT WITHOUT PERMIT.
  - A. OBTAIN PLUMBING PERMIT.
2. REPLACED CLEAN OUT AT NORTH SIDE OF DWELLING WITHOUT PERMIT.
  - A. OBTAIN PLUMBING PERMIT.
3. INSTALLED GAS LINE WITHOUT PERMIT FROM DWELLING UNIT TO DETACHED GARAGE. COMPLETE ONE (1) OF THE FOLLOWING:
  - A. IF TO BE REMOVED.

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- (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]
  - (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. RELOCATED WATER HEATER WITHOUT PERMIT. COMPLETE THE FOLLOWING:**
- A. OBTAIN PLUMBING PERMIT.**
    - (1) WATER HEATER. (C.P.C. 503.0) TANK 2003.
    - (2) GAS PIPING.
  - B. PROVIDE THREE (3) INCH CONCRETE BASE AT A MINIMUM OF THREE (3) INCHES ABOVE SURROUNDING GROUND. (C.P.C. 508.6) (C.M.C. 1106.2)**
  - C. PROVIDE [INSTALL] RIGID DOUBLE WALL VENT (TYPE B) MATERIAL FROM TOP OF ENCLOSURE TO ONE (1) FOOT ABOVE ROOF OF DWELLING UNIT, SECURE ONE (1) INCH FROM COMBUSTIBLES AND TERMINATE WITH LISTED VENT CAP. (C.P.C. TABLE 5-2) (C.P.C. TABLE 12.7.2)**

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- D. PROVIDE TEMPERATURE AND PRESSURE RELIEF VALVE WITH ¼ INCH DRAIN PIPE. DRAIN TO TERMINATE NO MORE THAN TWENTY-FOUR (24) INCHES, NOR LESS THAN SIX (6) INCHES FROM SURROUNDING GROUND, POINTING DOWNWARD AND WITHOUT THREADS ON END OF DRAIN PIPE. (C.P.C. 608.5) (C.P.C. 505.6)**
- E. PROVIDE THERMO BLANKET AROUND WATER HEATER TANK AND INSULATE THE HOT/COLD WATER LINES, MINIMUM FIVE (5) FEET FROM TANK CONNECTIONS WITH R-4. (TITLE 24) Note: Storage tank water heaters that are 50 gallons or less, with an EF (efficiency rating) of .58 or greater, do not require an external insulation blanket. Storage tank water heaters that are above 50 gallons and a BTU rating above 75,000, and have a EF rating of .67 or greater do not require an external insulation blanket.**
- F. INSTALL VENT CONNECTOR FROM DRAFT HOOD (TOP OF TANK) TO TOP OF ENCLOSURE. (C.P.C. 510.10.3)**
- G. SECURE TOP OF ENCLOSURE TO SIDES.**
- H. INSTALL LISTED EARTHQUAKE STRAPS [TWO (2)]. SECURE WITH ¾ INCH BY 2 ¼ INCH LONG LAG SCREWS INTO EXISTING STUDS. USE NO PLUMBER'S TAPE OR NAILS. (C.P.C. 508.2)**
- 5. INSTALLED (REPLACED) WATER SERVICE FROM WATER METER TO 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]**
      - (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 (PROVIDE) A FULLWAY VALVE ON WATER LINE BEFORE ENTERING BUILDING FROM WATER METER.**
    - (1) VALVE SHALL BE VISIBLE AND ACCESSIBLE. (C.P.C. 605.2)**
- 6. CRACKED TRAP AT REAR OF DWELLING (EAST SIDE). COMPLETE THE FOLLOWING:**

**PRE-SALE PROPERTY INSPECTION REPORT****RE: 8122 San Miguel Avenue****August 11, 2008****Page 14 of 15 Pages**

- A. OBTAIN PLUMBING PERMIT.**
- B. REPLACE TRAP.**
  - (1) CAST IRON TRAP (NO A.B.S. PLASTIC).**

*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. REPLACE MISSING INTERIOR COVER TO SERVICE PANEL AT NORTHWEST CORNER OF DWELLING.**
  - A. LABEL BREAKERS (CIRCUITS) AT MAIN SERVICE PANEL. MARKINGS SHALL BE LEGIBLY TO INDICATE ITS PURPOSE. (C.E.C. 110-22)**
- 2. INSTALLED UNDERGROUND TO GARAGE WITHOUT PERMIT. COMPLETE THE FOLLOWING:**
  - A. OBTAIN ELECTRICAL PERMIT.**
    - (1) UNDERGROUND RACEWAY.**
  - B. EXPOSE (DIG UP) TO VERIFY OR INSTALL ONE (1) OF THE FOLLOWING:**
    - (1) METAL CONDUIT (NO E.M.T.). [C.E.C. (TABLE 300-5)]**
      - (A-1) TWELVE (12) INCHES BELOW SURROUNDING GROUND.**
    - (2) P.V.C. CONDUIT (PLASTIC). [C.E.C. (TABLE 300-5)]**
      - (A-1) EIGHTEEN (18) INCHES BELOW SURROUNDING GROUND.**
- 3. SECURE GROUNDING CONDUCTOR (ARMOR CABLE) BELOW SERVICE PANEL.**
  - A. SECURE (SUPPORT) WITH LISTED FASTENERS. (C.E.C 300.11) (C.E.C. 348.30)**

**NOTES ONLY:**

- 1. Copper 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. 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)
- 5. 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: 8122 San Miguel Avenue****July 23, 2009****Page 15 of 15 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

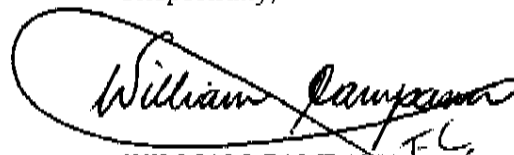
**No representation is being made that this is a complete listing of all violations. The receipt of this report and any other users hercof, are not entitled to rely on the contents of this report or any omission here from to form the opinion that the property is safe for occupancy or otherwise complies 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, E.C.  
BUILDING OFFICIAL

WC:ee

cc: William Koopmans