



# City of South Gate

8620 CALIFORNIA AVENUE • SOUTH GATE, CA 90280 • (323) 563-9349  
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COMMUNITY DEVELOPMENT DEPARTMENT  
BUILDING AND SAFETY DIVISION

## **PRE-SALE PROPERTY REPORT**

May 4, 2009

Agent: Miguel A. Vazquez  
Home Central Realty  
9028 Santa Fe Avenue Ste A  
South Gate CA 90280

**RE: 8961 SAN GABRIEL AVENUE  
SOUTH GATE, CA 90280**

Dear Property Owner(s):

In response to the request for a "Pre-Sale Property Report" under **Application Number 09-5127**, the following is the Report from the Department of Community Development, Building and Safety Division of the City of South Gate.

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 # 3342, DATED 10/18/88

- 14413, DWELLING AND GARAGE, 12/20/40
- 11538, WIRING, FIXTURES, 01/07/41
- 05554, PLASTERING, 01/14/41
- 10554, PLUMBING, 02/05/41
- 12307, GAS PIPE, 02/05/41
- 12219, GAS FURNACE, 02/05/41
- 09156, SEWER CONNECTION, 02/05/41
- 42122, WIRING, RANGE HOOD, 10/06/64
- 92447, 12 X 18 OPEN ALUMINUM PATIO COVER ATTACHED TO GARAGE, 02/27/76
- 01201, REMOVE PATIO COVER ATTACHED TO GARAGE, 10/14/88
- 01202, REPLACE OVERHEAD CONDUCTORS FROM DWELLING TO DETACHED GARAGE, 10/14/88
- 08345, GAS PIPING SYSTEM FOR CENTRAL AIR UNIT, 10/21/92
- 08346, OUTLET, LIGHT FIXTURES, COMPRESSOR, SERVICE UPGRADE, 10/21/92
- 08347, FORCED AIR FURNACE, COMPRESSOR (ROOF MOUNTED), 10/21/92
- 22127, COMBINATION PERMIT FOR: Building: 1531 SQ. FT. 2-STORY DWELLING AT REAR OF LOT; ELECTRICAL; MECHANICAL: HVAC SYSTEM; PLUMBING; SEWER CONNECTION, 12/13/05 (CANCELLED-WORK NOT DONE)
- 25412, REMOVE 440 SQ. FT. DETACHED GARAGE, 07/13/06 (CANCELLED-WORK NOT DONE)
- 22128, COMBINATION PERMIT FOR: Building: 441 SQ. FT. ATTACHED 2-CAR GARAGE; Electrical: (2) HIGH VOLTAGE FIXTURES, FEEDER, (3) SWITCHES, (6) LIGHTS, 07/19/06 (CANCELLED-WORK NOT DONE)

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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 April 29, 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. REPAIR/REPLACE TILES ON ROOF, WHERE NEEDED.
2. REMOVE/REPAIR RAIN GUTTER ABOVE DRIVEWAY.
3. REMOVE TEMPORARY WIRING FROM EXTERIOR LOCATIONS.
  - A. EXTENSION CORDS, CHRISTMAS LIGHTS, ETC. (C.E.C. 590.3)
4. 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.
5. REPLACE MISSING LIGHT FIXTURES (INSIDE DWELLING).
6. 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)
7. REMOVE GRAFFITI FROM GARAGE.
8. 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.
9. RESTORE SIDE DOOR TO OPERABLE CONDITION.

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- A. NORTH SIDE.
10. CLEAN RETURN AIR GRILL AT CEILING AND REPLACE FILTER TO CENTRAL AIR UNIT.
    - A. IN/AT HALLWAY.
  11. REMOVE OLD FLOOR FURNACE FROM LIVING ROOM.
    - A. REMOVE VENT SYSTEM, REMOVE ALL EQUIPMENT FROM UNDERFLOOR (DWELLING).
      - (1) LEAVE AREA OPEN FOR INSPECTION (REMOVAL OF FURNACE).
    - B. UPON REMOVAL APPROVAL. COMPLETE THE FOLLOWING:
      - (1) REPAIR, PATCH, PAINT, ETC. WHERE ATTACHED TO EXISTING WALLS, FLOORING, ETC.
      - (2) REMOVE ALL MATERIAL, DEBRIS, ETC. FROM PROPERTY.
  12. REMOVE ADDED WALL COVERINGS IN GARAGE EXCEPT SOUTH SIDE (FIRE WALL).
    - A. REPLACE / REPAIR ANY MISSING/ DAMAGED WOOD MEMBERS.
      - (1) DIAGONAL BRACING.
      - (2) HEADERS.
      - (3) TRIMMERS FOR HEADERS.
      - (4) RAFTER/ RAFTER TIES.
      - (5) BLOCKING.
      - (6) STUDS, ETC.
    - B. REMOVE ALL MATERIAL, DEBRIS, ETC. FROM PROPERTY.

*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. SECURE EXTERIOR COVER AT SERVICE PANEL.
  - A. LABEL BREAKERS (CIRCUITS) AT SERVICE PANEL. MARKINGS SHALL BE LEGIBLY TO INDICATE ITS PURPOSE. (C.E.C. 110-22)

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2. **REPLACE MISSING (REQUIRED) [C.E.C. 210-70(A)(1)] EXTERIOR LIGHT FIXTURE FOR BACK DOOR (WEST SIDE).**
  - A. **INSTALL LISTED MATERIAL FOR OUTDOOR (EXTERIOR) USE. [C.E.C. 410-4(A)]**
3. **INSTALL MISSING LIGHT FIXTURE (REQUIRED) AT SOUTH SIDE OF DWELLING. [C.E.C. 210-70(A)(1)]**
  - A. **OBTAIN ELECTRICAL PERMIT.**
    - (1) **LIGHT FIXTURE.**
    - (2) **SWITCH, ETC.**
  - 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)**
4. **COMPLETE THE FOLLOWING FOR OVERHEAD FEEDERS (WIRES) FROM REAR OF DWELLING TO DETACHED GARAGE.**
  - A. **MAINTAIN A MINIMUM OF TEN (10) FEET CLEARANCE FROM SURROUNDING GROUND. [C.E.C. 230-24 (B)]**
    - (1) **TWELVE (12) FEET CLEARANCE ABOVE DRIVEWAY.**
  - B. **MAINTAIN A MINIMUM OF FOUR (4) INCHES BETWEEN FEEDERS (WIRES). [C.E.C. 225-14(C)]**
  - C. **IF FEEDERS (WIRES) REPLACED, OBTAIN ELECTRICAL PERMIT.**
    - (1) **FEEDERS (WIRES) SHALL BE # 10 OR LARGER. [C.E.C. 225-6(A)(1)]**
5. **ADDED WIRING INTERIOR/EXTERIOR GARAGE AREAS WITHOUT PERMIT.**
  - A. **OBTAIN ELECTRICAL PERMIT.**
    - (1) **SUBPANEL.**
    - (2) **RECEPTACLES.**
    - (3) **SWITCHES.**
    - (4) **LIGHT FIXTURES.**
    - (5) **ANY OTHER WIRING.**

**PRE-SALE PROPERTY INSPECTION REPORT****RE: 8961 San Gabriel Avenue****May 4, 2009****Page 5 of 14 Pages****B. REMOVE UNAPPROVED WIRING.**

- (1) ROMEX WIRING (N.M.C.), EXTENSION CORDS, EXTENSION CORD MATERIAL, ETC.
- (2) DEVICE BOXES, LIGHT FIXTURES, ETC. ATTACHED TO UNAPPROVED WIRING.

**C. MAINTAIN (INSTALL) MINIMUM ELECTRICAL FOR GARAGE.****(1) INTERIOR AREAS.****(A-1) ONE (1) LIGHT FIXTURE. [C.E.C. 210-70(A)(1)]****(A-2) ONE (1) SWITCH FOR LIGHT FIXTURE (WALL SWITCH).****(A-3) ONE (1) RECEPTACLE [C.E.C. 210-52(G)] (CONVENIENCE OUTLET).**

- (i) MAINTAIN (INSTALL) SEPARATE 20 AMP CIRCUIT (BREAKER) FOR CLOTHES WASHER 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 PANEL. [C.E.C. 110-22]

**(2) EXTERIOR AREAS.****(A-1) ONE (1) LIGHT FIXTURE NEXT TO DOOR ENTRANCE CONTROLLED BY WALL SWITCH. [C.E.C. 210-70(a)(1)]**

- (i) EXCEPT VEHICLE DOORS.

**(3) ALL WIRING SHALL BE INSTALLED IN LISTED METAL RACEWAYS (CONDUIT), DEVICE BOXES, ETC.****(A-1) 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)]****(4) PROVIDE (INSTALL) SUBPANEL IN GARAGE AREA. [C.E.C. 225-30]****(A-1) PROVIDE (INSTALL) SUPPLEMENTAL GROUNDING SYSTEM. [C.E.C. 250-32]**

- (i) EIGHT (8) FOOT GROUNDING ROD, COLD WATER PIPE OR EQUAL.

- (ii) LISTED GROUNDING CLAMPS AND GROUNDING CONDUCTOR.

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- (a-1) CONDUCTOR (WIRE) SHALL BE IN (PROTECTED) METAL CONDUIT.
- (A-2) MAINTAIN (PROVIDE) SEPARATE GROUNDING BUS BAR FOR GROUNDING CONDUCTORS. [C.E.C. 250-32 (B)(1)]
- (A-3) MAINTAIN CLEAR (ACCESSIBLE) AREA IN/AT FRONT OF SUBPANEL.
  - (i) THIRTY (30) INCHES WIDE OF SUBPANEL. [C.E.C. 110-26(A)(2)]
  - (ii) THIRTY-SIX (36) INCHES IN FRONT (DEPTH) OF SUBPANEL. [C.E.C. 110-26(A)(1)]
- (5) ADDED RECEPTACLES SHALL BE G.F.C.I. PROTECTED. [C.E.C. 210-8(A)(2)]
  - (A-1) CONVENIENCE OUTLETS.
- (6) MAINTAIN (PROVIDE) COVERS (FACE) PLATES FOR ALL DEVICE BOXES. [C.E.C. 410-12]
  - (A-1) FILL KNOCK OUT HOLES IN DEVICE BOXES WITH LISTED COVERS. [C.E.C. 314.17(A)] [C.E.C. 110.12(A)]
- (7) MATERIAL ON EXTERIOR AREAS SHALL BE LISTED FOR EXTERIOR (DAMP) LOCATIONS. [C.E.C. 410-4(A)]

*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) ELECTRICAL PERMIT.
      - (A-1) RECEPTACLES.

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- (A-2) SWITCHES.
- (A-3) LIGHTS.
- (A-4) GARBAGE DISPOSAL CIRCUIT.
- (2) PLUMBING PERMIT.
  - (A-1) KITCHEN SINK.
  - (A-2) GARBAGE DISPOSAL.
- (3) 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.
  - (3) MAINTAIN SWITCH ABOVE COUNTER TOP IN A RECESSED DEVICE BOX.
- C. 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.
  - (3) RECEPTACLES AT COUNTER TOPS SHALL BE G.F.C.I. PROTECTED. [C.E.C. 210-8(A)(6)]
- D. 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:
    - (A-1) DUCTING SHALL BE OF METAL AND HAVE A SMOOTH INTERIOR SURFACES. (C.M.C. 504.2)

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- (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. UNPERMITTED LAUNDRY FACILITIES [ORIGINAL (PERMITTED) LOCATION IS INSIDE DETACHED GARAGE]. COMPLETE THE FOLLOWING:
- A. OBTAIN RESTORATION (PLUMBING) PERMIT. (C.B.C. 108.4)
    - (1) REMOVAL OF PLUMBING.
  - B. REMOVE ALL PLUMBING LINES TO SOURCE.
    - (1) WATER LINES.
    - (2) GAS LINES.
    - (3) DRAIN LINES.
  - C. REMOVE ALL TEES AT SOURCE.
4. 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.
5. LIGHT FIXTURES IN CLOSETS.
- A. MAINTAIN EXISTING FIXTURES A MINIMUM OF TWELVE (12) INCHES FROM FACE (FRONT) OF SHELVES.
  - B. OR, INSTALL RECESSED LIGHT FIXTURES WITH GLASS COVERS A MINIMUM OF SIX (6) INCHES FROM FACE (FRONT) OF SHELVES.
  - C. OR, REMOVE ALL WIRING, LIGHT, FIXTURES, ETC.
    - (1) PATCH HOLES, ETC.
6. BATHROOM.
- A. OBTAIN REQUIRED PERMITS.

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- (1) ELECTRICAL PERMIT.
  - (A-1) RECEPTACLE (OUTLET).
  - (A-2) EXHAUST FAN.
- (2) PLUMBING PERMIT.
  - (A-1) WATER CLOSET (TOILET).
- (3) 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) RECEPTACLE SHALL BE G.F.C.I. PROTECTED. [C.E.C. 210-8(A)(1)]
- D. 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]
      - (A-1) ONE (1) AT SIDEWALK.

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- (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. MAINTAIN REQUIRED LAUNDRY IN GARAGE.
- A. MAINTAIN (PROVIDE) HOT AND COLD LAUNDRY BIBBS FOR CLOTHESWASHER. (C.P.C. 610.3)
  - B. MAINTAIN TRAP, ETC. AT LAUNDRY TUB (TRAY).
  - C. 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]
    - (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.

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- (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 TO SOUTHWEST CORNER OF DWELLING WITHOUT PERMIT. COMPLETE THE FOLLOWING:**
- A. **OBTAIN PLUMBING PERMIT.**
    - (1) **WATER HEATER. (C.P.C. 503.0)**
    - (2) **GAS PIPING.**
  - B. **GAS PIPING REQUIREMENTS:**
    - (1) **USE NO UNIONS. INSTALL LEFT/RIGHT NIPPLES/COUPLINGS. (C.P.C. 1211.13)**
    - (2) **HORIZONTAL GAS PIPING SHALL BE INSTALLED SIX (6) INCHES OR MORE ABOVE SURROUNDING GROUND. (C.P.C. 1211.3)**
    - (3) **GAS PIPING SHALL BE SECURELY SUPPORTED WITH LISTED FASTENERS. (C.P.C. 314.1)**
    - (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)**
    - (5) **GAS PIPING IN EXPOSED EXTERIOR LOCATION(S) SHALL BE PROTECTED FROM CORROSION(OIL BASE PAINT). (C.P.C. 1211.10)**
    - (6) **AIR TEST GAS PIPING. (C.P.C. 1204.3.2)**
  - C. **MAINTAIN (PROVIDE) THE FOLLOWING:**
    - (1) **PROVIDE TEMPERATURE AND PRESSURE RELIEF VALVE WITH ¾ 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)**
    - (2) **REPLACE/REPAIR ENCLOSURE.**

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- (3) 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)
  - (4) PROVIDE FULLWAY (GATE VALVE OR EQUAL) VALVE, ON COLD WATER SIDE BEFORE FLEX CONNECTOR. (C.P.C. 605.2)
  - (5) 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.
  - (6) INSTALL LISTED EARTHQUAKE STRAPS [TWO (2)]. SECURE WITH  $\frac{3}{8}$  INCH BY 2  $\frac{1}{4}$  INCH LONG LAG SCREWS INTO EXISTING STUDS. USE NO PLUMBER'S TAPE OR NAILS. (C.P.C. 508.2)
5. LOG LIGHTER AT MASONRY FIREPLACE.
- A. IF TO REMAIN:
- (1) OBTAIN PLUMBING PERMIT.
    - (A-1) GAS PIPING.
  - (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)
- B. IF TO BE REMOVED:

**PRE-SALE PROPERTY INSPECTION REPORT**

RE: 8961 San Gabriel Avenue

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- (1) OBTAIN RESTORATION (PLUMBING) PERMIT. (C.B.C. 108.4)
- (2) REMOVE ALL PIPING TO SOURCE.
- (3) PATCH HOLE IN MASONRY.

*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).*

*California Building Code, Section 907.2.10.1.2, Location of Smoke Alarms Within Dwelling Unit.*

**REPLACE (INSTALLED) APPROXIMATE SIX (6) GRAY METAL FRAME WINDOWS IN EXISTING WOOD SASH FRAMES WITHOUT PERMIT. COMPLETE THE FOLLOWING:**

1. OBTAIN BUILDING PERMIT.
2. ONE (1) WINDOW PER SLEEPING ROOM SHALL MEET THE MINIMUM REQUIREMENTS [C.B.C. 1026]:
  - A. 5 SQUARE FOOT OPENABLE AREA;
  - B. 20 INCH WIDTH;
  - C. WINDOW SILL NO MORE THAN 44 INCHES OFF FINISHED FLOOR (INTERIOR).
3. INSTALL SMOKE ALARMS IN ALL SLEEPING ROOMS AND HALLWAYS (AREAS BEFORE SLEEPING ROOM DOORS). [S.G.M.C. 10.12.040]

## 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. Wood sash windows, except approximate six (6) gray metal frame replacements in/at wood sash frames.
4. Central air system installed on roof.
5. Laundry tub (tray) at north side of detached garage.
  - 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]
6. Porte co-chere attached at southeast corner of dwelling.
7. No ceiling or windows at detached garage.
  - A. Side door at north side.
8. 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)
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.

*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 with an approved extension thereof, which ever occurs first.*

**PRE-SALE PROPERTY INSPECTION REPORT****RE: 8961 San Gabriel Avenue****May 4, 2009****Page 14 of 14 Pages****WARNING**

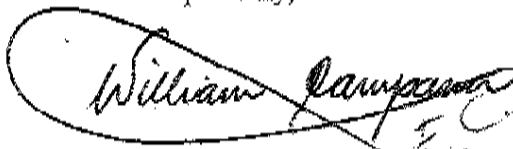
No representation is being made that this is a complete listing of all violations. The receipt of this report and any other users hereof, are not entitled to rely on the contents of this report or any omission here from to form the opinion that the property is safe for occupancy or otherwise complies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

A handwritten signature in black ink, appearing to read "William Campana", written over a large, loopy flourish that extends to the left and right.

WILLIAM CAMPANA,  
BUILDING OFFICIAL

WC:ec

cc: William Koopmans