



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

February 17, 2010

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

**RE: 10365 SAN JOSE AVENUE
SOUTH GATE, CA 90280**

Dear Property Owner(s):

In response to the request for a "Pre-Sale Property Report" under **Application Number 2010-5437**, 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 # 99-8895, DATED 09/23/99

- 17668, DWELLING AND GARAGE, 09/11/42
- 14345, WIRING, FIXTURES, 10/13/42
- 07963, PLASTERING, 10/21/42
- 12947, PLUMBING, 10/29/42
- 15169, GAS PIPE, GAS FURNACE, 10/29/42
- 11444, SEWER CONNECTION, 10/29/42
- 04053, BLOCK WALL AT REAR OF PROPERTIES, 05/08/85
- 08777, (7) WINDOW REPLACEMENTS, SANDBLAST AND RE-STUCCO DWELLING, 08/10/90
- 02250, 340 SQ. FT. BEDROOM, BATHROOM AND LAUNDRY ROOM ADDITION, 105 SQ. FT. LIVING ROOM EXTENSION, 05/25/93
- 02251, TOILET, LAVATORY, BATH TUB, LAUNDRY TUB, AUTOMATIC WASHER, GAS PIPING SYSTEM, WATER SYSTEM, (2) VACUUM BREAKERS, WATER HEATER, DRAIN/VENT PIPE, 05/25/93
- 02252, (11) RECEPTACLES, (6) LIGHTS, (6) SWITCHES, (6) LIGHT FIXTURES, CLOTHES DRYER, FAN, CLOTHES WASHER, 05/25/93
- 02254, FIREPLACE, 05/25/93

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- 02931, ELECTRICAL SERVICE UPGRADE, 06/28/93
- 05288, SUBPANEL AT GARAGE, 10/11/93
- 02799, DRYWALL GARAGE WALLS, RE-FRAME TO SEAL DOOR, 11/08/00 (EXPIRED)
- 06204, COMBINATION PERMIT FOR: Building: (11) WINDOW REPLACEMENTS; Plumbing: WATER HEATER REPLACEMENT, 08/13/02 (EXPIRED)
- 06205, RENEW PERMIT # 2799, DATED 11/08/00, REMOVE DRYWALL IN GARAGE, RE-ROOF GARAGE, 08/13/02 (EXPIRED)
- 34043, COMBINATION PERMIT FOR: Building: (11) WINDOW REPLACEMENTS; Plumbing: WATER HEATER REPLACEMENT, 05/22/08
- 34044, RENEW PERMIT # 6205, DATED 08/13/02, 05/22/08
- 34043, REMOVE GAS LINE AT GARAGE, 06/19/08
- 34284, RESTORE GARAGE TO PERMITTED USE, 06/19/08

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 9, 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):

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. **MAINTAIN YARDS.**
 - A. **TRIM AND EDGE LAWNS.**
 - B. **REMOVE ALL WEEDS FROM YARD AREAS (PLANTERS, UP AGAINST FENCING, STRUCTURES, ETC.).**
2. **REMOVE TRASH, DEBRIS, JUNK, ETC. FROM YARD AREAS, INSIDE DWELLING AND INSIDE GARAGE.**
3. **VEHICLE (GARAGE) OVERHEAD DOOR SHALL BE OPERABLE.**

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- A. WHEN DOOR IS IN THE OPEN POSITION, IT SHALL REMAIN OPEN WITHOUT ASSISTANCE. REPAIR ANY DEFECTIVE/MISSING HARDWARE.
4. REMOVE TEMPORARY WIRING FROM EXTERIOR AREAS. (C.E.C. 590.3)
 - A. EXTENSION CORDS, CHRISTMAS LIGHTS, ETC.
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)
 - B. PROVIDE (INSTALL) BRASS FITTING OR EQUAL BETWEEN COPPER TO GALVANIZED CONNECTION/CONNECTIONS. [C.P.C. 316.2.1]
6. REPAIR/REPLACE ACCESS PANEL COVER AT REAR OF DWELLING, NEXT TO WATER HEATER ENCLOSURE.
7. CLEAN INTERIOR OF WATER HEATER ENCLOSURE.
 - A. MAINTAIN DOOR WITH HANDLE TO WATER HEATER ENCLOSURE.
8. REMOVE DOG FECES FROM DRIVEWAY, YARDS AREAS, ETC.
9. REMOVE MEMBRANE FRAME IN/AT DRIVEWAY.
 - A. REMOVAL REQUIRED.
 - B. REMOVE ALL MATERIAL, DEBRIS, ETC. FROM PROPERTY.
10. REPAIR FENCING AT SOUTHWEST CORNER OF PROPERTY.
11. COMPLETE COLOR COAT AT SOUTH SIDE OF DETACHED GARAGE ENCLOSED DOOR AND WINDOW.

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. INSTALLED REQUIRED [C.E.C. 210-70(A)(1)] EXTERIOR LIGHT FOR SIDE DOOR AT NORTH SIDE WITHOUT PERMIT. COMPLETE THE FOLLOWING:
 - A. OBTAIN ELECTRICAL PERMIT.
 - (1) LIGHT FIXTURE.
 - (2) SWITCH, ETC.

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- B. REMOVE UNLISTED MATERIAL.
 - C. 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)
 - D. REMOVE ALL MATERIAL, DEBRIS, ETC. FROM PROPERTY.
2. SECURE GROUNDING CONDUCTOR FROM SERVICE PANEL TO GROUNDING ROD.
- A. MAINTAIN LISTED GROUNDING CLAMPS.
3. INSTALL REQUIRED [C.E.C. 210-52(E)] EXTERIOR RECEPTACLE AT REAR 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.
4. MAINTAIN (PROVIDE) COVERS (FACE) PLATES FOR ALL DEVICE BOXES. [C.E.C. 410-12]
- A. NORTHWEST CORNER OF DWELLING.
 - B. INSTALL IN-USE COVER.
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.

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6. MAINTAIN MINIMUM ELECTRICAL FOR DETACHED GARAGE.
 - A. OBTAINED ELECTRICAL PERMIT FOR ANY ADDED (REQUIRED) ELECTRICAL.
 - B. INTERIOR AREAS.
 - (1) ONE (1) LIGHT FIXTURE. [C.E.C. 210-70(A)(1)]
 - (2) ONE (1) SWITCH FOR LIGHT FIXTURE (WALL SWITCH).
 - (3) ONE (1) RECEPTACLE. [C.E.C. 210-52(G)]
 - (A-1) IF ADDED (INSTALLED) RECEPTACLE, IT SHALL BE G.F.C.I. PROTECTED. [C.E.C. 210-8(A)(2)]
 - C. EXTERIOR AREAS.
 - (1) ONE (1) LIGHT FIXTURE NEXT DOOR/DOORS CONTROLLED BY WALL SWITCH. [C.E.C. 210-70(A)(1)]
 - (A-1) EXCEPT VEHICLE DOORS.
 - D. INSTALL LISTED MATERIAL FOR OUTDOOR (EXTERIOR) USE. [C.E.C. 410-4(A)]
 - E. MAINTAIN (PROVIDE) COVER (FACE) PLATES FOR ALL DEVICE BOXES. (C.E.C. 410-12)

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.

PRE-SALE PROPERTY INSPECTION REPORT**RE: 10365 San José Avenue****February 17, 2010****Page 6 of 11 Pages****(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.****(A-2) GARBAGE DISPOSAL.****(4) MECHANICAL PERMIT (IF INSTALLED).****(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. 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)]**

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- (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)]

E. RANGE HOOD (IF INSTALLED).

- (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)
 - (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. BATHROOM (BATHROOM WITH STALL SHOWER).**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).
 - (A-2) LAVATORY (SINK).
 - (i) SINK AND CABINET.

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(A-3) STALL SHOWER.

(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. SHOWER VALVE.

(1) SHOWER SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES
OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE
TYPE. (C.P.C. 418.0)

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.

3. HEATING.

**A. FLOOR FURNACE HAS BEEN REMOVED. INSTALL LISTED RECESSED GAS
WALL FURNACE OR EQUAL. WALL FURNACE REQUIREMENTS:**

(1) OBTAIN PERMITS.

(A-1) MECHANICAL PERMIT.

(i) GAS FURNACE.

(A-2) PLUMBING PERMIT.

(i) GAS PIPING.

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- (2) REMOVE WALL COVERING (C.M.C. 928.1) FROM TOP OF FURNACE TO CEILING (DOUBLE PLATE). COMPLETELY REMOVE ALL COVERING BETWEEN STUDS. MAINTAIN/PROVIDE THE FOLLOWING:
 - (A-1) DOUBLE PLATE CUT FULL WIDTH BETWEEN STUDS. (C.M.C. 928.1)
 - (3) CEILING PLATE SPACERS AT CUT DOUBLE PLATE.
 - (A-1) NOT FIRE STOP SPACERS [ONLY TWO (2) STORY UNITS].
 - (4) NO WIRING IN STUD BAY.
 - (5) HOLD-DOWN PLATE.
 - (A-1) SECURED WITH TWO (2) SCREWS.
 - (6) ATTIC SHIELD (METAL SLEEVE). (C.M.C. 928.1)
 - (7) TYPE BW VENT SYSTEM.
 - (A-1) PROVIDE ROOF FLASHING WITH A STORM COLLAR WHERE VENT PENETRATES ROOF.
 - (A-2) 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)
 - (A-3) VENT SYSTEM SHALL HAVE ONE (1) INCH CLEARANCE FROM ALL COMBUSTIBLES.
 - (A-4) 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) LISTED GAS SHUT OFF VALVE WITH LISTED GAS FLEX CONNECTOR.
 - (9) PATCH, PAINT, ETC. AFTER INSPECTION APPROVAL.
4. RECESSED LIGHT FIXTURES. COMPLETE THE FOLLOWING:
- A. OBTAIN ELECTRICAL PERMIT.
 - (1) APPROXIMATE NINETEEN (19) LIGHT FIXTURES.
 - B. SUBMIT CERTIFICATION LETTER FROM A STATE LICENSED ELECTRICAL CONTRACTOR. STATING ON COMPANY'S LETTERHEAD (STATIONERY) THAT ALL WIRING IN ATTIC AREA MEETS MINIMUM REQUIREMENTS PER 2007 CALIFORNIA ELECTRICAL CODE.

5. PADDLE FANS.

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- A. FANS SHALL BE SECURE TO LISTED DEVICE BOXES IN CEILING.**
- (1) SECURE (SUPPORT) WITH LISTED FASTENERS. (C.E.C. 300-6)
- 6. BATHROOM (BATHROOM WITH TUB).**
- A. OBTAIN REQUIRED PERMITS.**
- (1) ELECTRICAL PERMIT.
- (A-1) SWITCH.
- (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. 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.

NOTES ONLY:

1. Copper water service.
2. No plumbing or ceiling coverings in garage.
3. 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.
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. Laundry room attached to rear of dwelling (west side).
 - 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. 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)

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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