



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

September 30, 2009

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

RE: 10223 SAN VINCENTE AVENUE
SOUTH GATE, CA 90280

Dear Property Owner(s):

In response to the request for a "Pre-Sale Property Report" under **Application Number 09-5301**, 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 # 2004-3119, DATED 12/02/04

- 26770, SINGLE FAMILY DWELLING WITH DETACHED GARAGE, 01/16/80
- 27305, (35) RECEPTACLES, (13) LIGHTS, (18) SWITCHES, (13) FIXTURES, GARBAGE DISPOSAL, DISH WASHER, FAN, CLOTHES WASHER, FURNACE, ELECTRICAL SERVICE, 02/06/80
- 27027, (2) TOILETS, SHOWER, SINK, GARBAGE DISPOSAL, FLOOR DRAIN, BATH TUB, (2) LAVATORIES, AUTOMATIC WASHER, DISH WASHER, GAS SYSTEM, WATER HEATER, 01/28/80
- 27544, FORCED-AIR FURNACE, 02/28/80
- 27026, SEWER CONNECTION, 01/28/80
- 07430, WATER HEATER, 07/12/84
- 17720, 191 SQ. FT. PATIO COVER ATTACHED TO REAR OF DWELLING, 10/23/97 - EXPIRED
- 17721, 113 SQ. FT. STORAGE ROOM AT REAR OF LOT, 10/23/97 - EXPIRED
- 17722, RECEPTACLE, LIGHT, SWITCH, LIGHTING FIXTURE, 10/23/97 - EXPIRED
- 32483, WATER HEATER REPLACEMENT, MAIN WATER LINE REPLACEMENT, 01/09/08
- 32484, REMOVE WALL AND CEILING COVERINGS AT GARAGE, 01/09/08
- 33177, DRYWALL (3 WALLS) AT GARAGE, INSTALL T-BAR CEILING IN GARAGE, INSULATE GARAGE, 03/10/08

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.

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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 September 23, 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 LIGHT FIXTURE AT NORTHEAST CORNER OF GARAGE.**
 - A. **INSTALL LISTED MATERIAL FOR OUTDOOR (EXTERIOR) USE. [C.E.C. 410-4(A)]**
2. **REMOVE COMBUSTIBLES FROM GARAGE FLOOR. (C.B.C. 406.2.6)**
 - A. **LINOLEUM, CARPET, ETC.**
3. **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. **REMOVE GLOBE VALVE (NORTHEAST CORNER OF DWELLING).**
 - C. **PATCH HOLE AROUND COPPER PIPING.**
4. **PATCH HOLE IN STUCCO.**
 - A. **WEST SIDE OF GARAGE.**
 - B. **MAINTAIN COLOR COAT.**
5. **REPAIR HOLES IN WALLS (INTERIOR OF DWELLING).**
6. **REPAIR FRONT DOOR.**
 - A. **BROKEN GLASS.**
7. **REPLACE BROKEN GLASS IN/AT WINDOWS.**

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- A. IF WINDOWS REPLACE OBTAIN PERMIT.
- 8. PAINT NEW FACIA BOARDS AT GARAGE.
- 9. MAINTAIN (PROVIDE) COVERS (FACE) PLATES FOR ALL DEVICE BOXES. [C.E.C. 410-12]
 - A. INTERIOR OF DWELLING.
- 10. CORRECTIONS AT WATER HEATER.
 - A. CLEAN INSIDE ENCLOSURE.
 - B. MAINTAIN (PROVIDE) HANDLE ON ENCLOSURE DOOR.
 - C. T & P ½ INCH DRAIN PIPE SHALL TERMINATE ON EXTERIOR OF ENCLOSURE (VISIBLE LOCATION), SIX (6) INCHES FROM SURROUNDING GROUND, POINTING DOWNWARD AND WITHOUT THREADS ON END OF DRAIN. (C.P.C. 608.5)
 - D. PROVIDE FULLWAY (GATE VALVE OR EQUAL) VALVE, ON COLD WATER SIDE BEFORE FLEX CONNECTOR. (C.P.C. 605.2)
 - (1) REMOVE GLOBE VALVE.
- 11. CLEAN GRILL AND CHANGE FILTER FOR F.A.U.
- 12. REPAIR/REPLACE CLOTHES DRYER DUCT (NORTH SIDE).
 - A. INSTALL VENT KIT WITH A BACK DRAFT DAMPER (FOR CLOTHES DRYER).
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.

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 INTERIOR COVER FOR SERVICE AT NORTHWEST CORNER.
 - A. LABEL BREAKERS (CIRCUITS) AT MAIN SERVICE PANEL. MARKINGS SHALL BE LEGIBLY TO INDICATE ITS PURPOSE. (C.E.C. 110-22)
- 2. MISSING REQUIRED [C.E.C. 210-70(A)(1)] EXTERIOR LIGHT AT BACK DOOR TO GARAGE (NORTHWEST CORNER). COMPLETE THE FOLLOWING:
 - A. OBTAIN ELECTRICAL PERMIT.
 - (1) LIGHT FIXTURE.

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- (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)**

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.**
- (3) PLUMBING PERMIT.**
 - (A-1) KITCHEN SINK.**
 - (A-2) GARBAGE DISPOSAL.**

B. MAINTAIN GARBAGE DISPOSAL. (S.G.M.C. 9.08.040)

- (1) MAINTAIN (PROVIDE) GROUNDED RECEPTACLE BELOW KITCHEN SINK (IN WALL) FOR THREE (3) WIRE PLUG/CORD FROM DISPOSAL.**

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- (A-1) PROVIDE CONNECTOR AT BOTTOM OF DISPOSAL.
- (2) 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)]
 - (A-1) PROVIDE (INSTALL) RECEPTACLE AT END OF PENINSULA BELOW COUNTER TOP (INSIDE CABINET). [C.E.C. 210-52(C)(3)]
 - (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)]
- 2. BATHROOM (DOWNSTAIRS BATHROOM).
 - A. OBTAIN REQUIRED PERMITS.
 - (1) ELECTRICAL PERMIT.
 - (A-1) RECEPTACLE (OUTLET).
 - (A-2) SWITCH.
 - (A-3) 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

PRE-SALE PROPERTY INSPECTION REPORT**RE: 10223 San Vicente Avenue****September 30, 2009****Page 6 of 7 Pages****EQUIPPED WITH BACK DRAFT DAMPER. (C.M.C. 504.1)****(A-1) NO TERMINATION IN ATTIC AREAS.****3. PADDLE FANS.****A. FANS SHALL BE SECURE TO LISTED DEVICE BOXES IN CEILING.****(1) SECURE (SUPPORT) WITH LISTED FASTENERS. (C.E.C. 300-6).****4. BATHROOM (UPSTAIRS BATHROOM).****A. OBTAIN REQUIRED PERMITS.****(1) ELECTRICAL PERMIT.****(A-1) RECEPTACLE (OUTLET).****(A-2) SWITCH.****(A-3) 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.****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. Nail-on (gray) windows and glass sliding doors.

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4. No plumbing in detached garage.
5. 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 there after until item/items have been completed. (S.G.M.C. 9.01.030)
6. Permits required for interior remodel work such as new walls, replacement plumbing fixtures, remodel bathrooms, remodel kitchen, replacement furnaces, replacement water heaters, wiring, etc.
7. Garage has drop ceiling and wall coverings.

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

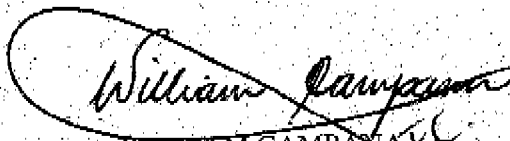
No representation is being made that this is a complete listing of all violations. The receipt of this report and any other users hereof, are not entitled to rely on the contents of this report or any omission here from to form the opinion that the property is safe for occupancy or otherwise complies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

WC:cc

cc: William Koopmans