



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

January 11, 2010

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

**RE: 9003 VOSSLER AVENUE
SOUTH GATE, CA 90280**

Dear Property Owner(s):

In response to the request for a "Pre-Sale Property Report" under **Application Number 09-5415**, 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 # 99-9028, DATED 12/02/99

23071, DWELLING NO GARAGE, 03/31/47

15723, PLUMBING, 05/15/47

19088, GAS PIPE, GAS FURNACE, 05/15/47

13751, SEWER CONNECTION, 05/15/47

18685, WIRING, 06/30/47

10479, PLASTERING, 07/14/47

24209, 18 X 20 GARAGE, 11/17/47

21412, PLUMBING, GARBAGE DISPOSAL, 11/14/52

26306, WIRING, GARBAGE DISPOSAL, 11/18/52

42556, 13 X 28 BEDROOM ADDITION AT REAR OF DWELLING, 04/28/64

41624, WIRING, 04/28/64

34562, PLUMBING, WATER CLOSET, STALL SHOWER, LAVATORY, GAS PIPING, VENTED HEATING APPLIANCE, 05/06/64

19961, PLASTERING, 05/12/64

45631, (3) BLOCK WALLS AT PROPERTY, 02/02/67

04724, BLOCK WALL AROUND PROPERTY, 01/26/88

- 04934, GAS PIPING FOR FORCED AIR UNIT, 11/28/95
04935, COMPRESSOR, 11/28/95
04937, RECEPTACLE, FAN, SUBPANEL FOR CENTRAL AIR SYSTEM, 11/28/95
00088, RE-ROOF DWELLING, 01/11/00
00089, RE-ROOF GARAGE, 01/11/00
00128, COMBINATION PERMIT FOR: Building: REMOVE SATELLITE DISH, ONE WINDOW REPLACEMENT; Electrical: (15) SWITCHES, (5) OUTLETS, GARBAGE DISPOSAL; Mechanical: RANGE HOOD; Plumbing: SINK, GARBAGE DISPOSAL, REMOVE WATER SOFTENER, 01/18/00
00128, WATER HEATER REPLACEMENT, LAUNDRY TUB, 02/24/00
00129, (2) SWITCHES, (2) OUTLETS, FEEDER, GROUNDING ELECTRODE SYSTEM, REMOVE UNPERMITTED WIRING, SUBPANEL, 01/18/00
08714, RESTORE GARAGE TO PERMITTED USE AND CONDITION, 03/13/03 (EXPIRED)
09552, INSTALL WINDOW AT DETACHED GARAGE, 05/13/03 (EXPIRED)
16515, (11) WHITE FRAME WINDOW REPLACEMENTS, 09/16/04
16935, INSTALL WINDOW AT DETACHED GARAGE, 10/14/04
16935, RESTORE DETACHED GARAGE TO PERMITTED USE AND CONDITION, 10/14/04

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 December 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 WOODEN FENCE AT SOUTH PROPERTY LINE.**
2. **REFRIGERANT LINES TO COOLING COIL (COMPRESSOR) [REAR OF DWELLING (WEST SIDE)].**
 - A. **MAINTAIN (PROVIDE) INSULATION AROUND THE SUCTION LINE.**
 - (1) **PROTECT INSULATION WITH ONE (1) OF THE FOLLOWING:**
 - (A-1) **PLASTIC COVER.**
 - (A-2) **SHEET METAL JACKET.**

PRE-SALE PROPERTY INSPECTION REPORT**RE: 9003 Vossler Avenue****January 11, 2010****Page 3 of 7 Pages****(A-3) COATING THAT IS WATER RETARDANT AND UV RESISTANT.**

3. **SECURE 4 BY 4 POSTS AT FRONT PORCH WITH LISTED SEISMIC METAL CONNECTORS.**
4. **CLEAN TOP OF WATER HEATER.**
5. **CLEAN RETURN AIR GRILL, FILTER AT HALLWAY FOR CENTRAL AIR UNIT IN ATTIC.**
 - A. **CEILING.**
6. **REPAIR/REPLACE SIDE DOOR TO GARAGE.**
 - A. **PAINT ANY NEW WOOD MEMBERS.**
7. **FILL (COVER) KNOCK OUT HOLE/HOLES IN DEVICE BOXES WITH LISTED COVERS. [C.E.C. 314.17(A)] [C.E.C. 110.12(A)]**
 - A. **DEVICE BOX INSIDE GARAGE.**
8. **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)**

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) **PLUMBING PERMIT.**
 - (A-1) **GARBAGE DISPOSAL.**
 - (2) **MECHANICAL PERMIT.**
 - (A-1) **CEILING EXHAUST FAN.**

PRE-SALE PROPERTY INSPECTION REPORT**RE: 9003 Vossler Avenue****January 11, 2010****Page 4 of 7 Pages**

- 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.**
 - (2) MAINTAIN SWITCH ABOVE COUNTER TOP IN A RECESSED DEVICE BOX.**
- C. CEILING EXHAUST FAN.**
 - (1) 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.**
 - (2) 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. HEATING.**
 - A. CENTRAL AIR SYSTEM.**
 - B. WALL FURNACE IN ADDITION.**
- 4. BATHROOM (ORIGINAL BATHROOM).**
 - 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).**

PRE-SALE PROPERTY INSPECTION REPORT**RE: 9003 Vossler Avenue****January 11, 2010****Page 5 of 7 Pages****(A-5) EXHAUST FAN.****(3) PLUMBING PERMIT.****(A-1) WATER CLOSET (TOILET):****(A-2) LAVATORY (SINK):****(i) SINK AND CABINET.****(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) MAINTAIN 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)]****(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.****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.**

PRE-SALE PROPERTY INSPECTION REPORT**RE: 9003 Vossler Avenue****January 11, 2010****Page 6 of 7 Pages**

6. **LAUNDRY FACILITIES (WEST END OF KITCHEN).**
 - A. **LAUNDRY TUB (TRAY) HAS BEEN REMOVED FROM WEST END OF KITCHEN.**
 - (1) **OBTAIN PLUMBING PERMIT.**
 - (A-1) **EITHER INSTALL NEW LAUNDRY TUB (TRAY).**
 - (A-2) **OR, REMOVE ONE AND HALF (1 1/2) INCH DRAIN FITTINGS AND PIPING. REPLACE (INSTALL) TWO (2) INCH CAST IRON FITTINGS AND PIPING. (NO A.B.S. PLASTIC) FOR TWO (2) INCH STANDPIPE FOR CLOTHESWASHER. (C.P.C. TABLE 7-3)**
 - B. **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]**
 - C. **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.**
7. **BATHROOM (BATHROOM IN/AT ADDITION).**
 - 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).**
 - (A-2) **LAVATORY (SINK).**
 - (i) **SINK AND CABINET.**
 - (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) **MAINTAIN 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)]**

PRE-SALE PROPERTY INSPECTION REPORT

RE: 9003 Vossler Avenue

January 11, 2010

Page 7 of 7 Pages

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. Galvanized water service.
2. Water heater located inside dwelling unit.
3. No wall or ceiling covering in detached garage.
4. No plumbing in detached garage.
5. 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.
6. Re-inspection fee of \$56.00, 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)
7. 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.

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