



**Community Development Department
Building and Safety Division**

8650 California Avenue, South Gate, CA 90280

Phone: (323) 563-9549 Fax: (323) 563-9571

www.cityofsouthgate.org

PRE-SALE PROPERTY REPORT

January 5, 2021

Dolores Alderete
8974 Victoria Ave
South Gate CA 90280

**RE: 8972-8974 VICTORIA AVENUE
SOUTH GATE, CA 90280**

Dear Property Owner(s):

In response to the request for a "Pre-Sale Property Report" under **Application Number 2020-9327**, 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.

8972 VICTORIA AVENUE

DWELLING BUILT PRIOR TO JANUARY 20, 1923 INCORPORATION

04942, GAS PIPE, 10/13/30

19765, GAS FURNACE, 12/09/47

50855, METER RESET, 06/05/70

84129, REPLACE PORCH RAILING AND POST ON FRONT OF DWELLING (SCREEN ENCLOSURE),
01/30/75

11755, RE-ROOF DETACHED GARAGE, 10/21/03

8974 VICTORIA AVENUE

00612, DWELLING, 01/29/24

01316, WIRING, 04/21/26

01313, PLUMBING, 04/26/26

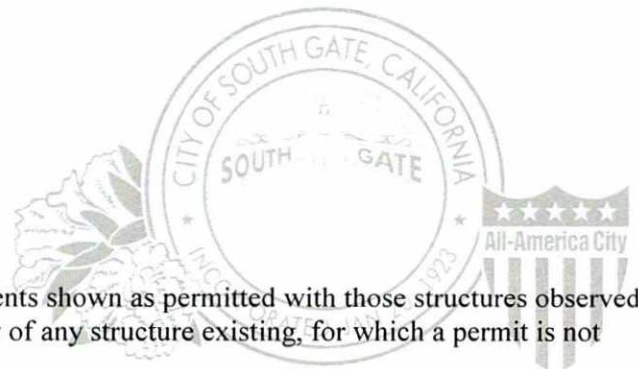
01141, GAS PIPE, 04/26/26

00294, CESSPOOL, 05/24/26

20304, WIRING, RANGE, 06/28/48

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 17, 2020 in conjunction with the preparation of this report, by Building Inspector, David Berrios.



PRE-SALE PROPERTY INSPECTION REPORT

RE: 8972 & 8974 Victoria Avenue

January 5, 2021

Page 2 of 17 Pages

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 in capital print. All permits relevant to this report, shall be obtained within thirty (30) days to avoid double permit fees [The minimum charge for each "double fee" permit is \$98.00 (Building, Electrical, Plumbing, Mechanical, Sewer, Solar)], and shall be obtained by a State Licensed Contractor.

PLEASE BE ADVISED, DUE TO COVID-19 CONCERNS BUILDING INSPECTOR D. BERRIOS, DID NOT CONDUCT AN INTERIOR INSPECTION OF THE PREMISES ON DECEMBER 17, 2020. BELOW ARE CORRECTIONS OBSERVED FROM AN EXTERNAL POINT OF VIEW ONLY. ADDITIONAL VIOLATIONS/CORRECTIONS MAYBE NOTED AT NEXT INSPECTION ONCE PERMITS HAVE BEEN OBTAINED. This report does not guarantee the condition of any equipment, appliance, structures or building elements nor does this report relieve the disclosure responsibilities of the seller or agent as required by law in accordance with the State of California Department of Real Estate regarding Disclosures in Real Property Transactions. Any code violations beyond the scope of the residential Pre-Sale Property will remain the responsibility of the owner to correct/abate if and when detected.

South Gate Municipal Code, Title 9, Buildings, Chapter 9.01, California Residential Code, Section R105.1, Permit Required; Construction and/or Alteration Without First Obtaining Required Permit(s).

California Residential Code, R314.3, Location of Smoke Alarms Within Dwelling Unit.

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).

1. REPLACED (INSTALLED) WINDOWS WITHOUT PERMIT. COMPLETE THE FOLLOWING:
 - A. OBTAIN BUILDING PERMIT.
 - (1) 8972 VICTORIA AVENUE.
 - (2) 8974 VICTORIA AVENUE.
 - B. One (1) window per sleeping room shall meet the minimum requirements [C.B.C. 1029] [C.R.C. R310.1]: A 5 square foot openable area; a 20 inch width; and window sill no more than 44 inches off finished floor (interior).
 - C. Maintain smoke alarms in all sleeping rooms and hallways (areas before sleeping room doors).[S.G.M.C. 10.12.040] [C.R.C. R314.3] Maintain carbon monoxide alarm inside dwelling. [C.R.C. R315.1]
2. PATIO COVER WITH WIRING ATTACHED TO NORTH SIDE OF 8972 VICTORIA AVENUE. BUILT WITHOUT COMMUNITY DEVELOPMENT'S LOCATION APPROVAL, PLAN CHECK OR PERMIT. COMPLETE ONE (1) OF THE FOLLOWING:

PRE-SALE PROPERTY INSPECTION REPORT

RE: 8972 & 8974 Victoria Avenue

January 5, 2021

Page 3 of 17 Pages

A. IF TO REMAIN.

- (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) Upon plot plan approval submit two (2) sets of "as built plans" for plan check. Upon approval OBTAIN COMBINATION PERMIT and complete all items on "As built plans".

(A-1) COMBINATION PERMIT FOR: Building: PATIO COVER; Electrical: LIGHT, RECEPTACLE, WIRING, ETC.
- (4) Remove temporary wiring from under patio cover such as extension cords, temporary lights, etc. (C.E.C. 509.3)

B. IF TO BE REMOVED.

- (1) OBTAIN RESTORATION (BUILDING) PERMIT. (C.R.C. R108.6)
- (2) Remove wiring to source, completely remove patio cover, framing members, repair, patch, paint, etc. where needed. Remove all material, debris, etc. from property.

3. PATIO COVER WITH WIRING ATTACHED TO SOUTH SIDE OF 8974 VICTORIA AVENUE. BUILT WITHOUT COMMUNITY DEVELOPMENT'S LOCATION APPROVAL, PLAN CHECK OR PERMIT. COMPLETE ONE (1) OF THE FOLLOWING:

A. IF TO REMAIN.

- (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) Upon plot plan approval submit two (2) sets of "as built plans" for plan check. Upon approval OBTAIN COMBINATION PERMIT and complete all items on "As built plans".

(A-1) COMBINATION PERMIT FOR: Building: PATIO COVER; Electrical: LIGHT, RECEPTACLE, WIRING, ETC.

B. IF TO BE REMOVED.

- (1) OBTAIN RESTORATION (BUILDING) PERMIT. (C.R.C. R108.6)

PRE-SALE PROPERTY INSPECTION REPORT

RE: 8972 & 8974 Victoria Avenue

January 5, 2021

Page 4 of 17 Pages

- (2) Remove wiring to source, completely remove patio cover, framing members, repair, patch, paint, etc. where needed. Remove all material, debris, etc. from property.
4. REPAIR/REPLACE DAMAGED COLUMNS AT FRONT PORCH OF 8972 VICTORIA AVENUE. COMPLETE THE FOLLOWING:
 - A. OBTAIN BUILDING PERMIT.
 - B. Provide metal seismic connectors at both concrete and header.
 - C. Repair, patch, paint, etc. where needed. weather protect (paint) all unprotected wood members visible on the exterior. [S.G.M.C. 9.48.020 (F)]
5. STRUCTURE AT REAR NORTHEAST CORNER OF PROPERTY WITH WIRING AND PLUMBING [NON-PERMITTED UNIT WITH KITCHEN AND BATHROOM]. BUILT WITHOUT COMMUNITY DEVELOPMENT'S LOCATION APPROVAL, PLAN CHECK OR PERMIT(S). COMPLETE ONE (1) OF THE FOLLOWING:
 - A. IF TO REMAIN.
 - (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) 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.
 - (A-1) As built plans are plans of existing construction of structure.
 - (4) UPON PLAN CHECK APPROVAL, OBTAIN PERMIT.
 - (A-1) COMBINATION PERMIT FOR: Building: HABITABLE STRUCTURE; Electrical: WIRING; Plumbing: PLUMBING; Sewer: SEWER CONNECTION.
 - (5) Complete/verify all items on "As Built Plans". Call for required inspections.
 - (6) Remove chipped paint, weather protect (paint) all unprotected wood members visible on the exterior. [S.G.M.C. 9.48.020 (F)]
 - B. IF TO BE REMOVED.
 - (1) OBTAIN RESTORATION PERMITS. (C.R.C. R108.6)
 - (A-1) COMBINATION PERMIT FOR: Building: REMOVE NON-PERMITTED STRUCTURE; Electrical: REMOVE WIRING; Plumbing: REMOVE PLUMBING; Sewer: REMOVE SEWER CONNECTION.

PRE-SALE PROPERTY INSPECTION REPORT

RE: 8972 & 8974 Victoria Avenue

January 5, 2021

Page 5 of 17 Pages

- (2) Remove wiring and plumbing to source. Completely remove structure.
 - (3) Remove sewer: completely excavate (dig up) total length of sewer line to source. Leave trench open for inspection. [C.P.C. 314.3]
 - (A-1) Don't cover until inspected (removal of all sewer piping). Cap off at source with listed material.
 - (4) Repair, patch, paint, etc. where needed. Remove all material, debris, etc. from property.
 6. STORAGE ROOM BUILT AT INTERIOR OF DETACHED GARAGE (PORTION OF 8972 VICTORIA AVE). BUILT WITHOUT COMMUNITY DEVELOPMENT'S LOCATION APPROVAL, PLAN CHECK OR PERMIT(S). COMPLETE ONE (1) OF THE FOLLOWING:
 - A. IF TO REMAIN.
 - (1) Submit one (1) floor 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) Upon plot/floor plan approval, submit two (2) sets of "as built plans" (structural plans) to building department for plan check with copy of approved plot plan.
 - (A-1) As built plans are plans of existing construction of structure.
 - (4) UPON PLAN CHECK APPROVAL, OBTAIN PERMIT.
 - (A-1) COMBINATION PERMIT FOR: Building: STORAGE ROOM AT INTERIOR OF GARAGE; Electrical: WIRING.
 - (5) Complete/verify all items on "As Built Plans". Call for required inspections.
 - B. IF TO BE REMOVED.
 - (1) OBTAIN RESTORATION (BUILDING) PERMIT.
 - (2) Remove unpermitted wiring to source, completely remove storage room, framing members, repair, patch, paint, etc. where needed. Remove all material, debris, etc. from property.
 7. STORAGE ROOM ADDITION ATTACHED TO SOUTH SIDE OF GARAGES WITH WIRING. BUILT WITHOUT COMMUNITY DEVELOPMENT'S LOCATION APPROVAL, PLAN CHECK OR PERMIT(S). COMPLETE ONE (1) OF THE FOLLOWING:
 - A. IF TO REMAIN.

PRE-SALE PROPERTY INSPECTION REPORT

RE: 8972 & 8974 Victoria Avenue

January 5, 2021

Page 6 of 17 Pages

- (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) 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.
 - (A-1) As built plans are plans of existing construction of structure.
- (4) UPON PLAN CHECK APPROVAL, OBTAIN PERMIT.
 - (A-1) COMBINATION PERMIT FOR: Building: STORAGE ROOM; Electrical: WIRING.
- (5) Complete/verify all items on "As Built Plans". Call for required inspections.

B. IF TO BE REMOVED.

- (1) OBTAIN RESTORATION PERMITS. (C.R.C. R108.6)
 - (A-1) COMBINATION PERMIT FOR: Building: REMOVE UNPERMITTED ADDITION; Electrical: REMOVE WIRING.
- (2) Remove wiring to source. Completely remove storage room.
- (3) Repair, patch, paint, etc. where needed. 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 9.04, California Plumbing Code, Section 108.4.1; Permits Required, Construction and/or Alteration Without First Obtaining Required Permit(s).

1. RELOCATED PLUMBING FOR CLOTHES WASHER AT EXTERIOR OF 8972 VICTORIA AVENUE WITHOUT LOCATION APPROVAL, PERMITS OR INSPECTIONS. COMPLETE (1) OF THE FOLLOWING: NOTE: a Required Plumbing Fixture per California Plumbing Code, Table 422.1, Minimal Plumbing Facilities. (C.P.C. 422.1) Minimum Number of Required Fixtures.

A. REMAIN AT REAR OF DWELLING:

- (1) Submit two (2) plot plans for consideration of location approval to community development department, planning division.
 - (A-1) Plot plans shall be drawn to scale.
- (2) Upon approval of plot plans, submit one (1) approved plot plan to the building and safety division.

PRE-SALE PROPERTY INSPECTION REPORT

RE: 8972 & 8974 Victoria Avenue

January 5, 2021

Page 7 of 17 Pages

- (3) OBTAIN COMBINATION PERMIT FOR: Building: LAUNDRY ENCLOSURE; Electrical: LIGHT, SWITCH, SEPARATE 20 AMP CIRCUIT, RECEPTACLE (CLOTHES WASHER); Plumbing: DRAIN/VENT SYSTEM, HOT AND COLD WATER LINES, GAS LINE (IF TO BE INSTALLED).
 - (4) Install (build) enclosure for clotheswasher. Expose all plumbing and wiring.
 - (5) Standpipe to be installed with two (2) inch listed cast iron piping and fittings. (C.P.C. TABLE 702.1) No exposed plastic material.
 - (6) Maintain vent system for drain system. Vent terminates a minimum of six (6) inches above roof (with listed flashing). (C.P.C. 906.1) No exposed plastic material.
 - (A-2) Maintain (provide) cleanout on exterior in an accessible/ visible location. (C.P.C. 707.4) Use (install) no galvanized plugs on cast iron cleanout fittings. (C.P.C. 707.1) Install listed brass, plastic or equal.
 - (7) Maintain (provide) hot and cold laundry bibbs for clothes washer. (C.P.C. 601.1)
 - (8) Maintain electrical for clothes washer.
 - (A-1) Maintain (install) separate 20 amp circuit for clothes washer receptacle. [C.E.C. 210-52(F)]
 - (i) Label breaker (circuit) at service panel that serves clothes washer.
 - (A-2) Receptacle shall be G.F.C.I. protected [C.E.C. 210-8(A)(10)] and tamper resistant. (C.E.C. 406.12)
 - (A-3) Install required light fixture controlled by wall switch above (near) clothes washer location.
 - (i) All exposed wiring shall be installed at exterior areas with listed material for damp (wet) locations. [C.E.C. 410.10(A)] Sealed effectively.
 - (A-4) Secure (support) with listed fasteners. (C.E.C. 300.11) (C.E.C. 348.30)
 - (9) Air test gas piping (if installed).
- B. REMOVE AND RELOCATE TO AN APPROVED LOCATION.
- (1) Submit two (2) plot plans (drawn to scale) and pictures to community development, planning division, for consideration of location approval.
 - (2) Upon approval of plot plans, submit one (1) approved plot plan to the building and safety division.

PRE-SALE PROPERTY INSPECTION REPORT

RE: 8972 & 8974 Victoria Avenue

January 5, 2021

Page 8 of 17 Pages

- (3) OBTAIN RESTORATION PERMIT FOR: Electrical: CLOTHES WASHER CIRCUIT; Plumbing: REMOVE UNPERMITTED PLUMBING FROM REAR OF DWELLING, RESTORE CLOTHES WASHER FACILITIES TO AN APPROVED LOCATION; Sewer: REMOVAL OF SEWER (DRAIN) LINE. (C.R.C. R108.6)
- (4) Excavate (dig up) unpermitted sewer/drain/water/gas lines to source. Remove concrete, etc. Don't cover until inspected.
- (5) Restore clothes washer plumbing in at approved location. Note: a required plumbing fixture per California Building Code, Table 422.1 minimal plumbing facilities. (C.P.C. 422.1) Minimum number of required fixtures.
 - (A-1) If stand pipe to be installed (in place of laundry tub), replace all 1 ½ inch drainage piping and fittings with two (2) inch listed cast iron piping and fittings. (C.P.C. TABLE 7-3) No exposed plastic material.
 - (A-2) Maintain vent system for drain system. Vent terminates a minimum of six (6) inches above roof (with listed flashing).(C.P.C. 906.1)
 - (A-3) Maintain (provide) hot and cold laundry bibbs for clothes washer. (C.P.C. 601.1)
 - (A-4) Maintain (provide) cleanout on exterior in an accessible/ visible location. (C.P.C. 707) Use (install) no galvanized plugs on cast iron cleanout fittings. (C.P.C. 707.4) install listed brass, plastic or equal.
- (6) Maintain Electrical for Clothes Washer.
 - (A-1) Maintain (install) separate 20 amp circuit (breaker) for clothes washer receptacle. [C.E.C. 210-11(C)] Label breaker (circuit) at service panel that serves clothes washer. Receptacle shall be G.F.C.I. protected.
- (7) Patch all holes after inspection.

2. RELOCATED PLUMBING FOR CLOTHES WASHER AT EXTERIOR OF 8974 VICTORIA AVENUE WITHOUT LOCATION APPROVAL, PERMITS OR INSPECTIONS. COMPLETE (1) OF THE FOLLOWING: NOTE: a Required Plumbing Fixture per California Plumbing Code, Table 422.1, Minimal Plumbing Facilities. (C.P.C. 422.1) Minimum Number of Required Fixtures.

A. REMAIN AT REAR OF DWELLING:

- (1) Submit two (2) plot plans for consideration of location approval to community development department, planning division.
 - (A-1) Plot plans shall be drawn to scale.
- (2) Upon approval of plot plans, submit one (1) approved plot plan to the building and safety division.

PRE-SALE PROPERTY INSPECTION REPORT

RE: 8972 & 8974 Victoria Avenue

January 5, 2021

Page 9 of 17 Pages

- (3) OBTAIN COMBINATION PERMIT FOR: Building: LAUNDRY ENCLOSURE; Electrical: LIGHT, SWITCH, SEPARATE 20 AMP CIRCUIT, RECEPTACLE (CLOTHES WASHER); Plumbing: DRAIN/VENT SYSTEM, HOT AND COLD WATER LINES, GAS LINE (IF INSTALLED).
- (4) Install (build) enclosure for clotheswasher. Expose all plumbing and wiring.
- (5) Standpipe to be installed with two (2) inch listed cast iron piping and fittings. (C.P.C. TABLE 702.1) No exposed plastic material.
- (6) Maintain vent system for drain system. Vent terminates a minimum of six (6) inches above roof (with listed flashing). (C.P.C. 906.1) No exposed plastic material.
 - (A-2) Maintain (provide) cleanout on exterior in an accessible/ visible location. (C.P.C. 707.4) Use (install) no galvanized plugs on cast iron cleanout fittings. (C.P.C. 707.1) Install listed brass, plastic or equal.
- (7) Maintain (provide) hot and cold laundry bibbs for clothes washer. (C.P.C. 601.1)
- (8) Maintain electrical for clothes washer.
 - (A-1) Maintain (install) separate 20 amp circuit for clothes washer receptacle. [C.E.C. 210-52(F)]
 - (i) Label breaker (circuit) at service panel that serves clothes washer.
 - (A-2) Receptacle shall be G.F.C.I. protected [C.E.C. 210-8(A)(10)] and tamper resistant. (C.E.C. 406.12)
 - (A-3) Install required light fixture controlled by wall switch above (near) clothes washer location.
 - (i) All exposed wiring shall be installed at exterior areas with listed material for damp (wet) locations. [C.E.C. 410.10(A)] Sealed effectively.
 - (A-4) Secure (support) with listed fasteners. (C.E.C. 300.11) (C.E.C. 348.30)
- (9) Air test gas piping (if to be installed).

B. REMOVE AND RELOCATE TO AN APPROVED LOCATION.

- (1) Submit two (2) plot plans (drawn to scale) and pictures to community development, planning division, for consideration of location approval.
- (2) Upon approval of plot plans, submit one (1) approved plot plan to the building and safety division.

PRE-SALE PROPERTY INSPECTION REPORT

RE: 8972 & 8974 Victoria Avenue

January 5, 2021

Page 10 of 17 Pages

- (3) OBTAIN RESTORATION PERMIT FOR: Electrical: CLOTHES WASHER CIRCUIT; Plumbing: REMOVE UNPERMITTED PLUMBING FROM REAR OF DWELLING, RESTORE CLOTHES WASHER FACILITIES TO AN APPROVED LOCATION; Sewer: REMOVAL OF SEWER (DRAIN) LINE. (C.R.C. R108.6)
- (4) Excavate (dig up) unpermitted sewer/drain/water/gas lines to source. Remove concrete, etc. Don't cover until inspected.
- (5) Restore clothes washer plumbing in at approved location. Note: a required plumbing fixture per California Building Code, Table 422.1 minimal plumbing facilities. (C.P.C. 422.1) Minimum number of required fixtures.
 - (A-1) If stand pipe to be installed (in place of laundry tub), replace all 1 ½ inch drainage piping and fittings with two (2) inch listed cast iron piping and fittings. (C.P.C. TABLE 7-3) No exposed plastic material.
 - (A-2) Maintain vent system for drain system. Vent terminates a minimum of six (6) inches above roof (with listed flashing).(C.P.C. 906.1)
 - (A-3) Maintain (provide) hot and cold laundry bibbs for clothes washer. (C.P.C. 601.1)
 - (A-4) Maintain (provide) cleanout on exterior in an accessible/ visible location. (C.P.C. 707) Use (install) no galvanized plugs on cast iron cleanout fittings. (C.P.C. 707.4) install listed brass, plastic or equal.
- (6) Maintain Electrical for Clothes Washer.
 - (A-1) Maintain (install) separate 20 amp circuit (breaker) for clothes washer receptacle. [C.E.C. 210-11(C)] Label breaker (circuit) at service panel that serves clothes washer. Receptacle shall be G.F.C.I. protected.
- (7) Patch all holes after inspection.

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. REPLACED LIGHT FIXTURES AT FRONT PORCH OF UNITS WITHOUT PERMIT. COMPLETE THE FOLLOWING:
 - A. OBTAIN ELECTRICAL PERMIT FOR LIGHT FIXTURES.
 - (1) 8972 VICTORIA AVENUE.
 - (2) 8974 VICTORIA AVENUE.
 - B. Maintain light fixtures controlled by a wall switch. Install listed material for outdoor (exterior) use. [C.E.C. 410-10(A)] Sealed effectively and secure (support) with listed fasteners. [C.E.C. 300(11)] (C.E.C. 348.30)

PRE-SALE PROPERTY INSPECTION REPORT

RE: 8972 & 8974 Victoria Avenue

January 5, 2021

Page 11 of 17 Pages

2. Fill (cover) knock out hole/holes in electrical service panel with listed covers. [C.E.C. 314.17(A)] [C.E.C. 110.12(A)]
 - A. 8972 Victoria Avenue.

3. UNPERMITTED FLOOD LIGHT FIXTURES AT UNITS. COMPLETE ONE (1) OF THE FOLLOWING:
 - A. IF TO REMAIN.
 - (1) OBTAIN ELECTRICAL PERMIT FOR LIGHT FIXTURES, WIRING, ETC.
 - (A-1) ONE LIGHT FIXTURE AT REAR SOUTHEAST SIDE OF 8972 VICTORIA AVENUE.
 - (A-2) ONE LIGHT FIXTURE AT REAR NORTHEAST SIDE AND ONE LIGHT FIXTURE AT SOUTH SIDE OF 8974 VICTORIA AVENUE.
 - (2) Maintain listed material for outdoor (exterior) use, device box, conduit, etc. [C.E.C. 410-10(A)]
 - B. IF TO BE REMOVED.
 - (1) OBTAIN ELECTRICAL (RESTORATION) PERMITS. (C.R.C. R108.6)
 - (A-1) 8972 VICTORIA AVENUE.
 - (A-2) 8974 VICTORIA AVENUE.
 - (2) Remove light fixtures, wiring to source. Repair, patch, paint, etc. where needed

4. REPLACE REQUIRED [C.E.C. 210-70(A)(1)] EXTERIOR LIGHT FIXTURE FOR SIDE DOOR AT NORTH SIDE OF 8972 VICTORIA AVENUE. COMPLETE THE FOLLOWING:
 - A. OBTAIN ELECTRICAL PERMIT FOR LIGHT FIXTURE, SWITCH, ETC.
 - B. Maintain light fixture controlled by a wall switch. Install listed material for outdoor (exterior) use. [C.E.C. 410-10(A)] Sealed effectively and secure (support) with listed fasteners. [C.E.C. 300(11)] (C.E.C. 348.30)

5. INSTALLED EXTERIOR RECEPTACLES UNITS WITHOUT PERMIT. COMPLETE THE FOLLOWING:
 - A. OBTAIN ELECTRICAL PERMIT FOR RECEPTACLES, WIRING, ETC.
 - (1) RECEPTACLE ADDED AT NORTH SIDE OF 8972 VICTORIA AVENUE.
 - (2) RECEPTACLE ADDED AT SOUTH SIDE OF 8974 VICTORIA AVENUE.
 - B. Install listed material for outdoor (exterior) use. [C.E.C. 410-10(A)] Sealed effectively and secure (support) with listed fasteners. (C.E.C. 300.11) (C.E.C. 348.30)

PRE-SALE PROPERTY INSPECTION REPORT

RE: 8972 & 8974 Victoria Avenue

January 4, 2021

Page 12 of 17 Pages

- C. Receptacles shall be G.F.C.I. protected. [C.E.C. 210-8(A)(3)] Also tamper resistant (C.E.C. 406.12) and weather resistant. (C.E.C. 406.9) Install in-use covers (bubble type). [C.E.C. 406.9B(2)]
- 6. Maintain clear (accessible) area in/at front of service panel, etc.
 - A. Thirty (30) inches wide of panel. [C.E.C. 110-26(A)(2)] and thirty-six (36) inches in front (depth) of panel. [C.E.C. TABLE 110-26(A)(1)]
- 7. ADDED WIRING INTERIOR OF GARAGES WITHOUT PERMIT. COMPLETE THE FOLLOWING:
 - A. OBTAIN ELECTRICAL PERMIT.
 - (1) SUBPANEL, RECEPTACLES, SWITCHES, LIGHT FIXTURES, ETC.
 - B. Remove unapproved wiring, romex wiring (n.m.c.), extension cords, extension cord material, device boxes, light fixtures, etc. attached to unapproved wiring, etc.
 - C. Minimum electrical for each garage stall.
 - (1) Interior areas shall have one (1) light fixture. [C.E.C. 210-70(A)(1)] One (1) switch for light fixture (wall switch). One (1) receptacle [C.E.C. 210-52(G)] (convenience outlet).
 - (2) All exposed wiring shall be installed in listed metal raceways (conduit), device boxes, etc. [S.G.M.C. 9.03.030(F)]
 - (3) Maintain/install subpanel in garage area.[S.G.M.C. 9.03.030(C)]
 - (A-1) Provide supplemental grounding system. [C.E.C. 250-50] provide an eight (8) foot grounding rod, cold water pipe or equal with listed grounding clamps and grounding conductor. Conductor (wire) shall be in (protected) metal conduit. [C.E.C. 250-64(B)]
 - (A-2) Provide separate grounding bus bar for grounding conductors. [C.E.C. 250-32 (B)]
 - (A-3) Maintain clear (accessible) area in/at front of subpanel. Maintain thirty (30) inches wide of subpanel. [C.E.C. 110-26(A)(2)] maintain thirty-six (36) inches in front (depth) of subpanel. [C.E.C. 110-26(A)(1)]
 - (4) All receptacles shall be G.F.C.I. protected. [C.E.C. 210-8(A)(2)] Also, tamper resistant. (C.E.C. 406.12)
 - (5) Provide covers (face) plates for all device boxes. [C.E.C. 410-22] Fill knock out holes in device boxes with listed covers. [C.E.C. 314.17(A)] [C.E.C. 110.12(A)]
 - (6) Material on exterior areas shall be listed for exterior (damp) locations. [C.E.C. 410-10(A)] Sealed effectively.

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).

PRE-SALE PROPERTY INSPECTION REPORT

RE: 8972 & 8974 Victoria Avenue

January 5, 2021

Page 13 of 17 Pages

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. RELOCATED WATER HEATER TO EXTERIOR NORTH SIDE OF 8972 VICTORIA AVENUE WITHOUT PERMIT. COMPLETE THE FOLLOWING:
 - A. OBTAIN PLUMBING PERMIT FOR WATER HEATER, GAS PIPING. (C.P.C. 502.0)
 - B. Air test gas piping. (C.P.C. 1213.3)
 - C. Maintain the following:
 - (1) Three (3) inch concrete base at a minimum of three (3) inches above surrounding ground. (C.P.C. 507.3) (C.M.C. 1106.2)
 - (2) 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 510.1.2(1)) (C.P.C. 509.6.2.5)
 - (3) Temperature and pressure relief valve with $\frac{3}{4}$ 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. 504.6)
 - (4) Drafthood at top of water heater tank. (C.P.C. 510.12.1)
 - (5) Vent connector from draft hood (top of tank) to top of enclosure. (C.P.C. 509.11)
 - (6) Thermo blanket around water heater tank and insulate the hot/cold water lines, minimum five (5) feet from tank connections with R-4. [C. ENERGY C. 150.1(J)1] 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.
 - (7) 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. 507.2)
 - (8) Repair/patch damaged/broken stucco around water heater enclosure. Maintain color coat (stucco), shall color match to existing structure.
2. INSTALLED A.B.S. PLASTIC PIPE AT EXTERIOR SOUTH SIDE OF 8974 VICTORIA AVENUE. COMPLETE ONE (1) OF THE FOLLOWING:
 - A. IF TO REMAIN.
 - (1) OBTAIN PLUMBING PERMIT.
 - (2) If piping is a vent. Provide (maintain) the following.

PRE-SALE PROPERTY INSPECTION REPORT

RE: 8972 & 8974 Victoria Avenue

January 5, 2021

Page 14 of 17 Pages

- (A-1) Vent shall terminate a minimum of six (6) inches above roof of dwelling. (C.P.C. 906.1) All exposed plastic material shall be change to listed cast iron fittings and piping. Secure (support) with listed fasteners. (C.P.C. 314.1)
 - (A-2) Maintain (provide) cleanout on exterior in an accessible/visible location. (C.P.C. 707.6) Use (install) no galvanized plugs on cast iron cleanout fittings. (C.P.C. 707.1) Install listed brass, plastic or equal.
- B. IF TO BE REMOVED.
- (1) OBTAIN RESTORATION (PLUMBING) PERMIT. (C.R.C. R108.6)
 - (2) Completely excavate (dig up) total length of drain/vent line to source.
 - (A-1) Leave trench open for inspection. [C.P.C. 315.3] Don't cover until inspected (removal of all drain/vent piping). Cap off at source with listed material.
3. RELOCATED WATER HEATER TO EXTERIOR OF 8974 VICTORIA AVENUE WITHOUT PERMIT. COMPLETE THE FOLLOWING:
- A. OBTAIN PLUMBING PERMIT FOR WATER HEATER, GAS PIPING. (C.P.C. 502.0)
 - B. Air test gas piping. (C.P.C. 1213.3)
 - C. Maintain the following:
 - (1) Three (3) inch concrete base at a minimum of three (3) inches above surrounding ground. (C.P.C. 507.3) (C.M.C. 1106.2)
 - (2) 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 510.1.2(1)) (C.P.C. 509.6.2.5)
 - (3) Temperature and pressure relief valve with 3/4 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. 504.6)
 - (4) Drafthood at top of water heater tank. (C.P.C. 510.12.1)
 - (5) Vent connector from draft hood (top of tank) to top of enclosure. (C.P.C. 509.11)
 - (6) Thermo blanket around water heater tank and insulate the hot/cold water lines, minimum five (5) feet from tank connections with R-4. [C. ENERGY C. 150.1(J)1] 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.
 - (7) Listed earthquake straps [two (2)]. Secure with 3/8 inch by 2 1/4 inch long lag screws into existing studs. Use no plumber's tape or nails. (C.P.C. 507.2)

PRE-SALE PROPERTY INSPECTION REPORT

RE: 8972 & 8974 Victoria Avenue

January 5, 2021

Page 15 of 17 Pages

4. REMOVE UNPERMITTED PLUMBING AT EXTERIOR SOUTH SIDE OF GARAGE. COMPLETE THE FOLLOWING:
 - A. OBTAIN RESTORATION PERMIT (PLUMBING).
 - B. Remove plumbing to source, leave trench open for removal inspection.
 - C. Repair, patch, paint, etc. where needed.

South Gate Municipal Code, Title 9, Buildings, Chapter 9.48, Building and Property Rehabilitation; Section 9.48.030, Definition of Substandard Property, Item (L), Property Including but not Limited to Building Exteriors Which are Maintained in a Condition of Neglected Repair.

South Gate Municipal Code, Title 9, Buildings, Chapter 9.48, Building and Property Rehabilitation; Section 9.48.030, Definition of Substandard Property, Item (C); Unkept Lawns, Dead Grass, Unkept Flower Beds, Dirt Instead of Grass Sod.

South Gate Municipal Code, Title 9, Buildings, Chapter 9.48 Building and Property Rehabilitation; Section 9.48.030, Definition of Substandard Property, Item (D), Mobile Equipment Parked on Yard(s).

South Gate Municipal Code, Title 9, Buildings, Chapter 9.48, Building and Property Rehabilitation; Section 9.48.030, Definition of Substandard Property, Item (J), Debris Stored in Yard(s).

1. Maintain yards, trim and edge lawns. Remove all weeds from yard areas (planters, up against fencing, structures, etc.).
 - A. Both units.
2. Dirt/dead grass at front yard areas. Re-seed or re-sod front yard areas at both units.
3. Remove vehicles parked in front yard areas from both units.
4. Remove chipped paint at fascia boards, where needed. Weather protect (paint) all unprotected wood members visible on the exterior. [S.G.M.C. 9.48.020 (F)] Note: If fascia boards replaced a permit is required.
 - A. Both units.
 - B. Detached garage.
5. Remove stored/discarded tires at parkway areas. Maintain clear access path along driveway area.
6. Repair or replace foundation vent screens and crawl space screens with ¼ inch galvanized wire mesh where needed at both units (wood not acceptable). (C.B.C. 1203.3.1)
 - A. Repair/patch stucco around vent screens, where needed. Maintain color coat (stucco), shall color match to existing structure.
7. Cut/trim/remove overgrown trees at rear and side yard areas. Maintain branches clear of any structures.
8. Remove clothes hanged on block wall areas at property.

PRE-SALE PROPERTY INSPECTION REPORT

RE: 8972 & 8974 Victoria Avenue

January 5, 2021

Page 16 of 17 Pages

9. Remove stored/discarded items throughout premises. Maintain clear access path along property lines and structures.
 - A. North side of 8972 Victoria Avenue.
 - B. South side of 8974 Victoria Avenue
 - C. Rear yard areas.

NOTES ONLY:

1. Galvanized water service.
2. No remodeling permits in City file.
3. Double Dead Bolt Locks Not Permitted. [C.B.C. 1008.1.9.3.4], Exit Doors, Screen Doors, Etc., Shall be Openable From the Inside Without The Use Of A Key or Any Special Knowledge or Effort.
4. Temporary electric power and lighting installations shall be permitted for a period not to exceed 90 days for holiday or decorative lighting and similar purposes.
5. Re-inspection fee of \$62.00, 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)
6. 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.
7. **This report does not guarantee the condition of any equipment, appliance, structures or building elements nor does this report relieve the disclosure responsibilities of the seller or agent as required by law. Any code violations beyond the scope of the residential Pre-Sale Property will remain the responsibility of the owner to correct/abate if and when detected.**

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.

PRE-SALE PROPERTY INSPECTION REPORT

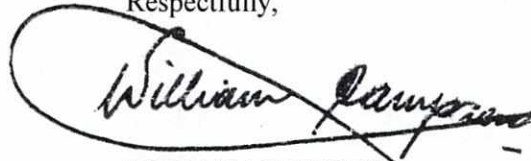
RE: 8972 & 8974 Victoria Avenue

January 5, 2021

Page 17 of 17 Pages

If you have any questions, or desire any further information, please contact Building Inspector, David Berrios. 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 that reads "William Campana". The signature is written in a cursive style and is enclosed within a large, hand-drawn oval.

WILLIAM CAMPANA,
BUILDING OFFICIAL

WC:ec

cc: