



Department of Community Development
Building & Safety Division

8650 California Avenue
South Gate, CA 90280-3075
www.cityofsouthgate.org
P: (323) 563-9549
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PRE-SALE PROPERTY REPORT

July 22, 2025

Karen Santos and Bertha Povea
10537 Richlee Avenue
South Gate, CA 90280

**RE: 10537 RICHLEE AVENUE
SOUTH GATE, CA 90280**

Dear Property Owner(s):

In response to the request for a "Pre-Sale Property Report" under **Application Number 2025-10294**, 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 # 5896, DATED 10/09/91
PREVIOUS PRE-SALE PROPERTY REPORT # 98-8437, DATED 12/29/98
PREVIOUS PRE-SALE PROPERTY REPORT # 2002-1629, DATED 10/24/02
PREVIOUS PRE-SALE PROPERTY REPORT # 2004-2718, DATED 05/04/04
PREVIOUS PRE-SALE PROPERTY REPORT # 2006-4076, DATED 07/20/06

25983, DWELLING AND GARAGE, 11/12/48
21216, WIRING, 12/20/48
17507, PLUMBING, 12/15/48
21485, GAS PIPING, 12/20/48
15367, SEWER CONNECTION, 01/11/49
12005, PLASTERING, 12/21/48
09431, (8) WINDOW REPLACEMENTS, 09/30/91
09430, WATER HEATER REPLACEMENT (REAR OF DWELLING), 09/30/91
25858, 18 X 12 FT. OPEN ARBOR PATIO ATTACHED TO REAR OF DWELLING, 10/19/98 (*CONVERTED*)
27326, DRYWALL IN GARAGE WALLS AND CEILING, 12/17/98
27327, VACUUM BREAKERS, FRONT AND REAR YARD SPRINKLER SYSTEMS, 12/17/98
01227, COMBINATION PERMIT FOR: Building: 220 SQ. FT. BEDROOM WITH 3/4 BATHROOM AND CLOSET ADDITION; Electrical: (6) SWITCHES, (6) OUTLETS, BATHROOM CIRCUIT, ELECTRICAL SERVICE UPGRADE, BRANCH CIRCUIT; Mechanical: DIRECT VENT FURNACE; Plumbing: WATER CLOSET, LAVATORY, SHOWER, GAS PIPING, WATER HEATER, WATER LINES (2), DRAIN/VENT PIPE, 05/23/01

PRE-SALE PROPERTY INSPECTION REPORT

RE: 10537 Richlee Avenue

July 22, 2025

Page 2 of 3 Pages

07133, COMBINATION PERMIT FOR: Building: (9) SECURITY BARS; Electrical: REMOVAL OF UNPERMITTED WIRING IN STORAGE SHED, 10/22/02

01667, COMBINATION PERMIT FOR: Building: (8) WINDOW REPLACEMENTS; Plumbing: WATER HEATER REPLACEMENT, 07/10/25

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 July 17, 2025, in conjunction with the preparation of this report, by Sr. Building Inspector, Jesus Murillo.

This inspection was made external to the residence and revealed the following major structural additions, improvements and/or alterations that were done without the benefit of permit(s):

NO VIOLATIONS AT THIS TIME.

NOTES ONLY:

1. Galvanized 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. Standpipe at south pipe at south wall of attached single car garage.
NOTE: A Required Plumbing Fixture Per California Plumbing Code Table 4-1 Minimal Plumbing Facilities. [(C.P.C. 413.1) Minimum Number of Required Fixtures]
4. Garage has wall and ceiling coverings.
5. Approximate 10 by 12 foot wooden storage shed at northwest corner of property.
6. Re-Inspection Fee Of \$74.00 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. No windows at garage.

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: 10537 Richlee Avenue

July 22, 2025

Page 3 of 3 Pages

If you have any questions, or desire any further information, please contact Sr. Building Inspector, Jesus Murillo. He can be reached at (323) 563-9519, Monday through Thursday, between the hours of 7:00 a.m - 9:00 a.m. **only**.

Respectfully,

A handwritten signature in black ink, appearing to read "William Campana", enclosed within a large, loopy oval shape.

WILLIAM CAMPANA,
BUILDING OFFICIAL