



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

December 5, 2024



**RE: 8680 EVERGREEN AVENUE
SOUTH GATE, CA 90280**

Dear Property Owner(s):

In response to the request for a “Pre-Sale Property Report” under **Application Number 2024-10206**, 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.

00834, DWELLING, 05/29/24
00588, GAS PIPE, 06/08/24
00616, PLUMBING, 06/08/24
00632, WIRING, 06/24/24
00892, 2-CAR GARAGE, 07/21/24
00683, PLUMBING, 08/26/24
06783, PLUMBING, 02/23/37
05593, SEWER CONNECTION, 02/23/37
38682, 10 X 16 FT. BEDROOM ADDITION TO DWELLING, 05/10/60
36486, WIRING, 05/31/60
25846, TEAR-OFF AND RE-ROOF DWELLING, 10/19/98
25847, TEAR-OFF AND RE-ROOF GARAGE, 10/19/98

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.

PRE-SALE PROPERTY INSPECTION REPORT

RE: 8680 Evergreen Avenue

December 5, 2024

Page 2 of 5 Pages

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 November 20, 2024 in conjunction with the preparation of this report, by Building Inspector, David Berrios.

This inspection was made to the exterior of the premises 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. 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 \$112.00 (Building, Electrical, Plumbing, Mechanical, Sewer, Solar)], and shall be obtained by a State Licensed Contractor.

South Gate Municipal Code, Title 9, Buildings, Chapter 9.02, California Residential Code, Section R105.1, Permit Required; Construction and/or Alteration Without First Obtaining Required Permit(s).

South Gate Municipal Code, Title 9, Buildings; Chapter 9.03, 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 9.05, California Plumbing Code, Section 108.4.1; Permits Required, Construction and/or Alteration Without First Obtaining Required Permit(s).

1. REPLACED (INSTALLED) ONE WINDOW AT NORTH SIDE OF DWELLING WITHOUT PERMIT. COMPLETE THE FOLLOWING:
 - A. OBTAIN BUILDING PERMIT.
 - B. Install window up to code and call for required inspections.
2. WORKSHOP ADDITION WITH WIRING ATTACHED TO REAR OF GARAGE. BUILT WITHOUT PERMITS, PLANS, OR INSPECTIONS. COMPLETE ONE (1) OF THE FOLLOWING:
 - A. OBTAIN BUILDING PERMIT TO REMOVE NON-PERMITTED ADDITION.
 - (1) Remove wiring to source. Completely remove addition. Call for required inspections.
 - (2) Repair, patch, paint, etc. where needed. Remove all material, debris, etc. from property.
 - B. IF TO REMAIN:
 - (1) Contact planning division (323-563-9565) for requirements. **Note: Additional building plan check and permits required after planning approval.**
3. FRONT YARD SPRINKLER SYSTEM INSTALLED WITHOUT PERMIT. COMPLETE ONE (1) OF THE FOLLOWING:
 - A. IF TO REMAIN, OBTAIN PLUMBING PERMIT. [C.P.C. 103.3.1]
 - (1) Install up to code and call for required inspections.

PRE-SALE PROPERTY INSPECTION REPORT

RE: 8680 Evergreen Avenue

December 5, 2024

Page 3 of 5 Pages

- B. IF TO BE REMOVED. OBTAIN PLUMBING (RESTORATION) PERMIT. [C.R.C. R108.6]
 - (1) Remove all sprinkler valves and all visible piping for sprinkler valves. Remove sprinkler heads and risers for sprinkler heads.
- 4. NO PERMITS IN CITY FILES FOR REPLACEMENT WATER HEATER TANK SINCE 1930. COMPLETE THE FOLLOWING:
 - A. OBTAIN PLUMBING PERMIT.
 - B. Install water heater up to code and call for required inspections.
- 5. REPAIR/REPLACE DAMAGED/DILAPIDATED WOOD SIDING AT SOUTHWEST CORNER OF DWELLING. COMPLETE THE FOLLOWING:
 - A. OBTAIN BUILDING PERMIT.
 - B. Install up to code and call for inspection. Weather protect (paint) all unprotected wood members visible on the exterior. [S.G.M.C. 9.48.020 (F)]

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.

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.

- 1. Dirt instead of grass at front yard area. Re-seed or re-sod, where needed. Or, submit a landscape design to planning division for approval (323-563-9565).
- 2. Repair/replace damaged/dilapidated steps for exterior rear door. (C.B.C. 1011.5)
 - A. Width of steps shall be a minimum of thirty-six (36) inches. (C.B.C. 1011.2)
 - B. Height (rise) of steps shall not be less than four (4) inches nor more than 7.75 inches. Shall not be more than $\frac{3}{8}$ inch between height of steps. (C.B.C. 1011.5.2)
 - C. The run shall not be less than ten (10) inches.
- 3. Correction at interior of garage.
 - A. Remove unapproved wiring such as extension cords, extension cord material, device boxes, light fixtures, etc. attached to unapproved wiring, etc.
 - B. Maintain required wiring at interior garage.
- 4. Remove stored/discarded trash/debris in rear yard area. Maintain clear access along property lines and structures.

NOTES ONLY:

- 1. **All corrections/violations noted on this Pre-Sale Report are subject to field verification. Inspection was completed to exterior of structures only.**

PRE-SALE PROPERTY INSPECTION REPORT

RE: 8680 Evergreen Avenue

December 5, 2024

Page 4 of 5 Pages

2. Galvanized water service.
3. Wood sash windows.
4. Laundry facilities at interior west wall of garage.
 - A. 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]
5. No wall or ceiling coverings in garage.
6. Water heater located at interior of dwelling.
7. No electrical service upgrade at exterior only meter.
8. No interior remodeling permits in City file.
9. 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.
10. 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.
11. 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.
12. 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.
13. **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 shall have a total of 90 days from close of escrow to abate all violations noted on the report, permits shall be obtain within the first 30 days after close of escrow to avoid double permit fees.

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: 8680 Evergreen Avenue

December 5, 2024

Page 5 of 5 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, appearing to read "William Campa". The signature is written in a cursive style with a large, sweeping initial "W" and a long, horizontal flourish extending to the right.

WILLIAM CAMPANA,
BUILDING OFFICIAL

WC:ec

cc: