



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

May 22, 2024

Adeline and Jose Caban
3402 Liberty Boulevard
South Gate CA 90280

**RE: 3402 LIBERTY BOULEVARD
SOUTH GATE, CA 90280**

Dear Property Owner(s):

In response to the request for a “Pre-Sale Property Report” under **Application Number 2024-10113**, 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 # 2002-1683, DATED 09/16/02

CODE ENFORCEMENT CASE #220000199 REGARDING GARAGE CONVERSION, DATED 04/28/22
(STILL PENDING)

CODE ENFORCEMENT CASE #240000304, REGARDING EXPIRED PERMIT, DATED 02/28/24 (STILL
PENDING)

01992, DWELLING, 09/16/26

01519, PLUMBING, 09/17/26

01280, GAS PIPE, 09/17/26

01552, WIRING, 09/29/26

00478, CESSPOOL, 10/21/26

03824, PLUMBING, 08/20/29

01260, SEWER CONNECTION, 08/20/29

03849, GAS PIPE, 08/31/29

05874, GAS PIPE, 04/06/36

16186, GAS FURNACE, 11/20/44

03056, TEAR-OFF AND RE-ROOF DWELLING (FLAT SECTION), 04/11/86

10578, ELECTRICAL SERVICE UPGRADE, 10/29/90

03918, MAIN WATER LINE REPLACEMENT (COPPER), 10/02/95

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- 06988, COMBINATION PERMIT FOR: Building: REMOVE NON-PERMITTED 2 X 5 FT. EXTENSION TO GARAGE, REMOVE NON-PERMITTED PATIO COVER; Electrical: REMOVE UNPERMITTED WIRING UNDER PATIO, FEEDER TO GARAGE, (3) LIGHTS; Plumbing: REMOVE GAS LINE FOR DRYER, (2) WATER PIPE REPLACEMENTS TO GARAGE, RELOCATE WATER HEATER, GAS PIPING, 10/14/02
- 14528, KITCHEN OUTLET REPLACEMENT, 05/25/04
- 16290, REPLACE FLOOR FURNACE, 09/01/04
- 02384, TEAR-OFF AND RE-ROOF DWELLING, 08/15/16
- 03435, REPLACE FLOOR FURNACE, 12/10/19 (EXPIRED)
- 00054, TEAR-OFF AND RE-ROOF DETACHED GARAGE, 01/09/20
- 01415, RENEW PERMIT #03435, DATED 12/10/19; 05/02/24

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 May 8, 2024 in conjunction with the preparation of this report, by Sr. Building Inspector, Jesus Murillo.

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. 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).

South Gate Municipal Code, Title 9, Buildings; Chapter 9.04, California Mechanical Code, Section 112.1, Permit Required; Construction and/or Alteration Without First Obtaining Required Permits.

South Gate Municipal Code, Title 9, Buildings, chapter 9.48, Building and Property Rehabilitation; Section 9.48.020, Definition of Substandard Building, Item (M), Improper Occupancy.

1. GARAGE HAS BEEN CONVERTED INTO HABITABLE SPACE WITHOUT PERMITS, PLANS, OR INSPECTIONS. COMPLETE ONE (1) OF THE FOLLOWING:
 - A. IF TO BE REMOVED, OBTAIN PERMIT TO RESTORE GARAGE BACK TO PERMITTED USE AND CONDITION.
 - (1) Obtain restoration fee of \$1,495.00 (S.G.M.C. 9.48.020M)

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- (2) Remove any unpermitted dividing walls, remove wall and ceiling coverings, remove unpermitted plumbing, electrical, mechanical fixtures/sewer/drain lines to source. Call for required inspections.
- B. IF TO REMAIN:
 - (1) Contact planning division (323-563-9565) for requirements if to be converted into habitable space. **Note: Additional building plan check and permits required after planning approval.**
2. WATER HEATER REPLACED WITHOUT PERMIT. COMPLETE THE FOLLOWING:
 - A. OBTAIN PLUMBING PERMIT FOR WATER HEATER. (C.P.C. 502.0)
 - B. Install up to code and call for required inspections.
3. LAUNDRY TUB (TRAY) HAS BEEN REPLACED WITHOUT PERMITS OR INSPECTIONS. COMPLETE THE FOLLOWING:
 - A. OBTAIN PLUMBING PERMIT FOR LAUNDRY TRAY.
 - B. Install up to code and call for required inspections.
4. INSTALLED GAS LINE WITHOUT PERMIT FROM DWELLING TO DETACHED GARAGE. COMPLETE ONE (1) OF THE FOLLOWING:
 - A. IF TO BE REMOVED.
 - (1) OBTAIN PLUMBING (RESTORATION) PERMIT.
 - (2) Remove all visible gas piping, cap off at source, and patch all holes.
 - B. IF GAS LINE TO REMAIN, COMPLETE THE FOLLOWING:
 - (1) OBTAIN PLUMBING PERMIT.
 - (2) Install up to code and call for required underground inspections. Do not cover until inspected.

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. Remove through the wall air conditioner from window openings, where needed. (C.R.C. 310.2.1)
2. Remove stored discarded items in yard/driveway areas. Maintain clear access along property lines and structures.
3. Temporary canopies at yard/driveway areas. Complete one (1) of the following:
 - A. Completely remove from property:

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- B. Move (maintain) canopies the minimum distances:
 - (1) Three (3) feet from all property lines and six (6) feet from all structures.
 - (2) Remove temporary wiring from under canopy such as extension cords, temporary lights, etc. (C.E.C. 509.3)
- C. Or, to remain at present location.
 - (1) Submit two (2) plot plans (drawn to scale) and pictures to community development for consideration for location approval.
 - (2) Upon approval of plot plans, submit one (1) approved plot plan to building department.
 - (3) Remove temporary wiring from under canopy such as extension cords, temporary lights, etc. (C.E.C. 509.3)

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.**
- 2. Copper water service.
- 3. Original wood sash windows, some have louver glass.
- 4. Cast iron laundry tub (tray) at north wall of garage. (Pre-Sale #2002-1683)
 - 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. (Pre-Sale #2002-1683)
- 6. Garage has some original knob and tube wiring. (Pre-Sale #2002-1683)
- 7. 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.
- 8. No interior remodeling permits in City file.
- 9. 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)
- 10. 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.
- 11. **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.

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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 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 Campa", written in a cursive style.

**WILLIAM CAMPANA,
BUILDING OFFICIAL**

WC:ec

cc: