Department of Community Development
Building & Safety Division

8650 California Avenue
South Gate, CA 90280-3075
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PRE-SALE PROPERTY REPORT

October 22, 2026

Michael and Margarita Coreas
14602 Lorca Rd
La Mirada CA 90638

RE: 3415 LIBERTY BOULEVARD
SOUTH GATE, CA 90280

Dear Property Owner(s):

In response to the request for a "Pre-Sale Property Report" under **Application Number 2026-10530,** 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 # 1441, DATED 11/18/86
PREVIOUS PRE-SALE PROPERTY REPORT # 2000-0225, DATED 05/22/00
PREVIOUS PRE-SALE PROPERTY REPORT # 2017-8367, DATED 10/17/17

01031, DWELLING AND GARAGE, 10/07/24
00758, PLUMBING, 10/23/24
00699, GAS PIPE, 10/23/24
00771, WIRING, 10/25/24
02561, SEWER CONNECTION, 09/18/30
07241, RE-ROOF DWELLING, 10/02/35
27195, ENLARGE GARAGE 1.5 FT. X 6 FT., 11/14/49
19798, GAS FURNACE, 09/06/51
51423, ELECTRICAL METER RESET, 08/17/70
33412, WATER HEATER, 12/05/80
33416, SEAL KITCHEN WINDOW AND INSTALL WATER HEATER, 12/05/80
35958, (4) RECEPTACLES, GARBAGE DISPOSAL, 04/15/81
04073, RE-ROOF DWELLING, 08/23/93

01666, COMBINATION PERMIT FOR: Building: (9) METAL FRAME REPLACEMENT WINDOWS, REMOVE THROUGH THE WALL AIR CONDITIONER (REMOVED); Mechanical: RECESSED WALL HEATER; Plumbing: WATER HEATER REPLACEMENT, 07/12/00
01667, COMBINATION PERMIT FOR: Building: RESTORE GARAGE TO PERMITTED USE AND CONDITION; Electrical: REMOVE UNPERMITTED WIRING; Plumbing: REMOVE UNPERMITTED PLUMBING; Sewer: REMOVE SEWER CONNECTION, 07/12/00
01763, COMBINATION PERMIT FOR: Building: INTERIOR UPGRADES, ROOF REPAIRS AT DWELLING; Electrical: SWITCH, (3) OUTLETS, GARBAGE DISPOSAL, BATHROOM CIRCUIT; Mechanical: RANGE HOOD; Plumbing: TOILET, LAVATORY, SINK, GARBAGE DISPOSAL, 07/25/00
00652, RE-ROOF DWELLING (BUILT UP ROOF), 03/13/01
26850, COMBINATION PERMIT FOR: Building: 208 SQ. FT. FRONT PORCH; Electrical: (2) OUTLETS, (2) SWITCHES, (5) LIGHTS AT PORCH; Plumbing: HOSE BIBB, 02/22/07
30293, YARD SPRINKLER SYSTEM, (4) VACUUM BREAKERS, DRAIN/VENT PIPE, 07/16/07
30530, SANDBLAST PORTION OF DWELLING AT EAST AND WEST SIDES (5 YARDS), 08/02/07
02864, COMBINATION PERMIT FOR: Electrical: EXTERIOR LIGHT FIXTURE AT NORTHWEST CORNER OF GARAGE; Plumbing: RESTORE STANDPIPE FOR LAUNDRY FACILITIES (INTERIOR OF GARAGE); 11/21/17
02865, WATER HEATER REPLACEMENT, 11/21/17

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 October 13, 2026 in conjunction with the preparation of this report, by Building Inspector, David Berrios.

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. REPLACED (INSTALLED) TWO WINDOWS AT GARAGE WITHOUT PERMIT. COMPLETE THE FOLLOWING:

   A. OBTAIN BUILDING PERMIT.

   B. Install up to code and call for required framing and lath inspections.

2. DETACHED GARAGE BEING USED AS HABITABLE SPACE WITHOUT PERMITS (CLOSET, ADDED KITCHEN FACILITIES). CONVERTED WITHOUT COMMUNITY DEVELOPMENT'S LOCATION APPROVAL, PLAN CHECK OR PERMIT(S).COMPLETE THE FOLLOWING:

   A. IF TO BE RESTORED, OBTAIN PERMIT TO RESTORE GARAGE BACK TO PERMITTED USE AND CONDITION; Electrical: REMOVE UNPERMITED WIRING, MAINTAIN REQUIRED WIRING; Plumbing: REMOVE ALL UNPERMITTED PLUMBING; Sewer: REMOVE ANY UNPERMITTED SEWER CONNECTION.

      (1) Obtain restoration fee of $1,712.00 (S.G.M.C. 9.48.020M)

      (2) Remove unpermitted demising walls, remove wall and ceiling coverings.

      (3) Remove all unapproved plumbing, electrical, mechanical fixtures/sewer/drain/water lines to source.

         (i) Leave trench open for inspection. Do not cover until inspected.

      (4) Maintain required wiring at interior of garage. Remove unapproved wiring, romex wiring (n.m.c.), extension cords, extension cord material, device boxes, light fixtures, etc. attached to unapproved wiring, etc.

      (5) Call for required inspections. Repair, patch, paint, etc. where needed.

      (6) Remove combustibles from garage floor such as carpet, linoleum, etc. (C.R.C. R309.1)

      (7) Vehicle (garage) overhead doors shall be operable. When door is in the open position, it shall remain open without assistance. Repair any defective/missing hardware.

   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.***

3. PATIO COVER ATTACHED TO EXTERIOR OF GARAGE WITH EXTERIOR LAUNDRY FACILITIES (WEST SIDE). BUILT WITHOUT PERMITS, PLANS, OR INSPECTIONS. COMPLETE ONE (1) OF THE FOLLOWING:

   A. IF TO REMAIN (LAUNDRY MUST BE ENCLOSED):

(1) Contact planning division (323-563-9565) for requirements***. Note: Additional building plan check and permits required after planning approval.***

B. IF TO BE REMOVED; REMOVE COVER, REMOVE LAUNDRY FACILITIES AND RELOCATE TO AN APPROVED ENCLOSED LOCATION.

(1) OBTAIN COMBINATION PERMIT FOR: Building: REMOVE NON-PERMITTED COVER, Electrical: REMOVE NON-PERMITTED WIRING, RESTORE CLOTHES WASHER, RECEPTACLE; Plumbing: REMOVE UNPERMITTED PLUMBING, RESTORE CLOTHES WASHER FACILITIES TO AN APPROVED LOCATION, WATER PIPING, DRAIN/VENT PIPE; Sewer: REMOVAL OF SEWER (DRAIN) LINE. (C.R.C. R08.6)

(2) Excavate (dig up) unpermitted sewer/drain/water/gas lines to source. Don't cover until inspected. Call for removal inspections.

(3) OBTAIN PERMITS TO RESTORE LAUNDRY FACILITIES TO APPROVED LOCATION (PREVIOUSLY AT INTERIOR OF GARAGE) AND CALL FOR REQUIRED INSPECTIONS.

(A-1) Restore laundry in garage or obtain planning approval for proposed location.

4. ADDED (INSTALLED) WALL AND CEILING COVERINGS IN DETACHED GARAGE WITHOUT PERMIT. COMPLETE THE FOLLOWING:

A. OBTAIN RESTORATION (BUILDING) PERMIT. (C.R.C. R108.6)

B. Remove wall and ceiling coverings. Replaced/repair any missing/damaged wood members, diagonal bracing, headers, trimmers for headers, rafter/rafter ties, blocking, studs, etc.

C. Remove all material, debris, etc. from property.

5. ADDED WIRING AT INTERIOR OF GARAGE WITHOUT PERMIT. COMPLETE THE FOLLOWING:

A. OBTAIN ELECTRICAL PERMIT FOR SUBPANEL, RECEPTACLES, SWITCHES, LIGHT FIXTURES, GROUNDING ELECTRODE SYSTEM, ETC.

B. Remove any unapproved wiring, romex wiring (n.m.c.), extension cords, extension cord material, device boxes, light fixtures, etc. attached to unapproved wiring, etc.

C. Install up to code and call for inspection.

6. INSTALLED (REPLACED) WATER SERVICE FROM WATER METER TO DWELLING WITHOUT PERMIT. COMPLETE THE FOLLOWING:

A. OBTAIN PLUMBING PERMIT FOR WATER SERVICE.

B. Expose (dig up) three (3) areas to verify minimum depth requirement. Shall be twelve (12) inches below surrounding ground. [C.P.C. 609.1] One (1) at meter, one (1) at entrance to dwelling, and one (1) in the middle.

(1) If not twelve (12) inches below surrounding ground. Lower piping before calling for inspection. Don't cover until inspected.

C. Maintain (install) listed fullway valve (gate valve or equal). (C.P.C. 605.2)

7. WATER HEATER REPLACED WITHOUT PERMIT. COMPLETE THE FOLLOWING:

A. OBTAIN PLUMBING PERMIT FOR WATER HEATER. (C.P.C. 502.0) TANK 2025.

B. Install up to code and call for inspection.

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. Storage shed at property line. Complete one (1) of the following:

A. Completely remove from property:

B. Move (maintain) temporary canopy cover the minimum distances:

(1) Three (3) feet from all property lines and six (6) feet from all structures.

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.

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. Galvanized water service. (Pre-Sale # 2017-8367)
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. No interior remodeling permits in City file.
5. Re-inspection fee of $84.00, 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 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.

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 7:00 a.m - 9:00 a.m. **only**.

Respectfully,



WILLIAM CAMPANA,
BUILDING OFFICIAL

WC:ec

cc: