



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

April 30, 2026

Griselda Mireles, Trustee
of The Avalos 2018 Irrevocable Trust



**RE: 9723 SAN JUAN AVENUE, UNITS A-F
SOUTH GATE, CA 90280**

Dear Property Owner(s):

In response to the request for a “Pre-Sale Property Report” under **Application Number 2026-10400**, 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 # 2919, DATED 06/06/88

31392, 2-STORY (6) UNIT APARTMENT BUILDING WITH GARAGES [TWO (3) CAR GARAGES
06/03/53
27113, WIRING, 06/08/53
22129, PLUMBING, (6) WATER CLOSETS, (6) BATH TUBS, (6) LAVATORIES, (6) SINKS, LAUNDRY
TRAY, (6) GARBAGE DISPOSALS, AUTOMATIC WASHER (LAUNDRY ROOM), (6) GAS PIPING
SYSTEMS, (6) GAS FURNACES, (6) WATER HEATERS, 06/11/53
17252, SEWER CONNECTION, 06/11/53
27276, FIXTURES, 07/21/53
14832, PLASTERING, 07/29/53
33760, WIRING, SERVICE FOR LAUNDRY, 07/10/58
35756, PLUMBING, 07/22/65
81738, RE-ROOF BUILDING, 09/24/74
00465, RE-ROOF PORTION OF BUILDING (5 SQ), 02/16/93
08611, (7) ALUMINUM BLOCK FRAME WINDOW REPLACEMENTS, 06/28/88
30229, SINGLE WALL FURNACE REPLACEMENT (UNIT F), 07/10/07 (EXPIRED)
30230, SINGLE WALL FURNACE REPLACEMENT (UNIT A), 07/10/07 (EXPIRED)
30290, SINGLE WALL FURNACE REPLACEMENT (UNIT D), 07/16/07 (EXPIRED)

PRE-SALE PROPERTY INSPECTION REPORT

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- 01556, RENEW PERMIT #30229, DATED 07/10/07; 04/27/09
- 01557, RENEW PERMIT #30230, DATED 07/10/07; 04/27/09
- 01558, RENEW PERMIT #30290, DATED 07/16/07; 04/27/09
- 00924, COMBINATION PERMIT FOR: Building: ONE WINDOW REPLACEMENT; Plumbing: (6) HOSE BIBBS, (25) DRAIN/VENT PIPES, (60) WATER LINE REPLACEMENTS; Sewer: MAIN SEWER LINE REPLACEMENT, 04/16/24
- 03078, COMBINATION PERMIT FOR: Building: (2) KITCHEN UPGRADES (UNITS C-D); Electrical: (6) SWITCHES, (2) BRANCH CIRCUITS, (24) OUTLETS, (6) GARBAGE DISPOSALS; Plumbing: (6) GARBAGE DISPOSALS, (6) DRAIN/VENT PIPES, (6) SINKS, (6) WATER HEATER REPLACEMENTS, 10/28/24
- 00488, COMBINATION PERMIT FOR: Building: INSTALL (3) SECURITY BARS (A,B,C); Electrical: EXTERIOR LIGHT AT EAST SIDE OF UNITS, (6) SUBPANELS, (6) DISCONNECTS (NOT DONE), (12) BRANCH CIRCUITS; Plumbing: REPLACE DRAIN/VENT LINE AT LAUNDRY ROOM, MAIN WATER LINE REPLACEMENT, WATER HEATER REPLACEMENT (LAUNDRY ROOM), (2) WATER PIPE REPLACEMENTS (LAUNDRY ROOM); Sewer: REPLACE SEWER DRAIN AT LAUNDRY ROOM, 03/17/26
- 00575, (7) SUBPANEL/DISCONNECT REPLACEMENTS, 03/18/26

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 February 2, 2026 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):

AT THIS TIME, ALL OF THE VIOLATIONS FOUND ON THE PREVIOUS PRE-SALE REPORT, #2026-10400, HAVE BEEN CLEARED AND THOSE VIOLATIONS NOW MEET MINIMUM CODE REQUIREMENTS.

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. 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.
3. No interior remodeling permits in City file.
4. 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)
5. 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.
6. **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.**

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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 Campana", enclosed within a large, loopy oval shape.

**WILLIAM CAMPANA,
BUILDING OFFICIAL**

WC:ec

cc: