



Department of Community Development  
Building & Safety Division

8650 California Avenue  
South Gate, CA 90280-3075  
www.cityofsouthgate.org  
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## ***PRE-SALE PROPERTY REPORT***

March 25, 2026

Irma Gallardo, Trustee  
Irma Gallardo Living Trust  
3718 S Kent St  
Visalia CA 93277

**RE: 8954 SOUTH GATE AVENUE  
& 8954-B SOUTH GATE AVENUE  
& 8954-C SOUTH GATE AVENUE  
SOUTH GATE, CA 90280**

Dear Property Owner(s):

In response to the request for a "Pre-Sale Property Report" under **Application Number 2026-10420**, 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 #97-7489, DATED 07/03/97

**8954 SOUTH GATE AVENUE**

00264, DWELLING, 09/18/1923  
00145, PLUMBING, 09/17/1923  
00151, GAS PIPE, 09/17/1923  
00987, CESSPOOL, 08/11/1927  
02568, SEWER CONNECTION, 09/22/30  
06811, RE-ROOF DWELLING, 01/31/35  
05736, GAS PIPE, 12/18/35  
10582, CHIMNEY, 02/11/39  
17716, GAS PIPE, 08/15/46  
42352, BLOCK WALL AT NORTH PROPERTY LINE (86 FT AT 6 FT HEIGHT), 02/27/64  
09997, ELECTRICAL SERVICE UPGRADE, 12/10/85  
01802, WATER HEATER REPLACEMENT, 02/06/86  
03611, SANDBLAST AND RE-STUCCO FRONT DWELLING, 02/15/90  
03681, (11) WINDOW REPLACEMENTS, 02/20/90  
02210, REPLACE (4) GAS PIPING OUTLETS, MAIN GAS LINE REPLACEMENT, 08/27/19

**8954 SOUTH GATE AVENUE, UNIT B**

41349, 728 SQ. FT. DWELLING, 03/14/63  
33552, PLUMBING, WATER CLOSET, BATH TUB, LAVATORY, SINK, GARBAGE DISPOSAL,  
AUTOMATIC WASHER, GAS PIPING SYSTEM, GAS FURNACE, WATER HEATER, 04/03/63  
40675, WIRING, 05/10/63  
19324, PLASTERING, 06/03/63  
33828, GAS PIPE, 07/25/63  
20039, SEWER CONNECTION, 07/25/63  
06315, TEAR-OFF AND INSTALL BUILT-UP ROOF (9SQ), 03/17/88  
03682, (2) WINDOW REPLACEMENTS (UNIT B), 02/20/90

**8954 SOUTH GATE AVENUE, UNIT C**

41350, 720 SQ. FT. APARTMENT UNIT OVER 600 SQ. FT. 3-CAR GARAGE, 03/14/63  
33553, PLUMBING, WATER CLOSET, BATH TUB, LAVATORY, SINK, GARBAGE DISPOSAL,  
AUTOMATIC WASHER, GAS PIPING SYSTEM, GAS FURNACE, WATER HEATER 04/03/63  
40676, WIRING, 0/10/63  
19325, PLASTERING, 06/03/63  
33828, GAS PIPE, 07/25/63

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 March 11, 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).***

1.        INSTALLED DIVIDING/DEMISING WALLS AT INTERIOR OF 3-CAR GARAGE WITHOUT PERMITS OR INSPECTIONS. COMPLETE ONE OF THE FOLLOWING:
  - A.        IF TO REMAIN:
    - (1)        Contact planning division (323-563-9565) for requirements. ***Note: Additional building plan check and permits required after planning approval.***

- (2) UPON PLAN CHECK APPROVAL, OBTAIN PERMIT.
    - (A-1) COMBINATION PERMIT FOR: Building: DEMISING WALLS.; Electrical: REQUIRED WIRING FOR EACH GARAGE STALL;
  - (3) Install up to code and call for required framing and wiring inspections.
- B. IF TO BE REMOVED, OBTAIN BUILDING RESTORATION PERMIT.
- (1) Remove added walls, repair, patch where needed.
  - (2) Maintain required wiring at garage. Call for inspection.
2. CREATED MAN DOOR AT NORTH SIDE OF GARAGE (NORTH STALL). COMPLETE THE FOLLOWING:
- A. OBTAIN COMBINATION PERMIT FOR: Building: MAN DOOR; Electrical: LIGHT, SWITCH.
  - B. Install up to code and call for inspection.
3. REPAIR/REPLACE DAMAGED CEILING COVERINGS IN MIDDLE STALL (FIRE RATED). COMPLETE THE FOLLOWING:
- A. OBTAIN BUILDING PERMIT.
  - B. Repair ceiling covering with listed material, call for inspection.
4. REPLACED COPPER WATER LINES AT MIDDLE STALL WITHOUT PERMIT. COMPLETE THE FOLLOWING:
- A. OBTAIN PLUMBING PERMIT.
  - B. Install up to code and call for inspection. Seal open penetrations with listed material.
5. ELECTRICAL SERVICE PANEL AT UNIT B HAS BEEN REPLACED WITHOUT PERMITS OR INSPECTIONS. COMPLETE THE FOLLOWING:
- A. CONTACT SOUTHERN CALIFORNIA EDISON COMPANY FOR LOCATION APPROVAL.
  - B. OBTAIN ELECTRICAL PERMIT FOR SERVICE UPGRADE, FEEDER, GROUNDING ELECTRODE SYSTEM, ADDITIONAL BRANCH CIRCUITS, ETC.
  - C. Install service panel up to code and call for required inspections.
6. RELOCATED WATER HEATER AT 8954 SOUTH GATE AVENUE TO EXTERIOR OF DWELLING WITHOUT PERMITS OR INSPECTIONS. COMPLETE THE FOLLOWING:
- A. OBTAIN PLUMBING PERMIT FOR WATER HEATER, (2) WATER PIPING, GAS PIPING.
  - B. Install up to code and call for inspection. Provide air test.

7. NO PERMITS IN CITY FILE FOR REPLACEMENT TANKS SINCE 1963 (UNITS B & C). COMPLETE THE FOLLOWING:
  - A. OBTAIN PLUMBING PERMIT FOR (2) WATER HEATERS.
  - B. Install up to code and call for inspection.

***South Gate Municipal Code, Title 9, Buildings, Chapter 9.48, Building and Property Rehabilitation; Section 9.48.030, Definition of Substandard Property, Item (L), Property Including but not Limited to Building Exteriors Which are Maintained in a Condition of Neglected Repair.***

***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.***

***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.***

1. Install house number (specific address) at front porch (not on door) area with raised numbers four (4) inch minimum. Numbers are to be visible from the street and with contrasting background. (C.R.C. R319)
  - A. Front unit 8954.
2. Provide (post) address (letters) at front door area of each unit (not on doors). Letters to be raised (not painted or self adhesive letters). Letters shall be a minimum of four (4) inches in height.(C.R.C. R319)
  - A. Units B & C.
3. Repair/patch damaged stucco where needed, at all structures. Maintain color coat (stucco), shall color match to existing structures. Note: If sandblast and re-stuccoed a building permit is required.
4. Remove chipped paint at fascia boards, where needed at all structures. Weather protect (paint) all unprotected wood members visible on the exterior. [S.G.M.C. 9.48.020 (F)]
5. Remove through the wall air conditioners from window openings, where needed. (C.R.C. 310.2.1)
6. Cut/trim/remove overgrown tree branches at staircase railing.
7. Corrections at interior of garage stalls:
  - A. Seal all penetrations/holes at interior of garage (fire rated walls/ceiling).
  - B. Remove unapproved wiring such as extension cords, extension cord material, device boxes, light fixtures, etc. attached to unapproved wiring, etc.

**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 and interior of garage.**
2. Galvanized water service (all units).
3. Water heaters located inside units. (Pre-Sale #97-7489)

4. 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.
5. No interior remodeling permits in City file.
6. Re-inspection fee of \$79.00, 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. 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.
8. **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**