



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

March 7, 2026

Eliazar Jimenez
14434 S Behrens Ave
Norwalk CA 90650

**RE: 10731 WRIGHT ROAD
SOUTH GATE, CA 90280**

Dear Property Owner(s):

In response to the request for a "Pre-Sale Property Report" under Application Number 2026-10408, 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.

- 24756, DWELLING AND GARAGE, 03/16/48
- 16430, PLUMBING, 02/06/48
- 19999, GAS PIPE, 02/06/48
- 20090, WIRING, 05/03/48
- 11316, PLASTERING, 05/10/48
- 14686, SEWER CONNECTION, 05/21/48
- 37097, 15 X 25 FT. BEDROOM AND BATHROOM ADDITION TO REAR OF DWELLING, BATHROOM UPGRADES TO EXISTING BATHROOM REPLACE BATHTUB, 10/07/58
- 28648, PLUMBING, WATER CLOSET, BATH TUB, STALL SHOWER, (2) LAVATORIES, GASP IPING SYSTEM, GAS FURNACE, 10/16/58
- 34307, WIRING, 11/19/58
- 17513, PLASTERING, 11/19/58
- 40017, (4) ALUMINUM FRAME WINDOW REPLACEMENTS AT FRONT OF DWELLING, 10/20/61
- 98224, WATER HEATER REPLACEMENT, 12/13/76
- 51975, BLOCK WALL (82 FT), 10/30/70
- 74376, 11 X 20 FT. OPEN PATIO ATTACHED TO GARAGE (FIBERGLASS ROOF), 10/24/73

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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 25, 2026 in conjunction with the preparation of this report, by Building Inspector, David Bennett.

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.

1. **INSTALLED SECURITY WINDOW BARS WITHOUT PERMIT. COMPLETE THE FOLLOWING:**
 - A. **IF TO REMAIN; OBTAIN BUILDING PERMIT FOR DWELLING AND GARAGE.**
 - (1) **Install security bars up to code and call for required inspections.**
 - B. **IF TO BE REMOVED; OBTAIN RESTORATION PERMIT.**
 - (1) **Remove bars and release mechanism. Call for removal inspection.**

2. **REPLACED (INSTALLED) WINDOWS AT DWELLING WITHOUT PERMIT. COMPLETE THE FOLLOWING:**
 - A. **OBTAIN BUILDING PERMIT.**
 - B. **Install windows up to code and call for required inspections.**
 - C. **Remove through the wall air conditioner units from window openings, where needed. (C.R.C. 310.2.1)**

3. **INSTALLED TWO WINDOWS AT GARAGE WITHOUT PERMITS OR INSPECTION. COMPLETE THE FOLLOWING:**

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- A. OBTAIN BUILDING PERMIT.
 - B. Install framing up to code and call for inspection.
4. RE-ROOFED WITHOUT PERMIT. COMPLETE THE FOLLOWING:
- A. OBTAIN BUILDING PERMIT FOR DWELLING AND DETACHED GARAGE.
 - B. Submit certification letter from a state licensed roofing contractor or equal stating on company's letterhead (stationery) that old roofing material was removed.
5. LATTICE PATIO COVER ATTACHED TO REAR OF DWELLING. BUILT WITHOUT PERMITS, PLANS, OR INSPECTIONS. COMPLETE ONE (1) OF THE FOLLOWING:
- A. OBTAIN BUILDING PERMIT TO REMOVE NON-PERMITTED LATTICE COVER.
 - (1) Completely remove lattice cover. Call for required inspections.
 - B. IF TO REMAIN:
 - (1) Contact planning division (323-563-9565) for requirements. *Note: Additional building plan check and permits required after planning approval.*
 - (2) Remove temporary wiring from under lattice cover such as extension cords, temporary lights, etc. (C.E.C. 509.3)
6. PERMITTED 11 X 20 FT. FIBERGLASS ROOF PATIO COVER HAS BEEN ALTERED WITHOUT PERMITS OR PLANNING APPROVAL. INSTALLED SOLID ROOF AND ADDED WIRING. ALTERED WITHOUT PERMITS, PLANS, OR INSPECTIONS. COMPLETE ONE (1) OF THE FOLLOWING:
- A. OBTAIN COMBINATION PERMIT FOR: Building: RESTORE FIBERGLASS ROOF COVER; Electrical: LIGHTS, SWITCHES, RECEPTACLES.
 - (1) Install wiring up to code, restore fiberglass roof. Call for required inspections.
 - B. IF TO REMAIN:
 - (1) Contact planning division (323-563-9565) for requirements. *Note: Additional building plan check and permits required after planning approval.*
 - C. OR, OBTAIN DEMOLITION PERMIT TO REMOVE PATIO COVER.
 - (1) Remove wiring to source, completely remove patio cover. Call for removal inspection.
7. APPROXIMATE 12 X 14 FT. STORAGE WITH WIRING AT NORTHWEST CORNER OF PROPERTY. BUILT WITHOUT PERMITS, PLANS, OR INSPECTIONS. COMPLETE ONE (1) OF THE FOLLOWING:
- A. OBTAIN BUILDING PERMIT TO REMOVE NON-PERMITTED STORAGE.

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- (1) Remove wiring to source. Completely remove storage. Call for required inspections.
- B. IF TO REMAIN:
 - (1) Contact planning division (323-563-9565) for requirements. *Note: Additional building plan check and permits required after planning approval.*
- 8. ADDED (INSTALLED) WALL COVERINGS IN DETACHED GARAGE WITHOUT PERMIT. COMPLETE THE FOLLOWING:
 - A. OBTAIN RESTORATION (BUILDING) PERMIT. (C.R.C. R108.6)
 - B. Remove wall 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.
- 9. INSTALLED LIGHT FIXTURE AND SWITCH AT REAR OF SOUTH SIDE OF DWELLING. COMPLETE ONE (1) OF THE FOLLOWING:
 - A. IF TO REMAIN, OBTAIN ELECTRICAL PERMIT FOR LIGHT FIXTURE, SWITCH.
 - (1) Maintain listed material for outdoor (exterior) use, device box, conduit, etc. [C.E.C. 410-10(A)]
 - B. IF TO BE REMOVED, OBTAIN ELECTRICAL (RESTORATION) PERMIT. (C.R.C. R108.6)
 - (1) Remove wiring to source. Repair, patch, paint, etc. where needed.
- 10. INSTALLED EXTERIOR RECEPTACLE AT REAR OF DWELLING (DOOR) WITHOUT PERMIT. COMPLETE THE FOLLOWING:
 - A. OBTAIN ELECTRICAL PERMIT FOR RECEPTACLES, WIRING, ETC.
 - B. Install up to code and call for required inspection.
- 11. ADDED WIRING AT INTERIOR OF GARAGE WITHOUT PERMITS OR INSPECTIONS. COMPLETE THE FOLLOWING:
 - A. OBTAIN ELECTRICAL PERMIT FOR SUBPANEL, RECEPTACLES, SWITCHES, LIGHT FIXTURES, BRANCH CIRCUITS 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. Maintain minimum electrical for garage. Install wiring up to code and call for required inspections.
- 12. INSTALLED GARAGE DOOR OPENER WITHOUT PERMIT. COMPLETE ONE (1) OF THE FOLLOWING:

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- A. IF TO REMAIN, OBTAIN ELECTRICAL PERMIT FOR MOTOR, DEDICATED BRANCH CIRCUIT, RECEPTACLE.
 - (1) Maintain required wiring and call for inspection.
 - B. IF TO BE REMOVED, OBTAIN RESTORATION PERMIT.
 - (1) Remove wiring to source and call for removal inspection.
13. 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) Vacuum breakers [one (1) per valve] for control valves. Air inlet shall be installed a minimum of six (6) inches above surrounding ground. [C.P.C. 603.5.6]
 - B. IF TO BE REMOVED, OBTAIN PLUMBING (RESTORATION) PERMIT. [C.R.C. R108.6]
 - (1) Remove control valves and all visible piping to source. Remove sprinkler heads. Remove risers to sprinkler heads.
14. INSTALLED (REPLACED) WATER SERVICE FROM WATER METER TO FRONT OF 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. 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)
15. INSTALLED LAUNDRY FACILITIES UNDER PATIO COVER (EXTERIOR OF DWELLING) WITHOUT COMMUNITY DEVELOPMENT'S LOCATION APPROVAL, PLAN CHECK OR INSPECTIONS. COMPLETE ONE (1) OF THE FOLLOWING:
- A. REMOVE AND RELOCATE TO APPROVED LOCATION (INTERIOR DWELLING OR APPROVED LOCATION).
 - (1) OBTAIN COMBINATION PERMIT FOR: Building: LAUNDRY ENCLOSURE; Electrical: CLOTHES WASHER CIRCUIT, REMOVE NON-PERMITTED WIRING; Plumbing: REMOVE UNPERMITTED PLUMBING, RESTORE CLOTHES WASHER FACILITIES TO AN APPROVED LOCATION; Sewer: REMOVAL OF SEWER (DRAIN) LINE. (C.R.C. R08.6)
 - (2) Remove (expose) unpermitted sewer/drain/water/gas lines to source. Don't cover until inspected. Call for removal inspections.

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- (3) Restore laundry to an approved location, install up to code and call for inspection.
 - (4) Remove all material, debris, etc. from property. Repair, patch, paint, etc. where needed.
 - B. IF LAUNDRY TO REMAIN AT EXTERIOR OF DWELLING.
 - (1) Contact planning division (323-563-9565) for approval requirements. *Note: Additional building permits/inspections required after planning approval.*
16. INSTALLED WATER/DRAIN LINES FROM REAR OF DWELLING TO DETACHED GARAGE WITHOUT PERMIT. COMPLETE THE FOLLOWING:
 - A. OBTAIN PLUMBING PERMIT FOR WATER PIPING, DRAIN/VENT PIPE, SEWER CONNECTION.
 - B. Expose (dig up) three (3) areas to verify minimum depth requirement. Install up to code and call for inspection.
 - C. Don't cover until inspected.
17. INSTALLED CLOTHES WASHER PLUMBING IN DETACHED GARAGE WITHOUT COMMUNITY DEVELOPMENT'S LOCATION APPROVAL, PLAN CHECK OR INSPECTIONS. COMPLETE ONE (1) OF THE FOLLOWING:
 - A. REMOVE AND RELOCATE TO AN APPROVED LOCATION.
 - (1) OBTAIN COMBINATION PERMIT FOR: Electrical: CLOTHES WASHER CIRCUIT; Plumbing: REMOVE UNPERMITTED PLUMBING FROM GARAGE, RESTORE CLOTHES WASHER FACILITIES TO AN APPROVED LOCATION; Sewer: REMOVAL OF SEWER (DRAIN) LINE. (C.R.C. R08.6)
 - (2) Excavate (dig up) unpermitted sewer/drain/water lines to source. Remove concrete, etc.
 - (3) Don't cover until inspected. Call for removal inspections.
 - B. IF TO REMAIN IN GARAGE.
 - (1) Submit (2) floor plans of garage area for consideration for location approval to Community Development. Contact planning division (323-563-9565) for requirements.
 - (2) OBTAIN COMBINATION PERMIT FOR: Electrical: CLOTHES WASHER CIRCUIT, RECEPTACLE; Plumbing: DRAIN/VENT PIPE, (2) WATER LINES, GAS PIPING; Sewer: SEWER CONNECTION.
 - (A-1) Expose (dig up) sewer/drain/water/gas/wiring lines to source. Remove concrete, etc. Don't cover until inspected.
 - (3) Install up to code and call for required inspections.

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18. NO ACCESS TO WATER HEATER AT TIME OF INSPECTION. NO PERMITS IN CITY FILES FOR REPLACEMENT WATER HEATER TANKS SINCE 1976. COMPLETE THE FOLLOWING:
- A. OBTAIN PLUMBING PERMIT.
 - B. Install water heater up to code and call for required inspections.

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.

California Residential Code, C.R.C. R309.1, Garage Floor Surfaces.

- 1. Remove temporary wiring from exterior of dwelling and under patio cover such as extension cords, temporary lights, etc. (C.E.C. 509.3)
- 2. Remove combustibles from garage floor such as carpet, linoleum, etc.

NOTES ONLY:

- 1. 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.
- 2. No interior remodeling permits in City file.
- 3. 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)
- 4. 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.
- 5. **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.**
- 6. **All corrections/violations noted on this Pre-Sale Report are subject to field verification. Inspection was completed to exterior of dwelling and interior of garage.**

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 must sign the City's Agreement to Correct Code Violations prior to the close of escrow, whichever occurs first.

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.

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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 Bennett. He can be reached at (323) 357-5828, Monday through Thursday, between the hours of 7:00 a.m - 9:00 a.m. only.

Respectfully,



**WILLIAM CAMPANA,
BUILDING OFFICIAL**

WC:ec

cc:

PROPERTY ADDRESS: _____, PRE-SALE # _____

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.

AFTER CLOSING ESCROW BUYER (S) HAVE:

TO OBTAIN PERMITS WITHIN THE FIRST 30 DAYS OF CLOSING- TO AVOID DOUBLE FEES

The Owner(s) will commence the correction of all code violations within thirty (30) days from the date of this agreement. The "commencement of corrections" shall include the submission of all plans, permit applications and fees to the city as may be required by the South Gate Municipal Code, as well as the undertaking of work at the subject property if no prior City reviews or approvals are required.

45 DAY EXTENSION - The Owner(s) will complete the abatement of all code violations with City Inspection, and all required permits and approvals within forty-five (45) days from the date of this agreement, however, an additional forty five (45) day extension will be granted at the request of the owner(s) for a total of ninety (90) day correction period depending on the progress.

BUYER (S) TO SIGN BELOW THAT YOU HAVE READ AND UNDERSTOOD THE CITY'S PRE-SALE REPORT. PLEASE EMAIL A SIGNED COPY TO ECARDENAS@SOGATE.ORG

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

***** IN ORDER TO OBTAIN OWNER BUILDER PERMITS - THE PROPERTY MUST HAVE 2 UNITS OR LESS.**

THE OWNER ON TITLE MUST RESIDE ON THE PROPERTY, YOU WILL BE ABLE TO OBTAIN PERMITS AS OWNER BUILDER. HOWEVER, YOU MUST SHOW CHANGE OF ADDRESS ON IDENTIFICATION/DRIVER'S LICENSE. (SHALL PROVIDE DMV CHANGE OF ADDRESS VERIFICATION PRINT OUT)

****** A LICENSED CONTRACTOR IS REQUIRED FOR PROPERTIES THAT HAVE 3 UNITS OR MORE ON A LOT OR IF OWNER DOES NOT RESIDE ON THE PROPERTY, OR IF THE PROPERTY IS OWNED BY A CORPORATION******

****CHANGE OF ADDRESS REQUIRED ON DRIVER LICENSE OR IDENTIFICATION FOR OWNER BUILDER
CLOSING STATEMENT REQUIRED TO UPDATE OWNERSHIP

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