



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 15, 2026

Neighbor to Neighbor Homes, LLC
2015 Manhattan Beach Blvd. Suite 100
Redondo Beach CA 90278

**RE: 9933 SAN ANSELMO AVENUE
SOUTH GATE, CA 90280**

Dear Property Owner(s):

In response to the request for a “Pre-Sale Property Report” under **Application Number 2026-10433**, 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 # 2016-7917, DATED 06/21/16

03263, DWELLING AND GARAGE, 06/02/28
02653, PLUMBING, 06/26/28
02382, GAS PIPE, 06/26/28
03008, WIRING, FIXTURES, 07/02/28
00433, PLASTERING, 07/05/28
01559, CESSPOOL, 08/18/28
04901, SEWER CONNECTION, 03/25/35
05951, GAS PIPE, 06/05/36
06775, WIRING, 06/16/36
09215, RE-ROOF DWELLING, 01/06/38
07435, GAS PIPE, 09/24/38
23826, 13 X 17 FT. BEDROOM ADDITION AND 4 X 5 FT. ADDITION TO EXISTING BATHROOM,
ENLARGE WINDOW IN EXISTING BEDROOM, 09/12/47
19562, WIRING, 01/09/48
19681, FIXTURES, 02/06/48
11058, PLASTERING, 02/19/48
20966, PLUMBING, WATER SOFTENER, 07/11/52
31739, PLUMBING, GARBAGE DISPOSAL, 06/01/61

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- 38310, WIRING, GARBAGE DISPOSAL, 11/10/61
- 42297, WIRING, 12/04/64
- 76241, 13 X 18 FT. OPEN ALUMINUM PATIO COVER ATTACHED TO REAR OF DWELLING, 01/24/74
- 06333, RE-ROOF DWELLING, 05/18/90
- 07944, RECESSED WALL HEATER, 07/13/90
- 13785, (18) WINDOW REPLACEMENTS, 04/07/04 (EXPIRED)
- 17176, ELECTRICAL SERVICE UPGRADE, (4) ADDITIONAL BRANCH CIRCUITS, 11/02/04
- 21662, RENEW PERMIT #13785, DATED 04/07/04; 09/20/05
- 02025, REMOVE UNPERMITTED WALL AND CEILING COVERINGS, REPLACE DAMAGED WOOD MEMBERS, 07/11/16
- 02026, COMBINATION PERMIT FOR: Building: REMOVE UNPERMITTED LAUNDRY FACILITIES INSIDE GARAGE AND RELOCATE INSIDE DWELLING, RE-ROOF GARAGE; Electrical: FEEDER, (2) LIGHTS, OUTLET, REMOVE UNPERMITTED WIRING, SUBPANEL, (2) SWITCHES; Plumbing: REMOVE UNPERMITTED GAS LINE TO GARAGE, REMOVE UNPERMITTED PLUMBING; Sewer: REMOVE UNPERMITTED SEWER CONNECTION AT GARAGE, 07/11/16
- 02028, COMBINATION PERMIT FOR: Electrical: LIGHT AND SWITCH AT SIDE DOOR (NORTH SIDE) OF DWELLING, CLOTHES WASHER/DRYER CIRCUIT; Plumbing: AUTOMATIC LAUNDRY, DRAIN/VENT PIPE, MAIN WATER LINE REPLACEMENT, WATER HEATER REPLACEMENT, 07/11/16

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 April 16, 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 9.03, 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. FRONT YARD SPRINKLER SYSTEM INSTALLED WITHOUT PERMIT. COMPLETE ONE (1) OF THE FOLLOWING:

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- A. IF TO REMAIN, OBTAIN PLUMBING PERMIT FOR YARD SPRINKLER SYSTEM AND VACUUM BREAKERS. [C.P.C. 103.3.1]
 - (1) Install up to code and call for inspection.
 - B. IF TO BE REMOVED. OBTAIN PLUMBING (RESTORATION) PERMIT. [C.R.C. R108.6]
 - (1) Remove all sprinkler valves and all visible piping for sprinkler valves. Remove sprinkler heads and risers for sprinkler heads.
2. INSTALLED CENTRAL AIR SYSTEM WITHOUT PERMITS OR INSPECTIONS. COMPLETE THE FOLLOWING:
- A. Submit two (2) plot plans (drawn to scale) and pictures to community development for consideration for location approval. Upon approval of plot plans, submit one (1) approved plot plan to building division.
 - B. OBTAIN PERMIT COMBINATION PERMIT FOR: Mechanical: F.A.U. (FORCED AIR UNIT), COOLING COIL (COMPRESSOR), REGISTERS; Electrical: MOTOR (F.A.U.), COOLING COIL; Electrical: DISCONNECT, LIGHT FIXTURE, SWITCH, RECEPTACLE, WIRING; Plumbing: GAS PIPING.
 - C. Install system up to code and call for required inspections. Provide air gas test at inspection.
 - D. Submit certification letter from a state licensed heating/cooling contractor on company's stationery (letterhead) stating central air system was installed to code requirements. Provide HERS certification report.
3. UNPERMITTED FLOOD LIGHT FIXTURE EXTERIOR GARAGE. COMPLETE ONE (1) OF THE FOLLOWING:
- A. IF TO REMAIN, OBTAIN ELECTRICAL PERMIT FOR LIGHT FIXTURE, WIRING, ETC.
 - (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 light fixture, wiring to source. Repair, patch, paint, etc. where needed.
4. NO ACCESS TO INTERIOR OF GARAGE AT TIME OF INSPECTION. SHALL PROVIDE ACCESS AT NEXT INSPECTION. Note: ADDITIONAL VIOLATIONS/CORRECTIONS MAYBE NOTED ONCE ACCESS IS PROVIDED. COMPLETE THE FOLLOWING:
- A. Remove any unapproved wiring, romex wiring (n.m.c.), extension cords, extension cord material, device boxes, light fixtures, etc. attached to unapproved wiring, etc.
 - B. Maintain required electrical at interior of garage.

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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 conditioners from window openings, where needed, . (C.R.C. 310.2.1)
2. Maintain front and rear yards, trim and edge lawns. Remove all weeds from yard areas, driveway (planters, up against fencing, structures, etc.).

NOTES ONLY:

1. **All corrections/violations noted on this Pre-Sale Report are subject to field verification. Inspection was completed to exterior of dwelling..**
2. Copper water service.
3. White frame replacement windows.
4. Water heater located inside dwelling.(Pre-Sale #2016-7917)
5. Open metal patio cover attached to rear of dwelling.
6. Side door to detached garage east side and window at west side.(Pre-Sale #2016-7917)
7. No yard sprinkler systems. (Pre-Sale #2016-7917)
8. 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.
9. No interior remodeling permits in City file.
10. 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)
11. 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.
12. **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.

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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,

A handwritten signature in black ink that reads "William Campa". The signature is written in a cursive style with a large, sweeping initial "W" and a long, horizontal flourish extending to the right.

WILLIAM CAMPANA,
BUILDING OFFICIAL

WC:ec

cc: