

PRE-SALE PROPERTY INSPECTION REPORT

RE: 8995 & 8995 1/2 Alexander Avenue

September 24, 2026

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- EXHIBIT
02-15-16-20
PREP
ITS
- 00500, COMBINATION PERMIT FOR: Building: (10) WINDOW REPLACEMENTS, REMOVE NONPERMITTED STRUCTURE AT REAR OF DWELLING, REPLACE DRYROT SIDING; Electrical: INSTALL BATHROOM EXHAUST FAN, (7) LIGHTS; Plumbing: (3) VACUUM BREAKERS, MAIN WATER LINE REPLACEMENT, FRONT YARD SPRINKLER SYSTEM, WATER HEATER REPLACEMENT, (7) WATER PIPING, 03/10/26
 - 00678, INSTALL PHOTOVOLTAIC SYSTEM (12 MODULES), 04/02/26
 - 8995 1/2 ALEXANDER AVENUE**
 - 23058, CONVERT EXISTING GARAGE INTO DWELLING, 03/27/47
 - 22596, PLUMBING, GAS PIPING, 10/14/53
 - 18321, WIRING, 03/31/47
 - 15611, PLUMBING, 04/08/47
 - 18972, GAS PIPE, 04/08/47
 - 02553, (5) RECEPTACLES, (5) LIGHTS, (5) SWITCHES, (5) FIXTURES, ELECTRICAL SERVICE UPGRADE, 06/08/93
 - 02554, REPLACE DRYWALL IN LIVING ROOM AND BEDROOM, 06/08/93
 - 02115, COMBINATION PERMIT FOR: Building: REPLACE DRYWALL IN BATHROOM, BATHROOM UPGRADES; Electrical: BATHROOM EXHAUST FAN, (3) FEEDERS, GROUNDING ELECTRODE SYSTEM, LIGHT, OUTLET, ELECTRICAL SERVICE UPGRADE, SWITCH; Mechanical: BATHROOM EXHAUST FAN; Plumbing: LAVATORY, SHOWER, TOILET, (5) WATER PIPING, 07/29/13
 - 00501, COMBINATION PERMIT FOR: Building: REPLACE ONE WINDOW AT DWELLING, REPLACE DRYROT SIDING, REMOVE NONPERMITTED PATIO COVER; Mechanical: INSTALL DIRECT VENT WALL HEATER; Plumbing: WATER HEATER REPLACEMENT, 03/10/26
 - 01514, INSTALL PHOTOVOLTAIC SYSTEM (11 MODULES), INSTALL ESS BATTERY, 08/13/26 (STILL PENDING)

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 September 10, 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):

- 2 ITEMS
To
CONVERT
- 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.*

- Item #1 →
1. INSTALLED DUCTLESS HEATING AND COOLING SYSTEMS (MINI SPLITS) AT BOTH UNITS WITHOUT PERMITS. COMPLETE ONE OF THE FOLLOWING:

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A. IF TO BE REMOVED, OBTAIN REMOVAL PERMITS.

- (1) Remove mini split systems, remove equipment to source. Repair, patch, paint, etc. where needed.

B. IF TO REMAIN:

- (1) Contact planning division (323-563-9565) for location approval requirements.
- (2) OBTAIN PERMIT COMBINATION PERMIT FOR: Mechanical: MINI SPLIT SYSTEMS (COMPRESSOR), REGISTERS (AIR HANDLERS); Electrical: RECEPTACLES.
- (3) Install systems up to code and call for required inspections.

2. REAR YARD SPRINKLER SYSTEMS INSTALLED WITHOUT PERMIT. COMPLETE ONE (1) OF THE FOLLOWING:

A. IF TO REMAIN, OBTAIN PLUMBING PERMIT. [C.P.C. 103.3.1]

- (1) Install up to code and call for required 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.

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 \$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)
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. **Inspection was completed to exterior of structures only.**

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.