



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

August 22, 2025

Angelina Maciel
3816 Liberty Boulevard
South Gate CA 90280

**RE: 3816 LIBERTY BOULEVARD
SOUTH GATE, CA 90280**

Dear Property Owner(s):

In response to the request for a “Pre-Sale Property Report” under **Application Number 2025-10322**, 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 # 0611, DATED 01/29/86
PREVIOUS PRE-SALE PROPERTY REPORT # 2022-9765, DATED 08/29/22 (STILL PENDING)
PREVIOUS PRE-SALE PROPERTY REPORT # 2023-9994, DATED 09/21/23 (STILL PENDING)

04658, DWELLING AND GARAGE, 12/05/29
04084, PLUMBING, 12/14/29
03595, GAS PIPE, 12/14/29
04469, WIRING, FIXTURES, 01/02/30
01407, PLASTERING, 01/08/30
01933, SEWER CONNECTION, 04/19/30
26421, PLUMBING, WATER HEATER REPLACEMENT, 03/06/57
49317, RE-ROOF FLAT AREA OF DWELLING ONLY, 06/21/83
03804, ELECTRICAL SERVICE UPGRADE, 03/23/87
06382, 19'6 X 18 FT. ADDITION TO REAR OF DWELLING FOR BEDROOM AND BATHROOM, 05/21/90
07765, (6) RECEPTACLES, (2) LIGHTS, (2) SWITCHES, (2) LIGHT FIXTURES, FURNACE, AIR
CONDITIONER UNIT, 07/09/90
09613, TOILET, LAVATORY, BATH TUB, SHOWER, WATER SYSTEM, 09/10/90
00282, TEAR-OFF AND RE-ROOF 220 SQ. FT. TO REPAIR TILE ROOF AT FRONT OF DWELLING,
02/03/00
08721, COMBINATION PERMIT FOR: Electrical: (2) OUTLETS, ADDITIONAL BRANCH CIRCUIT;
Plumbing: INSTALL AUTOMATIC WASHER IN GARAGE, GAS PIPING (DRYER), (2) WATER
PIPING, 03/20/03

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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 August 11, 2025 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):

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.**

CORRECTIONS PENDING FROM PREVIOUS PRE-SALE:

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.

South Gate Municipal Code, Title 9, Buildings, chapter 9.48, Building and Property Rehabilitation; Section 9.48.020, Definition of Substandard Building, Item (M), Improper Occupancy.

1. REPLACED APPROXIMATE (7) WINDOWS WITHOUT PERMIT. COMPLETE THE FOLLOWING:
 - A. OBTAIN BUILDING PERMIT.
 - B. Installed windows up to code and call for required inspections.

2. THROUGH THE WALL AIR CONDITIONERS AT FRONT AND WEST SIDES OF DWELLING WITHOUT PERMIT. COMPLETE ONE (1) OF THE FOLLOWING:
 - A. IF TO REMAIN, OBTAIN MECHANICAL PERMIT FOR (3) THROUGH THE WALL AIR CONDITIONERS.
 - (1) Patch, paint, etc. around units.
 - B. IF TO BE REMOVED, OBTAIN BUILDING PERMIT.

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- (1) Frame in openings. Stucco exterior flush with existing or equal. Complete interior wall covering.
3. WATER HEATER REPLACED WITHOUT PERMIT. COMPLETE THE FOLLOWING:
 - A. OBTAIN PLUMBING PERMIT FOR WATER HEATER. (C.P.C. 502.0) TANK 2022.
 - B. Install up to code and call for required inspections.
4. INSTALLED STORM DRAINS AT REAR YARD AREAS WITHOUT PERMIT. COMPLETE ONE (1) OF THE FOLLOWING:
 - A. IF TO REMAIN, OBTAIN PLUMBING PERMIT.
 - (1) Install up to code and call for required inspections.
 - (2) Drain shall terminate at an approved location.
 - B. IF TO BE REMOVED, OBTAIN PLUMBING REMOVAL PERMIT.
 - (1) Remove drains to source and call for removal inspection. Repair, patch, paint, etc. where needed.
5. THROUGH THE WALL AIR CONDITIONER AT SOUTH SIDE OF GARAGE WITHOUT PERMIT. COMPLETE ONE (1) OF THE FOLLOWING:
 - A. IF TO REMAIN, OBTAIN MECHANICAL PERMIT FOR THROUGH THE WALL AIR CONDITIONER.
 - (1) Patch, paint, etc. around unit.
 - B. IF TO BE REMOVED, OBTAIN BUILDING PERMIT.
 - (1) Frame in opening. Stucco exterior flush with existing or equal. Complete interior wall covering.
6. INSTALLED (REPLACED) WATER LINES FROM DWELLING DETACHED GARAGE WITHOUT PERMIT. COMPLETE THE FOLLOWING:
 - A. IF TO REMAIN, OBTAIN PLUMBING PERMIT FOR WATER LINES.
 - (1) Install up to code and call for required inspections.
 - B. IF TO BE REMOVED, OBTAIN PLUMBING REMOVAL PERMIT.
 - (1) Remove water lines to source and call for removal inspection. Repair, patch, paint, etc. where needed.
7. INSTALLED WINDOWS AT GARAGE WITHOUT PERMIT. COMPLETE ONE (1) OF THE FOLLOWING:

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- A. IF TO REMAIN, OBTAIN BUILDING PERMIT.
 - (1) Call for required framing and lath inspections.
 - B. IF TO BE REMOVE, OBTAIN RESTORATION PERMIT.
 - (1) Remove windows, call for required lath inspections.
8. ADDED WIRING AT INTERIOR OF GARAGE WITHOUT PERMITS. COMPLETE THE FOLLOWING:
- A. OBTAIN ELECTRICAL PERMIT FOR SUBPANEL, RECEPTACLES, SWITCHES, LIGHT FIXTURES, ETC.
 - B. Remove unpermitted wiring and maintain required wiring up to code and call for required inspections.
 - C. Fill (cover) knock out hole/holes in device boxes with listed covers. [C.E.C. 314.17(A)] [C.E.C. 110.12(A)]
9. GARAGE HAS BEEN CONVERTED INTO HABITABLE SPACE WITHOUT PERMITS, PLANS, OR INSPECTIONS. COMPLETE ONE (1) OF THE FOLLOWING:
- A. OBTAIN PERMIT TO RESTORE GARAGE BACK TO PERMITTED USE AND CONDITION.
 - (1) UPON SEPTEMBER 20, 2023 INSPECTION, GARAGE WAS PARTIALLY RESTORED WITHOUT PERMITS. IMPROPER OCCUPANCY FEE PAID 09/06/22.
 - (2) Call for removal inspections for non-permitted added plumbing, electrical, mechanical, fixtures, remove non-permitted sewer/drain/water/gas lines to source. Do not cover until inspected.
 - (3) Remove combustibles from garage floor such as carpet, linoleum, etc. (C.R.C. R309.1)
 - B. LAUNDRY TUB (TRAY) HAS BEEN REMOVED FROM GARAGE.
 - (1) OBTAIN PLUMBING PERMIT.
 - (A-1) EITHER INSTALL NEW LAUNDRY TUB (TRAY).
 - (A-2) OR, REMOVE ONE AND HALF (1 ½) INCH DRAIN FITTINGS AND PIPING. REPLACE (INSTALL) TWO (2) INCH CAST IRON FITTINGS AND PIPING. (NO VISIBLE A.B.S. PLASTIC) FOR TWO (2) INCH STANDPIPE FOR CLOTHESWASHER. (C.P.C. TABLE 7-3)
 - (2) Install up to code and call for required inspections. Expose wall, where needed.

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.

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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. Repair or replace foundation vent screens and/or crawl space screens with ¼ inch galvanized wire mesh where needed (wood not acceptable). (C.B.C. 1203.3.1)
2. Install missing vent kit with a back draft damper (for clothesdryer). Note: All Exhaust Ducting Shall be of Metal and Shall Have a Smooth Interior Surfaces (C.M.C. 504.3.1.1) in Concealed Areas.
3. Remove temporary wiring from exterior of dwelling such as extension cords, temporary light, holiday lights, etc. (C.E.C. 509.3)
4. No grass at front yard area. Complete the following:
 - A. Any planters, additional paved area or structures in the front yard setback area require approval by the director of community development or his designee. No parking is permitted in the front yard setback area except on approved driveway surface.
 - (1) To remain at present location contact planning division for landscape design approval at 323-563-9514 or 323-563-9526.
 - B. Or, restore front yard setback area.
5. Installed above ground pool without permit or planning approval. Encroaching into vehicle garage door entrance.
 - A. OBTAIN PLANNING APPROVAL FOR LOCATION (IF TO REMAIN).
 - B. OBTAIN PLUMBING PERMIT FOR RECEPTACLE, FEEDER.
 - (1) Install up to code and call for inspection.
 - C. Gates/doors to pool area (back yard) shall be self-closing and self-latching. (S.G.M.C. 9.50.020) (C.B.C. 3109)
 - (1) Gates (fences) to pool area (back yard) shall be a minimum of five (5) feet high. Fence cannot be climbable.
 - (2) Latches for gates shall be a minimum of 54 inches off surrounding ground. (C.B.C. 3109.4.1.7)
 - D. Pool equipment shall be g.f.c.i. protected. [C.E.C. 680-5] Maintain anti-entrapment device on the suction outlet.
 - E. Doors/screen doors with direct access require alarm audible throughout the dwelling within 7 seconds of opening door for 30 seconds.
 - F. OR, Completely remove pool, call for inspection.
6. Cut/trim/remove overgrown trees and vegetation at front yard areas. Maintain clear access path along property lines and structures.

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- A. Shrubs/hedges shall not exceed 3ft in height at front setback areas.

NOTES ONLY:

1. **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.**
2. Copper water service.
3. Man door at west wall of garage.
4. Laundry facilities at interior west side of garage.
 - A. NOTE: A Required Plumbing Fixture Per California Plumbing Code Table 422.1 Minimal Plumbing Facilities. [(C.P.C. 422.1) Minimum Number of Required Fixtures]
5. No interior remodeling permits in City file.
6. 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.
7. Temporary electric power and lighting installations shall be permitted for a period not to exceed 90 days for holiday or decorative lighting and similar purposes.
8. 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.
9. 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.
10. **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 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 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: