

From: WGERMANY@COMPTONCITY.ORG
Sent: 10/23/2024 - 03:22 PM
To: WGERMANY@COMPTONCITY.ORG
CC:
Subject: Pre-Sale Inspection Report

City of Compton Pre-Sale Inspection Report

From: Willie Germany
Date: October 23, 2024
Permit #: BPS24-000348
Address: 1346 W SCHOOL ST

EXTERIOR:

- Remove trash and debris away from the property.
- Cut tall grass; trim trees; vegetation away from building.
- Roof appears to be leaking or damaged (repairs or replacement required).
- Weather protection (paint) has deteriorated.

Repair or replace dry-rot:

- Repair or replace broken window(s).
- Repair damaged foundation vents.
- Repair damaged attic vents.
- Repair damaged exterior walls.
- Seal and/or weatherproof exposed wood.
- Building is in dilapidated condition: exposed interior framing, missing insulation and drywall, missing Mechanical, electrical, and plumbing for whole building. Damaged roof. Obtain applicable permits for complete general rehab of building.
- Obtain necessary approvals and permits for:
 - ☒ [x] Addition/alteration: Legalize or demolish room addition(s)/ Obtain permits for full general rehab of dilapidated building/Legalize or demolish patio cover.
 - ☒ [x] Remodel
 - ☐ [] New structure
 - ☒ [x] Garage conversion: Restore to its original use: Current condition is unpermitted carport.
 - ☒ [x] As-builts
 - ☒ [x] Electrical
 - ☒ [x] Plumbing
 - ☒ [x] Mechanical
 - ☒ [x] Building
- Finish grade must slope away from the structure (min. 2%)
- Address number must be clearly visible from the street

ELECTRICAL:

- Main meter service panel and/or sub-panel(s)
- Provide proper bonding of water and gas piping
- Label ALL circuit breakers
- Correct unsafe/hazardous wiring
- Install Ground Fault Circuit Interrupter (GFCI) protection if ANY work has been done with in the past three (3) years, or if GFCI receptacles are not working properly.
 - ☒ [x] Kitchen counter-top areas
 - ☒ [x] Bathroom sink and vanity area.
 - ☒ [x] Garage

- [x] Exterior
- [x] Label GFCI receptacle outlets
- Install Combination Arc Fault Circuit Interrupter (AFCI) and Tamper Resistant receptacles if ANY work has been done within the past three (3) years
- Install smoke detectors in ALL sleeping rooms, each level and centrally located in the hallway.
- Install carbon monoxide detectors centrally located in the hallway and on each level if there is a fuel burning appliance located inside of the home. and if there is a garage attached to the home.
- Install receptacle covers
- Replace or install new light fixture cover(s)
- ANY electrical repairs and/or work MUST be done by a California licensed contractor or a qualified electrical journeyman.

WATER HEATER:

- No water heater on site during time of inspection. Obtain necessary permits to install new water heater.

PLUMBING:

- Repair or replace kitchen faucet.
- Repair or replace bathroom sink faucet.
- Repair or replace bathtub shower/faucet.
- Repair or replace broken/leaking pipe(s).
- Repair or replace hose bib.
- Repair or replace toilet.
- Replace showerhead.
- Gas-flex connector need to be replaced.
- Clear drainage stoppage at: drainage piping clogged in rear with soil.

MECHANICAL:

- Repair or replace heater. Heater MUST provide and maintain heat at least 68 degrees. 3 feet above floor through the house.

MISCELLANEOUS:

- Repair or replace exterior door(s).
- Repair or replace entry lock(s).
- Submit construction one (1) sets of drawings for unpermitted work.
- Obtain necessary permits for repairs or replacements listed.

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