

## Pre-Sale Inspection Report

1 message

### City of Compton Pre-Sale Inspection Report

1. Obtain necessary permits for repairs or replacements listed.

#### **EXTERIOR:**

- Remove trash and debris away from the property.
- Cut tall grass; trim trees; vegetation away from building.
- Weather protection (paint) has deteriorated.
- Repair or replace dry-rot: Exterior window sill/rafter tail
- Repair or replace broken window(s).
- Repair damaged exterior walls.
- Seal and/or weatherproof exposed wood: damaged rafter tail on west side/ interior framing around door ways throughout dwelling
- Repair holes in paved surfaces (unsafe): side walkway trip hazard.
- Obtain necessary approvals and permits for:

Addition/alteration: Legalize window replacement(s)/ Legalize or demolish room addition(s):2 rear south bathroom and room/

Remodel

New structure: storage shed at rear south west of property must be max 120sqft and meet minimum setback distance (3ft from property line/ 6ft from existing structures)

Garage conversion: Restore garage back to its original use.

As-builts

Electrical

Plumbing

Mechanical

Other

#### **ELECTRICAL:**

- Main meter service panel and/or sub-panel(s)
- Provide proper bonding of water and gas piping
- Provide minimum clearance in front of panel(s) (30" x 36")
- Label ALL circuit breakers
- Correct unsafe/hazardous wiring: provide breaker slot covers.
- ANY electrical repairs and/or work MUST be done by a California licensed contractor or a qualified electrical journeyman.

#### **WATER HEATER:**

- Pressure relief drain line MUST extend outside of the building or to an APPROVED location.

#### **PLUMBING:**

- Corrugated p-trap is not permitted for use with kitchen and bathroom sink/lavatories. Must use smooth wall piping.
- Unpermitted drain waste pipe was witnessed above ground/exposed at rear east side of building.

**MECHANICAL:**

- Corrugated duct is not permitted for use with kitchen range hood. Must use minimum 6in round smooth metal duct that terminates to the exterior of the building.

**MISCELLANEOUS:**

- Repair or replace interior door(s): door trim/molding missing throughout dwelling.
- Submit construction One (1) sets of drawings for unpermitted work.

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