

From: vorozco@comptoncity.org
Sent: 10/30/2025 - 09:48 AM
To: JEFFPULCHER@GMAIL.COM
CC:
Subject: Inspection Report

Revised



CITY of COMPTON
BUILDING AND SAFETY DEPARTMENT
(310) 605-5509

INSPECTION REPORT

Project Address: 1210 W 130TH ST

APN: 6146008014

INSPECTION INFORMATION

Inspection Date: 10/30/2025
Permit #: BPS25-000354
Inspection Type: Pre-Sale Inspection
Inspector: Victor Orozco
Status: Inspection: Fail
Comments:

CORRECTION NOTICE

1. Do not conceal work until approved by inspector
2. Once corrections are complete reschedule an inspection
3. NOTE:

The existing single-family residence has been altered and subdivided. There are multiple non-permitted additions and structures on site.

The detached garage has been converted into two residential units without the required approvals.

There is also a mobile home trailer with an addition that was installed without any building permits; this structure must be removed.

Unpermitted units are considered unsafe and may only be occupied after obtaining the required Certificate of Occupancy.

I would recommend to visit the public counter to discuss this report due to the safety concerns and the required abatement process

BUILDING PERMITS

1. Submit plans for review and approval to the Planning Division.
2. Submit plans for review and approval to Building and Safety.
3. Secure all applicable permits (Building, Electrical, Mechanical, and Plumbing).
4. Obtain all required inspection approvals.
5. Secure a new Certificate of Occupancy.
6. Note: One complete set of construction drawings is required.

EXTERIOR

1. Cut tall grass and trim trees/vegetation away from the building.
2. Repair damaged foundation vents.
3. Seal and/or weatherproof all exposed wood surfaces.

ELECTRICAL

1. Label all circuit breakers in English.
 2. Provide GFCI protection at all required outlets (kitchen, bathrooms, exterior, etc.).
 3. Install smoke detectors in every sleeping room, in hallways, and on each level.
 4. Install carbon monoxide detectors in central hallway locations.
 5. Provide required bonding and grounding at the electrical service panel.
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PLUMBING

1. Verify water heater installation and code compliance.
2. Install a metal drain pipe on the T&P relief valve.
3. Extend the pressure relief drain line to the exterior or another approved location.
4. Remove all non-approved flexible connectors (e.g., under kitchen sink).

BUILDING

1. Any living room window with a sill less than 18 inches above the floor must be tempered glass.
2. Install quick-release hardware on all bedroom egress windows.
3. Provide minimum 5.7 sq. ft. egress windows in all bedrooms.
4. Install a threshold at the bathroom doorway and at flooring transitions in the kitch

**PLEASE DO NOT REMOVE THIS NOTICE FROM THE JOB SITE
PRESENT THIS NOTICE TO THE INSPECTOR AT THE NEXT INSPECTION**