

**From:** RHATCHER@COMPTONCITY.ORG  
**Sent:** 11/19/2024 - 04:57 PM  
**To:** jesussancheziv@gmail.com  
**CC:** RHATCHER@COMPTONCITY.ORG  
**Subject:** Pre-Sale Inspection Report

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## City of Compton Pre-Sale Inspection Report

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**From:** Ricky Hatcher  
**Date:** November 19, 2024  
**Permit #:** BPS24-000365  
**Address:** 1600 E MCMILLAN ST

### 1. ITEMS LISTED BELOW MAY REQUIRE A PERMIT BEFORE REPAIRS CAN BE PERFORMED

#### **EXTERIOR:**

- Remove trash and debris away from the property.
- Roof appears to be leaking or damaged (repairs or replacement required).
- Repair or replace broken screen(s).
- Repair damaged foundation vents.
- Repair holes in landscape surfaces (unsafe).
- Obtain necessary approvals and permits for:
  - [x] Addition/alteration -Interior remodel
  - [x] Remodel-Bathroom
  - [x] Garage conversion-bed with person in it and TV on at time of inspection
  - [x] Electrical
  - [x] Plumbing
  - [x] Mechanical
  - [x] Other-Re Roof, Windows

#### **ELECTRICAL:**

- Provide 2 grounding rods spaced at least 6 feet apart and proper bonding to main water shut off before valve
- Provide minimum clearance in front of panel(s) (30" x 36")
- 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, under kitchen sink
  - [x] Garage
  - [x] Furnace closet
- Install receptacle covers
- Replace or install new light fixture cover(s)-garage
- Install dead-front on electrical panel
- WATER HEATER: Unable to fully access
- Pressure re lief drain line MUST extend outside of the building or to an APPROVED location.
- Other-Please replace flex vent with solid

#### **PLUMBING:**

- Install main water shut-off ball valve.

**MECHANICAL:**

- Other-Please install sediment trap
- Install self-closing hinges on fire door at garage/house firewall.
- Install 20 minute or 1-3/8 solid core door at garage/house firewall.
- Other-Please install protective bollards for the laundry area
- Repair or replace entry lock(s).-Back door
- Submit one (1) set of construction drawings to legalize unpermitted work or pull proper permits to demolish/restore back to original use.
- Other-Please install occupancy light sensor switch connected to the main light source for the restroom
  - Please install humidity sensor exhaust fan for the restroom
  - Please install kitchen exhaust fan
  - Please install tempered glass window for bathroom
  - Please install a GFCI outlet with protective cover within 25 feet of the AC unit for servicing purposes
  - Please seal all penetrations going into the house or garage
  - Please repair thermal retarder for the AC unit

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