




City of Compton

Pre-Sale Inspection Report

From:	Willie Germany
Date:	September 19, 2024
Permit #:	BPS24-000297
Address:	<u>2734 W CALDWELL ST</u>

EXTERIOR:

- Remove trash and debris away from the property.  **Completed**
- Cut tall grass; trim trees; vegetation away from building.  **Completed**
- Roof appears to be leaking or damaged (repairs or replacement required): carport sheathing
- Weather protection (paint) has deteriorated.
- Repair or replace dry-rot: Garage roof decking
- Repair or replace broken window(s).
- Repair damaged foundation vents.
- Repair damaged perimeter fencing.  **Completed**
- Repair damaged Interior walls: holes in wall/ above toilet cabinet
- Obtain necessary approvals and permits for:
 - Addition/alteration: Legalize or demolish room addition to west side of garage.
 - Remodel: Legalize kitchen and bathroom remodel
 - New structure
 - Garage conversion
 - As-builts
 - Electrical
 - Plumbing
 - Mechanical
 - Renew expired permits and schedule inspection: B17-000018 Fire damage inspection/ repair.

ELECTRICAL:

- Correct unsafe/hazardous wiring: Exposed romex wiring is not permitted for exterior use or in open frame garage.
- 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.
 - Kitchen counter-top areas/ Laundry area

Bathroom sink and vanity area.

Garage

Exterior

Label GFCI receptacle outlets

- Install smoke detectors in ALL sleeping rooms, each level and centrally located in the hallway.
- Install receptacle covers
- Replace or install new light fixture cover(s)
- Repair and/or replace light fixture(s): inoperable recessed light/ closet light
- ANY electrical repairs and/or work MUST be done by a California licensed contractor or a qualified electrical journeyman.

WATER HEATER:

- Install seismic straps: tighten straps


PLUMBING:

- Repair or replace bathtub shower/faucet.
- Repair or replace hose bib.
- Install main water shut-off valve.
- Reglaze bathtub.

MECHANICAL:

- Condenser refrigeration lines must be properly insulated.
- Repair or replace loose register grill: supply grill not flush with ceiling.
- Replace return air filter.

MISCELLANEOUS:

- Repair or replace broken tile: exterior front step trip/cut hazard.
- Repair or replace entry lock(s): Must be 1/4 turn style for egress door.  **Completed**
- Provide egress window security bar with foot release.
- Submit construction one (1) sets of drawings for unpermitted work.
- Obtain necessary permits for repairs or replacements listed