

From: WGERMANY@COMPTONCITY.ORG
Sent: 07/28/2026 - 04:09 PM
To: juliomidolo@gmail.com
CC:
Subject: Pre-Sale Inspection Report

City of Compton Pre-Sale Inspection Report

From: Willie Germany
Date: July 28, 2026
Permit #: BPS26-000253
Address: 940 W BRAZIL ST

1. Obtain all necessary permits for repairs or replacements listed.

EXTERIOR:

- Remove trash and debris away from the property.
- Weather protection (paint) has deteriorated.
- Repair or replace broken window(s): screens
- Obtain necessary approvals and permits for:
 - ☒ Addition/alteration: Legalize basement in rear south west closet/ Legalize window replacement(s)/ Legalize general rehab/Legalize or demolish room addition to rear south west of SFD
 - ☒ Remodel: Legalize kitchen and bathroom remodel
 - ☒ New structure: Demolish detached structures in rear of property
 - ☒ Garage conversion: Restore the garage back to its original use.
 - ☐ As-builts
 - ☒ Electrical: Legalize new recessed lighting
 - ☒ Plumbing
 - ☒ Mechanical
 - ☐ Other

ELECTRICAL:

- Install 2 ground rods, minimum 6ft apart. Permits required.
- Provide proper bonding of water and gas piping
- Label ALL circuit breakers
- Correct unsafe/hazardous wiring: Concealed receptacle behind drywall under kitchen sink/ exposed wiring at exterior front light fixture
- 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
 - ☐ 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 carbon monoxide detectors centrally located in the hallway and on each level if there is a fuel burning appliance located inside o f the home. and if there is a garage attached to the home.
- ANY electrical repairs and/or work MUST be do ne by a California licensed contractor or a qualified electrical journeyman.

WATER HEATER:

- Install water heater housing.

MECHANICAL:

- Heater needs cleaning.

MISCELLANEOUS:

- Submit construction one (1) sets of drawings for unpermitted work.

Please do not reply to this automated email. All resubmittals should be done using our online portal at www.citizenserve.com/compton re-review. Furnishing the above requested information will help expedite the approval of your application.

