

City of Compton Pre-Sale Inspection Report

From:	Ricky Hatcher
Date:	March 17, 2026
Permit	BPS26-000089
Address	511 S PANNES AVE

1. -ITEMS LISTED BELOW MAY REQUIRE A PERMIT BEFORE WORK CAN BE PERFORMED

EXTERIOR:

- Remove trash and debris away from the property.
- Cut tall grass; trim trees; vegetation away from building.
- Repair or replace broken screen(s).
- Obtain necessary approvals and permits for:
 - [x] Addition/alteration-Rear garage, Side of house open storage shed (-Plans and Building, Plumbing, Electrical, Mechanical permits required)
 - [x] Remodel-Kitchen/Bathrooms (-Plans and Building, Plumbing, Electrical, Mechanical permits required)
 - [x] Garage conversion (-Plans and Building, Plumbing, Electrical, Mechanical permits required)
 - [x] Other-Re roof, Solar system, Panel upgrade, Hot tub/Jacuzzi, BBQ Pit, Plumbing in garage, New Window, Pool, Open patio cover, Laundry in garage (-Plans and Building, Plumbing, Electrical, Mechanical permits required)

ELECTRICAL:

- Install Ground Fault Circuit Interrupter (GFCI) protection, or if GFCI receptacles are not working properly. (-Electrical permit required)
 - [x] Kitchen counter-top areas, Under kitchen sink, Island, Jacuzzi bathtub
 - [x] Bathroom sink and vanity area.
 - [x] Garage
- Install carbon monoxide detectors centrally located in the hallway and on each level if there is a fuel burning appliance located inside of the home. and if there is a garage attached to the home.
 - ANY electrical repairs and/or work MUST be done by a California licensed contractor or a qualified electrical journeyman.

WATER HEATER:

- -Please install vent terminating at an approved location
- Please install metal casing for water heater for weather protection
- Please install sediment trap (-Plumbing permit required)
- Please bond hot/cold/gas lines for water heater (-Electrical permit required)

MECHANICAL:

- Other-Please install kitchen exhaust fan terminating at an outside location (-Mechanical permit required)

GARAGE:

- MISCELLANEOUS: (-Plans and Building, Plumbing, Electrical, Mechanical permits required)
- Other-Please install occupancy light sensor switch connected to the main light source
- Please install humidistat exhaust fan terminating at an outside location
- Please change bathroom window to tempered glass

-For the swimming pool: at least two of the following seven drowning prevention safety features: 1. An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home. 2. Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device. 3. An approved safety pool cover, as defined in subdivision (d) of Section 115921. 4. Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open." 5. A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa. 6. An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser and infrared type alarms. A swimming protection alarm feature designed for individual

use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.

-Please seal all outside penetrations into the home or garage

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