

RE: BPS# BPS26-000169

DATE: _____

**OWNER ACKNOWLEDGEMENT
PURCHASING PROPERTY IN "AS IS" CONDITION**

The \$75.00 fee must be paid and submitted along with the notarized document

PROPERTY ADDRESS: 1334 W School St, Compton, CA 90220

I, _____, am the prospective buyer of the substandard property noted above and agree to purchase said property in an "AS IS" condition, contrary to the noted violations/conditions described by the City of Compton's Building and Safety Department's report attached hereto **Dated:** May 12, 2026 **by Inspector:** Ricky Hatcher.

It should be noted that this acknowledgment does not certify that the property described above has been abated, nor does this release the prospective buyer of the obligation to repair said property in conformance with the California Code.

As the prospective buyer, I agree to obtain the permits required to bring the property into compliance by the Building and Safety Department starting within 30 days after the close of escrow. If property is not brought into compliance and after notifications have been received, a Record of the Existence of Substandard may be recorded against the property along with applicable Administrative Fees.

ESTIMATED ESCROW CLOSING DATE: _____

****Please sign the bottom of Inspection Report and return with this Notarized document to the City of Compton Building and Safety. Please ensure your submitted document includes both the Inspection Report date as well as the Inspector's Name.***

SIGNATURE OF PROSPECTIVE BUYER



Pre-Sale Inspection Report

RHATCHER@comptoncity.org <RHATCHER@comptoncity.org>
Reply-To: RHATCHER@comptoncity.org
To: alfredoguzmanre@gmail.com

Tue, May 12, 2026 at 5:34 PM

City of Compton Pre-Sale Inspection Report

From: Ricky Hatcher
Date: May 12, 2026
Permit #: BPS26-000169
Address: [1334 W SCHOOL ST](#)

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.
- Roof appears to be leaking or damaged (repairs or replacement required). (-Building permits required)
- Weather protection (paint) has deteriorated.
- Repair or replace dry-rot: _____ (-Building permits required)
- Repair or replace broken window(s). (-Building permits required)
- Repair damaged foundation vents.
- Repair damaged attic vents.
- Repair damaged exterior walls.
- Seal and/or weatherproof exposed wood.
- Repair holes in paved/LANDSCAPE surfaces (unsafe).
- Obtain necessary approvals and permits for:
 - [x] Remodel-Kitchen/Bathroom (-Plans and Building, Plumbing, Electrical, Mechanical permits required)
 - General rehab (-Plans and Building, Plumbing, Electrical, Mechanical permits required)
 - [x] New structure-Backyard/Carport shed/Jacuzzi or pool (-Plans and Building, Plumbing, Electrical, Mechanical permits required)
 - [x] Other-Expired permit needs to be renewed and closed:b13-0630 ,Panel upgrade (-Electrical permit required)
- Finish grade must slope away from the structure (min. 2%)

ELECTRICAL:

- -Please install 2 grounding rods at least 6 feet min. apart and proper bonding to the main water line entering the home (-Electrical permit required)
- Please remove or repair exposed wires (-Electrical permit required)
- Label ALL circuit breakers
- Correct unsafe/hazardous wiring
- Install Ground Fault Circuit Interrupter (GFCI) protection if ANY work has been done within the past three (3) years, or if GFCI receptacles are not working properly.(-Electrical permit required)
 - [x] Kitchen counter-top areas
 - [x] Bathroom sink and vanity area.
 - [x] Garage
- Replace or install new light fixture cover(s)
- ANY electrical repairs and/or work MUST be done by a California licensed contractor or a qualified electrical journeyman.

WATER HEATER:

- Other-Please bond hot/cold/gas lines for water heater (-Electrical permit required)

MECHANICAL:

- Repair or replace heater. Heater MUST provide and maintain heat at least 68 degrees. 3 feet above floor through the house.(-Mechanical permit required)
- Other-Please install solid vent pipe terminating at an outside location for the kitchen exhaust fan (-Mechanical permit required)

GARAGE:

- Please install 1 hour fire wall for house/garage shared wall (-Plans and Building permits required)
- Repair or replace garage over-head door.
- Other-Please install armor cover on all exposed romex (-Electrical permit required)

MISCELLANEOUS:

- Other-Please repair porch cover (-Plans and Building permits required)
 - Please repair damaged interior roof/walls/floor (-Plans and Building permits required)
 - Please install occupancy light sensor switch connected to the main light source for restroom (-Electrical permit required)
 - Please install humidity sensor for the exhaust fan in the restroom (-Electrical permit required)
 - Please change bathroom window to tempered glass (-Building permits required)
 - Please repair damaged rain gutters
 - Please repair all damaged and exposed framing (-Plans and Building permits required)
 - Please seal all outside penetrations into the home or garage

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.



Buyer:

Date: