

**CITY OF PICO RIVERA
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION**

INSPECTION RECORD

JOB ADDRESS 5328 Lemoran Avenue, Pico Rivera, CA 90660, US

OWNER WEST COAST PORTFOLIO LLC

CONTRACTOR _____

DATE ISSUED 02/12/2026 **PERMIT #** PI-26105372

DESCRIPTION OF WORK Permit to remodel kitchen & bathroom, replace fixtures, replace windows, retrofit & replace water heater.

Inspection Requirements:

- Ladders must be provided by property owner/contractor for all roofing inspections.
- Do not order concrete until foundation footings have been approved.

INSPECTIONS	DATE	SIGNATURE	INSPECTIONS	DATE	SIGNATURE
SET BACK			DRYWALL NAILING	4/2/26	P.S.
FOOTING/STEEL			INSULATION		
DO NOT PLACE CONCRETE UNTIL ABOVE IS APPROVED			EXTERIOR LATH	4/9/26	P.S.
UNDERFLOOR HEATING, REFRIG			SCRATCH		
UNDERFLOOR ELECTRICAL			BROWN		
UNDERFLOOR PLUMBING/GAS			SEWER		
O.K. TO COVER FLOOR JOIST			GAS TEST		
O.K. TO PLACE CONCRETE SLAB			ELECTRIC SERVICE		
DO NOT PROCEED UNTIL ABOVE WORK IS APPROVED			DO NOT PROCEED UNTIL ABOVE WORK IS APPROVED		
VERTICAL REINFORCING			PLUMBING FINAL	4/20/26	P.S.
HORIZONTAL REINFORCING			HEATING & REFRIG. FINAL		
BOND BEAM			ELECTRICAL FINAL		
COLUMN REINFORCING			FIRE DEPARTMENT FINAL		
DO NOT PROCEED UNTIL ABOVE WORK IS APPROVED			BUILDING INSPECTION FINAL	4/30/26	P.S.
STRUCTURAL ROOF & SHEATHING			SWIMMING POOLS		
WALL BRACING & SHEATHING			MAIN DRAIN STEEL & BONDING		
ROUGH ELECTRICAL	3/24/26	P.S.	POOL PIPING		
PLUMBING, PIPING & TOP OUT	3/24/26	P.S.	ELECTRICAL		
ROUGH HEATING REFRIGERATION			POOL EQUIPMENT		
ROOFING			FENCES & GATES		
ROUGH FRAMING			IT IS UNLAWFUL TO OCCUPY THIS BUILDING OR STRUCTURE BEFORE FINAL APPROVAL		
OK TO COVER					