

Pre-Sale Inspection Report

City of Compton Pre-Sale Inspection Report

From: Ricky Hatcher
Date: August 31, 2026
Permit #: BPS26-000305
Address: 1041 W REEVE ST

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

2. UNIT 1

3. Obtain necessary approvals and permits for:

[X] Other-New windows (-Building permits required)

ELECTRICAL:Install Ground Fault Circuit Interrupter (GFCI) protection. (-Electrical permit required)

[X] Garage

Replace or install new light fixture cover(s) (GARAGE)ANY electrical repairs and/or work MUST be done by a California licensed contractor or a qualified electrical journeyman.**WATER HEATER:**Pressure relief drain line MUST extend outside of the building or to an APPROVED location. (-Plumbing permit required)

Install corrosion resistant pan underneath water heater if water heater is on a wooden floor or attic assembly. (-Plumbing permit required)

-Please have pan terminate at an approved location (-Plumbing permit required)

Other-Please install proper vent and have vent terminate at an approved location

Other-Provide combustion air if water heater is located within a closet. (-Plumbing permit required)

-Please install sediment trap for water heater (-Plumbing permit required)

-Please bond hot/cold/gas lines for water heater (-Electrical permit required)**MECHANICAL:**Heater needs cleaning.Other-Please install sediment trap for wall heater (-Plumbing permit required)

-Please install solid vent pipe terminating at an outside location for the kitchen exhaust fan (-Mechanical permit required)**GARAGE:**Other-Please repair damaged roof and joist (-Building permits required)

-Please repair damaged floors, tripping hazard

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From: Ricky Hatcher
Date: August 31, 2026
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1. -ITEMS LISTED BELOW MAY REQUIRE A PERMIT BEFORE WORK CAN BE PERFORMED
2. UNIT 2
3. Obtain necessary approvals and permits for:
[X] Other New windows (-Building permits required)

ELECTRICAL: Install smoke detectors in ALL sleeping rooms, each level and centrally located in the hallway. **WATER HEATER:** Pressure relief drain line MUST extend outside of the building or to an APPROVED location. (-Plumbing permit required) -Please have pan terminate at an approved location (-Plumbing permit required) Install corrosion resistant pan underneath water heater if water heater is on a wooden floor or attic assembly. (-Plumbing permit required) Provide combustion air if water heater is located within a closet. (-Plumbing permit required) Other -Please install proper vent and have vent terminate at an approved location

-Please install sediment trap for water heater (-Plumbing permit required)

-Please bond hot/cold/gas lines for water heater (-Electrical permit required) **MECHANICAL:** Heater needs cleaning. Other -Please install sediment trap for wall heater (-Plumbing permit required)

-Please install solid vent pipe terminating at an outside location for the kitchen exhaust fan (-Mechanical permit required)

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Pre-Sale Inspection Report

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From: Willie Germany
Date: August 31, 2026
Permit #: BPS26-000305
Address: 1041 W REEVE ST

1. Obtain all necessary permits for repairs or replacements listed.
2. Corrections apply for Unit 3 & 4 and building.

EXTERIOR:Roof appears to be leaking or damaged (repairs or replacement required): Repair or replace damaged deck board for garage roof (permits required)Repair or replace dry-rot: @nd floor landing guard rail post near unit 4Repair damaged interior walls: hole under kitchen and bathroom sink near plumbing pipes.Repair holes in paved surfaces (unsafe): Damaged interior garage slab (Plans and building permit required)Obtain necessary approvals and permits for:

☒ [x] Addition/alteration: Legalize reroof (building permit required)/ Legalize window replacement(s) (plans and building permits required)

☐ [] Remodel

☐ [] New structure

☐ [] Garage conversion

☐ [] As-builts

☐ [] Electrical

☐ [] Plumbing

☐ [] Mechanical

☐ [] Other Finish grade must slope away from the structure (min. 2%)**ELECTRICAL:**Main meter service panel and/or sub-panel(s)Provide proper bonding of water and gas pipingLabel ALL circuit breakers and unit meters.Correct unsafe/hazardous wiring: Provide junction box cover for ceiling mounted junction box in 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

☐ [] Bathroom sink and vanity area.

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☒ Garage (electrical permit required)

☐ Exterior

☐ Label GFCI receptacle outlets 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:** Install gas line sediment trap (plumbing permit required) Install water heater expansion tank (plumbing permit required) Install corrosion resistant pan underneath water heater if water heater is on a wooden floor or attic assembly: Ensure drain pipe terminates to an approved location or exterior of the building. **PLUMBING:** Provide support for main gas line and meters. Flexible p-trap is not permitted for use with kitchen and bathroom sink. Must use solid smooth piping. **MECHANICAL:** Flexible duct is not permitted for use with kitchen range hood. Must use minimum 6in round solid metal duct that terminates to the exterior of the building. Have a licensed HVAC technician certify that the wall furnace is in good and safe working condition. **MISCELLANEOUS:** Submit construction one (1) sets of drawings for unpermitted work.

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