



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: June 10, 2008
SUBJECT: Conditional Use Permit No. 700-08
APPLICANT: Guy L. Andriole
3120 San Anseline
Long Beach, CA 90808
REQUEST: To approve a Conditional Use Permit for an existing legal non-conforming second dwelling located within the RS (Residential, Single Family) zone district
PROPERTY INVOLVED: 2600 E. Jefferson Street

COMMISSION ACTION

- Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Graber
		Cannon			Saenz
					Verrett

Item No. 11B

I. Introduction

Date Application Received

- April 7, 2008: Conditional Use Permit No. 700-08

Applicant/Property Owner

- Guy L. Andriole
3120 San Ansiline
Long Beach, CA 90908

Project Address

- 2600 E. Realty Street, Carson, CA 90745

Project Description

- The proposal is to consider a conditional use permit (CUP) for an existing legal non-conforming second dwelling within the RS (Residential, Single Family) zone district.
- The project site is located on a 13, 758 square-foot parcel with two dwelling units totaling approximately 2,383 square feet (1,567 square feet & second dwelling 816 square feet).

II. Background

History of Property

- The 1,567 square-foot dwelling unit located at 2600 E. Jefferson Street was built in 1924. On May of 1969, the County Building and Safety Division issued a building permit for a second dwelling consisting of approximately 816 square feet with driveway access from Harbor View Avenue.
- The 1,567 square foot dwelling being the larger unit is considered the main unit. The unit consisting of approximately 816 square feet is considered the second dwelling unit.

Previously Approved Discretionary Permits

- There are no previous approved discretionary permits on this site.

Public Safety Issues

- There is no past or current zoning code enforcement case associated with this property.

III. Analysis/Findings

Location/Site Characteristics/Existing Development

- The subject property is located at 2600 E. Jefferson Street. The subject site is compatible with surrounding residential single family uses.
- Surrounding the subject property to the north, east, south and west are single family residential uses zoned RS (Residential, Single-family).
- The subject property consists of a legal non-conforming second dwelling requiring approval of a Conditional Use Permit pursuant to Section No. 9172.21 and



9182.3 of the Carson Municipal Code (CMC). The CMC was amended in 2003 to allow existing legal, nonconforming second dwelling units located in the RS or RA zones to be eligible for a conditional use permit. A 5-year time period is allowed for property owners to submit a conditional use permit application.

- Prior to the amendment to CMC Section 9182.3, second units were subject to an amortization period requiring abatement. The city recognized that existing second dwelling units provided an important housing resource and that the units should be preserved if findings could be made regarding the adequacy of the building condition, parking, landscaping and other features needed to meet neighborhood compatibility standards.
- Staff has inspected the property and reviewed all building permit records. The property is well maintained and there are no major identified building code issues.
- The property is developed with an over-height front yard fence which require compliance with CMC Section No. 9126.23 (not more than 3 ½ feet in height).
- The subject property's parking is legal non-conforming as to parking requirements as per Section 9162. 21(A) (13) of the CMC. The site previously was developed with a two carport. The parking non-conformity is allowed to continue indefinitely, except that an addition to a dwelling may be made without making the parking conforming, provided the number of dwelling units is not increased and the addition does not occupy the only available space on the lot which could be used to meet the parking requirement. There is no planned addition or increase in the existing number of units.

Zoning/General Plan/Redevelopment Area Designation

- The subject property is zoned RS (Residential, Single-Family) with the adjacent properties to the north, south, east and west sharing the same the zoning designation.
- The zoning designation for the subject property is consistent with the General Plan Land Use designation of Low Density, Residential.

Required Findings: Conditional Use Permit No. 700-08

Pursuant to Section 9172.21, Conditional Use Permit, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

- a. The proposed use and development will be consistent with the General Plan.
- b. The site is adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed use and development.
- c. There will be adequate street access and traffic capacity.
- d. There will be adequate water supply for fire protection.
- e. The proposed use and development will be compatible with the intended character of the area.



All of the required findings pursuant to Section 9172.21(d), "Conditional Use Permit, Approval Authority and Findings and Decision", can be made in the affirmative, if conditions of approval are implemented. Specific details regarding the applicable findings are incorporated in the attached resolution.

Issues of Concern / Proposed Condition/Change: Conditional Use Permit No. 700-08

▪ **ISSUE – SECOND DWELLING EXPANSION/ALTERATIONS:** The second dwelling's parking is non-conforming. Any un-authorized expansions and alterations would intensify potential hazards associated with not having sufficient off-street parking area. Therefore, in accordance to Sections 9182.02 and 9182.21 of the CMC, Changes & Alterations, Nonconforming Use Eligible for Conditional Use Permit or Other Approval, and CMC Section No. 9182.3 Non Conforming Residential Density, the following conditions of approval are recommended.

• **Conditions of Approval:**

1. Any changes to any dwelling shall be limited to minor alterations, improvements and repairs which do not increase the size of the dwelling, or changes of use which do not increase the degree of nonconformity present and do not constitute or tend to produce an expansion or intensification of a nonconforming use.
2. Any minor alterations, improvements and or repairs shall require review and approval by the Planning Division and issuance of a building permit if applicable.
3. A property inspection report was prepared by a qualified/certified property inspector that includes plans to eliminate or mitigate any building, plumbing, electrical and fire code deficiencies. The deficiencies described in the property inspection report shall be eliminated or mitigated within 90 days. The Planning Division shall inspect the property for compliance with the corrective measures. An extension of time to complete necessary corrective measures may be granted for up to an additional 90 days, subject to the discretion of the Planning Division.
4. The parking for the dwelling units is non-conforming. There shall be no un-authorized dwelling expansion or alteration that will intensify the number of bedrooms or other habitable area if the Planning Division determines there will be an impact to off-street parking.
5. The existing over-height front yard fence shall be no more than 3 ½ feet in height with the 20 foot front yard setback in compliance with the CMC Section 9126.23.

IV. Environmental Review

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301, Existing Structures or Facilities, the City's approval of a Conditional Use Permit (CUP) for the proposed project is "Categorically Exempt".



V. **Recommendation**


That the Planning Commission:

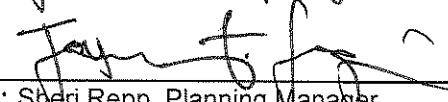
- **APPROVE** the Categorical Exemption;
- **APPROVE** Conditional Use Permit No. 700-08 subject to the conditions of approval attached as Exhibit "B" to the Resolution; and
- **WAIVE** further reading and **ADOPT** Resolution No. _____, entitled, "A Resolution of the Planning Commission of the City of Carson Approving Conditional Use Permit No. 700-08 for an existing legal non-conforming second dwelling located at 2600 E. Jefferson Street."

VI. **Exhibits**

1. Resolution
2. Property Inspection Report
3. Development Plans

Prepared by: 
Zak Gonzalez II, Planner

Reviewed by: 
John F. Signo, AICP, Senior Planner

Approved by: 
For: Sheri Repp, Planning Manager

ZG: srCUP700-08



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 08-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 700-08 FOR AN EXISTING LEGAL NON-CONFORMING SECOND DWELLING LOCATED AT 2600 E. JEFFERSON STREET.

THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application was duly filed by the applicant, Guy L. Andriole, with respect to real property located at 2600 E. Jefferson Street, and described in Exhibit "A" attached hereto, requesting the approval of an existing legal non-conforming second dwelling located within the RS (Residential, Single Family) zoned district.

A public hearing was duly held on June 10, 2008, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. The Planning Commission finds that:

- a) The proposed project is identified in the General Plan as a permitted use for this land use category subject to Conditional Use Permit approval. There is no specific plan for this area. The surrounding properties are developed with residential single family dwellings and the proposed project is compatible with the neighborhood;
- b) The project is compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces and other features relative to a harmonious and attractive development of the area;
- c) The property is developed with a two car carport, and is therefore, legally non-conforming as to parking and is not anticipated to generate significant adverse effects to the circulation on the adjacent public street;
- d) There are no signs intended for the proposed project site;
- e) The proposed project conforms to all applicable design standards and guidelines that have been adopted pursuant to Section 9172.15 of the Carson Municipal Code;



- f) The existing legal non-conforming second dwelling meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. All of the required findings pursuant to Section 9171.21(d), "Conditional Use Permit, Approval Authority and Findings and Decision" can be made in the affirmative.

Section 4. The Planning Commission further finds that the use permitted by the proposed Conditional Use Permit will not have a significant effect on the environment. The proposed use will not alter the predominantly residential single family character of the surrounding area and meets or exceeds all City standards for protection of the environment. Therefore the proposed project is found to be categorically exempt under the CEQA Guidelines, Section 15301 (Existing Structures or Facilities).

Section 5. Based on the aforementioned findings, the Commission hereby grants Conditional Use Permit No. 700-08 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto, and approves the categorical exemption.

Section 6. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 7. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 10th DAY OF JUNE, 2008.

CHAIRMAN

ATTEST:

SECRETARY

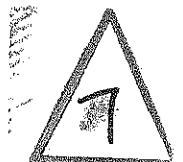


EXHIBIT "A"

Legal Description:

Tract No. 6720 Lots 455, 456, 457, 458 and Lot 459, also know as
Assessor's Parcel Number: 7308023042
2600 E. Jefferson Street



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION

EXHIBIT "B"

CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 700-08

GENERAL CONDITIONS

1. If Conditional Use Permit No. 700-08 is not used within one year of its effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
3. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission.
4. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
5. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
6. It is further made a condition of this approval that if any condition is violated or if any law, statute, or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
7. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceedings against the City or its agents, officers, or employees to attack, set aside, void or annul, an approval of the City, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 700-08. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding



the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

SECOND DWELLING EXPANSION/ALTERATIONS/AESTHETICS

8. Any changes to the second dwelling shall be limited to minor alterations, improvements, repairs, or changes of use which do not increase the degree of nonconformity present and do not constitute or tend to produce an expansion or intensification of a nonconforming use.
9. Any minor alterations, improvements and or repairs shall require review and approval (where applicable) by the Planning Division and issuance of a building permit.
10. The applicant provided a property inspection report prepared by a qualified/certified property inspector that includes plans to eliminate or mitigate any building, plumbing, electrical and fire code deficiencies. The deficiencies described in the property inspection report shall be eliminated or mitigated within 90 days. The Planning Division shall inspect the property for compliance with the corrective measures. An extension of time to complete the necessary corrective measures may be granted for up to an additional 90 days.
11. The existing over-height fence shall be no more than 3 ½ feet in height within the 20 foot front yard setback in compliance with CMC Section No. 9126.23.

PARKING

12. The parking for the second dwelling unit is non-conforming. There shall be no un-authorized dwelling expansion or alteration that will intensify potential hazards associated with not having sufficient off-street parking.

BUILDING & SAFETY

13. All building improvements shall comply with City of Carson Building and & Safety Division requirements.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

14. All requirements by the Los Angeles County Fire Department shall be complied with.

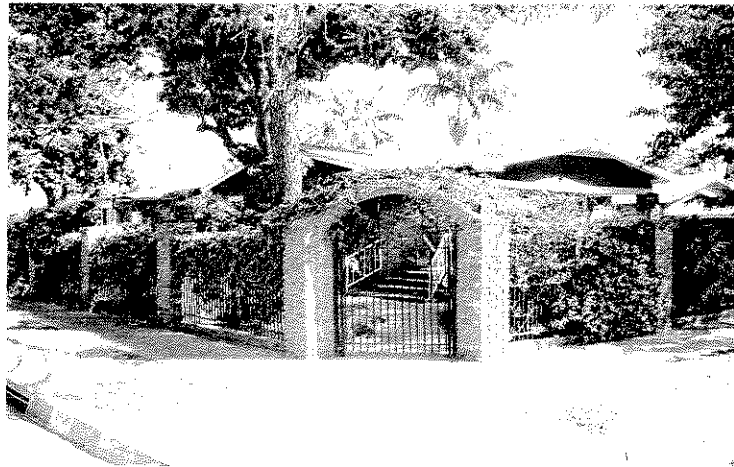
BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

15. Per section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.





Property Inspection Report



**2600 E. Jefferson St
Carson, CA 90810
Date:03-19-08**

For questions regarding this report, please call (310) 540-0200

Exhibit 2



**Equity Building Inspection
PO Box 13475
Torrance, CA 90503**

Date:03-19-08

Re: 2600 E. Jefferson St
Carson, CA 90810

Dear Guy Andriole

At your request, and in your presence, a visual inspection of the above referenced property was conducted on Date:03-19-08. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

If you have any questions regarding this inspection report, feel free to contact our offices. We will be happy to discuss our findings with you.

Thank you for your business!

Sincerely,

Michael J. Boeger, CCI
Equity Building Inspection
310-540-0200



Inspection Action Items Report

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Read The Inspection Report

This document is provided for the benefit of the client(s) listed above and does not constitute a report, and does not list all of the conditions observed during the inspection. The client is directed to Read The Inspection Report as stated in the inspection agreement. We recommend that each of the conditions listed below be further evaluated and/or corrected by specialists in the appropriate trade prior to the close of escrow. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. The items listed have been coded for your ease of review.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

FOUNDATION/UNDER-FLOOR AREAS

FOUNDATION:

BOLTS/BRACING:

1. [RU] There were no anchor bolts or seismic connections observed between the house framing and the foundation. We recommend the building be bolted and/or fastened to the foundation using the appropriate methods to accommodate the construction design of the home as an upgrade for earthquake safety.(front house)

EXTERIORS

EXTERIOR CONDITIONS:

STUCCO SIDING:

2. [CR] There were cracks/holes in the stucco siding. These conditions are conducive to moisture intrusion/deterioration. We recommend further evaluation and corrections by a specialist in the appropriate trade prior to the close of escrow..(below electrical panel), (see photo in body of the report)

WOOD SIDING:

3. [CR] The wood siding finish appeared worn/weathered/aging with moderate damage noted at various sections. We recommend correcting the condition(s) noted by using a specialist in the appropriate trade prior to the close of escrow.

EXT ELECTRICAL:

4. [SC] One or more of the following covers were damaged and/or missing switch. We recommend further evaluation of the conditions noted by a specialist in the appropriate trade prior to the close of escrow. We recommend correcting the condition(s) noted by using a specialist in the appropriate trade prior to the close of escrow.(near pool entry)

[CR] [SC] There is improper wiring in the form of nonmetallic wiring exposed to human contact and/or mechanical damage. We recommend further evaluation of the conditions noted by a specialist in the appropriate trade prior to the close of escrow.

We recommend correcting the condition(s) noted by using a specialist in the appropriate trade prior to the close of escrow. (see photo in body of the report)



GROUND

GROUND CONDITION:

FENCING & GATES:

5. [CR] The wood fencing had damaged/missing fence boards, moisture deterioration/damage, We recommend correcting the condition(s) noted.(various sections)

GRADING/DRAINAGE/LANDSCAPING CONDITION:

SITE GRADING:

6. [CR] The yard grading at areas around the foundation had inadequate slope. The slope should fall away from the foundation at a rate of 1 inch per foot for at least 6 feet to prevent moisture accumulation next the foundation. We recommend correcting the condition(s) noted.

LANDSCAPING:

7. [CR] Vegetation was growing in the building. This condition limits the inspection, and is conducive to moisture intrusion/deterioration. We recommend the vegetation be trimmed away from the building. [CR] Tree(s) were planted too close to the building. We recommend considering the removal, as trees continue to grow in size and damage may occur to the foundation and/or roof, [CR] Trees were touching or overhanging the roof. We recommend they be trimmed to prevent damage to the roofing surface, and allow free flow of roof runoff.

ROOF COVERINGS

ROOF CONDITION:

DOWNSPOUTS:

8. [CR] The downspouts was missing. We recommend that all missing down spouts be replaced. [CR] There were loose, damaged and missing downspouts. We recommend they be repaired and/or replaced as needed.

ATTIC AREAS & ROOF FRAMING

ATTIC/FRAMING CONDITION:

FRAMING:

9. [FE] The roof framing showed evidence of fire damage. The correction(s) and/or replacement of damaged materials appeared satisfactory. We recommend inquiring for further information regarding the condition and permits and inspections for the correction(s).(front house)

WATER HEATERS

WATER HEATER CONDITIONS:

SEISMIC :

10. [SC] The water heater was not double strapped and stabilized/blocked as required by the State Architect to resist movement. We recommend correcting the condition(s) noted.(rear unit)

WATER HEATER CONDITIONS:

T&P VALVE:

11. [SC] The temperature & pressure relief valve's discharge line was missing. We recommend installing an approved discharge line that extends to the exterior and terminates close to the ground facing downward.(front unit)

SEISMIC :

12. [SC] The water heater was not double strapped and stabilized/blocked as required by the State Architect to resist movement. We recommend correcting the condition(s) noted.(front unit)



ELECTRICAL SYSTEMS

ELECTRICAL SERVICE CONDITIONS:

MAIN PANEL:

13. [SC] The protective "dead front" cover was missing from the panel. We recommend correcting the condition(s) noted.(front house)

WORKMANSHIP:

14. [SC] Double lugging was noted at the circuit breaker(s) in the panel. We recommend further evaluation and correction by a specialist in the appropriate trade. (see photo in body of the report) (front house)

HEATING SYSTEMS

HEATING SYSTEM CONDITIONS:

VENTING SYSTEM:

15. [SC] The flue vent piping was close to or in contact with combustible materials, this condition is a fire hazard. We recommend correcting the condition(s) noted. (rumpus room) (see photo in body of the report)

HEATING UNIT:

16. [FE] The furnace failed to function. We recommend further evaluation and corrections by a specialist in the appropriate trade.(rumpus room)

CENTRAL COOLING SYSTEMS

AIR CONDITIONING SYSTEM CONDITIONS:

CONDENSE LINE:

17. [CR] The attic installation of the cooling system had no secondary condensation drain line to the exterior. We recommend correcting the condition(s) noted.

KITCHEN

FRONT HOUSE KITCHEN

EXHAUST VENT:

18. [SC] The visible portion of the exhaust vent ducting was a corrugated flexible material , these products were not approved for kitchen exhaust vents. We recommend correcting the condition(s) noted. [CR] Exhaust vent fan was noisy when operated. We recommend correcting the condition(s) noted.

LIGHTS/FIXTURES:

19. [CR] The fan failed to function. We recommend correcting the condition(s) noted.

RECEPTACLES:

20. [SC] The accessible receptacles were found to have reversed polarity connections, We recommend correcting the condition(s) noted.(right of sink), open ground connections.

REAR HOUSE

DISHWASHER:

21. [CR] The dishwasher failed to function. We recommend correcting the condition(s) noted.



LAUNDRY

WALLS/CEILING:

22. [CR] Moisture stains and damage were noted on the wall(s)/ceiling. [CR] Damage was noted on the wall(s)/ceiling. We recommend correcting the condition(s) noted.(behind washer / front house)

BATHROOMS

RUMPUS ROOM

WALLS/CEILING:

23. [CR] Damage was noted on the wall(s)/ceiling. We recommend correcting the condition(s) noted.(behind toilet and at shower base) (see photo in body of the report)

SINK/PLUMBING:

24. [CR] The sink drain was slow or blocked. We recommend correcting the condition(s) noted. [CR] The stopper mechanism was defective/missing parts. We recommend correcting the condition(s) noted.

FRONT HOUSE OFF KITCHEN BATHROOM

TOILETS:

25. [CR] There was inadequate clearance around the toilet. We recommend correcting the condition(s) noted. [CR] The toilet failed to flush properly. We recommend correcting the condition(s) noted.

FRONT HOUSE REAR BEDROOM BATHROOM

TOILETS:

26. [CR] There was inadequate clearance around the toilet. We recommend correcting the condition(s) noted.

FRONT HOUSE JACK AND JILL BATHROOM

WALLS/CEILING:

27. [FE] [CR] There were signs of what appears to be mold growth. We recommend having this area tested. Contact your building inspector for further information. (under sink walls), (see photo in body of the report)

VENTILATION:

28. [CR] The exhaust vent fan was damaged. We recommend correcting the condition(s) noted.

SINK/PLUMBING:

29. [CR] The faucet was dripping. We recommend correcting the condition(s) noted.

TOILETS:

30. [CR] The toilet failed to flush properly. We recommend correcting the condition(s) noted.

REAR HOUSE HALL BATHROOM

WALLS/CEILING:

31. [FE] [CR] There were signs of what appears to be mold growth. We recommend having this area tested. Contact your building inspector for further information. (ceiling)

GARAGE - CARPORT

GARAGE/CARPORT CONDITIONS:



GARAGE WIRING

32. [SC] There was improper wiring in the form of open junction boxes with exposed wire connections. We recommend correcting the condition(s) noted. [CR] [SC] There is nonmetallic wiring exposed to human contact and/or mechanical damage. We recommend repair.

POOLS & SPAS

SAFETY ENCLOSURE:

ENCLOSURE:

33. [SC] The gate closer was missing/defective/deteriorated. We recommend correcting the condition(s) noted for child safety. [SC] There were no alarms on the doors/access points to the pool/spa area. The alarms are a child safety feature that warn you when the doors that access the pool/spa area are opened. We recommend installing and maintaining these safety devices at all access points for child safety.

SWIMMING POOL CONDITION:

DIVING BOARD:

34. [FE] The diving board was loose/damaged/deteriorated. We recommend further evaluation and corrections by a specialist in the appropriate trade.

PUMPING & ELECTRICAL EQUIPMENT:

HEATER:

35. [SC] The heater lacked adequate clearance from combustible materials. We recommend correcting the condition(s) noted.(vent), (see photo in body of the report)

INTERIOR

INTERIOR ROOMS INFORMATION:

SMOKE DETECTORS:

36. [CR] There are missing smoke detectors where required. We recommend installing smoke detectors in each of the bedrooms and in hallways within 15' of each sleeping room. The detectors should be tested at the final walk-through, receive fresh batteries at move-in and be tested periodically.

INTERIOR OVERALL

EXT DOORS:

37. [SC] The deadbolt lock in the exit door was key operated from both sides. This condition is a safety hazard for emergency exiting. We recommend the lock be replaced with a flip lever type on the inside for emergency exiting.

WINDOWS:

38. [SC] Metal security bars are installed on the windows. The opening mechanism was either defective or missing. This is a significant hazard. We recommend correcting the condition(s) noted. There are louvered windows which are difficult to get out of in the event of a fire. We recommend replacement. There were signs of visible mold on or around the windows. We recommend having this mold tested. Contact your home inspector for further information.

RUMPUS ROOM

WALLS/CEILING:

39. [CR] Moisture stains were noted on the wall(s)/ceiling. We recommend locating and correcting the source and any damaged materials.

The area tested dry during the inspection. We recommend locating and correcting the source and any damaged materials. [CR] Damage was noted on the wall(s)/ceiling. We recommend correcting the condition(s) noted. (see

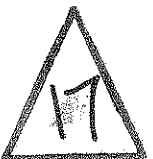


photo in body of the report)

WINDOWS:

40. [SC] There were no visible safety glass markings on the glass in the following required locations; (picture window), [CR] The window(s) had cracked and/or broken glass. We recommend correcting the condition(s) noted. [CR] The window(s) were difficult to open/close. We recommend correcting the condition(s) noted.

RECEPTACLES:

41. [SC] Receptacle cover plates were damaged/missing. We recommend correcting the condition(s) noted.(ceiling)

SINK/PLUMBING:

42. [CR] There was low water flow from the faucet. We recommend correcting the condition(s) noted. [CR] The sink drain was slow or blocked. We recommend correcting the condition(s) noted.

ADD ON ROOM OF FRONT HOUSE KITCHEN

WINDOWS:

43. [CR] The window(s) had cracked and/or broken glass. We recommend correcting the condition(s) noted.

REAR HOUSE RIGHT BEDROOM

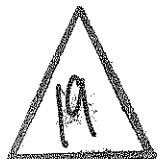
WINDOWS:

44. [CR] The window(s) had cracked and/or broken glass. We recommend correcting the condition(s) noted.(same in adjacent bedroom)



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Equity Building Inspection
Property: 2600 E. Jefferson StCarson, CA 90810

INSPECTION CONDITIONS

It is the clients sole responsibility to read this report in its entirety and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of escrow. The client is to personally perform a diligent visual inspection of the property after the seller vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied, or damaged during the seller's evacuation of the building. Should any "condition" be revealed that was not addressed within this report prior to, or after the close of escrow please contact our office immediately for an additional evaluation regarding such "condition."

CLIENT & SITE INFORMATION:

DATE; Date:03-19-08
CLIENT NAME: Guy Andriole
ADDRESS: 2600 E. Jefferson St.
CITY: Carson, CA 90810
APPROX. AGE: 84 years
**REALTOR
REPRESENTING THE
CLIENT:** Russ Caldarella

CLIMATIC CHARACTERISTICS:

WEATHER/SOIL: Weather conditions during the inspection: clear, 70-80 degrees.

BUILDING CHARACTERISTICS:

MAIN ENTRY: Faces: North.
STRUCTURE: Single Family Residence
TYPE OF STRUCSURE One Story House. Wood.
FOUNDATION: Foundation types: raised foundation.

UTILITY SERVICES:



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ELECTRICITY: Municipal.
GAS: Municipal.
WATER/SEWER: Municipal.
UTILITIES: Municipal:

OTHER INFORMATION:

ATTENDING: People present: buyers agent and client. and, seller(s)
OCCUPIED: The building was occupied and access to some items such as; electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.
ADDED TO There is evidence that the dwelling may have been added to or improved, subsequent to original construction. Confirmation should be obtained from the local building department, that all necessary permits for construction and/or remodeling were secured and that appropriate inspections were performed.
NOTE: Verifying existence or absence of building permits is beyond the scope of a building inspection.
COMMENTS: Keep in mind that there is no way for the inspector to know the exact origin of any water intrusion unless he actually sees the water coming into the building such as during a rain. There is no way to ensure that a particular area is free from leakage until the next time there is rainfall sufficient to test the area. All the inspector can determine is that there is a discoloration of a particular area and further investigation may be needed to determine its source and if the area is a result of an active leak. The puposeof a building inspection is to evaluate the building for function, operability and condition of systems and components, and not to list or attempt to address cosmetic flaws. It is assumed that the client will be the final judge of aesthetic issues and not the building inspector, as the inspector's tastes and values will always be different from those of the client. There may be a number of areas noted in and around the structure to have condition(s) in need of corrective measures. The areas of concern are preceded by codes i.e. [SC], [FE], [CR] and [RU] each code is defined in the "DEFINITIONS" section below. We recommend the condition(s) be corrected by specialists in the appropriate trades.

INTRODUCTORY NOTES:

IMPORTANT INFORMATION: [NOTE] Any statements made in the body of this inspection report pertaining to left, right, front or rear are referenced to standing in front of and facing the building. [NOTE] We recommend obtaining equipment operating manuals and documentation for all warranted items of the building. [FE] We recommend inquiring about any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building, and/or any known conditions that may have been inadvertently left out of the disclosure statements. [NOTE] We recommend having the locks on all of the exterior doors re-keyed after taking possession of the building for security reasons. [NOTE] Photographs when used, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed. [NOTE] Buildings built before 1978 may have products in them that contain some amounts asbestos or lead, determining the presence of these products is beyond the scope of this report. Information related to



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these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet. [NOTE] We are not soil or geotechnical engineers and cannot render an opinion regarding soil stability or potential soil movement. If desired, qualified specialists should be consulted on these matters. [NOTE] The following systems or components were not included as part of this inspection. No representations were made as to the present or future conditions. (fire pit), (bar-b-que), Exterior fountain or pond, solar equipment and the koi pond.

ENVIRONMENTAL CONCERNS:

Environmental issues include but are not limited to asbestos, lead paint, lead contamination, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one or more of these materials in this report when we observe one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists is recommended. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

DEFINITIONS:

SAFETY CONCERNS:

[SC] Safety Concerns: Conditions noted that may pose a hazard to humans, the building or both. These conditions warrant further evaluation and corrections by a specialist in the appropriate trade prior to the close of escrow.

FURTHER EVALUATION:

[FE] Further Evaluation: Conditions noted that warrant further evaluation by specialists in the appropriate trades prior to the close of escrow..

CORRECTIONS RECOMMENDED:

[CR] Corrections Recommended: Conditions noted in need of maintenance, repair or replacement. We recommend that all corrections be made by specialists in the appropriate trades prior to the close of escrow.

RECOMMENDED UPGRADE:

[RU] Recommended Upgrades: Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to safety related items; such as GFCI receptacle and smoke detector locations and the installation of safety glass where subject to human impact.

SERVICEABLE:

Serviceable; As defined in the Websters Dictionary; "That can be of service; ready for use; useful; useable". Means that a system and/or component was capable of performing its intended *function* and/or task. It does not imply that the system and/or component was in perfect or in like new condition or that it would meet every individuals interpretation of an acceptable state.

FUNCTIONED:

Functioned; as defined in the CREIA/ASHI Standards of Practice; "Performing its normal, proper and characteristic action".

FAILED:

Failed; As defined in Websters Dictionary; "To be deficient or negligent in an obligation, duty, or expectation". If an item did not *function*, then it was not *serviceable* and was considered to have *failed*.

SPECIALIST:

Specialist; as defined in the Websters Dictionary; "A person who specializes in a particular field of study, professional work". Any individual schooled, trained and/or otherwise holds a special knowledge of specific systems or components. Trade school or factory trained individuals in specific fields of expertise may be considered a "*Specialist*" as well as qualified state licensed contractors in specific occupations.



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FOUNDATION/UNDER-FLOOR AREAS

FOUNDATION:

- TYPE:** Foundation types observed: Type of foundation: Raised with a concrete perimeter and interior wood beams supported by concrete piers.
- BOLTS/BRACING:** [RU] There were no anchor bolts or seismic connections observed between the house framing and the foundation. We recommend the building be bolted and/or fastened to the foundation using the appropriate methods to accommodate the construction design of the home as an upgrade for earthquake safety.(front house)

SLAB ON GRADE:

- EXT CONDITION:** The visible exterior areas of the concrete foundation showed no sign of unusual cracking or movement.
- INT CONDITION:** The current condition of the concrete slab could not be confirmed by visual inspection due to wall to wall floor coverings.

CRAWL SPACE:

- ACCESSIBILITY:** Accessed from the exterior at the right side of the building.
- FOUNDATION:** The concrete foundation had hairline and/or common cracks. This type of cracking is common and often a result of shrinkage of materials. Settlement or seismic action and usually does not affect the strength of the foundation.
- POSTS AND PIERS** [RU] The interior support posts were un-reinforced masonry. The posts had performed adequately, to date, but are considered obsolete and a liability in an earthquake. [RU] By modern standards, the posts connections are not sufficiently reinforced as they would be today. However, no adverse effects were observed as a result of this condition. Upgrading these connections would be considered optional.
- FLOOR FRAMING** NOTE: Long floor joists were used in the construction of this home. This configuration was likely approved, but it allows a bit of "springiness" in the floor structure.
- INSULATION:** [RU] There was no visible floor framing insulation installed. We recommend installing insulation as an energy conservation upgrade.
- VENTILATION:** The crawl space ventilation appeared serviceable. Good ventilation is vital for moisture control. The exterior vents should be kept in good repair, clear of vegetation and inspected periodically.
- VAPOR BARRIER:** [RU] There was no vapor barrier in place in the crawl space. A vapor barrier is considered a beneficial feature. This will help create a dry air space between the dirt and the framing and limit the amount of moisture that is able to rise into the framing, and reduce the possibility of future moisture damage. We recommend a vapor barrier be installed.



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MOISTURE: The crawl space soil was dry, with no notable damage observed.

EXTERIORS

The visible exterior surfaces and materials of the building were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. Moisture intrusion through cracks or openings in the exterior siding, trim, windows and doors are the source of moisture deterioration and damage. We recommend sealing all cracks or openings in, and between the exterior siding and trim materials, especially around windows and doors. Routine maintenance may extend the service life and minimize deterioration of the exterior surfaces. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

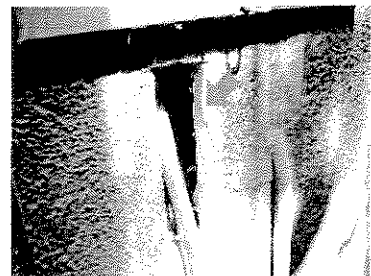
[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

EXTERIOR INFORMATION:

SIDING TYPE: Materials: Materials:wood, and, asbestos.
EXT TRIM TYPE: Materials: wood.
EXT DOOR TYPE: Materials: wood.
WINDOW TYPE: Type: vertical sliding, and, louver.
WINDOW MATRLS: Materials: metal, and, wood.

EXTERIOR CONDITIONS:

STUCCO SIDING: [CR] There were cracks/holes in the stucco siding. These conditions are conducive to moisture intrusion/deterioration. We recommend further evaluation and corrections by a specialist in the appropriate trade prior to the close of escrow..(bel.ow electrical panel), (see photo in body of the report)




WOOD SIDING: [CR] The wood siding finish appeared worn/weathered/aging with moderate damage noted at various sections. We recommend correcting the condition(s) noted by using a specialist in the appropriate trade prior to the close of escrow.

EXT TRIM: [CR] The trim was weathered beyond normal wear. We recommend correcting the condition(s) noted by using a specialist in the appropriate trade prior to the close of escrow. [CR] The exterior trim materials showed wear, but appeared to be in serviceable condition. We recommend routine maintenance to extend their service life. [FE] There were damaged/deteriorated trim surfaces noted at the rafter tails, and, exterior trim materials, We recommend further evaluation and corrections by a specialist in the appropriate trade prior to the close of escrow.



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- EXT DOORS:** The doors viewed from the exterior appeared serviceable. No action needed at this time.
- WINDOWS:** [CR] The glazing putty was dry/cracked/missing at a number of the windows. We recommend correcting the condition(s) noted by using a specialist in the appropriate trade prior to the close of escrow. [CR] Broken glass was noted at the window(s). We recommend correcting the condition(s) noted by using a specialist in the appropriate trade prior to the close of escrow.
- EXT ELECTRICAL:** [SC] One or more of the following covers were damaged and/or missing switch. We recommend further evaluation of the conditions noted by a specialist in the appropriate trade prior to the close of escrow. We recommend correcting the condition(s) noted by using a specialist in the appropriate trade prior to the close of escrow.(near pool entry)
[CR] [SC] There is improper wiring in the form of nonmetallic wiring exposed to human contact and/or mechanical damage. We recommend further evaluation of the conditions noted by a specialist in the appropriate trade prior to the close of escrow.
We recommend correcting the condition(s) noted by using a specialist in the appropriate trade prior to the close of escrow. (see photo in body of the report)
- 
- CHIMNEY:** The chimney appeared serviceable [from grade to the roof line]. No action needed at this time.
- MOIST CONTROL:** Our observations regarding evidence of damaged or deteriorated wood should not be a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

GROUND

GROUND INFORMATION:

- DRIVEWAY:** Materials: concrete.
- WALKWAYS:** Materials: concrete.
- PATIOS:** Materials: concrete.
- PATIO COVERS:** Materials: fiberglass panels.
- FENCING & GATES:** Materials: metal. and, wood.

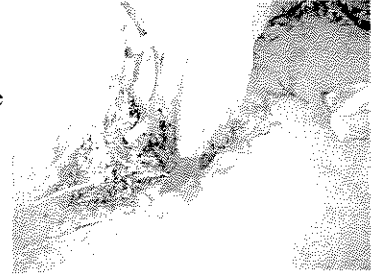
GROUND CONDITION:

- DRIVEWAY:** There were common cracks in the driveway, no action is needed at this time.
- WALKWAYS:** There were common cracks noted in the walkways, no action is needed at this time.



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PATIO COVERS: [FE] Damaged/deteriorated wood noted on the patio cover at the following locations; roof sheathing, We recommend further evaluation and corrections by a specialist in the appropriate trade.(side of rear house) [CR] Numerous post are rotted and in need of replacement at the patio cover over the car port. (see photo in body of the report)



FENCING & GATES: [CR] The wood fencing had damaged/missing fence boards, moisture deterioration/damage, We recommend correcting the condition(s) noted.(various sections)

GRADING/DRAINAGE/LANDSCAPING INFORMATION:

SITE GRADING: Gentle slope to the rear.
SITE DRAINAGE: Surface drainage.
LAWN SPRNKLRS: NOTE: Yard sprinkler systems are outside of the scope of the inspection agreement and are not inspected.
LOW VOLT LIGHTS: NOTE: Low voltage lighting systems are outside of the scope of the inspection agreement and are not inspected.

GRADING/DRAINAGE/LANDSCAPING CONDITION:

SITE GRADING: [CR] The yard grading at areas around the foundation had inadequate slope. The slope should fall away from the foundation at a rate of 1 inch per foot for at least 6 feet to prevent moisture accumulation next the foundation. We recommend correcting the condition(s) noted.
LANDSCAPING: [CR] Vegetation was growing in the building. This condition limits the inspection, and is conducive to moisture intrusion/deterioration. We recommend the vegetation be trimmed away from the building. [CR] Tree(s) were planted too close to the building. We recommend considering the removal, as trees continue to grow in size and damage may occur to the foundation and/or roof, [CR] Trees were touching or overhanging the roof. We recommend they be trimmed to prevent damage to the roofing surface, and allow free flow of roof runoff.

ROOF COVERINGS

The visible areas of the roof and components were observed to determine their current condition. The useful remaining life of this roof covering is impossible to predict. Areas concealed from view by any means are excluded from this report. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The testing of gutters, downspouts and underground drain piping is beyond the scope of this report. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.



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[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ROOF INFORMATION:

INSPECT METHOD: The inspector walked on the roof and viewed the accessible roofing components.
ROOF COVERING: Materials: fiberglass/asphalt composition shingles. and, built-up with a cap sheet surface.
ROOF LAYERS: undetermined number of layers.
CHIMNEY/FLUE: Materials: brick chimney.
ROOF DRAINAGE: Materials: metal rain gutters.

ROOF CONDITION:

COMP SHINGLE: The visible areas of the roof appeared serviceable with signs of weathering and aging. Periodic maintenance and inspection is recommended.
BUILT UP ROOF: [CR] Evidence of ponding was observed. The presence of shallow ponds of water is not unusual, regular maintenance of the areas is vital to prevent the build up of vegetation, debris, sagging and possible damage to the roof.
FLASHINGS: The visible flashings appeared serviceable. with exceptions noted.
a. [CR] The mastic used to seal some of the roof connections and penetrations was cracked. We recommend correcting the condition(s) noted using approved methods. There is no cricket at the base of the chimney to help divert water around the chimney. We recommend repair.
CHIMNEY / CAP: The visible areas of the chimney appeared serviceable [from the roof line up].
ROOF DRAINAGE: [RU] The roof drainage was directed to collect into gutters. They were not installed on all down sloped roofs. We recommend additional gutters and downspouts be installed.
DOWNSPOUTS: [CR] The downspouts was missing. We recommend that all missing down spouts be replaced. [CR] There were loose, damaged and missing downspouts. We recommend they be repaired and/or replaced as needed.
COMMENTS: NOTE: A large section of the roof over the rumpus room could not be inspected due to solar panels obstructing our view.

ATTIC AREAS & ROOF FRAMING

The visible areas of the attic and roof framing were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for their basic operation. Thermostatically operated attic vent fans are excluded from the inspection. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade



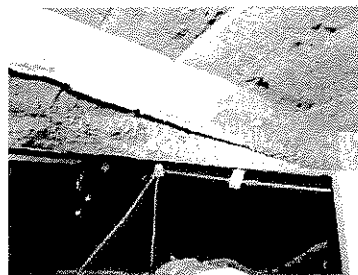
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ATTIC/FRAMING INFORMATION:

ATTIC ACCESS: Access's: 1.
FRAMING: Conventional framing.
SHEATHING: Wood planks/boards.
INSULATION: None.
VENTILATION: Vent types: roof.

ATTIC/FRAMING CONDITION:

ACCESS: The inspection of the attic space was conducted from the opening only due to limited access.
FRAMING: [FE] The roof framing showed evidence of fire damage. The correction(s) and/or replacement of damaged materials appeared satisfactory. We recommend inquiring for further information regarding the condition and permits and inspections for the correction(s).(front house)



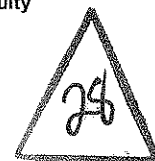
SHEATHING: The visible areas of the roof sheathing appeared serviceable.
VENTILATION: The attic ventilation appeared to be adequate.

PLUMBING SYSTEM

The visible areas of the main water line, shutoff valve, water supply & drain lines, gas meter and piping were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for their basic operation. Leakage or corrosion in underground or concealed piping cannot be detected by a visual inspection. Older fixtures or components should be budgeted for replacement. Fixture shutoffs are not tested, some corrosion is common. We are not equipped to repair a leaky shutoff caused by a test, we recommend fixture shutoffs be tested by a specialist in the appropriate trade equipped to repair or replace the shutoffs. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

PLUMBING INFORMATION:



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MAIN WATER LINE: Materials: Copper copper piping.
WATER SHUTOFF: The main water shutoff valve was located at the front of the building.
WATER PRESSRE: 60-70 PSI.
WATER PIPING: Materials: copper and galvanized steel piping.
WASTE LINES: Materials: ABS black plastic piping where visible. and, cast iron piping.
GAS SHUTOFF: The gas meter and shutoff valve are located at the front of the building.

PLUMBING CONDITIONS:

WATER SHUTOFF: The main water shutoff valves are outside the scope of the inspection and are not tested.
WATER PRESSRE: The water pressure measured at an exterior hose faucet was within the acceptable range.
WATER PIPING: The visible water supply piping appeared serviceable.
WATER FLOW: A number of fixtures were operated simultaneously with a serviceable water flow.
HOSE FAUCETS: The accessible hose faucets were serviceable.
WASTE PIPING: The visible waste piping appeared serviceable. [FE] The main underground sewer in not visible, due to its location. We make no representations regarding this system. We recommend further evaluation/scope/camera performed by a specialist in the appropriate trade.
WASTE FLOW: A number of drains were emptied simultaneously and appeared serviceable.
VENT PIPING The visible areas of the vent pipes appeared serviceable.
GAS SHUTOFF: [RU] The supply shutoff appeared serviceable, we do not operate these devices. There is no emergency shutoff wrench present. We recommend providing a wrench or installing a seismic automatic shut off valve for emergencies.
GAS PIPING: The visible areas of the gas piping appeared serviceable.

WATER HEATERS

The water heater(s) and the related components were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. Water heaters that were shut down, turned off or inactive will not be turned activated. Water that is hotter than the manufacturers recommended setting of 125 degrees poses a scald hazard. The water temperature should never be set higher than the manufacturers recommended setting. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

WATER HEATER INFORMATION:



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LOCATION: The water heater was located in the garage.
MANUFACTURER: Richmond.
MANUFCTR DATE: 1999.
SIZE / GALLONS: 40 gallon.
ENERGY TYPE: Electric.

WATER HEATER CONDITIONS:

WATER PIPES: [RU] The shutoff valve and visible water supply connectors appeared serviceable, they were not insulated. We recommend insulating the exposed water piping to minimize heat loss.
T&P VALVE: A temperature & pressure relief valve and discharge line were installed. The discharge line extended to the exterior and terminated close to the ground facing downward.
TANK: The water heater tank appeared serviceable, no leakage noted.
SEISMIC : [SC] The water heater was not double strapped and stabilized/blocked as required by the State Architect to resist movement. We recommend correcting the condition(s) noted.(rear unit)
ENERGY SUPPLY: The gas shutoff valve appeared serviceable.
CONTROLS: The temperature control was set in the "normal range" and the water at the faucets was warm/hot.

WATER HEATER INFORMATION:

LOCATION: The water heater was located in an exterior closet.
MANUFACTURER: Reliance.
MANUFCTR DATE: 1993.
SIZE / GALLONS: 50 gallon.
ENERGY TYPE: Natural gas.

WATER HEATER CONDITIONS:

VENTING SYSTEM: The visible areas of the flue vent piping were intact and secured at the connections.
WATER PIPES: [RU] The shutoff valve and visible water supply connectors appeared serviceable, they were not insulated. We recommend insulating the exposed water piping to minimize heat loss.
T&P VALVE: [SC] The temperature & pressure relief valve's discharge line was missing. We recommend installing an approved discharge line that extends to the exterior and terminates close to the ground facing downward.(front unit)



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TANK: The water heater tank appeared serviceable, no leakage noted.

SEISMIC : [SC] The water heater was not double strapped and stabilized/blocked as required by the State Architect to resist movement. We recommend correcting the condition(s) noted.(front unit)

COMBUSTION AIR: A combustion air supply for the water heater was present. Adequate ventilation for all fuel burning appliances is vital for their safe operation.

ENERGY SUPPLY: The gas shutoff valve and flexible gas connector appeared serviceable.

CONTROLS: The temperature control was set in the "normal range" and the water at the faucets was warm/hot.

ELECTRICAL SYSTEMS

The service entrance, grounding system, main and sub panels were observed to determine their current condition. Areas concealed from view by any means are excluded from the report. Lights and accessible receptacles were checked for basic operation. Light fixtures that have missing or dead bulbs were considered non-functioning. The location of GFCI circuit protection devices will be identified when present. The operation of time control devices was not verified. The location of smoke detectors will be identified when present. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ELECTRICAL SERVICE INFORMATION:

SERVICE TYPE: Overhead.

MAIN PANEL: Located at the rear of the building.

SERVICE RATING: 120/240 volt system, rated at 100 Amperes.

SERVICE WIRING: Material observed: copper.

BRANCH WIRING: Material observed: copper.

DISCNNCT TYPE: Circuit breakers.

GROUNDING: Water piping.

ELECTRICAL SERVICE CONDITIONS:

SERVICE WIRING: The overhead service wires and weatherhead appeared to be serviceable.

GROUNDING: The visible ground connections appeared serviceable.

MAIN PANEL: [SC] The protective "dead front" cover was missing from the panel. We recommend correcting the condition(s) noted.(front house)



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WORKMANSHIP: [SC] Double lugging was noted at the circuit breaker(s) in the panel. We recommend further evaluation and correction by a specialist in the appropriate trade. (see photo in body of the report) (front house)



BREAKERS/WIRE: The breakers to wire connections appeared compatible where visible within the panel.

ELECTRICAL OVERALL

OVERALL COMMENTS: The electrical system was generally in adequate condition, with only a few instances of needed repair or corrections observed.

HOUSEHOLD COMPONENT CONDITIONS:

SWITCHES: Serviceable overall; deficiencies are identified in the location of the conditions.
FIXTURES: Serviceable overall; deficiencies are identified in the location of the conditions.
RECEPTACLES: Serviceable overall; deficiencies are identified in the location of the conditions.

HEATING SYSTEMS

The visible areas of the furnace units, electrical and gas connections, ducting and filters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for their basic operation. Determining the condition of heat exchangers is beyond the scope of this report. The inspector does not light pilot lights. Thermostats are not checked for calibration or timed functions. Routine maintenance is recommended per the manufacturers specifications and operating conditions. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

HEATING SYSTEM INFORMATION:

MANUFACTURER: Gaffers & Sattler.
MANUFCTR DATE: No identifiable manufactured date.



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**LOCATION, TYPE &
FUEL:**

Location
rumpus room.

APPROX. BTU'S:

Unknown.

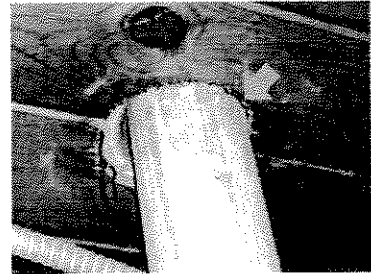
HEATING SYSTEM CONDITIONS:

UNIT NUMBER:

Rumpus room

VENTING SYSTEM:

[SC] The flue vent piping was close to or in contact with combustible materials, this condition is a fire hazard. We recommend correcting the condition(s) noted. (rumpus room) (see photo in body of the report)



HEATING UNIT:

[FE] The furnace failed to function. We recommend further evaluation and corrections by a specialist in the appropriate trade.(rumpus room)

COMBUSTION AIR:

The combustion air supply for the furnace appeared adequate.

ENERGY SUPPLY:

The gas shutoff valve appeared serviceable.

HEAT EXCHANGR:

[NOTE] The heat exchanger was not visible to inspect without dismantling the unit, which is beyond the scope of the inspection.

THERMOSTAT:

[CR] Thermostat was damaged. We recommend correcting the condition(s) noted.

SUGGESTIONS:

[FE] We recommend further evaluation and correction(s) by a specialist in the appropriate trade in reference to the items noted above.

CENTRAL COOLING SYSTEMS

The visible areas of the condensing units, electrical connections, coolant lines and evaporative coil units were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

AIR CONDITIONING SYSTEM INFORMATION:



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LOCATION(S): The unit was located at the rear of the building.
MANUFACTURER: Carrier.
MANUFCTR DATE: The date was not identifiable.
SYSTEM TYPE: "Split system" The condensing unit and evaporator coils were at different locations.
APPROX. SIZE: 4 ton.

AIR CONDITIONING SYSTEM CONDITIONS:

ENERGY SUPPLY: An electrical disconnect was present, in sight of and providing power to the condensing unit.
CONDNSNG UNIT: The condensing unit was serviceable.
SYSTEM CONDTN: The system responded to normal operating controls and a temperature differential between the supply and return air grills was within the normal range of (18 - 22) degrees.
CONDNSTE LINE: [CR] The attic installation of the cooling system had no secondary condensation drain line to the exterior. We recommend correcting the condition(s) noted.
THERMOSTAT: The thermostat was operated and the system responded.
AIR DUCTS: The air conditioning ducts are the same as the heating system.

DUCTING SYSTEM:

TYPE: Plastic covered and insulated flexible ducting.
CONDITION: The ducts were not visible to inspect or identify due to their locations, in the walls or ceilings.

KITCHEN

The visible areas of the walls, ceilings, floors, cabinets and counters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment were checked for basic operation. Self or continuous cleaning functions, timing devices and thermostat accuracy are not include in the inspection. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

FRONT HOUSE KITCHEN

KITCHEN OVERALL The finished surfaces, hardware, windows and doors are generally in adequate condition with exceptions noted herein.



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- EXHAUST VENT:** [SC] The visible portion of the exhaust vent ducting was a corrugated flexible material, these products were not approved for kitchen exhaust vents. We recommend correcting the condition(s) noted. [CR] Exhaust vent fan was noisy when operated. We recommend correcting the condition(s) noted.
- LIGHTS/FIXTURES:** [CR] The fan failed to function. We recommend correcting the condition(s) noted.
- RECEPTACLES:** [SC] The accessible receptacles were found to have reversed polarity connections, We recommend correcting the condition(s) noted.(right of sink), open ground connections.
- KITCHEN APPLIANCES** All appliances were tested using normal operating controls, and were found to be functional.

REAR HOUSE

- LIGHTS/FIXTURES:** [CR] Light globes were cracked/damaged/missing. We recommend correcting the condition(s) noted.
- RECEPTACLES:** [SC] The accessible receptacles were not GFCI protected as required, this condition is a Safety Hazard. We recommend correcting the condition(s) noted.
- CABINETS/TOPS:** [CR] The grout/caulking was cracked, damaged or missing. We recommend correcting this condition to prevent moisture intrusion into concealed spaces. [CR] The door(s)/drawer(s) did not operate smoothly or close properly. We recommend correcting the condition(s) noted.
- DISHWASHER:** [CR] The dishwasher failed to function. We recommend correcting the condition(s) noted.

LAUNDRY

The visible areas of the walls, ceilings, floors, cabinets and counters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment are checked for basic operation. Drain lines and water/gas supply valves serving the laundry machines are not operated during the inspection. The supply valves sit for long periods of time without being operated and are subject to leak when turned off and the present equipment is removed. We recommend checking these valves for evidence of leakage during your final walk-thru before closing escrow. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

- LOCATION:** Front house
- WALLS/CEILING:** [CR] Moisture stains and damage were noted on the wall(s)/ceiling. [CR] Damage was noted on the wall(s)/ceiling. We recommend correcting the condition(s) noted.(behind washer / front house)
- WASHR SERVICE:** The laundry faucets were serviceable, no visible leaks, a machine was connected. We do not operate the faucets.



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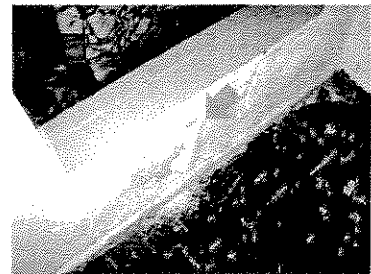
DRYER SERVICE: The dryer hookup was provided for a gas unit only.
DRYER VENTING: The vent is connected to the wall however, we could not verify its termination point.
COMMENTS: NOTE: The rear house laundry hook ups were not visible and could not be inspected.

BATHROOMS

RUMPUS ROOM

ALL OK All doors, windows, surfaces, hardware and fixtures were found to be in serviceable condition with exceptions noted herein.

WALLS/CEILING: [CR] Damage was noted on the wall(s)/ceiling. We recommend correcting the condition(s) noted.(behind toilet and at shower base) (see photo in body of the report)



VENTILATION: The ventilation was provided by a window which appeared adequate.

SINK/PLUMBING: [CR] The sink drain was slow or blocked. We recommend correcting the condition(s) noted. [CR] The stopper mechanism was defective/missing parts. We recommend correcting the condition(s) noted.

FRONT HOUSE OFF KITCHEN BATHROOM

LIGHTS/FIXTURS: [CR] Some of the lights failed to function. We recommend correcting the condition(s) noted.

VENTILATION: The ventilation was provided by a window which appeared adequate.

TOILETS: [CR] There was inadequate clearance around the toilet. We recommend correcting the condition(s) noted. [CR] The toilet failed to flush properly. We recommend correcting the condition(s) noted.

FRONT HOUSE REAR BEDROOM BATHROOM

ALL OK All doors, windows, surfaces, hardware and fixtures were found to be in serviceable condition with exceptions noted herein.



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RECEPTACLES: None

VENTILATION: The ventilation was provided by a window which appeared adequate.

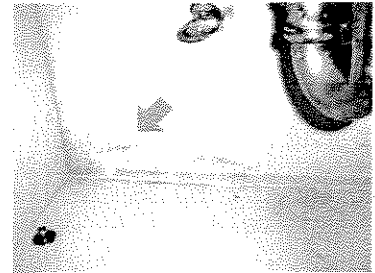
TOILETS: [CR] There was inadequate clearance around the toilet. We recommend correcting the condition(s) noted.

SHOWER: [CR] The grout/caulking was cracked, damaged or missing. We recommend correcting this condition to prevent moisture intrusion into concealed spaces.

ENCLOSURE: There was a shower curtain present.

FRONT HOUSE JACK AND JILL BATHROOM

WALLS/CEILING: [FE] [CR] There were signs of what appears to be mold growth. We recommend having this area tested. Contact your building inspector for further information. (under sink walls), (see photo in body of the report)



RECEPTACLES: [SC] The accessible receptacles were not GFCI protected as required, this condition is a Safety Hazard. We recommend correcting the condition(s) noted.

VENTILATION: [CR] The exhaust vent fan was damaged. We recommend correcting the condition(s) noted.

SINK/PLUMBING: [CR] The faucet was dripping. We recommend correcting the condition(s) noted.

TOILETS: [CR] The toilet failed to flush properly. We recommend correcting the condition(s) noted.

TUB/SHOWER: The tub/shower and faucet(s) were serviceable.

ENCLOSURE: There was a shower curtain present.

REAR HOUSE HALL BATHROOM

ALL OK All doors, windows, surfaces, hardware and fixtures were found to be in serviceable condition with exceptions noted herein.

WALLS/CEILING: [FE] [CR] There were signs of what appears to be mold growth. We recommend having this area tested. Contact your building inspector for further information. (ceiling)

RECEPTACLES: [SC] The accessible receptacles were not GFCI protected as required, this condition is a Safety Hazard. We recommend correcting the condition(s) noted.

VENTILATION: The ventilation was provided by a window which appeared adequate.

SINK/PLUMBING: [CR] The stopper mechanism was defective/missing parts. We recommend correcting the condition(s) noted.



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TUB/SHOWER: [CR] The grout/caulking was cracked, damaged or missing. We recommend correcting this condition to prevent moisture intrusion into concealed spaces.

ENCLOSURE: There was a shower curtain present.

GARAGE - CARPORT

The visible areas of the walls, ceilings, floors, cabinets and counters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles and permanently installed components or equipment are checked for basic operation. The garage door balance and spring tension should be checked regularly by a garage door specialist. All garage door openers should have functional auto-reverse system safety features for child safety. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

GARAGE/CARPORT INFORMATION:

TYPE & LOCATN: attached, one car.

CAR DOOR(S): Door Type: wood.

GARAGE/CARPORT CONDITIONS:

CAR DOOR(S): The car door(s) were operated and appeared serviceable. with exceptions noted.
a. The overhead door is out of square and in need of repair.

FIRE WALL: The visible areas of the garage firewall/ceiling appeared serviceable.

GARAGE WIRING [SC] There was improper wiring in the form of open junction boxes with exposed wire connections. We recommend correcting the condition(s) noted. [CR] [SC] There is nonmetallic wiring exposed to human contact and/or mechanical damage. We recommend repair.

VENTILATION: The vents appeared to be in serviceable condition.

GARAGE FLOOR: [FE] The floor was not fully visible, due to stored items. We recommend checking these areas after the stored items are removed.

COMMENTS: [CR] Portions of the interior walls, floors and ceiling were not visible at this time due to stored personal items. We recommend checking these areas after the items have been removed.



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POOLS & SPAS

The visible areas of the vessel, drains, lights, waterline tiles, coping, decking, ladders and accessories were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation. Determining whether the vessel or underground pipes leak and disassembling of any equipment is beyond the scope of the inspection. Operation of time clock motors and thermostatic temperature controls were not verified during a visual inspection. Pilot lights on gas pool/spa heaters are not lit during the inspection. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

SAFETY ENCLOSURE:

ENCLOSURE: [SC] The gate closer was missing/defective/deteriorated. We recommend correcting the condition(s) noted for child safety. [SC] There were no alarms on the doors/access points to the pool/spa area. The alarms are a child safety feature that warn you when the doors that access the pool/spa area are opened. We recommend installing and maintaining these safety devices at all access points for child safety.

SWIMMING POOL INFORMATION:

VESSEL TYPE: Materials: concrete & plaster in ground installation.
DECKING: Materials: concrete.
COPING: Materials: concrete.

SWIMMING POOL CONDITION:

VESSEL: The vessel surface was serviceable.
DECKING: The pool decking was serviceable.
COPING: [CR] The caulking between the coping and deck surface was cracked/damaged/deteriorated/missing. We recommend correcting the condition(s) noted.
WATRLNE TILES: The waterline tiles were serviceable.
SKIMMER: The skimmer and basket were serviceable.
POOL LIGHT: [SC] The pool/spa light(s) failed to function. We recommend correcting the condition(s) noted.
DIVING BOARD: [FE] The diving board was loose/damaged/deteriorated. We recommend further evaluation and corrections by a specialist in the appropriate trade.



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PUMPING & ELECTRICAL EQUIPMENT:

- FILTER PUMP:** The pump/motor functioned.
- FILTER:** Diatomaceous earth;
- GAUGE:** The pressure gauge was serviceable.
- VISIBLE PIPING:** The visible piping, valves and connections appeared serviceable.
- HEATER:** [SC] The heater lacked adequate clearance from combustibile materials. We recommend correcting the condition(s) noted.(vent), (see photo in body of the report)
- BONDING:** [SC] The pool equipment and metal components within 5 feet of the pool/spa lacked proper bonding. We recommend correcting the condition(s) noted.
- GFCI DEVICE:** [SC] The pool/spa light(s) were not GFCI protected. We recommend correcting the condition(s) noted.

INTERIOR

The visible areas of the walls, ceilings, floors, cabinets and counters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment are checked for basic operation. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. In general almost all insulated glass window seals will fail and can fail at any time. Fireplaces with gas lines should have the damper fixed so it will not close and the gas line should be sealed to the wall where it enters the fireplace. All fireplaces should be cleaned and inspected on a regular basis to insure safe operation. Smoke detectors should be installed within 15 feet of all sleeping rooms, to examine or test is outside the scope of this report. We recommend older homes be upgraded to meet the current smoke detector installation standards for added occupant safety. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

INTERIOR ROOMS INFORMATION:

- WALLS/CEILINGS:** Materials: plaster.
- FLOORS:** Materials: carpet, and, vinyl.
- FIREPLACES #:** Fireplace's: gas or wood burning.
- SMOKE DETECTORS:** [CR] There are missing smoke detectors where required. We recommend installing smoke detectors in each of the bedrooms and in hallways within 15' of each sleeping room. The detectors should be tested at the final walk-through, receive fresh batteries at move-in and be tested periodically.
- CARBON MONOXIDE DETECTOR**
There was no carbon monoxide detector present. Carbon monoxide, or CO, is an odorless, colorless gas that can cause sudden illness and death. CO is found in combustion fumes, such as those produced by gas burning appliances within this building, such as gas burning heating systems, water heaters, stoves and cook tops. We recommend installing a unit on each floor where there is a gas burning appliance. See your home inspector for further information. You can order a detector at a wholesale price directly from your inspector at www.equityinspection.com.

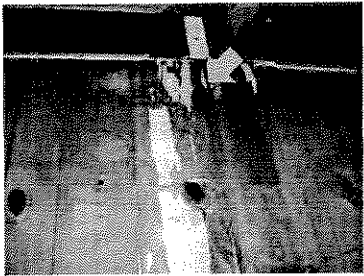


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INTERIOR OVERALL

- ROOM OVERALL** Wear and tear of the surfaces is evident throughout the building. We made no attempt to list all cosmetic flaws, but we do suggest attention to items relating to function and safety.
- WALLS/CEILING:** The visible areas of the walls and ceiling appeared serviceable with some minor cracking noted.
- FLOORS OVERALL** All of the interior floors were found to be in serviceable condition with exceptions noted herein.
- INT DOORS:** [CR] The door(s) rubbed the floor/jamb/each other. We recommend correcting the condition(s) noted. [CR] The door did not latch to the jamb. We recommend correcting the condition(s) noted.(numerous)
- EXT DOORS:** [SC] The deadbolt lock in the exit door was key operated from both sides. This condition is a safety hazard for emergency exiting. We recommend the lock be replaced with a flip lever type on the inside for emergency exiting.
- WINDOWS:** [SC] Metal security bars are installed on the windows. The opening mechanism was either defective or missing. This is a significant hazard. We recommend correcting the condition(s) noted. There are louvered windows which are difficult to get out of in the even of a fire. We recommend replacement. There were signs of visible mold on or around the windows. We recommend having this mold tested. Contact your home inspector for further information.
- FIREPLACE:** The fireplace(s) and visible areas of the flue appeared serviceable.

RUMPUS ROOM

- ROOM OVERALL** Wear and tear of the surfaces is evident throughout the building. We made no attempt to list all cosmetic flaws, but we do suggest attention to items relating to function and safety.
- WALLS/CEILING:** [CR] Moisture stains were noted on the wall(s)/ceiling. We recommend locating and correcting the source and any damaged materials. The area tested dry during the inspection. We recommend locating and correcting the source and any damaged materials. [CR] Damage was noted on the wall(s)/ceiling. We recommend correcting the condition(s) noted. (see photo in body of the report)
- 
- WINDOWS:** [SC] There were no visible safety glass markings on the glass in the following required locations; (picture window), [CR] The window(s) had cracked and/or broken glass. We recommend correcting the condition(s) noted. [CR] The window(s) were difficult to open/close. We recommend correcting the condition(s) noted.
- RECEPTACLES:** [SC] Receptacle cover plates were damaged/missing. We recommend correcting the condition(s) noted.(ceiling)
- SINK/PLUMBING:** [CR] There was low water flow from the faucet. We recommend correcting the condition(s) noted. [CR] The sink drain was slow or blocked. We recommend correcting the condition(s) noted.



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TOOL SHED

LIGHTS/FIXTURES:

[SC] There was improper wiring installed in the form of extension cords or cord type wiring, this type of wire is for temporary use only. We recommend correcting the condition(s) noted. [SC] There was improper wiring in the attic in the form of open junction boxes with exposed wire connections, (see photo in body of the report)



ADD ON ROOM OF FRONT HOUSE KITCHEN

WINDOWS:

[CR] The window(s) had cracked and/or broken glass. We recommend correcting the condition(s) noted.

LIVING ROOM FRONT HOUSE

WINDOWS:

[CR] There was evidence of moisture stains and damage in the window sill(s).

REAR HOUSE RIGHT BEDROOM

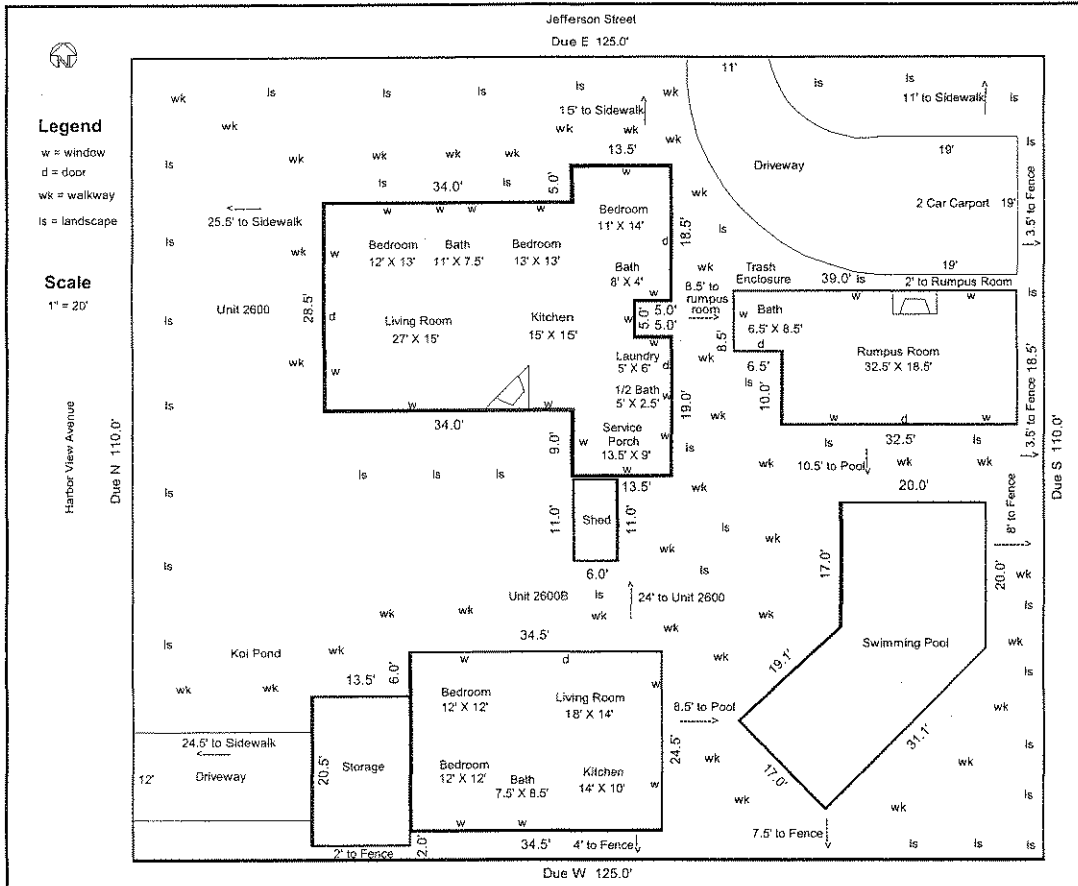
WINDOWS:

[CR] The window(s) had cracked and/or broken glass. We recommend correcting the condition(s) noted.(same in adjacent bedroom)



Building Sketch

Borrower	N/A		
Property Address	2600 & 2600B East Jefferson Street		
City	Carson	County	Los Angeles
		State	CA
		Zip Code	90810
Lender/Client	Guy Andriole		



Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	Unit 2600B	845.25	845.25
GLA2	Unit 2600	1517.75	1517.75
SITE	Subject Site	13750.00	13750.00
OTH	Rumpus Room	656.50	
	Shed	66.00	722.50
TOTAL SITE / LAND AREA (rounded)			13750.0
TOTAL LIVABLE (rounded)			2363

LIVING AREA BREAKDOWN			
	Breakdown		Subtotals
Unit 2600B	24.5	x 34.5	845.25
Unit 2600	28.5	x 34.0	969.00
	8.5	x 42.5	361.25
	5.0	x 19.0	95.00
	5.0	x 18.5	92.50
5 Calculations Total (rounded)			2363

EXHIBIT NO. 3

3-ALAMODE

