



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: February 9, 2010
SUBJECT: Conditional Use Permit No. 778-09
APPLICANT: Carolyn Davis
21365 Prospect Avenue
Long Beach, CA 90810
REQUEST: To approve a Conditional Use Permit for a second dwelling located within the RS (Residential, Single Family) zone district
PROPERTY INVOLVED: 21365 Prospect Avenue

COMMISSION ACTION

____ Concurred with staff
____ Did not concur with staff
____ Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Graber
		Vice-Chair Saenz			Park
		Brimmer			Schaefer
		Diaz			Verrett
		Gordon			

Item No. 11-A

I. Introduction

Date Application Received

- December 3, 2009: Conditional Use Permit No. 778-09

Applicant/Property Owner

- Carolyn Davis
21365 Prospect Avenue
Long Beach, CA 90810

Project Address

- 21365 Prospect Avenue, Long Beach, CA 90810

Project Description

- The proposal is to consider a conditional use permit (CUP) for a second dwelling within the RS (Residential, Single Family) zone district.
- The project site is located on a 5, 289 square-foot parcel with two dwelling units totaling approximately 2,808 square feet (front dwelling with 2,042 square feet & second rear dwelling with 766 square feet).

II. Background

History of Property

- The existing two story dwelling units were built in 1965.

Previously Approved Discretionary Permits

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

Public Safety Issues

- There are no known open Code Enforcement cases on the subject property.

III. Analysis/Findings

Location/Site Characteristics/Existing Development

- The subject property is located at 21365 Prospect Avenue. 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 applicant is applying for a second dwelling unit Conditional Use Permit pursuant to Section No. 9172.21 and 9182.3 of the Carson Municipal Code (CMC). Second dwelling units on single family residential zoned lots provide an important housing resource that 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. The Conditional Use Permit application upon approval promotes the health and safety of the second dwelling's occupants via the conditions of approval.



- Staff has inspected the property and reviewed all building permit records. Pursuant to CMC Section No. 9182.41, (Site Development Nonconformities) lawfully established yard areas (existing conditions) that do not conform to the Residential, Single Family (RS) zone district site development regulations such as the second dwellings existing rear yard of 6' 11 ½" (six feet and eleven and a-half inches) are allowed to continue indefinitely. The RS zone district rear yard requirement is 15 feet.
- The property owner was informed to remove all household items, firewood and plants out of the garage driveway areas. The property owner was also informed that building setback yard areas need to be clear for fire prevention safety. Furthermore, there are no major identified building code issues identified in property inspection report (attached).
- The front single 2, 042 square foot dwelling facing Jefferson Street is developed with a two car garage. The rear 766 square-foot second dwelling is built over a three-car attached garage. Thus, the subject dwellings meet the CMC parking requirements.
- In accordance with CMC Section No. 9207.27 Merger of Contiguous Parcels, (a) Pursuant to Section 66451.11 of the Subdivision Map Act, the city may merge a parcel with a contiguous parcel held by the same owner if the city causes to be recorded with the County Recorder a notice of merger, if any one (1) of the contiguous parcels held by the same owner does not conform to standards for minimum parcel size, etc. The city is considering a comprehensive merger of parcels within this project area. If the property owner agrees to sell the dwellings prior to the completion of a city initiated parcel merger the property owner will be responsible for the completion of the parcel merger of their property prior to the close of escrow.

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. 778-09

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. 778-09

- **ISSUE – SECOND DWELLING EXPANSION/ALTERATIONS:** Any unauthorized expansions and alterations may 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 minor alterations, improvements and or repairs shall require review and approval by the Planning Division and issuance of a building permit if applicable.
2. 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.
3. 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.
4. The existing iron gates fronting on Prospect Avenue shall be fixed to open side to side and not into the sidewalk area.
5. All driveways leading to garages shall remain clear to facilitate automobile parking inside garages. Further, all building setback yard areas to remain clear for fire prevention safety.
6. The city is considering a comprehensive merger of parcels within this project area. If the property owner agrees to sell the dwellings prior to the completion of a city initiated parcel merger the property owner will be responsible for the completion of the parcel merger of their property prior to the close of escrow.

V. **Recommendation**

That the Planning Commission:

- **APPROVE** the Categorical Exemption;
- **APPROVE** Conditional Use Permit No. 778-09 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. 778-09 for a second dwelling unit located at 21365 Prospect Avenue."

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: 
Sheri Repp, Planning Manager

ZG: srCUP778-09

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO.

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT
NO. 778-09 FOR A SECOND DWELLING LOCATED AT 21365
PROSPECT AVENUE**

**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, Carolyn Davis, with respect to real property located at 21365 Prospect Avenue, and described in Exhibit "A" attached hereto, requesting the approval of a 766-square-foot second dwelling unit located within the RS (Residential, Single Family) zoned district.

A public hearing was duly held on February 9, 2010, 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's front dwelling is developed with a two car garage and the rear dwelling is developed with a three car garage, 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.

Exhibit No. 1



- f) The existing 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 approves the categorical exemption and grants Conditional Use Permit No. 778-09 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

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 9th DAY OF FEBRUARY, 2010.

CHAIRMAN

ATTEST:

SECRETARY



Exhibit "A"

Legal Description

Legal Description:

Lot 372 and 373 of Tract No. 6720 recorded in the Los Angeles County Recorder's Office.

Assessor's Parcel Number: 7308-020-039



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION

EXHIBIT "B"

CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 778-09

GENERAL CONDITIONS

1. If Conditional Use Permit No. 778-09 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. 778-09. 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. 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.

PARKING

11. Existing garages shall be used for parking of vehicles only and not for storage or for habitable space. There shall be no parking of in-operable automobiles on any garage driveway. Driveways shall be kept clear of any household items, firewood, plants or rubbish. Further, 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

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

ENGINEERING

13. In accordance with CMC Section No. 9207.27 Merger of Contiguous Parcels, (a) Pursuant to Section 66451.11 of the Subdivision Map Act, the city may merge a parcel with a contiguous parcel held by the same owner if the city causes to be recorded with the County Recorder a notice of merger, if any one (1) of the contiguous parcels held by the same owner does not conform to standards for minimum parcel size, etc. The city is considering a comprehensive merger of parcels within this project area. If the property owner agrees to sell the dwellings prior to the completion of a city initiated parcel merger the property owner will be responsible for the parcel merger of their property prior to the close of escrow.



FIRE DEPARTMENT - COUNTY OF LOS ANGELES

14. All requirements by the Los Angeles County Fire Department shall be complied with.
15. There shall be no storage allowed within any required building setback yard area to promote fire safety.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

16. 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.



The Elite Group

Property Inspection Service

SUMMARY PAGE

Inspection Address: 21365 Prospect Ave. Long Beach, California 90810

Client: Carolyn Davis

Date of Inspection: 10/15/2009

Report#: 21923992

INTERIOR

Smoke Detectors: missing-NTBS

Door Bell: did not operate front-NTBS

BEDROOMS

Electrical: switch cover missing-NTBS

BATHROOMS

Doors: damaged jamb-NTBS, missing hardware-NTBS

Shower Walls: painted surface blistered

Electrical: switch cover missing-NTBS

KITCHEN

Venting: did not operate-NTBS

Electrical: outlet hot wired in reverse-NTBS

GFCI: test did not operate-NTBS

LAUNDRY

Dryer Vent: missing-NTBS, does not extend to outside air-NTBS

Electrical: outlet cover missing-NTBS

HEATING / AIR CONDITIONING

Condition: pilot not lit-could not test, recommend further evaluation by licensed heating contractor

WATER HEATER

Condition: heavy rust on casing-NTBS, unit deteriorated-NTBS, pilot not lit, could not test, recommend gas company for further evaluation

Venting: missing screws at connections-NTBS, loose connections-NTBS, did not extend to proper height-NTBS

Plumbing: corrosion present

Overflow Line: discharges greater than six inches above slab-NTBS

Strapping: not to code, requires two 1 1/2" straps of 16 gauge steel, or 2" canvas straps 1/3 from the top & bottom-NTBS

GARAGE/CARPORT

Ceiling/Rafters: large stains-NTBS, damaged-NTBS

Fire Wall/s: large holes-NTBS, missing fire resistant material-NTBS

Electrical: outlets cover missing-NTBS, switches cover missing-NTBS, using extension cord for power-NTBS, recommend licensed electrician to further evaluate

GROUNDS

Grading: signs of poor drainage-NTBS

Exhibit 2

Thursday, October 15, 2009

This summary page is not intended to be read alone. Please read entire report for full disclosure.
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The Elite Group

Property Inspection Service

(800) 494-8998

www.EliteInspections.com

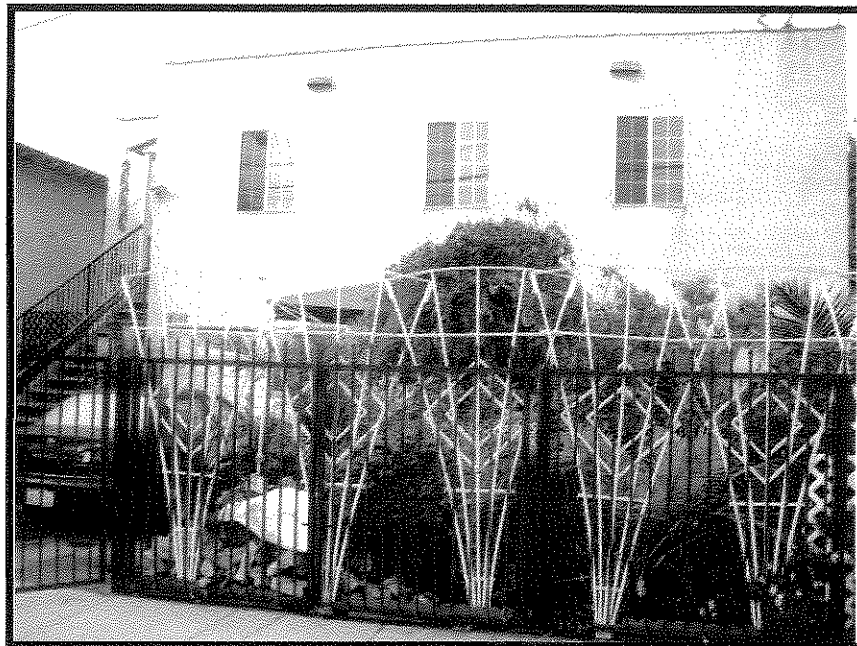
Servicing Northern and Southern California

Industry Leaders in Technology

Service...

...is our Product!

PROPERTY INSPECTION REPORT



View Of The Front

ADDRESS: 21365 Prospect Ave. Long Beach, California 90810

CLIENT: Carolyn Davis

DATE OF INSPECTION: 10/15/2009 **AGENT:** .

AGENCY/CITY: -

INSPECTOR: Donald McMahon

JOB#: 219239

YEAR BUILT: 1965

REPORT#: 21923992

The Elite Group

Property Inspection Service

INSPECTION AGREEMENT

BY ACCEPTANCE OF OUR INSPECTION REPORT YOU AGREE TO THE TERMS OF THIS AGREEMENT

SCOPE OF THE INSPECTION / REPORT

We will perform a non-invasive physical examination designed to identify material defects in the systems, structures, and components of buildings located on the property to be inspected, as they exist at the time of the inspection. Our inspection will be limited to those specific systems, structures and components that are present and visually accessible. We will only operate components and systems with normal user controls and as conditions permit. Unless we agree otherwise, we will only inspect the primary building, and its associated primary parking structure, on the property. We will also give you a written report that describes and identifies the inspected systems, structures and components and identifies material defects. We may amend the report within twenty-four (24) hours after completing the inspection.

Unless we agree otherwise, we will perform the inspection, and issue the report, in accordance with the mandatory parts of the current Standards of Practice (Residential Standards - Four or Less Units) of the California Real Estate Inspection Association ("the CREIA Standards") and subject to the Definitions, Scope, Limitations, Exceptions and Exclusions in the CREIA Standards. Terms in this Agreement have the same meaning as defined terms in the CREIA Standards. The CREIA Standards are available from our inspector and from CREIA's website:
<http://www.CREIA.org/>.

IF YOU DISCOVER A DEFECT FOR WHICH WE MAY BE LIABLE TO YOU, YOU MUST NOTIFY US AND GIVE US A REASONABLE OPPORTUNITY TO RE-INSPECT THE PROPERTY BEFORE YOU REPAIR THE DEFECT. YOUR NOTICE MUST BE IN WRITING, INCLUDE A SIGNED COPY OF THIS AGREEMENT, AND BE MAILED TO:

Corporate Office

The Elite Group Property Inspection Service, Inc

Attn: Inspector Supervisor

660 N. Diamond Bar Blvd #208 Diamond Bar, CA 91765

(800) 494 - 8998

OUR LIABILITY TO YOU FOR CLAIMS ARISING FROM OUR INSPECTION OR OUR REPORT, WHETHER SOUNDING IN TORT OR CONTRACT, WILL NOT BE MORE THAN THE LESSER OF ACTUAL DAMAGES OR TEN (10) TIMES THE INSPECTION FEE.

YOU MAY NOT FILE A LEGAL ACTION, WHETHER SOUNDING IN TORT OR CONTRACT, AGAINST US OR OUR EMPLOYEES MORE THAN ONE YEAR AFTER THE INSPECTION, EVEN IF YOU DO NOT DISCOVER A DEFECT UNTIL AFTER THAT. THIS TIME LIMIT IS SHORTER THAN THE LAW OTHERWISE PROVIDES.

Our report is NOT a warranty of the items inspected. Contact your home warranty company.

CONFLICT OF INTEREST DISCLOSURE AND STATEMENT OF COMMITMENT

Our goal is to provide valuable and unbiased information that helps consumers make informed decisions. A portion of our business may be based on relationships with other professions- real estate sales professionals, lawyers, lenders, vendors, etc., and our reports sometimes conflict with the business interests of these parties. We do not allow these relationships to compromise the integrity of our service. However, they do enable us to deliver more value to our clients. Our reports are intended to accurately reflect our impartial professional opinion, without exception.

YOU MUST PAY THE INSPECTION FEE BEFORE WE CAN DELIVER THE REPORT TO YOU.

BY ACCEPTANCE OF OUR INSPECTION REPORT YOU AGREE TO THE TERMS OF THIS AGREEMENT.

The Elite Group

Property Inspection Service

ABOUT YOUR INSPECTION

In order for you to receive the full value of this inspection, please read the information we have provided.

ALL ITEMS IN RED PRINT ARE OF CONCERN TO THIS STRUCTURE

During this inspection your inspector did not dismantle equipment, dismantle any structural items, apply stress or destructive testing. Areas that are hidden and/or not readily visible are not covered in this report. Our report is not a guarantee or warranty on the condition of your property or its contents. This report provides an unbiased visual inspection only. The Elite Group Property Inspection Service, Inc. inspections are performed with consideration given to the age of the structure. Items marked good must, in all cases, be considered good for the age of the item. Also, items in less than good condition must be marked as such, even though the condition may be normal for the age. Opinions vary from person to person and this report is the opinion of the inspector and must be considered as such. Your report does not include all items covered in the **REAL ESTATE TRANSFER DISCLOSURE FORM**.

An attorney and/or real estate broker should be consulted on additional items not included in this report. Mold spores cannot be identified as toxic/dangerous with this inspection report. Your inspector is not certified to identify toxic mold spores. It's recommended the client have the property tested by a certified mold inspector, whether or not a mold like substance has been indicated in this report.

PHOTO DOCUMENTATION

Your report also includes digitally imaged photos of certain problem areas (should they exist). Also included are pictures (General Views) to establish location and identification.

TERMS USED IN THIS REPORT

NLC	Normal Living Condition	ELECT.	Electrical
NFAM	Normal For Age of Material	A/C	Air Conditioning
NFTC	Normal For Type of Construction	INT.	Interior
NFAS	Normal For Age of Structure	EXT.	Exterior
NTBS	Not To Building Standards	G.F.C.I.	Ground Fault Circuit Interrupter
GV	General View, establishes location and identification	T.P.R.V.	Temperature Pressure Relief Valve
COS	Cosmetic	PSI	Pounds per Square Inch
SM	Small	N/A	Not Accessible / Did Not Inspect
LG	Large	REC.	Recommend
APPROX.	Approximately	PRV	Pressure Relief Valve
		SYST.	System

THE REAL ESTATE AGENT

A special appreciation to the Real Estate Agents; for without their hard work, long hours and professionalism, this transaction would not be possible. It takes a special type of devoted person to perform this occupation, working weekends and evenings so as not to inconvenience their clients. Thank you -- you are appreciated!

THIS REPORT IS NON-TRANSFERABLE TO ANOTHER PARTY, NO EXCEPTIONS.

THANK YOU FOR USING THE ELITE GROUP PROPERTY INSPECTION SERVICE, INC.

The Elite Group

Property Inspection Service

INTERIOR

buyer not present during inspection

1. WALLS

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

Includes: living room, family room, dining room, hallways, entry

Constructed of / wall coverings: plaster

patched areas throughout, cracking small-COS, holes small-COS

A/C-Heater: none

Wet Bar: none

Stairs/rails: none

Utilities: ☐ Power off ☐ Water off ☐ Gas off Includes all areas of the structure.

☒ Structure occupied: personal items prevent complete inspection throughout the property.

2. CEILINGS

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

Constructed of / ceiling coverings: plaster

cracking small-COS

3. FLOORS

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

Floor coverings: carpet

worn and stained areas-NFAM

4. WINDOWS

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

Constructed of: aluminum

worn hardware

A/C-Heater: none

Security Bars: none

5. DOORS

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

loose/worn hardware

Screen Doors: security screen present

Closets/Cabinets: most N/A due to personal items

6. SLIDING DOOR

Good Fair Poor

☐ ☐ ☐

☐ N/A ☒ None

Screen Doors: none

7. FIREPLACE

Good Fair Poor

☐ ☐ ☐

☐ N/A ☒ None

8. ELECTRICAL

some outlets N/A, loose/worn outlets/switches-NFAM, 3 prong outlets not grounded-NFAM

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

Ceiling Fans: operated

Smoke Detectors: missing-NTBS

Door Bell: did not operate front-NTBS

For all items marked outside of good condition, recommend proper attention by the appropriate licensed contractor.

Recommend checking for permits on all additional construction performed on the property after original construction.

See bedrooms, bathrooms, kitchen, and laundry area pages of the report for additional interior information. Built-in central vacuum systems are not inspected.

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Property Inspection Service

BEDROOMS

1. WALLS

Locations: 1. North

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

Constructed of / wall coverings: plaster
patched areas throughout, cracking small-COS, holes small-COS

A/C-Heater: none

Wet Bar : none

2. CEILINGS

Constructed of: plaster
cracking small-COS

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

3. FLOORS

Floor coverings: carpet
worn and stained areas-NFAM

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

4. WINDOWS

Constructed of: aluminum
worn hardware

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

A/C-Heater: none

Security Bars: none

5. DOORS

loose/worn hardware

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

Closets/Cabinets: normal wear, most N/A due to personal items

6. SLIDING DOOR

Good Fair Poor

☐ ☐ ☐

☐ N/A ☒ None

Screen Doors: none

7. FIREPLACE

Good Fair Poor

☐ ☐ ☐

☐ N/A ☒ None

8. ELECTRICAL

some outlets N/A, 3 prong outlets not grounded-NFAM

Good Fair Poor

☐ ☒ ☐

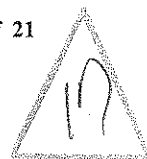
☐ N/A ☐ None

switch cover missing-NTBS

Ceiling Fans: none

Smoke Detectors: none

The city of Los Angeles requires smoke detectors in all bedrooms.



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Property Inspection Service

BATHROOMS

1. WALLS

Locations: 1. Hall

Good Fair Poor

☒ ☒ ☐
☐ N/A ☐ None

Constructed of / wall coverings: plaster

patched areas throughout, cracking small-COS, holes small-COS

2. CEILINGS

Constructed of: plaster

Good Fair Poor

☒ ☒ ☐
☐ N/A ☐ None

cracking small-COS

3. FLOORS

Floor coverings: vinyl

Good Fair Poor

☒ ☒ ☐
☐ N/A ☐ None

area rugs present, worn and stained areas-NFAM

4. WINDOWS

Constructed of: aluminum

Good Fair Poor

☒ ☒ ☐
☐ N/A ☐ None

worn hardware

Security Bars: none

5. DOORS

Good Fair Poor

☐ ☒ ☐
☐ N/A ☐ None

damaged jamb-NTBS, missing hardware-NTBS

6. COUNTERS

normal wear

Good Fair Poor

☒ ☒ ☐
☐ N/A ☐ None

7. CABINETS

normal wear, most N/A due to personal items

Good Fair Poor

☒ ☒ ☐
☐ N/A ☐ None

8. SINKS

stopper did not operate, worn fixtures, drains slow

Good Fair Poor

☒ ☒ ☐
☐ N/A ☐ None

9. MIRRORS

fading

Good Fair Poor

☒ ☒ ☐
☐ N/A ☐ None

18

BATHROOMS CONTINUED

10. BATH TUBS

stained, worn, recommend caulking

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

Leaking overflow drains cannot be detected with this inspection.

11. SHOWERS

corrosion at fixtures

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

12. SHOWER WALLS

painted surface blistered

Good Fair Poor

☐ ☒ ☐

☐ N/A ☐ None

13. ENCLOSURES

curtain-N/A

Good Fair Poor

☐ ☐ ☐

☒ N/A ☐ None

14. TOILETS/ BIDETS

Good Fair Poor

☒ ☐ ☐

☐ N/A ☐ None

15. PLUMBING

worn fixtures

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

16. ELECTRICAL

3 prong outlets not grounded-NFAM, missing fixture globes

Good Fair Poor

☐ ☒ ☐

☐ N/A ☐ None

switch cover missing-NTBS

GFCI: none, recommend GFCI

Exhaust Fans: none

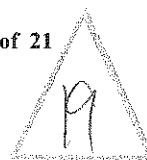
17. HEATING

Type: none

Good Fair Poor

☐ ☐ ☐

☐ N/A ☒ None



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Property Inspection Service

KITCHEN

1. WALLS

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

Constructed of / wall coverings: plaster
patched areas throughout, cracking small-COS, holes small-COS

☒ appliances prevent complete inspection of walls and floors.

2. CEILINGS

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

Constructed of: plaster
cracking small-COS

Ceiling Fan: none

3. FLOORS

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

Floor coverings: vinyl
area rugs present, worn and stained areas-NFAM, torn

4. WINDOWS

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

Constructed of: aluminum
worn hardware, worn frames-NFAM

Security Bars: none

5. DOORS

Good Fair Poor

☒ ☐ ☐

☐ N/A ☐ None

6. COUNTERS

normal wear

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

7. CABINETS

normal wear

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

8. SINKS

worn fixtures, drains slow

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

Spray Wand: none

Drinking Water Faucet: none

Hot Water Dispenser: none

Soap Dispenser: none

20

9. DISHWASHER

Good Fair Poor

☐ ☐ ☐
☐ N/A ☒ None

This inspection cannot determine how well the dishwasher cleans the dishes

10. DISPOSAL

Good Fair Poor

☐ ☐ ☐
☐ N/A ☒ None

Blades are not inspected

11. PLUMBING

worn fixtures

Good Fair Poor

☒ ☒ ☐
☐ N/A ☐ None

Water purifying systems and water softners are not inspected.

12. RANGE

Number of burners that did not operate: 0
operated, gas

Number of burners that did not self light: 0

Good Fair Poor

☒ ☐ ☐
☐ N/A ☐ None

13. OVEN

operated, gas

Good Fair Poor

☒ ☐ ☐
☐ N/A ☐ None

Microwave Oven: none

Trash Compactor: none

14. VENTING

Type: hood with fan

Good Fair Poor

☐ ☐ ☒
☐ N/A ☐ None

did not operate-NTBS

15. ELECTRICAL

some outlets N/A, loose/worn outlets/switches-NFAM

Good Fair Poor

☐ ☒ ☐
☐ N/A ☐ None

outlet hot wired in reverse-NTBS

GFCI:

test did not operate-NTBS

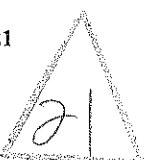
Non built-in appliances and built-in refrigerators are excluded from this report.

16. SLIDING DOOR

Good Fair Poor

☐ ☐ ☐
☐ N/A ☒ None

Screen Door: none



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Property Inspection Service

LAUNDRY AREA

1. WALLS

Good Fair Poor

☒ ☒ ☐
☐ N/A ☐ None

Constructed of / wall coverings: plaster
cracking small-COS, holes small-COS, patched areas throughout

☐ Washer and dryer prevent complete inspection.

2. CEILINGS

Good Fair Poor

☒ ☒ ☐
☐ N/A ☐ None

Constructed of: plaster
cracking small-COS

3. FLOORS

Good Fair Poor

☐ ☐ ☐
☒ N/A ☐ None

Floor coverings: concrete
cracked, most N/A due to personal items

4. WINDOWS

Good Fair Poor

☐ ☐ ☐
☐ N/A ☒ None

Constructed of: none

Security Bars: none

5. DOORS

Good Fair Poor

☒ ☒ ☐
☐ N/A ☐ None

weathered

Counters/Cabinets: most N/A due to personal items

6. DRYER VENT

Good Fair Poor

☐ ☐ ☐
☐ N/A ☒ None

missing-NTBS, does not extend to outside air-NTBS

7. PLUMBING

Good Fair Poor

☒ ☒ ☐
☐ N/A ☐ None

worn fixtures

Laundry Tub/Sink: worn fixtures

Water supply valves that are left in the on position for a long period of time tend to leak when turned off or do not shut off completely. Supply valves cannot be tested whether a washing machine is present or not.

8. GAS VALVE

Good Fair Poor

☐ ☐ ☐
☒ N/A ☐ None

not visible-N/A

9. ELECTRICAL

Good Fair Poor

☐ ☒ ☐
☐ N/A ☐ None

outlet cover missing-NTBS

GFCI: none visible

Exhaust Fan: none

27

1. STRUCTURE

inspected from access only-limited space

Good Fair Poor

☐ ☐ ☐

☒ N/A ☐ None

2. INSULATION

Material type: None

approximate depth: 0"

Good Fair Poor

☐ ☐ ☐

☐ N/A ☒ None

Note: The inspector can not determine or test if asbestos materials exist in the structure.

3. VENTILATION

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

Vent Screens: mesh style, torn

Temperature sensors and fans for attic exhaust systems are not tested.

4. EXHAUST

moisture stains present

VENTS

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

5. DUCT WORK

Good Fair Poor

☐ ☐ ☐

☐ N/A ☒ None

6. ELECTRICAL

knob and tube present-NFAH

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

7. PLUMBING

Good Fair Poor

☒ ☐ ☐

☐ N/A ☐ None

8. ACCESS

inspected from access only-limited inspection

Good Fair Poor

☒ ☒ ☐

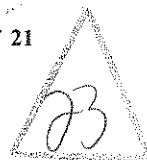
☐ N/A ☐ None

9. CHIMNEYS

Good Fair Poor

☐ ☐ ☐

☐ N/A ☒ None



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Property Inspection Service

HEATING/AIR CONDITIONING

1. HEATER

Location: 1.Living Room

Type: gas, wall

Inspector cannot determine if the heater is on recall. Consult a licensed heating contractor.

2. CONDITION

pilot not lit-could not test, recommend further evaluation by licensed heating contractor

3. FILTERS

Good Fair Poor

☐ ☐ ☐
☐ N/A ☒ None

Approx. Filter size: N/A

Filter location: N/A

Electronic air filters are not inspected. Inspector cannot determine a crack in the fire box.

4. THERMOSTATS

Good Fair Poor

☐ ☐ ☐
☒ N/A ☐ None

Radiant heating system not tested

5. GAS VALVES

Good Fair Poor

☐ ☐ ☐
☒ N/A ☐ None

6. VENTING

Good Fair Poor

☐ ☐ ☐
☒ N/A ☐ None

7. AIR SUPPLY

Good Fair Poor

☐ ☐ ☐
☒ N/A ☐ None

8. REGISTERS

Good Fair Poor

☐ ☐ ☐
☐ N/A ☒ None

Heater Temperature at Registers: N/A °

Temperature at Air Return: N/A °

A/C Temperature at Registers: N/A °

An Average Temperature Reading is taken throughout structure

Not all registers can be tested for air flow pressure, due to location, condition and operation of heater and A/C.

9. ENCLOSURE

Good Fair Poor

☐ ☐ ☐
☐ N/A ☒ None

10. A/C

Location:

Type: none

COMPRESSOR

Good Fair Poor

☐ ☐ ☐
☐ N/A ☒ None

Refrigerant Lines: none

Gas A/C units and swamp coolers are not inspected.

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The Elite Group

Property Inspection Service

WATER HEATER

1. CONDITION

Locations: 1.Laundry Room

Type: gas

Number of gallons: 30

heavy rust on casing-NTBS, unit deteriorated-NTBS, pilot not lit, could not test, recommend gas company for further evaluation

Solar heating systems are not inspected.

2. VENTING

Good Fair Poor

☐ ☒ ☐

☐ N/A ☐ None

missing screws at connections-NTBS, loose connections-NTBS, did not extend to proper height-NTBS

3. PLUMBING

Material type: galvanized

Good Fair Poor

☐ ☒ ☐

☐ N/A ☐ None

corrosion present

4. TPRV

Good Fair Poor

☒ ☐ ☐

☐ N/A ☐ None

5. OVERFLOW LINE

Material type: none

Good Fair Poor

☐ ☐ ☐

☐ N/A ☒ None

discharges greater than six inches above slab-NTBS

6. STRAPPING

Good Fair Poor

☐ ☐ ☒

☐ N/A ☐ None

not to code, requires two 1 1/2" straps of 16 gauge steel, or 2" canvas straps 1/3 from the top & bottom-NTBS

7. GAS VALVE

worn valve

Good Fair Poor

☐ ☐ ☐

☒ N/A ☐ None

8. BASE

Good Fair Poor

☒ ☐ ☐

☐ N/A ☐ None

9. COMBUSTION

Good Fair Poor

☒ ☐ ☐

☐ N/A ☐ None

10. ENCLOSURE

holes in walls-NTBS

Good Fair Poor

☐ ☐ ☐

☐ N/A ☒ None

25

The Elite Group

Property Inspection Service

GARAGE/CARPORT

could not fully access due to personal items, UNDER UNIT, garage converted to living space-check for permits

1. ROOF AREA CONDITION

Constructed of: N/A

Good Fair Poor

☐ ☐ ☐
☒ N/A ☐ None

Rafters/Ceiling: drop ceiling present
large stains-NTBS, damaged-NTBS

2. MAIN DOOR

Type: vertical door
weathered

Good Fair Poor

☒ ☒ ☐
☐ N/A ☐ None

3. HARDWARE/ SPRINGS

worn metal at main hinge-NFAM

Good Fair Poor

☒ ☒ ☐
☐ N/A ☐ None

Utility Tub/Sink: none

4. OPENER

could not test due to car in driveway

Good Fair Poor

☐ ☐ ☐
☒ N/A ☐ None

Automatic Reverse: could not test-N/A

5. DOORS

Fire Door: none

Good Fair Poor

☐ ☐ ☐
☐ N/A ☒ None

Man Door: none

Screen Door: none

6. FIREWALL/ WALLS

personal items prevent complete inspection
large holes-NTBS, missing fire resistant material-NTBS

Good Fair Poor

☐ ☒ ☐
☐ N/A ☐ None

Anchor Bolts: not visible

Counters/Cabinets: most N/A due to personal items

7. SLAB

slab not visible due to floor coverings, floor coverings present most N/A

Good Fair Poor

☐ ☐ ☐
☒ N/A ☐ None

8. ELECTRICAL

some outlets N/A, missing fixture globes
outlets cover missing-NTBS, switches cover missing-NTBS, using extension cord for power-NTBS,
recommend licensed electrician to further evaluate

Good Fair Poor

☐ ☒ ☐
☐ N/A ☐ None

GFCI: none visible

220V: none

9. VENTILATION

Good Fair Poor

☒ ☐ ☐
☐ N/A ☐ None

Windows: none

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Property Inspection Service

ROOF

1. CONSTRUCTED OF: rolled material

2. CONDITION debris present

Good Fair Poor

☒ ☒ ☐
☐ N/A ☐ None

3. FLASHINGS rusted

Good Fair Poor

☒ ☒ ☐
☐ N/A ☐ None

4. GUTTERS/
DOWN SPOUT

Good Fair Poor

☒ ☐ ☐
☐ N/A ☐ None

5. VENTS/
VENT CAPS rusted

Good Fair Poor

☒ ☒ ☐
☐ N/A ☐ None

6. CHIMNEYS

Good Fair Poor

☐ ☐ ☐
☐ N/A ☒ None

Includes all exterior accessible areas of the chimney. Interior cavity excluded from inspection report.

7. SPARK
ARRESTORS

Good Fair Poor

☐ ☐ ☐
☐ N/A ☒ None

8. SKYLIGHTS

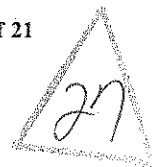
Good Fair Poor

☐ ☐ ☐
☐ N/A ☒ None

9. WEATHER
CONDITION rained recently, overcast and cloudy

10. COMMENTS

Solar panels/tube globes excluded from report. The inspector cannot determine whether a roof is water tight or not.



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Property Inspection Service

ELECTRICAL SERVICE

1. PANELS	Location: Main Panel: north side	Sub Panels: none
Good Fair Poor <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> N/A <input type="checkbox"/> None	Electrical/gas fires due to poor installation of wiring and gas lines cannot be determined by the inspector.	
2. BREAKERS	Number of breakers in off position: 0 loose/worn breakers	Breaker Amp Rating: 100
Good Fair Poor <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> N/A <input type="checkbox"/> None	Type of Wiring: copper	
3. FUSES	Fuse Amp Rating: N/A	Number of fuses burnt out: 0
Good Fair Poor <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> N/A <input checked="" type="checkbox"/> None		
4. FEEDS	overhead	
Good Fair Poor <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> N/A <input type="checkbox"/> None		
EXTERIOR ITEMS		
5. STUCCO	small cracking-COS, chipping, most N/A-recommend plants be removed	
Good Fair Poor <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> N/A <input type="checkbox"/> None		
6. SIDING	Constructed of: none	
Good Fair Poor <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> N/A <input checked="" type="checkbox"/> None	For damaged wooden areas and moisture problems (mold/mildew), consult the termite inspection report.	
7. EAVES/FACIA		
Good Fair Poor <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> N/A <input checked="" type="checkbox"/> None		
8. PAINT	fading, blistered and peeling	
Good Fair Poor <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> N/A <input type="checkbox"/> None		
9. DOORS/ WINDOWS	Doors: loose/worn hardware	
	Windows: torn screens	
Good Fair Poor <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> N/A <input type="checkbox"/> None	See interior for additional information	
10. MAIN GAS VALVE	Location: south side natural gas	
Good Fair Poor <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> N/A <input type="checkbox"/> None	Seismic Safety Valve Present: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Gas leaks or carbon monoxide poisoning cannot be detected with this inspection, including all gas/propane systems interior and exterior of the structure. Obstructed gas appliance ventilation exhaust pipes cannot be detected. Recommend Gas Company to evaluate all gas areas before occupying the property. Fire pits and exterior BBQ's are excluded from this inspection. Recommend mold/moisture problems/damage be further evaluated by the appropriate licensed contractor.	

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The Elite Group

Property Inspection Service

GROUNDS

1. DRIVEWAYS

Good Fair Poor
☒ ☒ ☐
☐ N/A ☐ None

Constructed of: concrete

Includes driveways, walkways, patios, porches, decks and pool areas should they exist.
cracked-NFAM, N/A due to personal items

2. PATIO/PORCH ROOFS

Good Fair Poor
☐ ☐ ☐
☒ N/A ☐ None

Constructed of: same as main structure

Can not determine if patio/porch roofs are water tight.

3. PATIO ENCLOSURE

Good Fair Poor
☐ ☐ ☐
☐ N/A ☒ None

Balcony: functional

For damaged wooden areas and moisture problems (mold/mildew), consult the termite inspection report.

4. SLAB/DECKS

Good Fair Poor
☒ ☒ ☐
☐ N/A ☐ None

small cracking

Ext. stairs/handrails: weathered steps

5. ELECTRICAL

Good Fair Poor
☒ ☐ ☐
☐ N/A ☐ None

missing fixture globes, bulb out could not test

GFCI: none visible

Low voltage lighting and motion detected lights are not inspected.

6. MAIN WATER VALVE

Good Fair Poor
☒ ☒ ☐
☐ N/A ☐ None

Location: west side
worn valve

Type of Plumbing: Galvanized:100% APPROX.%

7. WATER PRESSURE

Good Fair Poor
☒ ☐ ☐
☐ N/A ☐ None

Approximate pounds per square inch: 75
normal pressure

Pressure Regulator: none

8. SPRINKLERS

Good Fair Poor
☐ ☐ ☐
☐ N/A ☒ None

Sprinklers on timers are not inspected consult seller/association.

9. FENCING/WALLS

Good Fair Poor
☒ ☒ ☐
☐ N/A ☐ None

Constructed of: wrought iron, block

rusted, could not fully inspect due to shrubs/bushes/trees

Gates: functional

Planters: functional

10. GRADING

Good Fair Poor
☐ ☒ ☐
☐ N/A ☐ None

no drains visible
signs of poor drainage-NTBS

Above ground pools, ponds, waterfalls, birdbaths, and pumps used for these items, are excluded from this report. Steep hillsides and inaccessible areas on the grounds are excluded from this report.

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The Elite Group

Property Inspection Service

FOUNDATION

SLAB FOUNDATION

☐ Living area is above garage/subterranean structure, second story or above concrete slabs can not be inspected.
slab not visible due to floor coverings, floor coverings present most N/A

1. SLAB

Good Fair Poor

☐ ☐ ☐
☒ N/A ☐ None

2. FOUNDATION not visible

SLAB PERIMETER

Good Fair Poor

☐ ☐ ☐
☒ N/A ☐ None

RAISED FOUNDATION

3. VENTILATION

Good Fair Poor

☐ ☐ ☐
☐ N/A ☒ None

Vent Screens: none

Access Cover: none

4. POST/GIRDERS

Good Fair Poor

☐ ☐ ☐
☐ N/A ☒ None

5. SUB FLOORING

Good Fair Poor

☐ ☐ ☐
☐ N/A ☒ None

6. FOUNDATION

WALLS

Good Fair Poor

☐ ☐ ☐
☐ N/A ☒ None

Anchor Bolts: none

Cripple Walls: none

Chimney Hearth: none

☐ river rock foundation present, recommend contractor to determine stability

7. ELECTRICAL

Good Fair Poor

☐ ☐ ☐
☐ N/A ☒ None

8. PLUMBING

Good Fair Poor

☐ ☐ ☐
☐ N/A ☒ None

Sump pumps, septic tanks and sewer drain pipes from structure to street are excluded from this inspection.

9. DUCT WORK

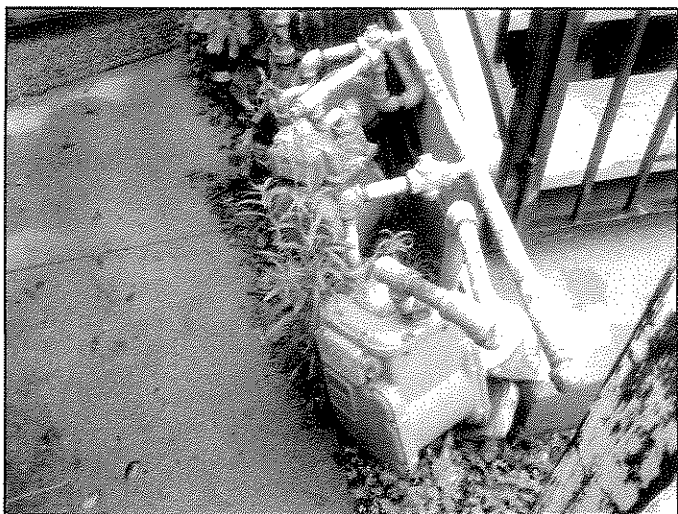
Good Fair Poor

☐ ☐ ☐
☐ N/A ☒ None



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Property Inspection Service



Reference Page: Exterior Items
Reference Area: Main Gas Valve



Reference Page: Grounds
Reference Area: Main Water Valve



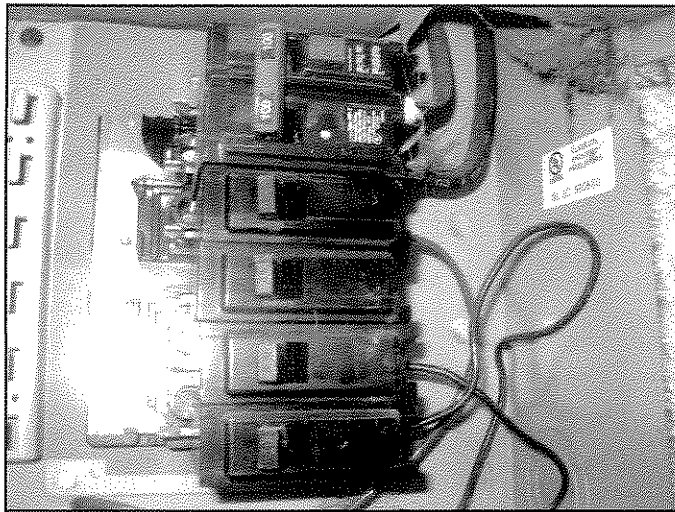
Reference Page: Grounds
Reference Area: Walkways



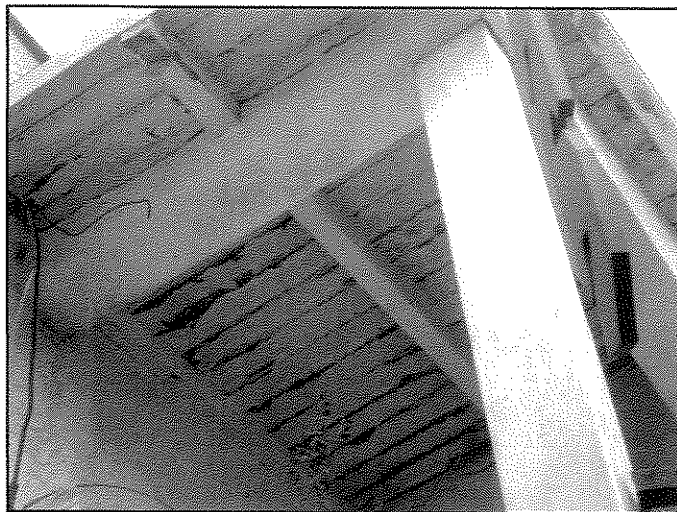
Reference Page: Grounds
Reference Area: Walkways

The Elite Group

Property Inspection Service



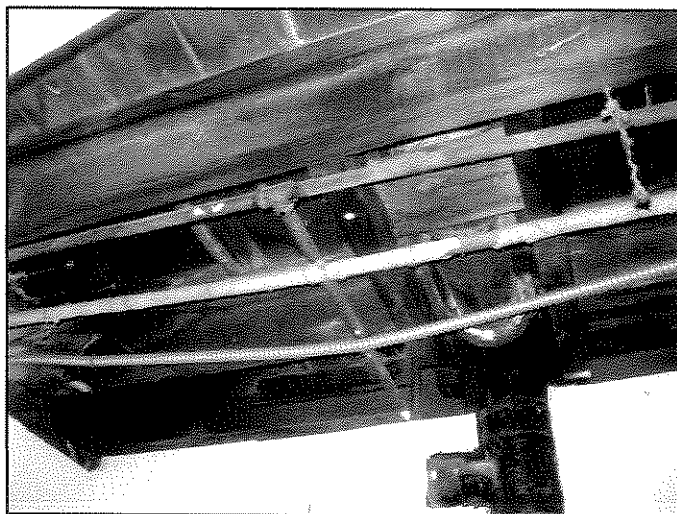
Reference Page: Electrical Service
Reference Area: Main Panel



Reference Page: Grounds
Reference Area: Patio Roof



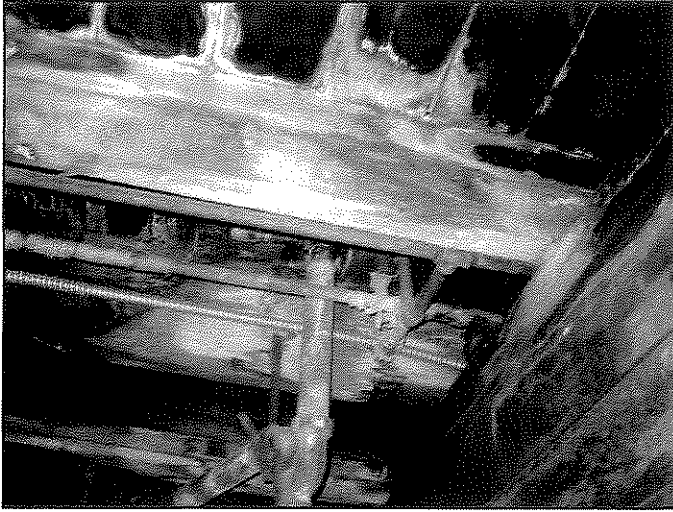
Reference Page: Garage
Reference Area: General View



Reference Page: Garage
Reference Area: Ceiling/Rafters

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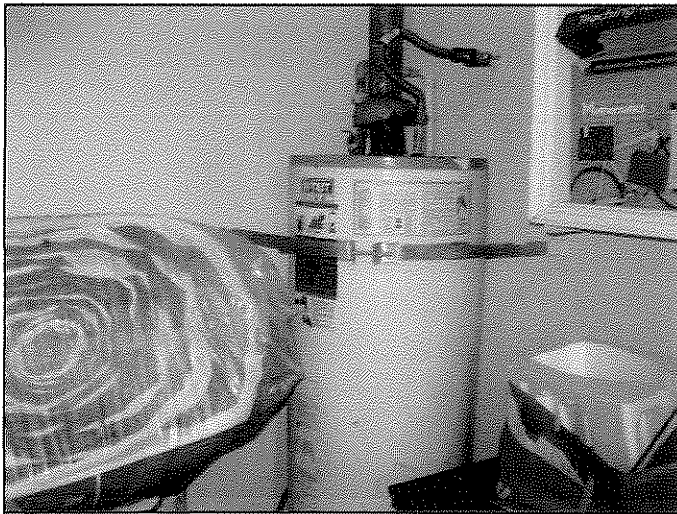
Property Inspection Service



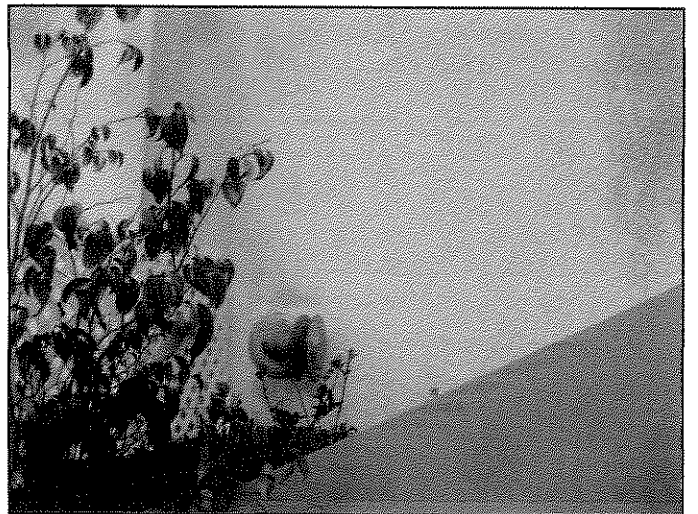
Reference Page: Garage
Reference Area: Ceiling/Rafters



Reference Page: Laundry Area
Reference Area: General View



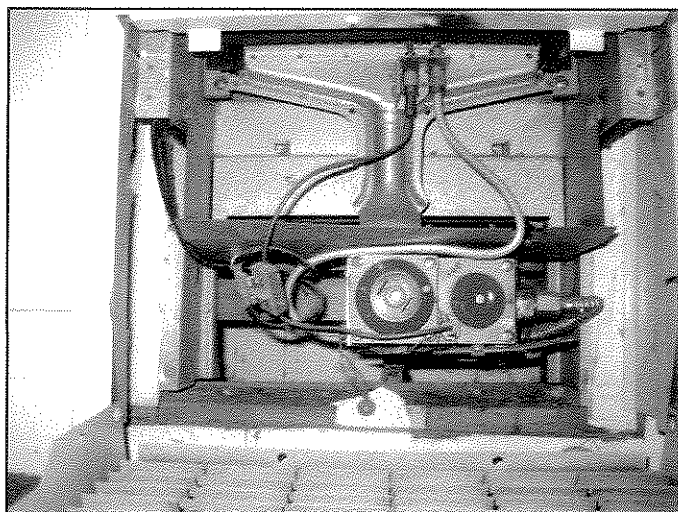
Reference Page: Water Heater
Reference Area: General View



Reference Page: Water Heater
Reference Area: Venting

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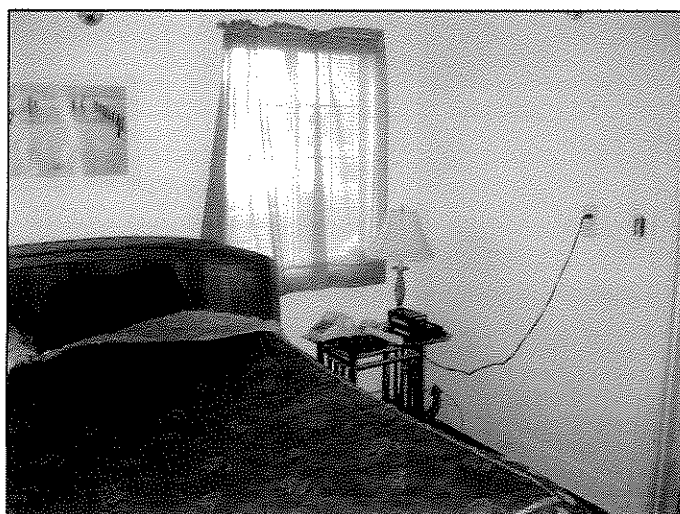
Property Inspection Service



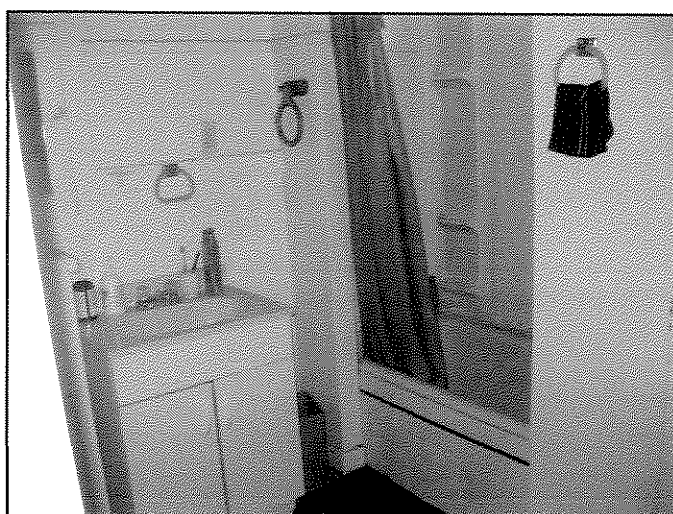
Reference Page: Heating Air Conditioning
Reference Area: Heater



Reference Page: Interior
Reference Area: General View



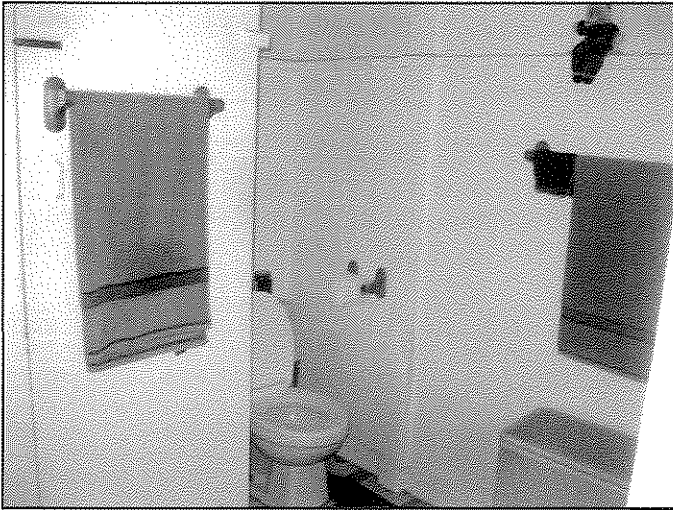
Reference Page: Bedrooms
Reference Area: General View



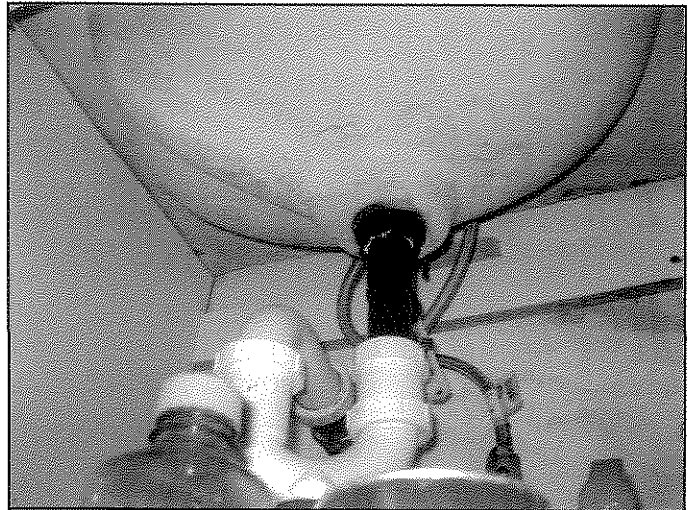
Reference Page: Bathrooms
Reference Area: General View

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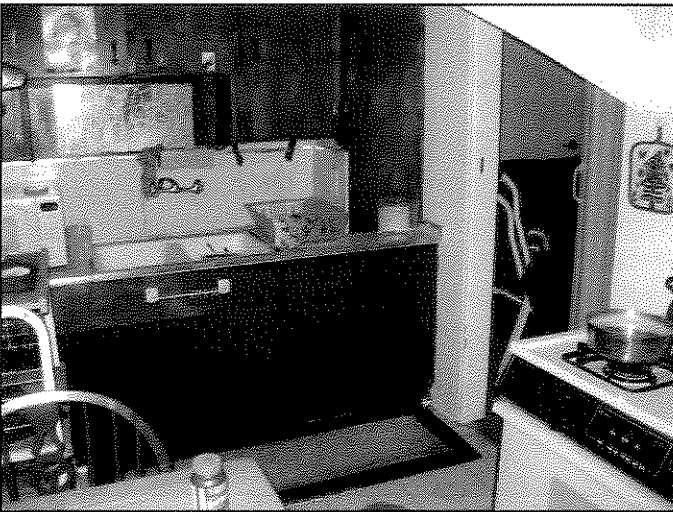
Property Inspection Service



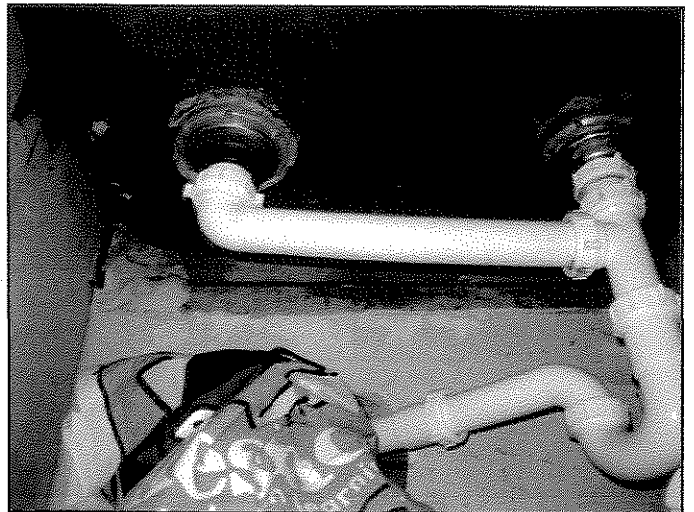
Reference Page: Bathrooms
Reference Area: General View



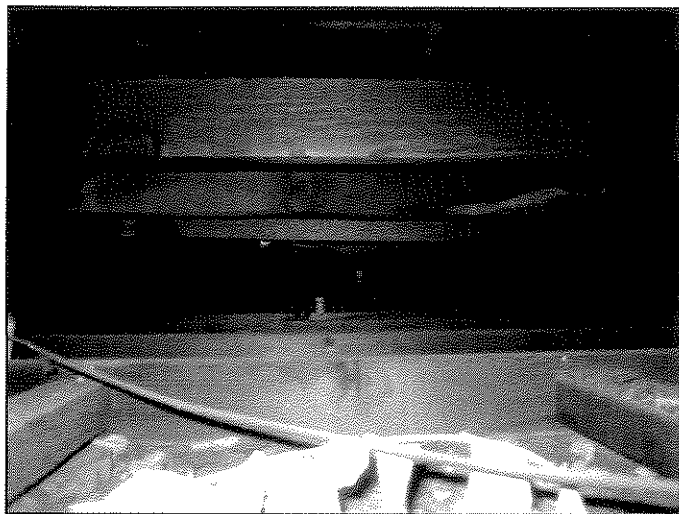
Reference Page: Bathrooms
Reference Area: Plumbing



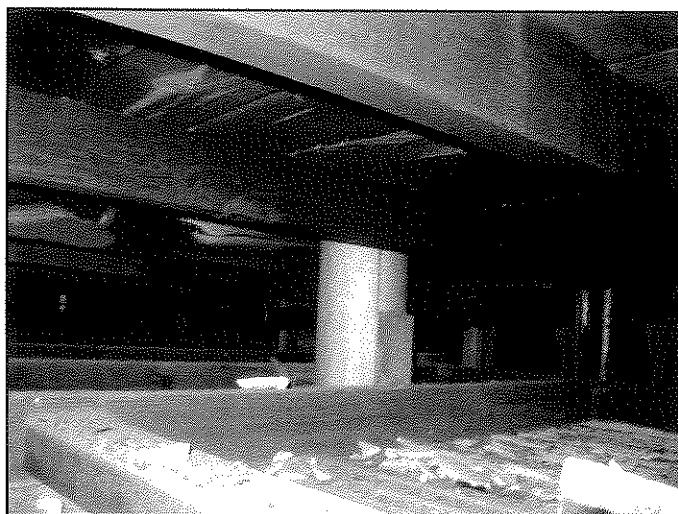
Reference Page: Kitchen
Reference Area: General View



Reference Page: Kitchen
Reference Area: Plumbing



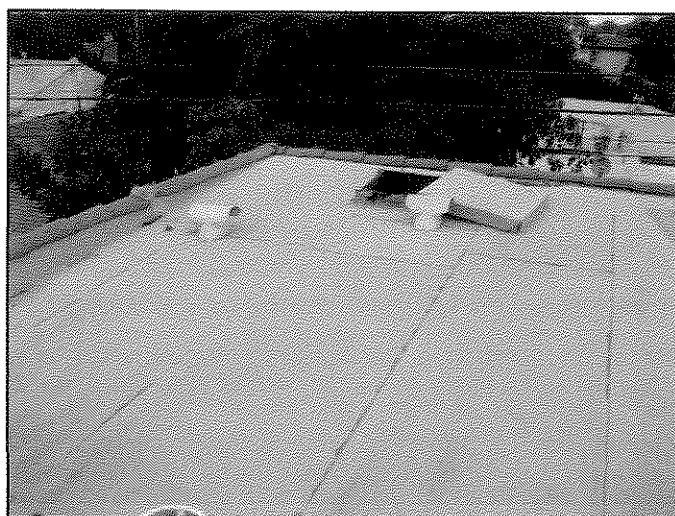
Reference Page: Attic
Reference Area: General View



Reference Page: Attic
Reference Area: Exhaust Vents



Reference Page: Roof
Reference Area: Vents/Vent Caps



Reference Page: Roof
Reference Area: Condition

RESIDENTIAL EARTHQUAKE HAZARDS REPORT

Answer these questions to the best of you knowledge. If you do not have actual knowledge as to whether the weaknesses exist, answer don't know. (If your house does not have the feature, answer "N/A")

	Yes	No	N/A	Don't Know
1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Is the house anchored or bolted to the foundation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. If the house has cripple walls:				
Are the exterior cripple walls braced?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. If the house is built on a hillside, answer the following:				
Are the exterior tall foundation walls braced?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Were the tall post or columns either built to resist earthquakes or have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. If the house has living area over the garage, was the wall around the garage door opening either built to resist earthquakes or has it been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
9. Is the house outside a Seismic hazard Zone? (zone identified as susceptible to liquefaction or landsliding)	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>

If any of the above questions answered "No", the house is likely to have an earthquake weakness. Questions answered "Don't Know" may indicate a need for further evaluation. If you corrected one or more of these weaknesses, describe the work on a separate page.

As seller of the property described herein, I have answered the questions above to the best of my knowledge in an effort to disclose fully any potential earthquake weakness it may have.

As buyer of the property, I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "NO" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

As seller of the property described herein, I have answered the questions above to the best of my knowledge in an effort to disclose fully any potential earthquake weakness it may have.

EXECUTED BY:

SELLER _____ SELLER _____ DATE: _____

BUYER: _____ BUYER: _____ DATE _____

This earthquake disclosure is made in addition to the standard real estate transfer disclosure statement also required by law.

PROVIDED BY THE ELITE GROUP PROPERTY INSPECTION SERVICE, INC. (800) 494-8998