



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: June 8, 2010
SUBJECT: Conditional Use Permit No. 799-10
APPLICANT: Dave Matharu
2209 Arlington Avenue
Torrance, CA 90501
REQUEST: To approve a Conditional Use Permit for a community day care facility to be located within the MU-CS (Mixed Use Carson Street) zone district
PROPERTY INVOLVED: 21601 and 21607 Moneta 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-B

I. Introduction

Date Application Received

- March 30, 2010: Conditional Use Permit No. 799-10

Applicant/Property Owner

- Gary Clark & Kathleen D. Carr-Clark
211306 Caroldale Avenue
Carson, CA 90745

Project Address

- 21601 and 21607 Moneta Avenue, Carson, CA 90745

Project Description

- The proposal is to consider a conditional use permit (CUP) for a community day care facility within the MU-CS (Mixed Use-Carson Street) zoning district.
- The project site is located on two parcels containing 14,580 square feet with one building totaling approximately 2,856 square feet.

II. Background

History of Property

- The existing one story building was built in 1925. In 1984 the property owner obtained a building permit for a room addition to connect two dwellings located at 21601 and 21607 Moneta Avenue to facilitate a child care center.

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 21601 and 21607 Moneta Avenue. The subject site is compatible with surrounding residential single and multiple family uses.
- Surrounding the subject property to the north, east, south and west are single and multiple family residential uses zoned RS (Residential, Single-family) and MU-CS (Mixed-Use Carson Street).
- The applicant is applying for a conditional use permit (CUP) for a community day care facility pursuant to Section No. 9138.17 C. 1 of the Carson Municipal Code (CMC). The proposed facility will provide developmentally disabled adults with day care programs that normalize and enhance the quality of life through the acquisition of independent livings skills and community integration.



- The applicant submitted a “statement of operations” that identifies that the adult day care services will be for ambulatory and non-ambulatory adults minimum age of 18 including seniors with development disabilities. The program will offer a five (5) hour service day from 9:00 a.m. to 2:00 p.m. Monday through Friday 250 days a year for 27 clients.
- The subject site is within the MU-CS (Mixed Use – Carson Street) zone district and Carson Street Master Plan that promotes a vibrant architecturally pedestrian friendly environment. To be consistent with the intent of the plan the applicant is proposing to remodel the existing building with new exterior stucco/paint, energy efficient windows, landscaping, roofing, and improve the interior of the building. The site’s concrete driveway cracks will also be repaired.
- The applicant is licensed with the California State Department of Social Services and has four operating facilities located in Lawndale and Gardena.
- Additionally, the applicant obtained a property inspection report that staff has included for your review. The report does not identify any major code deficiencies that may impair the public’s health and safety. However, the applicant/owner will need to address any identified Uniform Building Code concerns that may impede LA County’s Building & Safety building occupancy approval.
- Staff has inspected the property and reviewed all building permit records.
- The existing 2,856-square-foot one story building is developed with two parking spaces on the northeastern corner of the property which will be converted to one parking for the disabled. The applicant is proposing five additional parking spaces on the rear of the existing building. Parking areas will also be available on a driveway located south of the existing building. On street parking is also available on the buildings street frontage.

The CMC Section 9162.21.B.3 (Other Community Care Facilities) identifies that required parking spaces to be determined for each CUP based primarily upon the facility’s licensed capacity, type of care and number of employees. Therefore, based on the facility’s licensed capacity of 27 clients operating 5 hours a day Monday through Friday between 9:00 a.m. and 2:00 p.m. with six (6) employees arriving and departing in half hour intervals and clients being transported in vans to and from the facility, staff considers the proposed seven (7) parking spaces and the two driveways areas sufficient to 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 property owner will be required to file for merger of the two existing parcels.

Zoning/General Plan/Redevelopment Area Designation

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

Required Findings: Conditional Use Permit No. 799-10

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. 799-10

- **ISSUE – BUILDING EXPANSION/ALTERATIONS:** Any un-authorized 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, 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. The applicant submitted a property inspection report that 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 city's Building & Safety 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 building expansion or alteration that will intensify the number of rooms or other habitable area if the Planning Division determines there will be an impact to off-street parking.
4. The existing iron gate along Moneta Avenue shall be widened to adequately accommodate vehicles accessing proposed parking spaces on the rear of the subject property.
5. The existing building's interior/exterior shall be remodeled with: new stucco; new paint; new windows; new doors; new roofing; and new flooring of all rooms (i.e., all rooms to be installed with smoke detectors and all restrooms to be ADA compliant).
6. Broken driveway concrete to be repaired, concrete wall obstructing ingress and egress movements on the south end of property to be removed and new landscaping to be installed with automatic drip irrigation system.
7. The property owner shall be required to file for a parcel merger on said property.
8. Recreation and passive gathering spaces shall be added or expanded.

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** Conditional Use Permit No. 799-10 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. 799-10 for a community day care facility located at 21601 and 21607 Moneta Avenue."


VI. Exhibits

1. Resolution
2. Development Plans
3. Statement of Operations
4. Property Inspection Report



Prepared by: 
Zak Gonzalez II, Planner

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

Approved by: 
Sheri Repp Loadsman, Planning Officer

ZG: srCUP799-10



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 10-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT
NO. 799-10 FOR A COMMUNITY DAY CARE FACILITY TO BE
LOCATED AT 21601 AND 21607 MONETA 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, Dave Matharu, on behalf of the property owner Gary F. Clark, with respect to real property located at 21601 and 21607 Moneta Avenue, and described in Exhibit "A" attached hereto, requesting the approval of a community day care facility to be located within the MU-CS (Mixed-Use Carson Street) zoning district.

A public hearing was duly held on June 8, 2010, at 6:30 P.M. at City Hall, Council Chambers, 701 E. 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. The subject site is within the MU-CS (Mixed Use – Carson Street) zone district and the Carson Street Master Plan area that promotes a vibrant mixed-use pedestrian friendly environment. The surrounding properties are developed with residential single and multiple family dwellings and the proposed project is compatible with the neighborhood.
- b) The project as proposed will be 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 project is not anticipated to generate significant adverse effects to the circulation and parking on the adjacent public street. The existing 2,856-square-foot one story building is developed with two parking spaces on the northeastern corner of the property which will be converted to one parking for the disabled. The applicant is proposing five additional parking spaces on the rear of the existing building. Parking areas will also be available on a driveway located south of the existing building. There will be adequate parking to support the proposed use.
- d) There are no signs intended for the 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 proposed project 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 conditional use permit will not have a significant effect on the environment. The proposed use will not alter the predominantly residential single/multiple-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. 799-10 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.

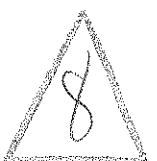
Section 7. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 8th DAY OF JUNE, 2010.

CHAIRMAN

ATTEST:

SECRETARY



LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Los Angeles, City of Carson, and described as follows:

That portion of Lot 34 of Tract No. 3612, in the City of Carson, in the County of Los Angeles, State of California, as per map recorded in Book 40, Pages 5 and 6 of maps, in the office of the county recorder of said county, described as follows:

Beginning at the southeast corner of said Lot 34; thence North $0^{\circ} 8' 10''$ West, 273 feet to the true point of beginning; thence North $0^{\circ} 8' 0''$ West, 54 feet thence South $89^{\circ} 40' 20''$ West, 140 feet; thence South $0^{\circ} 8' 0''$ East, 54 feet; thence North $89^{\circ} 40' 20''$ East, 140 feet to the true point of beginning.

APN: 7343-009-062

(End of Legal Description)



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 799-10

GENERAL CONDITIONS

1. If Conditional Use Permit No. 799-10 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. The site plan shall identify the demolition/conversion of the rear unit into storage, removal of the rear storage units, removal of the breezeway cover and identify an accurate floor plan of the "guest room"/second dwelling unit.
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. 799-10. 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.

BUILDING EXPANSION/ALTERATIONS/AESTHETICS

8. There shall be no un-authorized building expansion or alteration that will intensify the number of rooms or other habitable area if the Planning Division determines there will be an impact to off-street parking.
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 safety hazardous deficiencies described in the property inspection report shall be eliminated or mitigated within 90 days. The city's Building and Safety 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.
11. The existing iron gate along Moneta Avenue shall be widened to adequately accommodate vehicles accessing proposed parking spaces on the rear of the subject property.
12. The existing building's interior/exterior shall be remodeled with: new stucco; new paint; new windows; new doors; new roofing; new flooring; new smoke detectors; and all restrooms shall be remodeled to meet ADA requirements.
13. The broken driveway concrete shall be repaired, concrete driveway wall obstructing ingress/egress movements on the south end of property to be removed and new landscaping to be installed with automatic drip irrigation system.
14. Recreational and passive gathering spaces shall be added or expanded on the rear of the subject property.

PARKING

15. The existing storage area shall be converted to one car garage for the parking of vehicles only and not for storage space. There shall be no parking of in-operable automobiles on the property's southern driveway. The front driveway shall be kept clear of parked cars with the exception of the parking space for the ADA



disabled compliant. There shall be a total of seven parking spaces provided on the subject property including the ADA disabled parking space.

BUILDING & SAFETY

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

ENGINEERING

17. 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 property owner shall file a parcel merger for the subject property.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

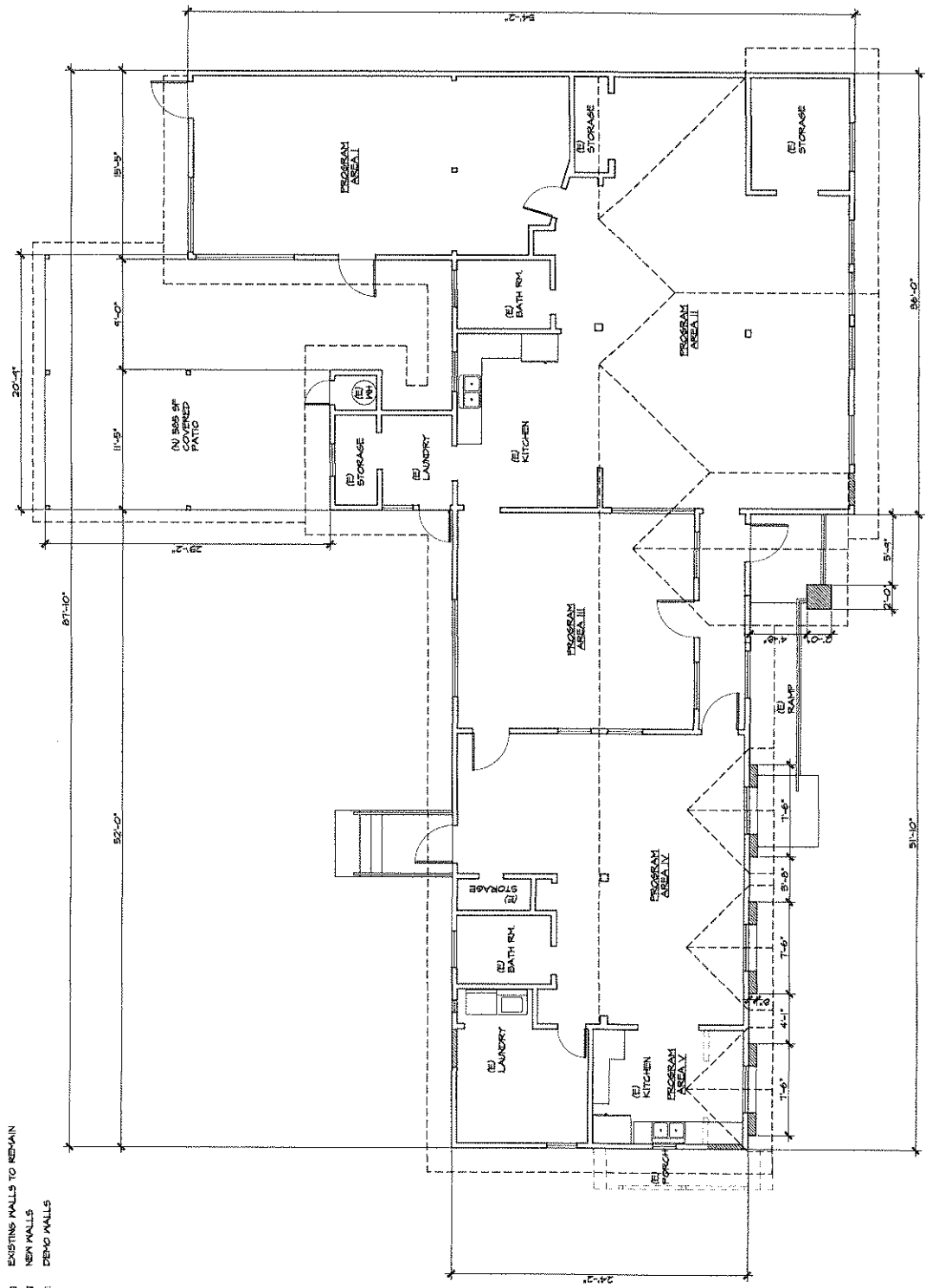
18. All requirements by the Los Angeles County Fire Department shall be complied with.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

19. 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.



WALL LEGEND
EXISTING WALLS TO REMAIN
NEW WALLS
DEMOLITION WALLS

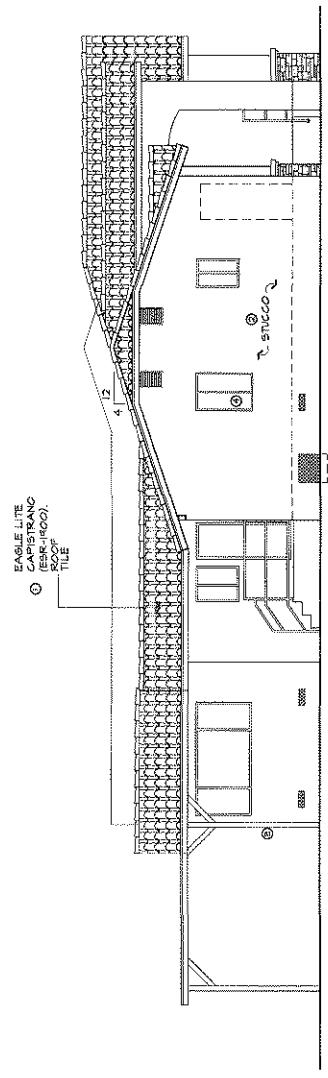


FLOOR PLAN
SCALE 1/4" = 1'-0"

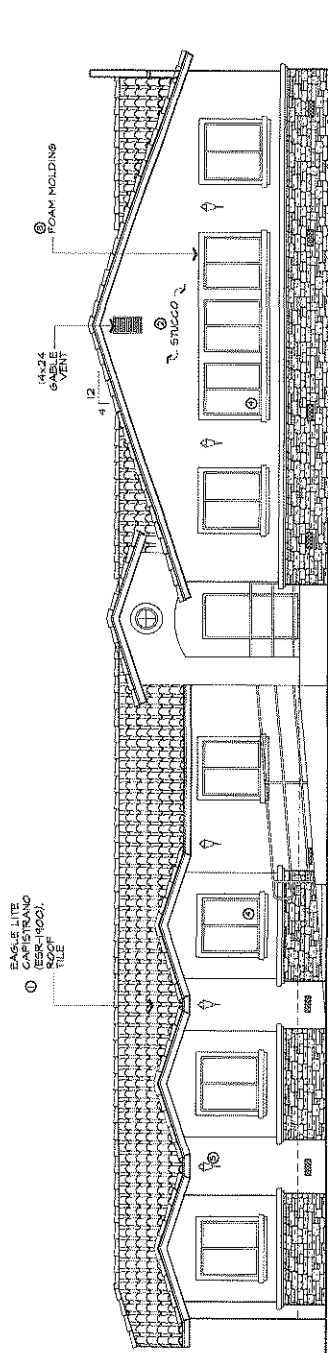
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FINISH LEGEND	
①	MATERIAL
①	EMERALD GLOSS TILES 18"X18" BASIC TERRAZZOTTO
②	LA INFERA STUCCO X-10 BANTANA
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SOUTH ELEVATION
SCALE 1/4" = 1'-0"



EAST ELEVATION
SCALE 1/4" = 1'-0"

Independent Horizons, Inc.

P.O. Box 5040, Torrance, CA 90510

Tel: 310-328-8482

Fax: 310-320-1924

STATEMENT OF OPERATIONS: Overview and summary

The goal of Independent Horizons, Inc is to create a therapeutic day program environment that will enable the developmentally disabled client to enhance their quality of life through the acquisition of independent living skills. We provide a unique rehabilitative and habilitative program that provides functional training and addresses the significant public health needs that plague society as a whole and, specifically, affect clients with developmental disabilities. The program will be designed to facilitate development and utilization of functional skills, including communication training, promote self esteem, assist in the development of relationships with others, and maximize participation while respecting client choices and preferences.

As stated above, the population we intend to serve are ambulatory or non-ambulatory adults (minimum age 18) including seniors with developmental disabilities who are identified as having the need or preference to participate in a therapeutic day program in order to improve their health, independence, and quality of life. Our program is designed to serve persons who have intermittent needs for nursing services. Certain restricted health conditions may be accepted on a case by case basis. Detailed admission criteria are found in our Admission Policy. Eligibility for admission will be determined without regard to race, color, religion, sex, national origin, ancestry, or marital status.

The proposed location for the program is 21601 and 21607 Moneta Avenue in Carson that was previously used as a pre-school and is located close to the 110 and 405 freeways, near shopping and community areas. We intend to remodel this facility and have submitted preliminary plans to the City of Carson. Improvements will be compatible with the newer developments in the adjoining area. In addition to being accessible to ambulatory and non-ambulatory clients, the building will be well lit, air conditioned, have multiple rooms, multiple restrooms, large indoor and outdoor open areas (including shaded areas), full kitchen with dishwasher, and laundry area. We will make extensive accessibility modifications and provide adaptive equipment to ensure safety of clients and staff.

The program will offer a five (5) hour service day (9 am to 2 pm), 5 days per week (Mon-Fri, 250 days/year) for 27 clients. The clients will be transported to the program by vans (approximately 7 clients per van or about 3-4 vans arriving between 8:45a.m. and 10a.m. Pickup will be from 1:45p.m. to 2:45p.m.). We intend to employ 6 staff persons that will work a staggered schedule arriving between 8am and 10a.m. at one half hour intervals, and leaving between 2p.m. and 3p.m at one half hour intervals. The facility will have six parking spaces (please refer to site plan enclosed) and will be able to accommodate additional cars in the side/rear driveway.

Sincerely,

Dave Matharu, Vice-President

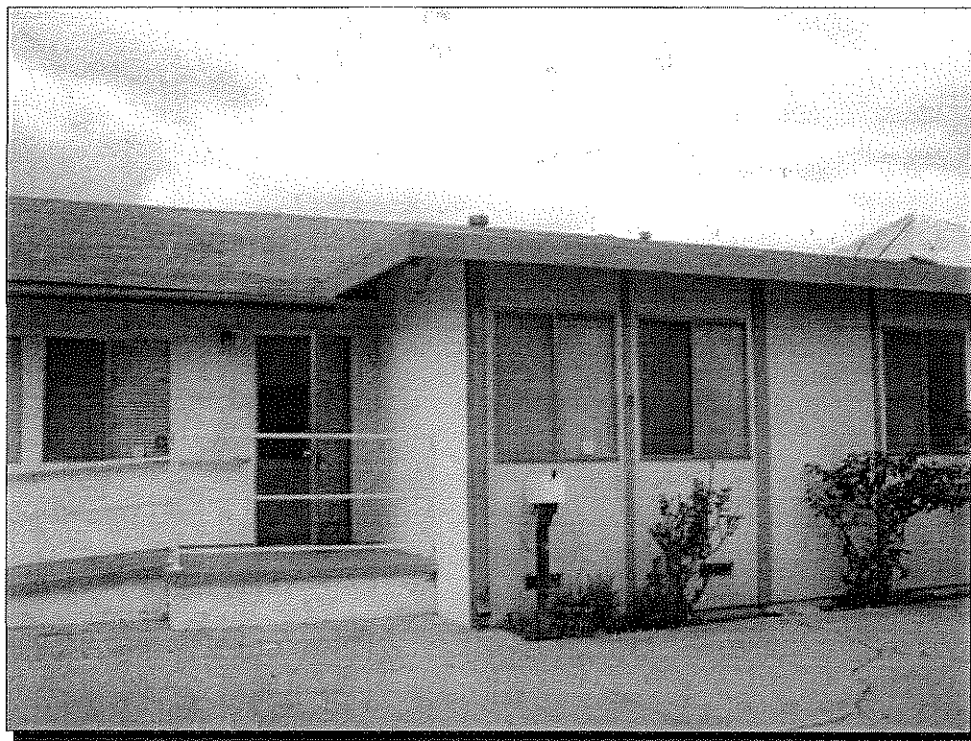
EXHIBIT NO. 3 -

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Buyers Protection Group

DAVE MATHAMU
OFFICE 310 328 8482
Cell 310 365 0628
e-mail dave.mathamu@pacbell.net



21601 Moneta Ave
Carson CA 90745

Client(s): Mathamu
Inspection Date: 3/25/2010

The Best Inspectors. Anywhere.

Inspector: Tony Genova #

EXHIBIT NO. 4



Thank you for choosing BPG for your property inspection. We value your business and are available should you have any follow-up questions regarding your report.

This report represents our professional opinion regarding conditions of the property as they existed on the day of our inspection. We adhere to the Standards of Practices as outlined in the Standards of Practice of the American Society of Home Inspectors (ASHI) or your specific state standards.

Your **INSPECTION REPORT** includes three sections: **1) Key Findings**, **2) Property Information**, and **3) Inspection Agreement**. It is important to evaluate all three sections in order to fully understand the property and general conditions. The following definitions may be helpful in reviewing your reports.

☒ Action Items may include:

- Items that are no longer functioning as intended
- Conditions that present safety issues
- Items or conditions that may require repair, replacement, or further evaluation by a specialist
- Items that were inaccessible

☒ Consideration Items may include:

- Conditions that may require repair due to normal wear and the passage of time.
- Conditions that have not significantly affected usability or function- but may if left unattended.

SECTION I. KEY FINDINGS

This section is designed to summarize the findings and conditions that may require your immediate attention. Typically, the Key Findings Summary is used to help prioritize issues with other parties involved in the real estate transaction (home buyer, home seller, and real estate agents). *It is important to review carefully all sections of your report and not rely solely on the Key Findings summary.*

SECTION II. PROPERTY INFORMATION

This section contains our detailed findings on all items inspected. Component locations, system types and details, maintenance tips, and other general information about the property will be included as appropriate.

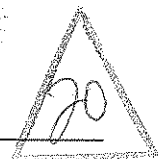
SECTION III. INSPECTION AGREEMENT

This section details the scope of the inspection. BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report.

To retrieve your full PROPERTY INSPECTION REPORT (all 3 sections) from our Web site:

- Point your web browser to <http://www.bpginspections.com>
- Click on **View Your Inspection Report**
- Enter the **Report Id** and **Client Last Name** (shown below)
 - Report Id: 100324000010096
 - Client's Last Name: Mathamu
- Follow the instructions to either view the report online or download it to your computer.

Again, thank you for selecting us as your inspection company. Please contact our Customer Service Center at 800-285-3001 should you have any questions about your reports or desire additional assistance.



Action Items**Structure****CLIENT INFORMATION**

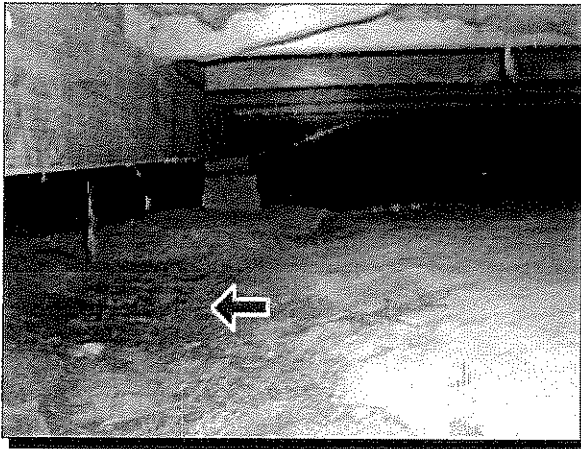
- ☒ 1. There are several issue with structure underneath suggest having a structural engineer or a general contractor evaluate items in report.

LIMITATIONS: ACCESS

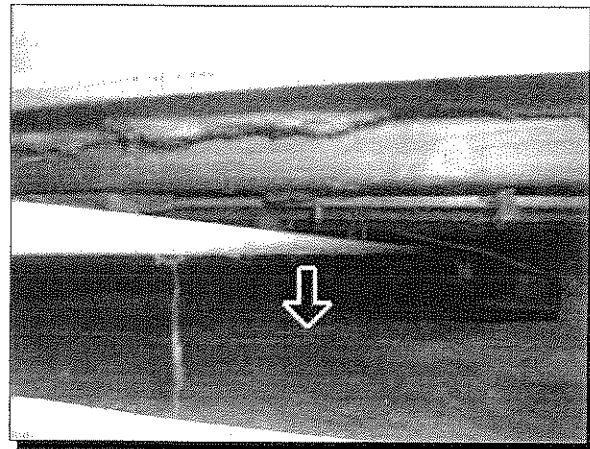
- ☒ 2. Due to the limited access under section of house, the area could not be inspected fully. We make no representation regarding the function or conditions of the inaccessible structure, plumbing or other mechanical components under this area. With access and inspection, other noteworthy conditions might be noted.

CRAWL SPACE MOISTURE

- ☒ 3. Section of soil under house is wet hear water running but can not determine where source is suggest having a plumber check.



Item 3 - Picture 1



Item 3 - Picture 2

MUDSILL and BOLTING

- ☒ 4. The mudsill is not bolted or otherwise attached to the foundation. - Seismic anchoring will reduce the possibility of structural damage in an earthquake. A qualified contractor or structural engineer should evaluate the installation and determine what repairs or modifications are necessary.

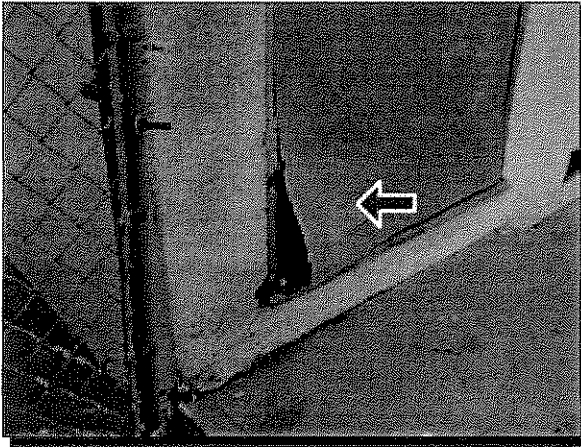
CRIPPLE WALLS

- ☒ 5. A cripple wall in this building is not reinforced with shear paneling. Unbraced cripple walls are considered typical of buildings of this age. - As a seismic upgrade, sheathing of the cripple walls should be considered.

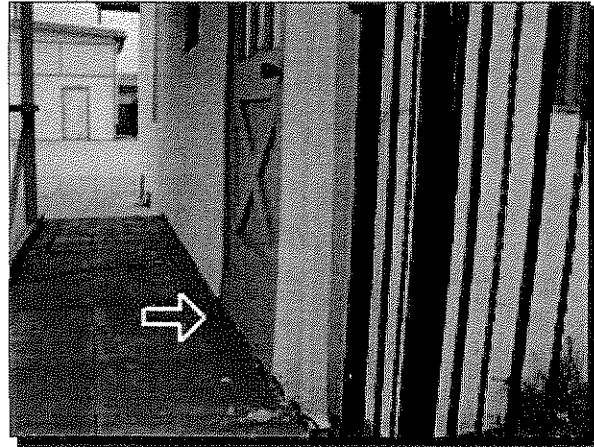
Exterior**DOORS**

- ☒ 6. Several exterior doors are damaged, bind or not plumb, suggest repair or replace.



Action Items**Exterior**

Item 6 - Picture 1



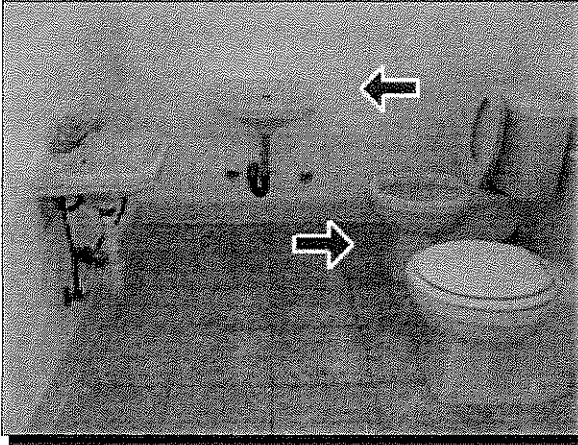
Item 6 - Picture 2

Roofing**ROOF COVERINGS**

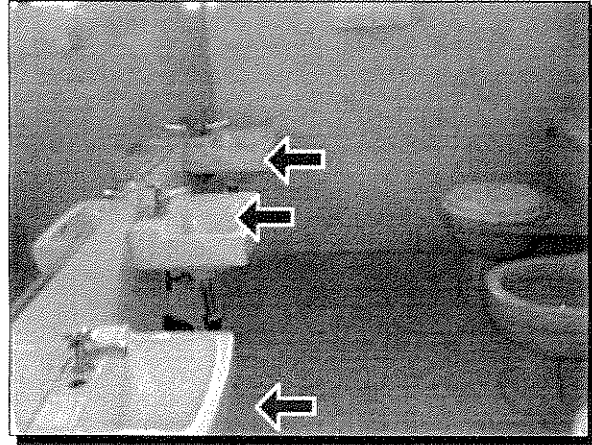
- ☒ 7. Roof has been connected to other building, different composition, and there is a bow at the center suggest having roof evaluated by a contractor.

Plumbing**PLUMBING FIXTURES and DRAINS**

- ☒ 8. 1) Wash basin in one bathroom not hooked up.
- 2) Water off to two toilets.
- 3) There is low pressure through building.
- 4) Suggest having items above repaired or replaced by a plumbing contractor.

Action Items**Plumbing**

Item 8 - Picture 1



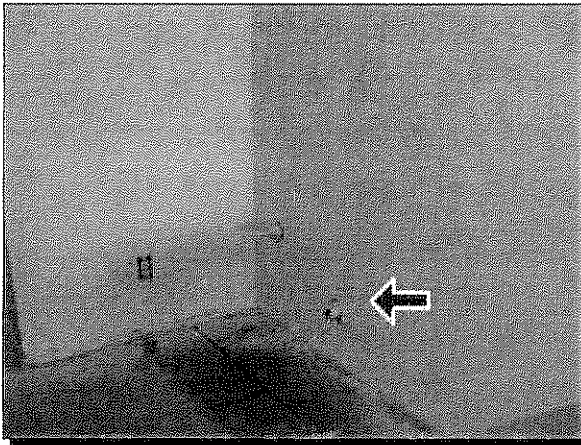
Item 8 - Picture 2

WASTE and VENT PIPES

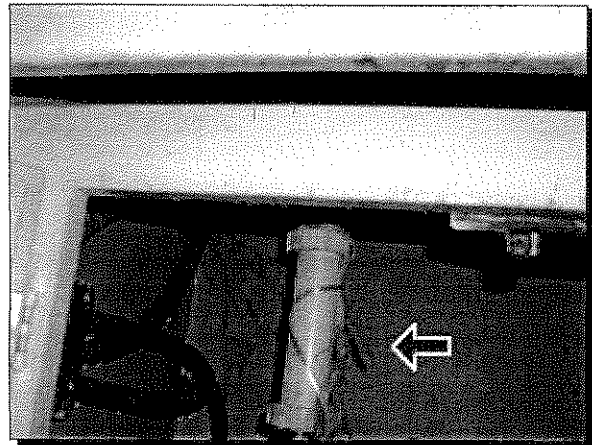
☒ 9. 1) There is a open waste line in purple room.

2) Several waste lines under sinks are rusted and not supported properly.

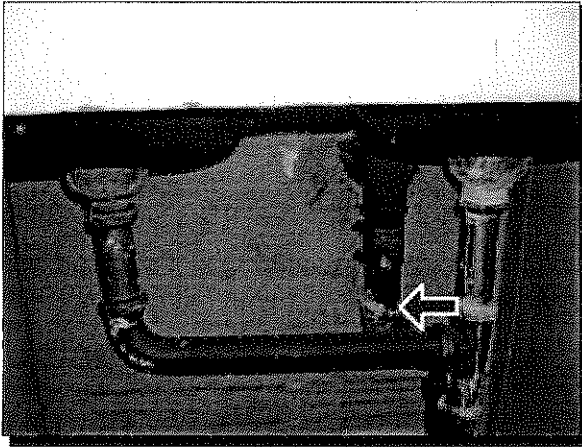
3) Suggest having items checked by a contractor.



Item 9 - Picture 1



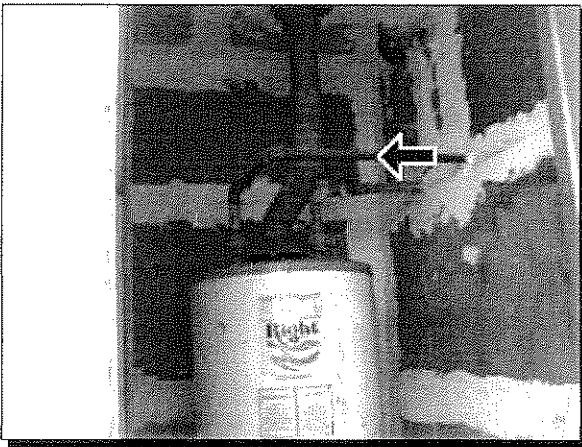
Item 9 - Picture 2

Action Items**Plumbing**

Item 9 - Picture 3

WATER HEATER COMBUSTION and VENTING

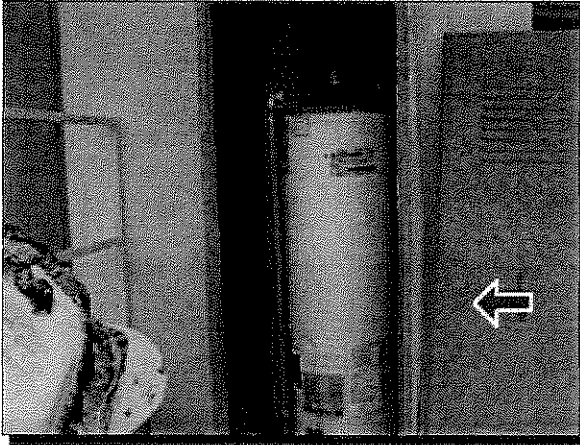
- ☒ 10. The water heater vent is not mechanically fastened at the joints or connections in accordance with industry standards. This can be unsafe. The vent joints should be properly secured by a qualified technician.



Item 10 - Picture 1

WATER HEATER SEISMIC STRAPS

- ☒ 11. The water heater tank lacks proper seismic restraint. The water heater should be secured as required by the California Office of the State Architect, to help limit damage and to provide a source of usable domestic water in the event of significant seismic activity. The California Office of the State Architect has published standards with which all water heater installations in the state must comply when buildings are sold or transferred. These standards require adequate restraint, provided by an approved metal strapping located one third down from the top and another approximately 4" above the control valve. If the heater is larger than 52 gallons, then additional strapping or engineered strapping is required.

Action Items**Plumbing**

Item 11 - Picture 1



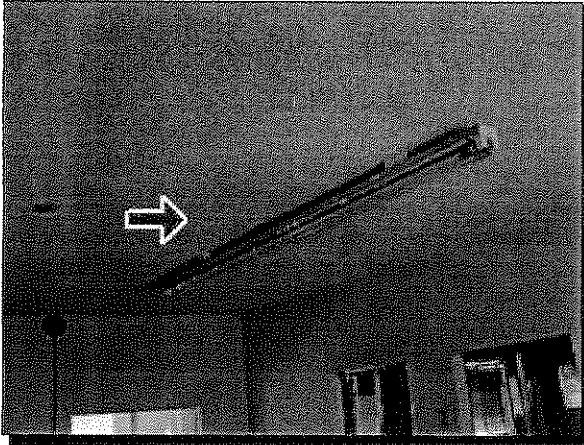
Item 11 - Picture 2

Electrical**CLIENT INFORMATION**

- ☒ 12. There are multiple potential hazards in the electrical system. The deficiencies listed may not be a complete list of deficiencies. Other deficiencies may be discovered upon closer examination of this system. A qualified, licensed electrician should examine the entire system and repair, augment or modify it to ensure that it is safe and dependable.

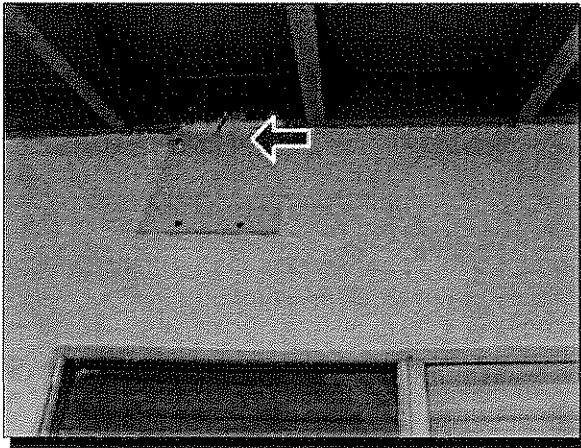
WIRING

- ☒ 13. There is exposed wiring (Romex) in the lights. The wiring is susceptible to physical damage and not well protected.
- A licensed electrician should properly install any exposed wiring.



Item 13 - Picture 1

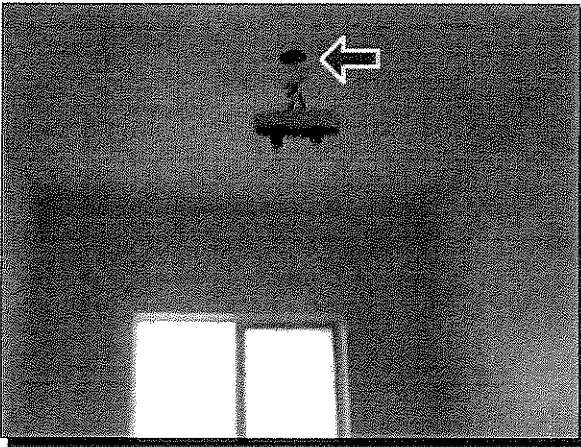
- ☒ 14. Exposed wiring is visible at the exterior. We recommend further evaluation by a qualified technician who can make any repairs needed.

Action Items**Electrical**

Item 14 - Picture 1

INTERIOR RECEPTACLES AND FIXTURES

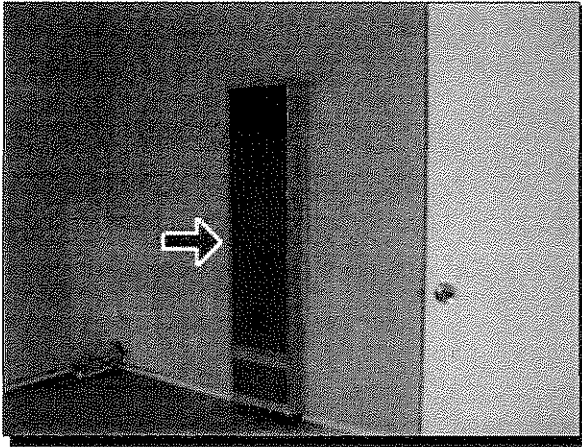
- ☒ 15. There are several receptacles and light switches that are missing covers or have open ground and reverse polarity, also light fixtures not working or not secured properly, suggest having a electrical contractor check all items above and repair or replace.



Item 15 - Picture 1

Heating and Cooling**WALL/FLOOR/GRAVITY/RADIANT HEAT**

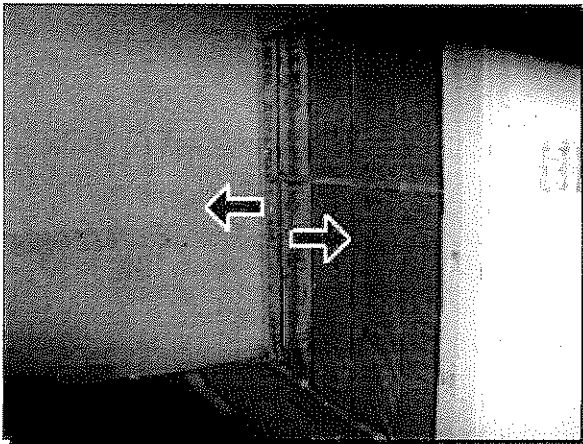
- ☒ 16. Wall furnaces did not come on suggest having checked by a contractor for safety.

Action Items**Heating and Cooling**

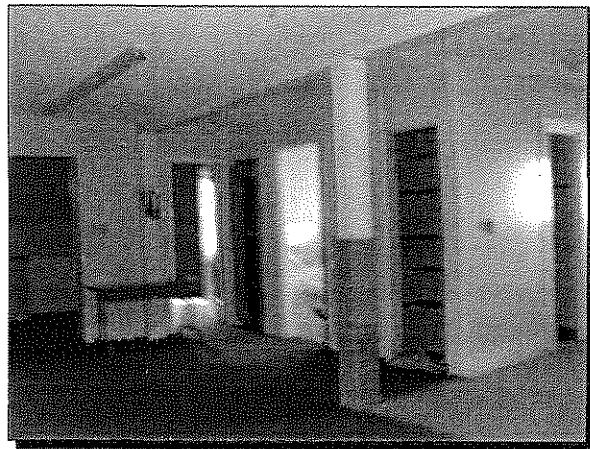
Item 16 - Picture 1

Interiors**INTERIOR INSPECTION LIMITATIONS**

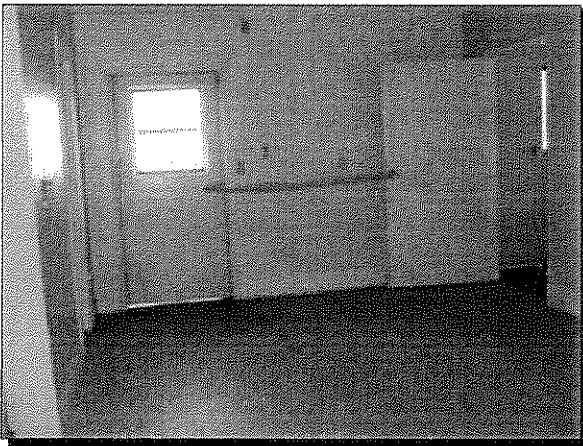
- ☒ 17. Most of the interior walls and ceilings have minor damage and need to be painted.



Item 17 - Picture 1



Item 17 - Picture 2



Item 17 - Picture 3

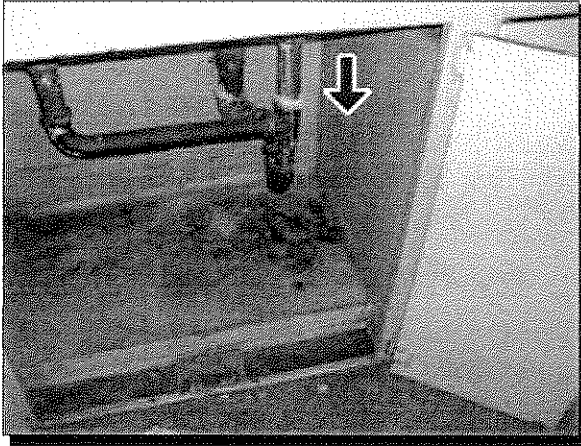
WALLS

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Action Items

Interiors

- ☒ 18. Testing for mold is not within the scope of this inspection, and is specifically excluded. However, we did observe evidence of mold growth at the kitchen cabinet. Have a qualified environmental specialist perform any testing and remediation as desired.



Item 18 - Picture 1

FLOORS

- ☒ 19. The interior floors are noticeably sloped in several rooms of the structure. This may be the result of support system damage or settlement, or support system modifications. In our judgment, there are two practical choices: (1) Live with the floors as they are. If you decide to do this, we still recommend that you have the foundation and flooring system evaluated by a foundation contractor or for complex problems, a qualified structural engineer, to ensure that the foundation and flooring system are stable. (2) Perform whatever repairs or modifications are necessary to make the floors level.

WINDOWS

- ☒ 20. There is cracked glass in south end of the home. Replacement of all cracked glass by a qualified window contractor is recommended.

DOORS

- ☒ 21. Several doors do not work properly and missing hardware.

SMOKE DETECTORS/CO DETECTOR

- ☒ 22. The number of smoke detectors is less than would be required by modern standards. Most cities want the detectors in each bedroom, hallway leading to the bedrooms and if multi-storied, at the top and bottom of the staircase at each level. Since smoke detector regulations vary from jurisdiction to jurisdiction, we recommend that you consult the local building and safety department for a copy of their smoke detector requirements. Smoke detectors should be installed as needed.

Bathrooms

TOILET(S)

- ☒ 23. The bathrooms toilet is not securely attached at the floor. This could allow leaks at or into the floor. A qualified technician should make repairs or modifications as necessary.

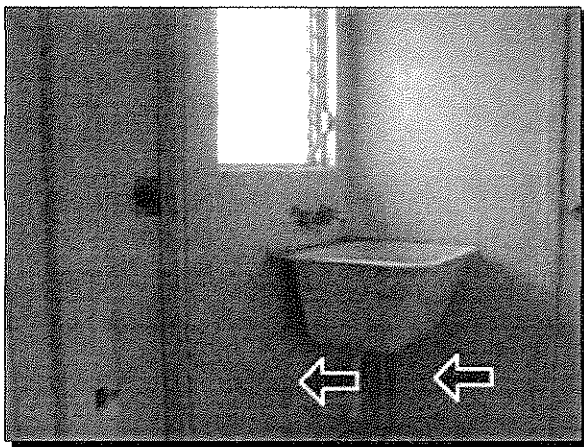
Laundry

LAUNDRY TUB

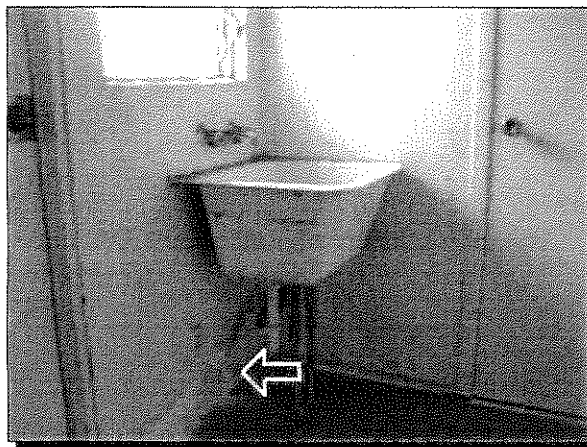
- ☒ 24. Possible leak, there is moisture around the back side of laundry tub suggest having checked.

Action Items

Laundry



Item 24 - Picture 1



Item 24 - Picture 2

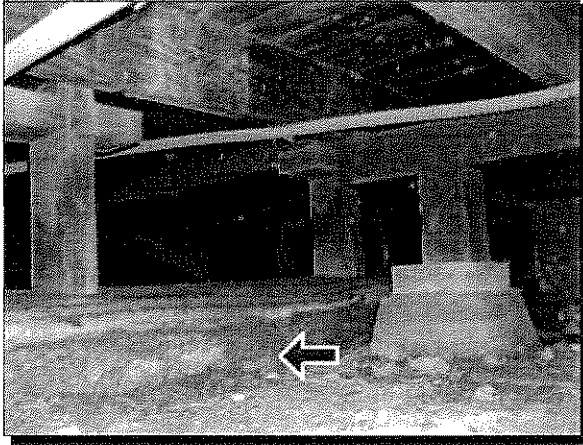


Consideration Items

Structure

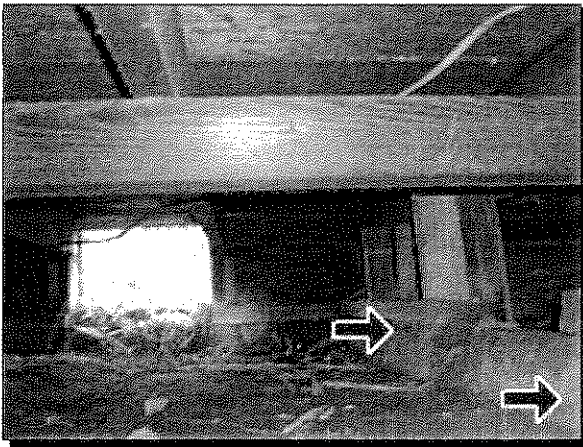
SLAB FOUNDATIONS AND CRAWLSPACES

25. A condition known as efflorescence is evident on portions of the concrete foundation walls. This whitish, fuzzy material is a mineral deposit left when moisture in the concrete evaporates. The presence of efflorescence often indicates an occasional surplus of moisture on the outside of the foundation.
- Consult a grading contractor as needed for steps that could be taken to improve the exterior drainage.

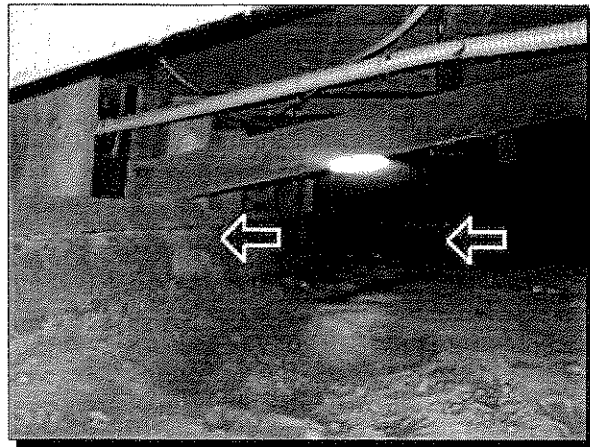


Item 25 - Picture 1

26. The masonry foundation appears to be intact. However, this foundation is unlikely to be reinforced with steel rebar, making it obsolete by modern standards. Non reinforced foundations are subject to failure in the event of seismic activity. We cannot determine how this foundation will perform during future seismic activity. - We recommend that a qualified foundation contractor evaluate the foundation and design and implement a plan for seismic upgrading.
27. The foundation walls or piers have a surface scaling known as spalling, which can result from deterioration of old, weak concrete, moisture freeze damage, or from a moisture reaction known as "sulfating." We recommend monitoring the condition for any additional deterioration.

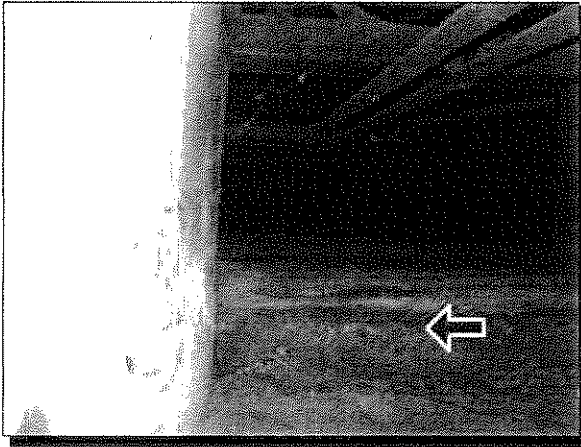


Item 27 - Picture 1



Item 27 - Picture 2

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Consideration Items**Structure**

Item 27 - Picture 3

FOUNDATION MOISTURE

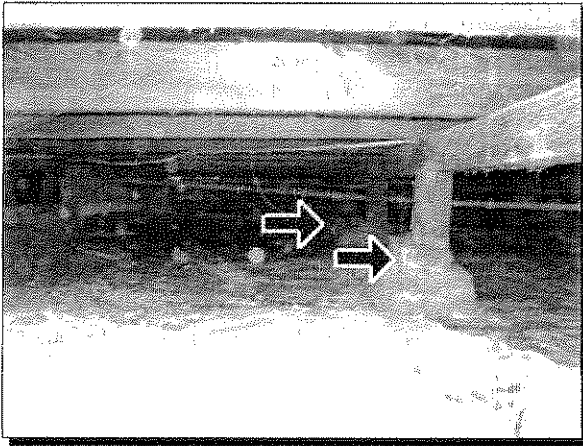
- ☒ 28. There are water stains, marks, or efflorescence that may be active or exist as a result of previous moisture infiltration into the foundation. We did NOT attempt to list all possible water stains. Some stains may be hidden. Water entry can lead to structural wood decay or structural settlement, and growth of molds and mildew. - Areas where signs of previous water entry are noted (but no active leaking is present) should be monitored to insure that the leaking has been permanently stopped.

CRAWL SPACE VENTILATION

- ☒ 29. One or more crawl space vent screens are torn. It is important that vents around the perimeter of a crawl space or basement foundation have screens in good condition to minimize the entry of pests and rodents into the house.
- A qualified technician should replace any damaged, missing screens.

PIERS and POSTS

- ☒ 30. One or more floor system support posts random areas are out of plumb. This may compromise its ability to support the floor. - All out of plumb posts should be adjusted to ensure full support.



Item 30 - Picture 1

SUBFLOORING

- ☒ 31. Minor damage in certain areas.

ROOF and CEILING FRAMING

- ☒ 32. The roof/wall joints do not have reinforcing connections. - Having a qualified contractor add connective hardware would strengthen the building's resistance to wind or seismic forces, and would be a beneficial upgrade.

31

Consideration Items

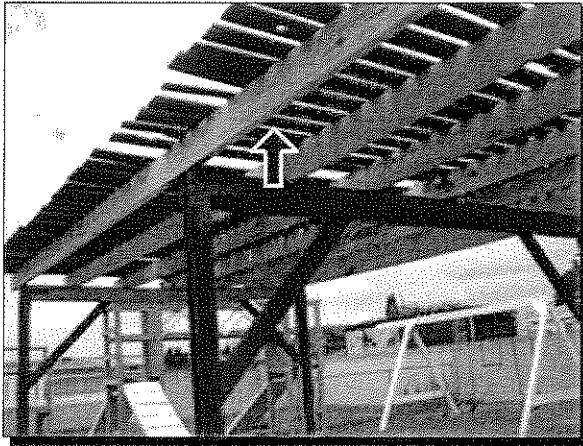
Exterior

GRADING, DRAINAGE, RETAINING WALLS

- ☒ 33. The grading is inadequate around the exterior of the building. This can promote water entry into the building or foundation.
- Monitor the areas to determine if water is entering the structure. Have a qualified contractor or landscaper regrade the yard if needed.

PATIOS and COVERS

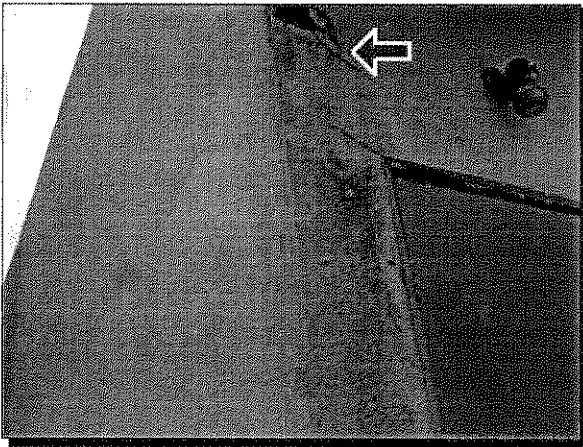
- ☒ 34. The patio cover is not bolted failing at the rear of home. A qualified technician should inspect further and repair as needed.



Item 34 - Picture 1

WALL CLADDING AND TRIM

- ☒ 35. Suggest sealing all holes, cracks etc around building water water can intrude.



Item 35 - Picture 1

EAVES, SOFFITS, FASCIA AND PAINT

- ☒ 36. Minor damage.

WINDOWS

- ☒ 37. Several window screens are missing/damaged. All window screens should be repaired or replaced as necessary.

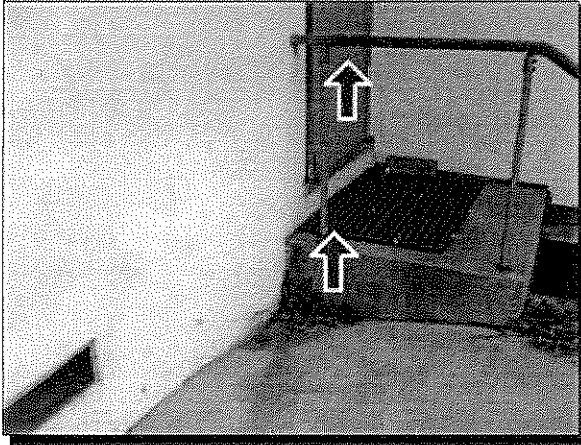
STEPS and RAILINGS

- ☒ 38. Railings are loose and rusted suggest securing and painting. Minor cracks in steps.

32

Consideration Items

Exterior



Item 38 - Picture 1

FENCES and GATES

- ☒ 39. All gates locked not inspected.

Roofing

FLASHINGS

- ☒ 40. Suggest sealing all flashing on roof.

Plumbing

CLIENT INFORMATION

- ☒ 41. Any plumbing valve that is not operated on a daily basis may fail; that is, start leaking or dripping, when tested. If you want to know if seldom-used valves and faucets are functional, we encourage you to operate them in the presence of the seller, before escrow closing. If the seller is not available for this exercise, we recommend that you have a plumber present so that he can make any repairs or replacements, as needed.
- ☒ 42. Natural gas, propane and butane (the latter two are generally known as liquefied petroleum gas, LPG) are odorless in their natural state. A non-toxic chemical odorant is added to these gasses so that a person can tell when there is a leak. All of these gasses are highly explosive, and LP gas is heavier than air. LP gas collects first in the low areas of a building, often making its odor difficult to detect at nose level. -WARNING: If you notice a strong gas odor, or even suspect the presence of natural or LP gas, do not attempt to find the source yourself. Do not try to light any appliance. Do not touch any electrical switch; do not use any phone. Go immediately to a neighbor's, leaving the doors open to ventilate the building, then call your gas supplier or service provider and follow their instructions. If you cannot reach your gas supplier, call the fire department. Keep the area clear until the service call has been completed.

LIMITATIONS: PLUMBING WATER SUPPLY

- ☒ 43. During the inspection, we only operate the valves or faucets that are normally operated by the occupants in their daily use of the plumbing system. Be aware that we will not operate:
- The main water supply shutoff (although we will report on its existence and location when accessible.
 - The temperature & pressure relief valve on the water heater (although we will note its existence and check its installation)
 - The water heater tank supply or drain valves: Any stop valves supplying water to plumbing fixtures.

33

Consideration Items

Plumbing

--The laundry supply shutoff valves. Any valve that is not operated on a daily basis may fail; that is, start leaking or dripping, when tested. If you want to know if seldom-used valves and faucets are functional, we encourage you to operate them in the presence of the seller, before escrow closing. If the seller is not available for this exercise, we recommend that you have a plumber present so that he can make any repairs or replacements.

- ☒ 44. Galvanized steel pipes are used in the interior water supply, and generally have a finite life span. The quality of the plating, installation methods, water temperature, water quality and water usage all factor into the actual serviceable life. Scale builds up inside the pipe which eventually restricts the flow of water to the fixtures. Corrosion eats away at the inside of the pipes, eventually causing leaks. Thirty to forty years is the average life of galvanized pipes.
- Replacement of the galvanized steel supply pipes will eventually be required.

MAIN WATER SHUT-OFF

- ☒ 45. We could not locate the main shut-off for water. The current owners may know about its location. Otherwise, you will need to use a water key at the street meter or have a plumber install a proper shutoff at the house.

PLUMBING WATER SUPPLY

- ☒ 46. The supply plumbing has been partially upgraded from the original galvanized steel piping to a mixture of vertical copper piping and original galvanized piping. We noted a drop in volume of water when multiple fixtures were run. This is typical of a house with galvanized piping. If low flow becomes a problem, replacement of the galvanized supply pipe should alleviate the condition.
- ☒ 47. The supply plumbing has been partially upgraded from the original galvanized steel piping to a mixture of horizontal copper piping and original galvanized piping. Typically the horizontal lines are replaced with copper, and the vertical supplies or risers are the original galvanized pipe. We noted a drop in volume of water when multiple fixtures were run. This is typical of a house with galvanized piping. If low flow becomes a problem, replacement of the galvanized supply pipe should alleviate the condition.

WASTE and VENT PIPES:LIMITATIONS

- ☒ 48. The vent piping is inaccessible and was not inspected.
- ☒ 49. This inspection does not include evaluation of public sewage systems. It does not include private waste disposal systems unless specifically ordered by the client and discussed in this report. The typical scope of our inspection of the plumbing system in all buildings includes the visible water supply piping, fixtures and drain, waste and vent piping physically located in the confines of the building. We do not inspect the building drain between the building and its discharge point at the sanitary district collection system, or private waste disposal system.
- ☒ 50. The typical scope of our inspection of the plumbing system in all buildings includes the visible water supply piping, fixtures and drain, waste and vent piping physically located in the confines of the building. We do not inspect the building drain between the building and its discharge point at the sanitary district collection system, or private waste disposal system. Hidden damage or blockage by tree roots or other debris of the main sewer system can not be detected during a normal home inspection. If this building has been vacant or is suspect of having a clay tile waste system, we recommend that a qualified contractor perform a scope analysis of the main sewer line.

GAS SYSTEM

- ☒ 51. There is no "emergency seismic shut off" meter wrench in the vicinity of the gas meter. A meter wrench is recommended in areas subject to seismic activity. An emergency shutoff wrench should be chained to the meter to provide a convenient means for shutoff in an emergency. The valve can be turned 90 degrees in either direction to shut the gas supply off.
- ☒ 52. There is a gas piping system within the subject building. It is not within the scope of this inspection to perform a pressure test on the gas system.

Electrical

CLIENT INFORMATION

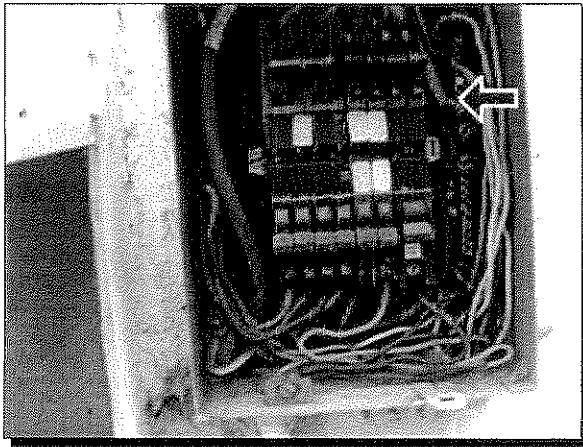
34

Consideration Items**Electrical**

- ⊠ 53. The electrical system comprises some older technology. Modern systems feature improvements in safety and convenience.
- Consider consulting with a licensed electrical contractor who can provide upgrade specifications, costs, and/or install a new electrical system.

MAIN DISTRIBUTION PANEL

- ⊠ 54. The wiring inside the panel is crowded, "jumbled." Crowded wiring can pose the potential for shorting of the wiring.
- A licensed electrical contractor should service the panel to insure its safe function.



Item 54 - Picture 1

CIRCUIT BREAKERS

- ⊠ 55. Circuits in the panel are not labeled. While the labeling of the various electrical circuits in the panel is not related to fire hazards or potential electrical shock safety, they do identify which breakers control which circuits, and are important for determining which breakers to turn off when working on the system.
- An electrician can identify and label the circuits.

GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS)

- ⊠ 56. We recommend upgrading by installing GFCI receptacles in all locations required by present standards. This includes locations in bathrooms, garages, exteriors, basements and crawl spaces, kitchens and laundry within six feet of the sink. They are also commonly utilized for equipment such as sump pumps, whirlpools, spas and pool equipment. GFCI's have two different forms: receptacles with test/reset buttons, and panel breakers, and either form is effective in protecting appropriate outlets or fixtures.
- Consider upgrading unprotected receptacles in areas where GFCI protection is presently required. A qualified electrician should do the work.

EXTERIOR RECEPTACLES AND FIXTURES

- ⊠ 57. One or more lights are not functional at the exterior. The bulbs may have burned out. Try replacing the bulbs and testing the fixtures. If new bulbs do not correct the problem, a qualified electrician should make repairs or modifications as necessary.

Attic**ATTIC MOISTURE CONDITIONS**

- ⊠ 58. There are water stains on the underside of the wood shingles. This is typical of this type of construction and does not usually indicate a leak. However, we cannot verify that the roof is free of leaks.

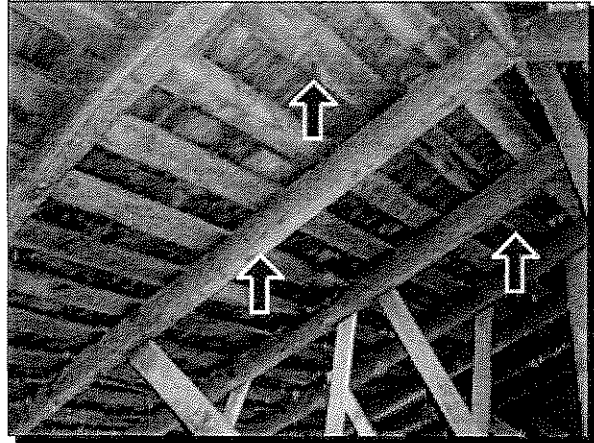
IMPORTANT CLIENT INFORMATION

- ⊠ 59. Suggest installing brackets on wood members in the future. Suggest having framing checked by a contractor.

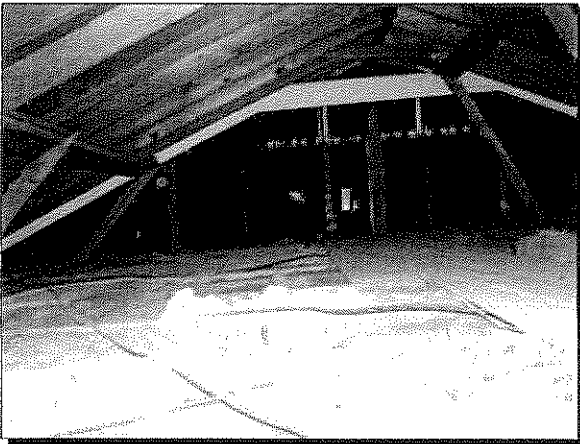
35

Consideration Items**Attic**

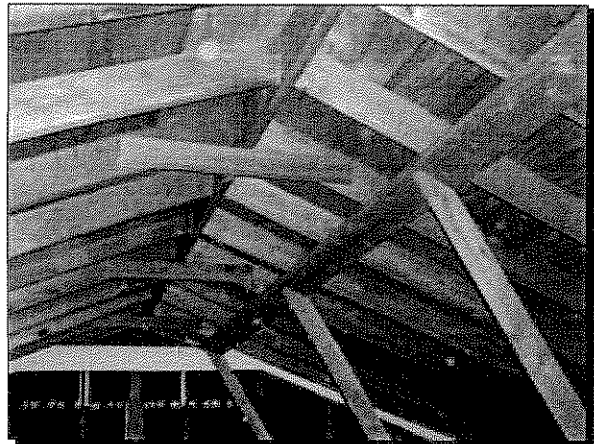
Item 59 - Picture 1



Item 59 - Picture 2



Item 59 - Picture 3



Item 59 - Picture 4



Item 59 - Picture 5

Garage**CLIENT INFORMATION**

- ☒ 60. The garage door was locked at the time of this inspection. We could not test the garage door.
- The door should be tested and its operation verified before the close of escrow.

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Consideration Items

Interiors

INTERIOR INSPECTION LIMITATIONS

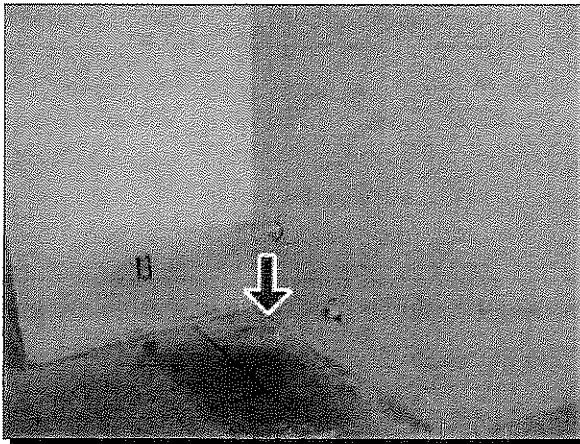
- ☒ 61. Since ceiling fan mounting boxes are concealed in the ceiling, they are inaccessible and cannot be inspected. Proper mounting of ceiling fans require the use of specially-designed boxes which must be properly secured to the ceiling structure. Proper mounting is necessary to ensure that the fan does not fall. If you have any doubt about any ceiling fan installation, we recommend a thorough check by a technician familiar with the manufacturer's installation instructions.

CEILINGS

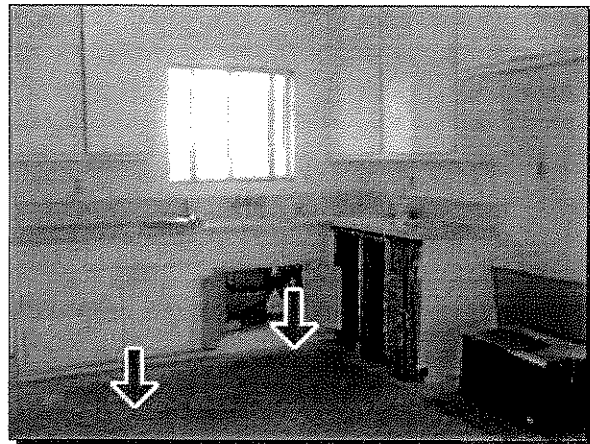
- ☒ 62. The material on several ceilings is a type that may contain asbestos. Asbestos content can be determined only by laboratory testing.
- We encourage you to obtain further information on asbestos, as needed, from a licensed asbestos consultant or abatement contractor.
- ☒ 63. Paint is peeling from the ceiling. This could indicate improper painting technique or excess moisture. A qualified technician could make repairs or modifications as necessary.

FLOORS

- ☒ 64. The floor squeaks in several locations in the structure. A squeaky floor is not a structural defect. Typically, squeaks can be eliminated with minor repairs or modifications.
- ☒ 65. Portions of the floor are uneven. This condition appears to be the result of mismatching the underlying framing or subfloor. Consider repairs to achieve a better appearance and a level walking surface.
- ☒ 66. We noted a bump or dip in the floors of some of the rooms. The areas could have been built out of level, or the structural lumber may have shrunk during the initial drying. A qualified technician should evaluate these areas and effect repairs as needed.
- ☒ 67. Most of the carpet and floors are damaged.



Item 67 - Picture 1

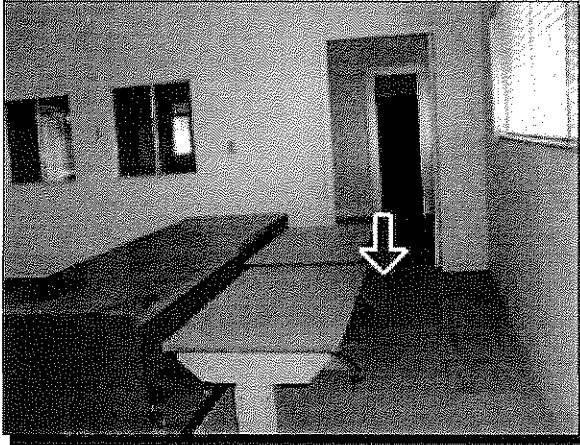


Item 67 - Picture 2

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Consideration Items

Interiors



Item 67 - Picture 3

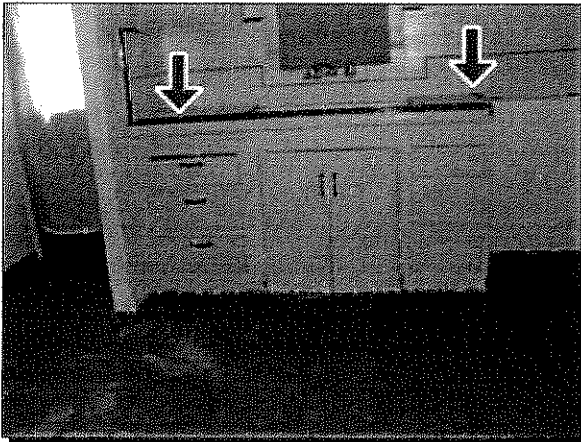
WINDOWS

- ☑ 68. One or more windows do not operate smoothly, are difficult to latch or are in need of adjustment. This condition does not generally necessitate immediate repair. Window exteriors require proper maintenance to avoid rot, water or air infiltration. All poorly or non-operating windows and their associated hardware should be cleaned, lubricated, and adjusted for smoother operation. Where needed, essential hardware, such as operator cranks, sash balances and latches should be replaced with compatible components. Generally, improvements are usually made on an as-needed basis only.
- ☑ 69. The glass at the windows or doors in the several rooms has no visible markings to indicate that it is tempered or laminated safety glass.
 - If tempered or laminated safety glass cannot be confirmed at this location, a qualified glass company should be consulted to examine the glass and identify their composition. If it is not safety glazing, we recommend upgrading them with safety glass.
- ☑ 70. The slider windows are in operating condition. However, minor wear and tear to the track and slides is evident. The operation of the windows could be improved with cleaning and lubrication. All poorly operating or non-operating windows should be repaired as necessary.

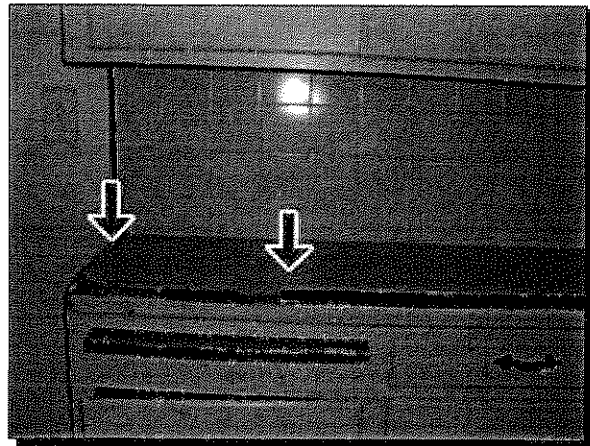
Kitchen

COUNTERTOP/SINK

- ☑ 71. The kitchen countertop is damaged. A qualified technician should repair or replace as needed.



Item 71 - Picture 1



Item 71 - Picture 2

A handwritten signature or set of initials, possibly '38', enclosed within a hand-drawn triangle.

Consideration Items**Kitchen**

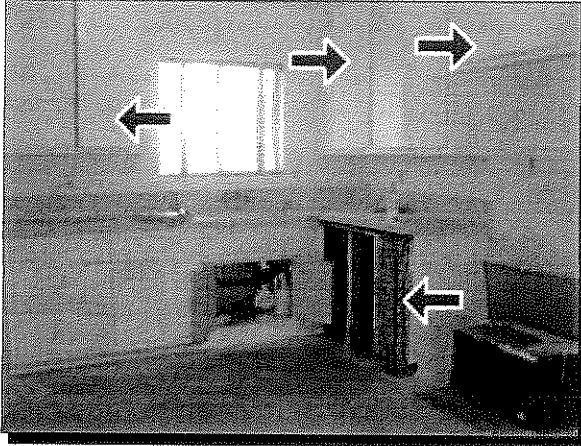
- ☒ 72. The surface of the sink is chipped. This is a cosmetic issue. However, if significant rust develops, the sink may have to be replaced.

WASTE DISPOSER

- ☒ 73. The garbage disposal would not operate or is non functional. A qualified technician should make any needed repairs or modifications.

CABINETS

- ☒ 74. Cabinets have minor damage and hardware is missing .



Item 74 - Picture 1

Bathrooms**CLIENT INFORMATION**

- ☒ 75. Operating angle stops that have not been tested for function in some time may cause them to leak. Experienced inspectors do not operate them during a standard home inspection. If you chose to check any valve that has not been operated in the past six months, we recommend being prepared to deal with any water leaks.

BATHROOM VENTILATION

- ☒ 76. The bathroom depends solely on a window for ventilation and removal of excess moisture. Consider installing a ceiling vent fan vented directly to the outdoors for the primary method of venting.

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Legend ☐ No Action Items Found ☒ Action Item ☒ Consideration Item

Introductory Notes			
1.0	CLIENT ADVICE	X	
1.1	INSPECTION SCOPE	X	
1.2	PERMITS	X	
1.3	ENVIRONMENTAL	X	
1.4	PICTURES	X	
1.5	OVERALL BUILDING CONDITIONS	X	
Structure			
2.0	CLIENT INFORMATION		<input checked="" type="checkbox"/>
2.1	LIMITATIONS: ACCESS		<input checked="" type="checkbox"/>
2.2	SLAB FOUNDATIONS AND CRAWLSPACES	X	<input checked="" type="checkbox"/>
2.3	CRAWL SPACE MOISTURE		<input checked="" type="checkbox"/>
2.4	FOUNDATION MOISTURE	X	<input checked="" type="checkbox"/>
2.5	CRAWL SPACE VENTILATION	X	<input checked="" type="checkbox"/>
2.6	MUDSILL and BOLTING		<input checked="" type="checkbox"/>
2.7	CRIPPLE WALLS		<input checked="" type="checkbox"/>
2.8	BEAMS	X	
2.9	PIERS and POSTS	X	<input checked="" type="checkbox"/>
2.10	FLOOR JOISTS	X	
2.11	SUBFLOORING	X	<input checked="" type="checkbox"/>
2.12	ROOF and CEILING FRAMING	X	<input checked="" type="checkbox"/>
2.13	PURLINS and COLLAR TIES	X	
2.14	ROOF TRUSS CONDITION	X	
Exterior			
3.0	CLIENT INFORMATION	X	
3.1	GRADING, DRAINAGE, RETAINING WALLS	X	<input checked="" type="checkbox"/>
3.2	DRIVEWAYS AND WALKWAYS	X	
3.3	PATIOS and COVERS	X	<input checked="" type="checkbox"/>
3.4	WALL CLADDING AND TRIM	X	<input checked="" type="checkbox"/>
3.5	EAVES, SOFFITS, FASCIA AND PAINT	X	<input checked="" type="checkbox"/>
3.6	DOORS		<input checked="" type="checkbox"/>
3.7	WINDOWS	X	<input checked="" type="checkbox"/>
3.8	STEPS and RAILINGS	X	<input checked="" type="checkbox"/>
3.9	FENCES and GATES	X	<input checked="" type="checkbox"/>
3.10	VEGETATION and PLANTERS	X	
Roofing			
4.0	LIMITATIONS: ROOFING	X	
4.1	ROOF COVERINGS		<input checked="" type="checkbox"/>
4.2	FLUES and CAPS	X	
4.3	FLASHINGS	X	<input checked="" type="checkbox"/>
4.4	GUTTERS/ DOWNSPOUTS AND DRAINS	X	

4.5	IMPORTANT CLIENT INFORMATION	X	
Plumbing			
5.0	CLIENT INFORMATION	X	<input checked="" type="checkbox"/>
5.1	LIMITATIONS: PLUMBING WATER SUPPLY	X	<input checked="" type="checkbox"/>
5.2	MAIN WATER SHUT-OFF	X	<input checked="" type="checkbox"/>
5.3	PLUMBING WATER SUPPLY	X	<input checked="" type="checkbox"/>
5.4	PLUMBING FIXTURES and DRAINS		<input checked="" type="checkbox"/>
5.5	WASTE and VENT PIPES:LIMITATIONS	X	<input checked="" type="checkbox"/>
5.6	WASTE and VENT PIPES		<input checked="" type="checkbox"/>
5.7	WATER HEATER	X	
5.8	WATER HEATER COMBUSTION and VENTING		<input checked="" type="checkbox"/>
5.9	WATER HEATER SEISMIC STRAPS		<input checked="" type="checkbox"/>
5.10	WATER HEATER - CONDITIONS	X	
5.11	GAS SYSTEM	X	<input checked="" type="checkbox"/>
5.12	GAS PIPES and VALVES	X	
5.13	GAS VENTS AND FLUES	X	
5.14	TANKLESS WATER HEATER	X	
5.15	SEPTIC SYSTEM	X	
5.16	PROPANE TANKS and PIPES	X	
Electrical			
6.0	CLIENT INFORMATION		<input checked="" type="checkbox"/>
6.1	SERVICE ENTRANCE CONDUCTORS/ AMPACITY	X	
6.2	METER AND GROUNDING	X	
6.3	MAIN DISTRIBUTION PANEL	X	<input checked="" type="checkbox"/>
6.4	CIRCUIT BREAKERS	X	<input checked="" type="checkbox"/>
6.5	SUB PANEL(S)	X	
6.6	GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS)	X	<input checked="" type="checkbox"/>
6.7	WIRING		<input checked="" type="checkbox"/>
6.8	EXTERIOR RECEPTACLES AND FIXTURES	X	<input checked="" type="checkbox"/>
6.9	INTERIOR RECEPTACLES AND FIXTURES		<input checked="" type="checkbox"/>
Heating and Cooling			
7.0	VENTS AND FLUES	X	
7.1	WALL/FLOOR/GRAVITY/RADIANT HEAT		<input checked="" type="checkbox"/>
Attic			
8.0	ATTIC ACCESS CONDITIONS	X	
8.1	ATTIC MOISTURE CONDITIONS	X	<input checked="" type="checkbox"/>
8.2	ATTIC VENTILATION CONDITIONS	X	
8.3	ATTIC INSULATION CONDITIONS	X	
8.4	IMPORTANT CLIENT INFORMATION	X	<input checked="" type="checkbox"/>

Legend

X No Action Items Found

☒ Action Item☒ Consideration Item

Garage			
9.0	CLIENT INFORMATION	X	<input checked="" type="checkbox"/>
Interiors			
10.0	INTERIOR INSPECTION LIMITATIONS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
10.1	CEILINGS	X	<input checked="" type="checkbox"/>
10.2	WALLS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
10.3	FLOORS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
10.4	WINDOWS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
10.5	BEDROOM FIRE SAFETY EGRESS	X	
10.6	DOORS	<input checked="" type="checkbox"/>	
10.7	CLOSETS/CABINETS	X	
10.8	SMOKE DETECTORS/CO DETECTOR	<input checked="" type="checkbox"/>	
10.9	FIRE SPRINKLER SYSTEM	X	
10.10	INTERIOR GENERAL CONDITIONS	X	
Kitchen			
11.0	COUNTERTOP/SINK	X	<input checked="" type="checkbox"/>
11.1	DISHWASHER and AIR GAP	X	
11.2	RANGES/OVENS/COOKTOPS	X	
11.3	KITCHEN EXHAUST SYSTEM	X	
11.4	WASTE DISPOSER	X	<input checked="" type="checkbox"/>

11.5	MICROWAVE	X	
11.6	CABINETS	X	<input checked="" type="checkbox"/>
11.7	REFRIGERATOR	X	
11.8	TRASH COMPACTOR	X	
Bathrooms			
12.0	CLIENT INFORMATION	X	<input checked="" type="checkbox"/>
12.1	WALLS	X	
12.2	FLOOR	X	
12.3	CEILINGS	X	
12.4	WASH BASIN(S)	X	
12.5	SHOWER PAN(S)	X	
12.6	TOILET(S)		<input checked="" type="checkbox"/>
12.7	BATHROOM VENTILATION	X	<input checked="" type="checkbox"/>
12.8	BATHTUB(S)	X	
Laundry			
13.0	CLIENT INFORMATION	X	
13.1	CLOTHES WASHER CONNECTIONS	X	
13.2	CLOTHES DRYER CONNECTIONS	X	
13.3	VISIBLE CLOTHES DRYER VENT	X	
13.4	LAUNDRY TUB		<input checked="" type="checkbox"/>