



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: July 13, 2010  
SUBJECT: Conditional Use Permit No. 808-10  
APPLICANT: Odyssey Automotive Repair  
Representative: Boris Mitreski  
532 E. Sepulveda Boulevard  
Carson, CA 90745  
REQUEST: Conditional Use Permit approval to facilitate continued auto repair use on a site located in the MU-SB (Mixed-Use-Sepulveda Boulevard) zoning district  
PROPERTY INVOLVED: 532 E. Sepulveda Boulevard

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#### 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:* April 28, 2010

- Conditional Use Permit No. 808-10

*Property Owner/Project Applicant*

- Boris Mitreski, 532 E. Sepulveda Boulevard, Carson, CA 90745

*Project Address*

- 532 E. Sepulveda Boulevard, Carson, CA 90745

*Project Description*

- Odyssey Automotive Repair has been operating continuously at the subject property since 2000. Pursuant to Sections 9138.2 and 9182.22 of the Carson Municipal Code (CMC), which were adopted and amended in 2004, respectively, a conditional use permit is required by November 4, 2009 for any legal nonconforming vehicle service and repair use located within 100 feet of any residential zone. Conditional Use Permit No. 808-10 would fulfill that requirement making the use conforming to the CMC.

## II. Background

*Current Use of Property*

- The property is developed with a commercial building consisting of approximately 3,757 square feet built in 1957.

*Previously Approved Discretionary Permits*

- Special Use Permit No. 151-77 was approved for auto repair use in March 1977. City Business License Division records indicated continued auto repair uses since 1974.

▪ *Public Safety Issues*

- After consulting with the Public Safety Department it was *determined that there is* no zoning code enforcement case associated with this property.

*Ordinance No. 04-1322*

On October 5, 2004, City Council passed Ordinance No. 04-1322 (Exhibit No. 3), which requires a conditional use permit (CUP) for any auto repair use located within 100 feet of a residential zone.

A CUP can only be approved by the Planning Commission if certain findings can be made, including providing adequate onsite parking and meeting applicable development standards contained in Section 9138.2. Furthermore, a report must be prepared by the applicant showing that Building, Plumbing, Electrical, and Fire Code deficiencies are eliminated. The Commission may require additional improvements to the property, or any buildings or structures thereon, which may include but are not limited to the following:



1. New or rehabilitated landscaping;
2. Exterior changes to promote compatibility of buildings and structures with surrounding development;
3. General repairs to vehicular maneuvering or parking areas; and
4. Modifications designed to bring a structure more nearly into compliance with the applicable standards for commercial uses.

### III. Analysis

#### *Location/Site Characteristics/Existing Development*

- The subject property is located at 532 E. Sepulveda Boulevard.
- The subject site consists of a commercial building with 3,757 square feet that was built in 1957.
- General commercial uses surround the subject property to the northeast, east and west with single family residential uses to the northwest across Sepulveda Boulevard and south across an alley.
- The lot area is approximately 12, 624 square feet.
- The existing commercial building is developed with 10 parking spaces and meets CMC parking requirements. The existing auto repair building consists of three working service bays, two storage areas and an office. Only one service bay has a vehicle lift.

#### *Zoning/General Plan/Redevelopment Area Designation*

- The subject property is zoned MU-SB (Mixed-Use-Sepulveda Boulevard). The properties to the north and east are zoned Commercial General. The property to the west is zoned MU-SB (Mixed-Use Sepulveda Boulevard). Properties to the south and northwest are zoned RS (Single Family Residential).
- The subject property has a General Plan Land Use designation of Mixed-Use Residential.

Odyssey Automotive Repair provides auto repair services Monday through Friday, 9:00 a.m. to 5:00 p.m. There is no oil recycling service offered at this location, however, staff is recommending that the site provide oil recycling service for the public in compliance with the State Conservation Department/Cal-Recycle Program.

The existing building is constructed with concrete block and a red brick façade. The building's existing paint is white with a blue-painted wall sign.

Regarding exterior changes to promote compatibility of existing building/structure with surrounding development, staff recommends that Crape Myrtle trees and evergreen ground cover be planted along the planter strip fronting the building along Sepulveda Boulevard. The city's Public Works Department has agreed to plant trees provided the property owner installs an automatic drip irrigation system. The parking areas will be improved by repairing cracks in the concrete and re-stripping parking spaces. No new signs are proposed.



As required by Ordinance No. 04-1322, the applicant has provided a building inspection report by a certified inspector (Exhibit No. 3). The inspection report identifies potential building, plumbing and electrical deficiencies and recommends repairs in conformance to the State Uniform Building Code. No major code deficiencies were identified. A condition of approval has been included requiring the applicant to address the recommendations and make repairs.

#### *Applicable Zoning Ordinance Regulations*

The proposed CUP is subject to the approval of a development plan in accordance with the Conditional Use Permit (CUP) procedures as provided in Section 9172.21 and subject to CMC Section 9138.2 (Vehicle Service and Repair).

#### *Required Findings: Conditional Use Permit*

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

1. The proposed use and development will be consistent with the General Plan.
2. The site is adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed use and development.
3. There will be adequate street access and traffic capacity.
4. There will be adequate water supply for fire protection.
5. 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) can be made in the affirmative. Details can be found in the attached Resolution.

#### *Issues of Concern:*

- Issue – Aesthetic Improvements: Pursuant to Ordinance No. 04-1322 and CMC Section No. 9138.2(B), Vehicle Service and Repair, the applicant shall provide plans that enhance the architectural character of the existing structure which illustrates compatibility with the surrounding properties.
- - *Mitigation:* The applicant shall install a drip automatic irrigation system with the planter strip fronting Sepulveda Boulevard and plant evergreen ground cover and Crape Myrtle trees within said landscape strip.
  - *Mitigation:* The property owner/applicant provided a property inspection report that identifies any plumbing, electrical and building fire code deficiencies that may exist and the proposed plans/requirements to correct any existing or potential deficiencies in compliance with State Uniform Building and Fire Codes.



#### IV. Environmental Review

Pursuant to Section 15301(e), Existing Facilities, of the California Environmental Quality Act (CEQA), the continued auto repair use does not have the potential to cause a significant effect on the environment and is found to be exempt.

#### V. Recommendation

That the Planning Commission:

- **WAIVE** further reading and **ADOPT** Resolution No.\_\_\_\_\_, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 808-10 FOR CONTINUED AUTO REPAIR USE LOCATED AT 532 E. SEPULVEDA BOULEVARD."

#### VI. Exhibits

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

Prepared by: \_\_\_\_\_

Zak Gonzalez II, Planner

Reviewed by: \_\_\_\_\_

John F. Signo, AICP, Senior Planner

Approved by: \_\_\_\_\_

Sheri Repp, Planning Officer

**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO.**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT  
NO. 808-10 FOR CONTINUED AUTO REPAIR USE LOCATED  
AT 532 E. SEPULVEDA BOULEVARD**

**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, Boris Mitreski, with respect to real property located at 532 E. Sepulveda Boulevard, and described in Exhibit "A" attached hereto, requesting the approval of a Conditional Use Permit (CUP No. 808-10) for continued auto repair use in the MU-SB (Mixed-Use-Sepulveda Boulevard) zoning district. Pursuant to Sections 9138.2 and 9182.22 of the Carson Municipal Code (CMC), a conditional use permit is required for any legal nonconforming vehicle service and repair use located within 100 feet of a residential zone district.

A public hearing was duly held on July 13, 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 General Plan designates the property as Mixed Use Residential which is compatible with the existing use. The continued auto repair use will be consistent with the surrounding commercial uses and is appropriate for the subject property.
- b) The project is compatible in design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area.
- c) The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the existing use. The surrounding land uses are primarily general commercial uses and the proposed project is compatible with those uses. The site is 0.29 acres, relatively flat, and is located in a commercial area.
- d) The circulation and street parking on the adjacent public streets will not be adversely impacted since the existing use at the site for auto repair will not change. Safety and convenience of vehicular and pedestrian access is provided.
- e) No new signage is proposed for this project.



- f) The proposed CUP application for continued auto repair use meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. Therefore all of the required findings pursuant to Section 9172.21(D), Findings and Decision, can be made in the affirmative.

**Section 4.** The Planning Commission further finds that the proposed use will not have a significant effect on the environment. The proposed use will not alter the predominantly general commercial character of the surrounding area and will meet or exceed all City standards for protection of the environment. Therefore, the proposed project is found to be categorically exempt under Section 15301(e) of the CEQA (California Environmental Quality Act) Guidelines.

**Section 5.** Based on the aforementioned findings, the Commission hereby grants Conditional Use Permit No. 808-10 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 13<sup>th</sup> DAY OF JULY, 2010**

\_\_\_\_\_  
**CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY**



**EXHIBIT "A"**

LOTS 36, 37, 38, 39 AND 40 IN BLOCK 3 OF THE FACTORY CENTER TRACT, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23 PAGE(S) 18 AND 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THOSE PORTIONS OF LOTS 36 TO 40 INCLUSIVE, BLOCK 3 OF FACTORY CENTER, AS SHOWN ON MAP RECORDED IN BOOK 23 PAGES 18 AND 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, WHICH LIE WITHIN A STRIP OF LAND 50 FEET WIDE, THE NORTHERLY BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE PARALLEL WITH AND 30 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF LOT 60, SAID BLOCK, WITH A LINE PARALLEL WITH AND 26 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY LINE OF SAID LAST MENTIONED LOT; THENCE NORTH 88° 13' 40" EAST ALONG SAID LAST MENTIONED PARALLEL LINE 173.17 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, TANGENT TO SAID LAST MENTIONED PARALLEL LINE AND HAVING A RADIUS OF 2400 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2° 44' 58" A DISTANCE OF 118.17 FEET; THENCE NORTH 85° 28' 42" EAST 150.00 FEET TO BE KNOWN AS SEPULVEDA BOULEVARD, AS GRANTED TO THE COUNTY OF LOS ANGELES, IN DEED RECORDED AUGUST 26, 1966 AS DOCUMENT NO. 4657 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL WATER, MINERALS, OIL AND GAS AND KINDRED SUBSTANCES LYING IN AND UNDER OR FLOWING THROUGH SAID LAND AS CONVEYED IN DEED RECORDED MAY 5, 1977 AS INSTRUMENT NO. 77-431161, OF OFFICIAL RECORDS.

**EXHIBIT A**

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**CITY OF CARSON**  
**ECONOMIC DEVELOPMENT**  
**PLANNING DIVISION**  
**EXHIBIT "B"**

**CONDITIONS OF APPROVAL**

**CONDITIONAL USE PERMIT NO. 808-10**

GENERAL CONDITIONS

1. If a business license permit for said use is not issued within one year of the date of approval of Conditional Use Permit No. 808-10, said permit shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. Upon activation, the Conditional Use Permit shall become automatically null and void if said use has been suspended or has ceased to exist for a period of one year, unless an extension of time is requested prior to expiration and approved by the Planning Commission.
3. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
5. 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. Any minor revisions shall be reviewed and approved by the Planning Division prior to Building and Safety plan check submittal.
6. 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.
7. It is further made a condition of this approval that if any condition is violated or if any law, statute 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.



8. 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.
9. In accordance with Ordinance No. 04-1322, the owner/applicant provided a building inspection report which includes plans to eliminate or mitigate any building, plumbing, electrical and fire code deficiencies that may exist on the subject commercial building located at 532 E. Sepulveda Boulevard. All recommendations identified in the report shall be completed within 90 days of approval of this Conditional Use Permit. The applicant shall notify the Planning Division once the improvements are complete for compliance with this condition.
10. The owner/applicant shall repair cracked concrete parking areas and re-paint all parking spaces in compliance with CMC requirements.
11. The owner/applicant shall comply with the Standard Urban Storm Water Plan (SUSUMP) requirements. Owner/applicant shall coordinate with the city's Development Services Department, Public Works Division.
12. The owner/applicant shall provide for public use above ground storage tanks to hold used automotive oil for recycling purposes in accordance to industry "Best Management" practices and in compliance with the State Department of Conservation/Cal-Recycle program. The Planning Division shall approve the location and signage for company "used oil recycling" services.
13. In order to improve on the project site's aesthetics the applicant/owner shall submit a landscape and irrigation plan identifying the planting of "crape myrtle trees" and evergreen ground-cover along the planter strip fronting on E. Sepulveda Boulevard. The new trees and shrubs shall be maintained by an automatic drip irrigation system. Failure to maintain landscaping will result in Code Enforcement action against the property owner. Said landscape and irrigation plan shall be presented to the Planning Division for review and approval.
14. Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 808-10. 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 or 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.



ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

15. Prior to issuance of a Building Permit, Proof of Worker's Compensation and Liability Insurance must be on file with the Los Angeles County Building and Safety Department.

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.





San Pedro, California  
310.694.3032  
jane@dbS.com

PROJECT ADDRESS  
Odyssey Automotive Repair  
532 E Sepulveda Blvd  
Carson, CA

Site Plan  
Project Data

SHEET TITLE  
PLATTED: APR 14, 2014  
PRINTED:  
REVISIONS:  
REVISIONS:  
REVISIONS:

SHEET  
A1.1  
OF 2

# ODYSSEY AUTO REPAIR

## PROJECT DATA

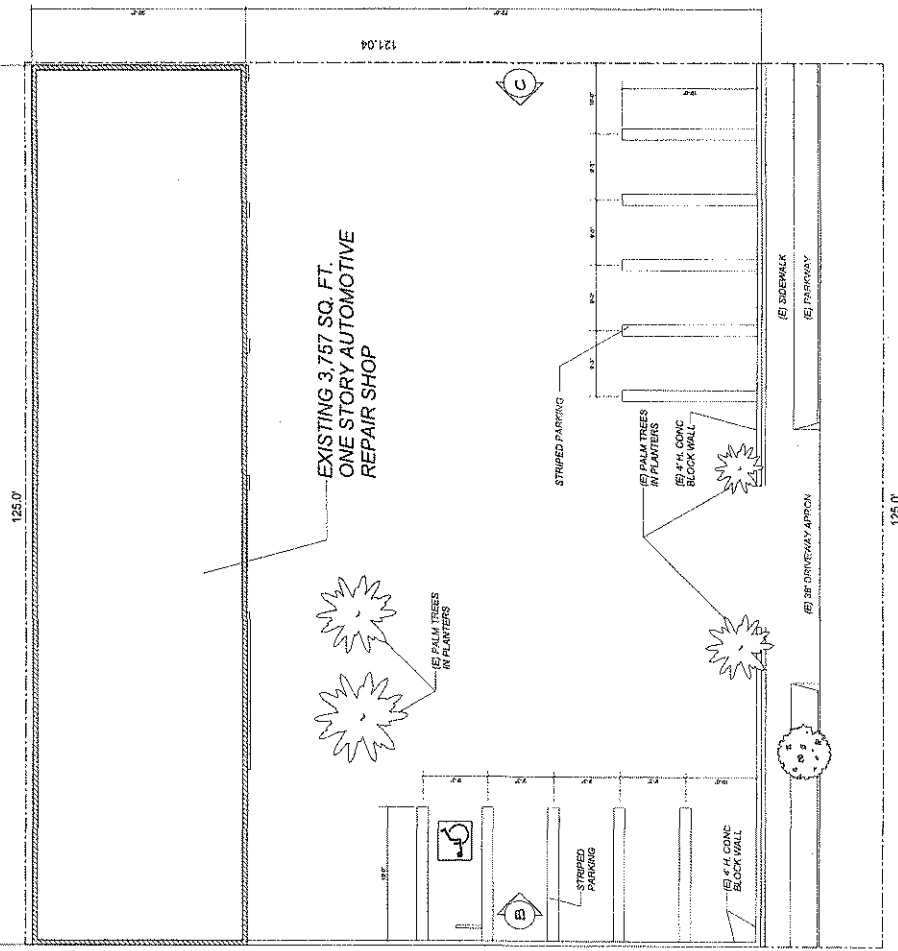
PROJECT ADDRESS & OWNER	ODYSSEY AUTOMOTIVE REPAIR 532 E SEPULVEDA BLVD CARSON, CA 90745
LEGAL DESCRIPTION:	BLOCK: 5 LOT: 36 - 40 CLASSIFICATION: AUTOMOTIVE REPAIR LOT SIZE: 12,500 SQ FT
ASSESSOR PARCEL NO.	7406 - 014 - 026
SCOPE OF WORK	AS-BUILT PLANS OF EXISTING ONE STORY AUTOMOTIVE REPAIR SHOP LOCATED AT 532 E SEPULVEDA BLVD IN THE CITY OF CARSON.
PROJECT TEAM	

## SHEET INDEX

A1.1	SITE PLAN	51
A2.1	FLOOR PLAN ELEVATIONS	52
A3.1		53
A4.1		



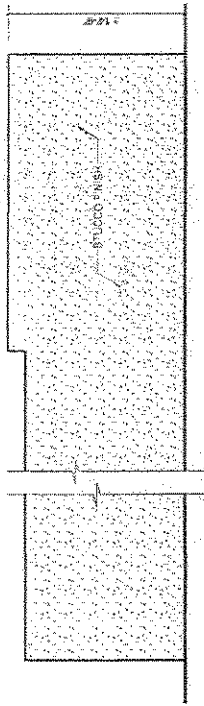
ALLEY (15' WIDE)



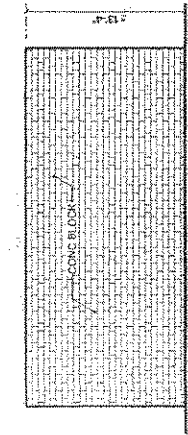
SEPULVEDA BLVD (100' WIDE)

SITE PLAN  
SCALE: 1/8" = 1'-0"

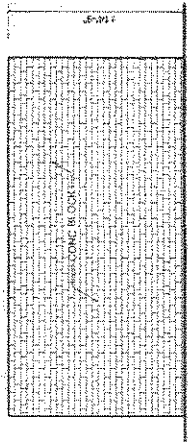
EXHIBIT NO. 2 -



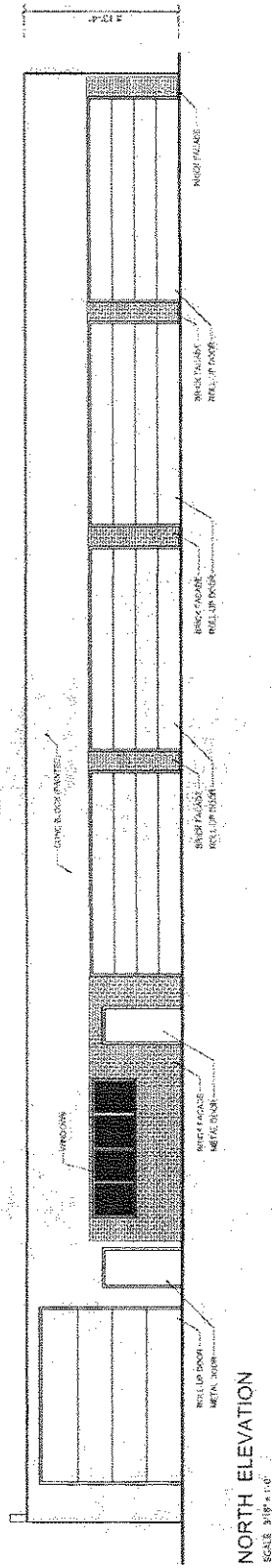
SOUTH ELEVATION



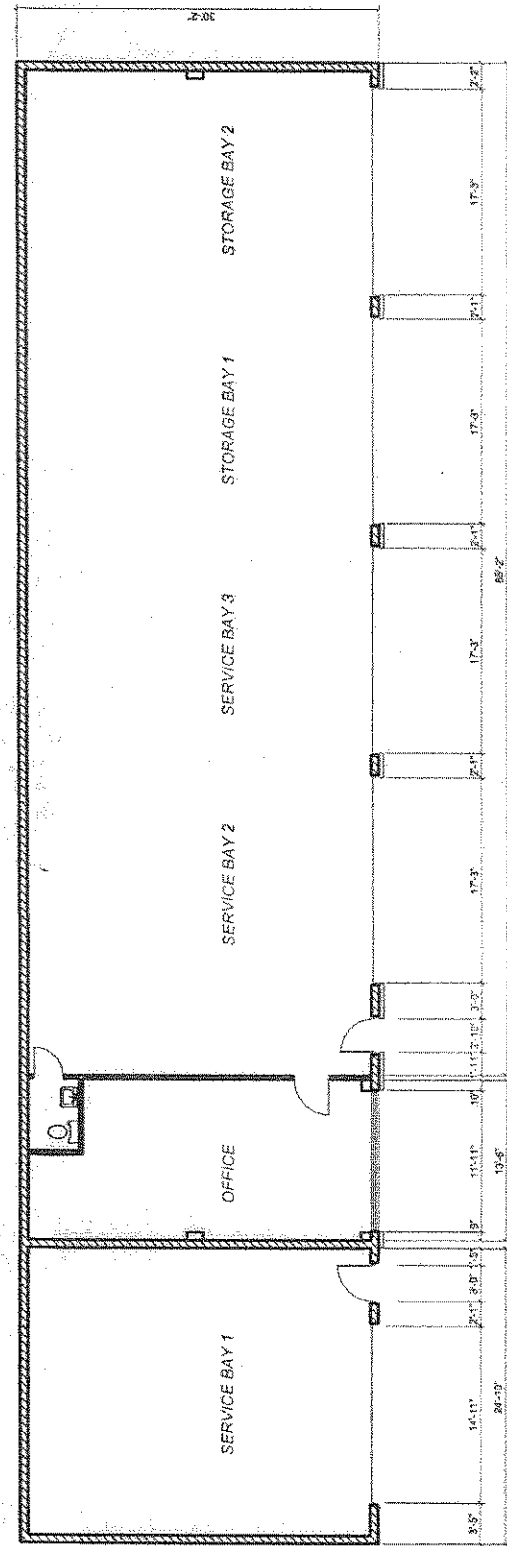
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION  
SCALE: 3/8" = 1'-0"



FLOOR PLAN  
SCALE: 3/16" = 1'-0"



**HOME INSPECTIONS BY DARRELL IMEL**

***A General Contractor Since 1973***

P.O. Box 1132, Torrance, CA. 90505

**Tel: (310) 625-3149**

**Fax: (310) 325-5210**

5-18-10

DATE

ATTENTION: BORIS MITRESKI & THE CITY OF CARSON PLANNING DEPT. (SHARON SONG)  
NAME

532 E. SEPULVEDA  
PROPERTY ADDRESS

CARSON  
CITY

CA.  
STATE

90745  
ZIP

PRESENT AT INSPECTION: ☒ CLIENT ☐ SELLER ☐ LISTING AGENT  
☐ SELLING AGENT ☐ INSPECTOR ONLY

**DESCRIPTION OF PROPERTY INSPECTED:**

☐ SINGLE FAMILY RESIDENCE  
☐ TOWNHOME/CONDOMINIUM-INTERIOR ONLY  
☒ COMMERCIAL  
☐ MULTIPLE UNITS # \_\_\_\_\_  
VACANT ☐ OCCUPIED ☐

BEDROOMS \_\_\_\_\_  
BATHROOMS \_\_\_\_\_  
POOL \_\_\_\_\_  
SPA \_\_\_\_\_

REPORTED SQUARE FOOTAGE 2,000+  
WEATHER CONDITIONS: OVERCAST

**INSPECTION REPORT CODES:**

**GOOD:** MEANS THE ITEM APPEARS IN OPERATING CONDITION AND DOES NOT  
SHOW EXCESSIVE WEAR AT THE TIME OF THE INSPECTION.

**FAIR:** MEANS THE ITEM IS OPERATING BUT MAY NEED REPAIR OR  
REPLACEMENT IN THE NEAR FUTURE AND SHOWS SIGNS OF WEAR AND  
AGING.

**POOR:** MEANS THE ITEM IS IN NEED OF IMMEDIATE REPAIR AND OR  
REPLACEMENT.

DARRELL IMEL  
INSPECTOR

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## AGREEMENT FOR HOME INSPECTION SERVICES

For and in consideration of the promises and terms of this Agreement For Home Inspection Services (this "Agreement"), Inspector and Client hereby agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the subject house and to provide CLIENT with a written inspection report identifying the major deficiencies. This inspection will be of the readily accessible areas of the house and is limited to visual observation of apparent condition existing at the time of the inspection only. The written report will include the following systems and items only:

* Structural Components	* Heating	* Central Air Conditioning
* Exterior Structure	* Grounds	* Insulation and Ventilation
* Attic	* Interior	* Basement or Crawl Space
* Drainage	* Foundation	* Built-in Appliances
* Electrical	* Plumbing	* Roof
* Fireplaces		
2. Systems and items which are EXCLUDED from this inspection include, but are not limited to, the following: recreational and playground facilities, including, but not limited to, tennis courts and swimming pools; geological and soil conditions; sprinkler systems (fire and lawn); solar systems; water wells; below ground septic or drainage systems; smoke detectors; wiring not part of the primary electrical distribution system, including but not limited to, intercoms, cable TV, security systems, and audio systems; portable appliances, including, but not limited to, washers and dryers and window air conditioning units; and any items considered cosmetic. Any comments about the foregoing excluded systems and items are informational only and are not part of the inspection. The presence or absence of pests such as wood damaging organisms, rodents or insects is EXCLUDED from this inspection. The presence of such pests may be noted for informational purposes only. The CLIENT is urged to contact a reputable and licensed specialist if identification and extermination of the pests is desired.
3. The inspection and report will be performed in a manner consistent with the standards of the American Society of Home Inspectors ("ASHI") and the terms used in this Agreement shall have the same meaning given them in the ASHI standards. A copy of the standards of ASHI is available for the CLIENTS review at INSPECTOR'S office. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the CLIENT. INSPECTOR accepts no responsibility for use or misinterpretation by third parties.
4. INSPECTOR is not required to move personal property, debris, furniture, equipment, carpeting or like materials which may impede access or limit visibility. Major deficiencies and defects which are latent or concealed are excluded from the inspection. The inspection is not intended to be technically exhaustive. Equipment and systems will not be dismantled. The inspection report is not a compliance inspection for any governmental codes or regulations.
5. The inspection and report do not address, and are not intended to address the possible presence of or danger from asbestos, radon gas, lead paint, mold, formaldehyde, pesticides, toxic or flammable chemicals, water or airborne related illness or disease, and all other similar or potentially harmful substances. The CLIENT is urged to contact a reputable specialist if information, identification or testing for the foregoing is desired.
6. NEITHER THE INSPECTION NOR THE INSPECTION REPORT IS A WARRANTY, EXPRESS OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE OR CONDITION OF ANY INSPECTED STRUCTURE, ITEM OR SYSTEM. THE INSPECTION AND REPORT ARE NOT INTENDED TO REFLECT THE VALUE OF THE PREMISES, OR TO MAKE ANY REPRESENTATION AS TO THE ADVISABILITY OR INADVISABILITY OF PURCHASE OR SUITABILITY FOR USE.



7. The parties agree, that the maximum liability for INSPECTOR, arising from any failure to perform any of the obligations of the INSPECTOR under this Agreement, is limited to an amount not to exceed the fee paid for the inspection service.
8. Payment is due upon completion of the on-site inspection.
9. INSPECTOR is authorized to disclose any and all items in the inspection report. Yes \_\_\_\_\_ No \_\_\_\_\_
10. This Agreement represents the entire agreement between the INSPECTOR and the CLIENT. No change or modification shall be enforceable against either party unless such change or modification is in writing and signed by both the INSPECTOR and the CLIENT. This Agreement shall be binding upon and enforceable by the parties, and their heirs, executors, administrators, successors and assigns.
11. **MOLD DISCLOSURE:** THIS PROPERTY WAS NOT INSPECTED FOR THE PRESENCE OR ABSENCE OF HEALTH RELATED MOLD OR FUNGI. BY CALIFORNIA LAW, WE ARE NOT QUALIFIED, AUTHORIZED OR LICENSED TO INSPECT FOR HEALTH RELATED MOLD OR FUNGI, IF YOU DESIRE INFORMATION ABOUT THE PRESENCE OR ABSENCE OF HEALTH RELATED MOLD, YOU SHOULD CONTACT AN INDUSTRIAL HYGIENIST.

DARRELL IMEL

Inspector

BORIS MITRESKI

Client or Client's Representative

I hereby warrant that I am authorized to enter into this Agreement on behalf of Client.

Client Representative



532 E. SEPULVEDA CARSON, CA.



## EXTERIOR-1

### ROOF SYSTEM

Kind of roof?

Composition Shingles ☐ Rolled Composition ☒

Wood ☐ Tar & Gravel ☐ Tile ☐

other \_\_\_\_\_

Layers of roofing? **APPEARS TO BE TWO**

Condition? good ☐ fair ☒ poor ☐

Vent caps missing or damaged? yes ☐ no ☒

Mastic seal repairs needed? yes ☒ no ☐

Properly flashed? yes ☒ no ☐

Not accessible or walked due to:

type ☐ height ☐ weather ☐ pitch ☐

Viewed from Ladder-Binoculars -Vantage Points ☒

Recommend that the roof be monitored for maintenance on a regular basis? yes ☒ no ☐

Comments: **1) PONDING OBSERVED IN SEVERAL PLACES. ROOF SHOULD BE MONITORED ON A REGULAR BASIS.**

### GUTTERS/DOWNSPOUTS

N/A

Are there gutters? yes ☐ no ☐

Gutters are? metal ☐ vinyl ☐

Evidence of leaks? yes ☐ no ☐

Do downspouts have kick-outs? yes ☐ no ☐

Water flows away from foundation? yes ☐ no ☐

Condition of gutter system? good ☐ fair ☐ poor ☐

Comments:

### CHIMNEYS

N/A

Any Chimneys? yes ☐ no ☐

Type? masonry ☐ frame ☐ other \_\_\_\_\_

If masonry, any loose/missing bricks or mortar?

yes ☐ no ☐

Does chimney have?

cap ☐ squirrel cage ☐ screen ☐ nothing ☐

Does chimney have?

ash pit ☐ clean outdoor ☐ neither ☐

Condition of chimney? good ☐ fair ☐ poor ☐

Comments:

### WINDOWS/TRIM

Kind of windows? Double hung ☐ casement ☐

jalousie ☐ stationary ☒ gliding ☐

aluminum ☐ wood ☐

other \_\_\_\_\_

combination of types ☐

Condition of frames/sashes/glazing/caulking?

good ☒ fair ☐ poor ☐

Do windows have screens? yes ☐ no ☐

Any screens missing/damaged? yes ☐ no ☐

Comments:

## EXTERIOR-2

### SUMP PUMP

N/A

Is there a sump pump?

yes ☐ no ☐

Condition of pump? good ☐ fair ☐ poor ☐

Work properly? yes ☐ no ☐ unable to test ☐

Any evidence of water problems? yes ☐ no ☐

Comments:

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### AWNINGS

N/A

Are there awning? yes ☐ no ☐

aluminum ☐ fiberglass ☐ canvas ☐

wood frame ☐ other ☐

Condition good ☐ fair ☐ poor ☐

Comments:

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### SIDING/TRIM/MOLDINGS

Exterior walls are? Wood ☐ brick veneer ☒

stone ☐ stucco ☐ masonite ☐

steel sliding ☐ aluminum ☐ vinyl ☐

other **BLOCK**

Is siding trim/firm? yes ☒ no ☐

Any need replace? ☐ repair ☐

Stucco cracking? minor ☐ moderate ☐ severe ☐

Comments:

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### EXTERIOR DOORS

Type of doors? Solid Wood ☐ steel ☒

wood/glass ☐ wood hollow core ☐ other ☐

fit/work properly? yes ☒ no ☐

Have thresholds? yes ☐ no ☒

Have? Security locks ☐ deadbolts ☒

standard keylock ☒

Weather-stripped? yes ☐ no ☐

Condition? good ☒ fair ☐ poor ☐

Are there door bells? yes ☐ no ☒

Do they work? yes ☐ no ☒

**Security and Intercom systems are not inspected**

Comments:

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### PATIO/SLIDING DOORS

N/A

Is there a sliding door? yes ☐ no ☐

Fit/work properly? yes ☐ no ☐

Any evidence of air/water leaks? yes ☐ no ☐

Does it have screen? yes ☐ no ☐

Safety emblems in glass? yes ☐ no ☐

Condition of door? good ☐ fair ☐ poor ☐

Comments:

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## EXTERIOR-3

### GARAGE DOORS

Is there a garage door? yes ☒ no ☐  
Fit/work properly? yes ☒ no ☐  
Safety springs? yes ☐ no ☐  
Condition of door? good ☒ fair ☐ poor ☐  
Is there automatic door opener? yes ☐ no ☒  
Work properly? yes ☐ no ☐  
Passage door to house? yes ☐ no ☐  
Fire rated? yes ☐ no ☐ self closer yes ☐ no ☐  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### FOUNDATION/CRAWL SPACE

Type of foundation? raised ☐ slab ☒  
poured concrete ☒ block ☐ brick ☐  
other \_\_\_\_\_  
Are there piers? yes ☐ no ☐  
Is the foundation bolted? yes ☒ no ☐  
Any evidence of settling or cracking? yes ☒ no ☐  
minor ☒ moderate ☐ severe ☐  
Recommend further analysis from engineer ☐  
Proper ventilation? yes ☐ no ☐  
Are girders / floor joists sagging? yes ☐ no ☐  
Access? good ☐ fair ☐ poor ☐  
Foundation vents missing / damaged? yes ☐ no ☐  
Condition of foundation / crawl space?  
good ☐ fair ☐ poor ☐  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
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### STEPS N/A

Are there exterior steps? yes ☐ no ☐  
Are they? wood ☐ concrete ☐ other \_\_\_\_\_  
Are support/posts / pillars / railings firm?  
yes ☐ no ☐  
Condition of steps? good ☐ fair ☐ poor ☐  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### PATIO N/A

Is there a patio? yes ☐ no ☐  
concrete ☐ brick ☐ other \_\_\_\_\_  
Any evidence of cracking? yes ☐ no ☐  
minor ☐ moderate ☐ severe ☐  
Condition of patio? good ☐ fair ☐ poor ☐  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### DECKS/BALCONY N/A

Is there a deck / balcony? yes ☐ no ☐  
Type? wood ☐ concrete ☐ water proof covering ☐  
other \_\_\_\_\_  
Cracked or deteriorated water proof covering?  
yes ☐ no ☐  
Support post / railings firm? yes ☐ no ☐  
Condition of deck / balcony?  
good ☐ fair ☐ poor ☐  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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EXTERIOR-4

**EXTERIOR FAUCETS**

Are there exterior faucets? yes ☒ no ☐  
Any leaks / corrosion? yes ☐ no ☒  
Missing or damaged faucet handles? yes ☐ no ☐  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**EXTERIOR ELECTRICAL** N/A

Exterior electrical outlets / switches? yes ☐ no ☐  
Are they in weathertight boxes? yes ☐ no ☐  
Do they work properly? yes ☐ no ☐  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**EXTERIOR LIGHTS**

Attached exterior lights? yes ☒ no ☐  
Do they work? yes ☒ no ☐ unable to tell ☐  
Comments: \_\_\_\_\_  
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**SPRINKLER SYSTEM** N/A

Is there a sprinkler system? yes ☐ no ☐  
Are they? Manual ☐ Automatic ☐  
Any leaks? yes ☐ no ☐  
Location of leaking? \_\_\_\_\_  
\_\_\_\_\_

Shut off / draining valves? yes ☒ no ☐  
**Timer systems are not inspected or tested**  
**Individual sprinkler heads are not inspected**  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**POOL - SPA** N/A

Is there a pool? ☐ spa ☐  
**WE DO NOT INSPECT POOLS OR SPAS**  
Is pool/spa enclosed by a fence? yes ☐ no ☐  
Self closing gates? yes ☐ no ☐  
Pool deck? concrete ☐ brick ☐ wood ☐  
other \_\_\_\_\_  
Pool deck cracks / separation at coping?  
minor ☐ moderate ☐ severe ☐  
Comments: \_\_\_\_\_  
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## EXTERIOR-5

### RETAINING WALLS N/A

Any retaining walls? yes ☐ no ☐  
Type? block ☐ rock ☐ railroad ties ☐  
other \_\_\_\_\_  
Any weep holes? yes ☐ no ☐  
Condition of walls? good ☐ fair ☐ poor ☐  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### FENCES

Any fences? yes ☒ no ☐  
Type of fence? block ☐ wood ☒ wrought iron ☒  
chain link ☐ stucco ☐ other \_\_\_\_\_  
Any loose/rotted posts? yes ☐ no ☐  
Any broken/missing boards? yes ☐ no ☐  
Any loose/missing blocks? yes ☐ no ☐  
Do posts have footings? yes ☒ no ☐  
Does it have a gate? yes ☒ no ☐  
Does gate lock? yes ☒ no ☐  
Condition of fence? good ☒ fair ☐ poor ☐  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### SIDEWALKS

Are there sidewalks? yes ☒ no ☐  
Any evidence of cracking? yes ☒ no ☐  
minor ☒ moderate ☐ severe ☐  
Condition of sidewalks? good ☒ fair ☐ poor ☐  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### DRIVEWAYS

Is there a driveway? yes ☒ no ☐  
Does it slope away from the property? yes ☒ no ☐  
Type of driveway? asphalt ☐ concrete ☒  
gravel ☐ other \_\_\_\_\_  
Any evidence of cracking? yes ☒ no ☐  
minor ☐ moderate ☒ severe ☐  
Condition of driveway? good ☐ fair ☒ poor ☐  
Comments: \_\_\_\_\_  
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### GARAGE N/A

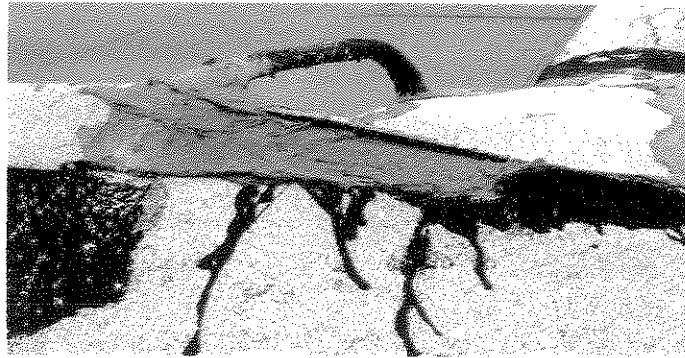
Attached ☐ Detached ☐  
Condition of ceiling/walls? good ☐ fair ☐ poor ☐  
Any visible leaks? yes ☐ no ☐  
Condition of floor? good ☐ fair ☐ poor ☐  
Electrical outlets functional? yes ☐ no ☐  
Condition of windows? good ☐ fair ☐ poor ☐  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
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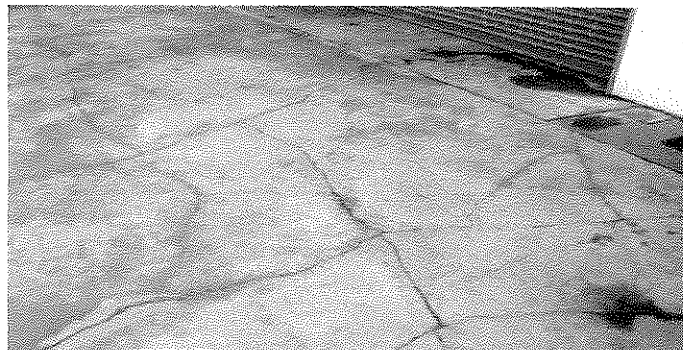
**EXTERIOR-6**



PONDING AT ROOF SHOULD BE MONITORED



OPEN SEAM OBSERVED AT PARAPET WALL (REFER TO ROOFER)



COMMON CRACKS OBSERVED IN DRIVEWAY

## INTERIOR-1

## ATTIC AREA

N/A

Accessible? yes ☐ no ☐ Limited access ☐  
 Any visible leaks? yes ☐ no ☐  
 Any sagging rafters? yes ☐ no ☐  
 Exhaust fans vented to attic? yes ☐ no ☐  
 Visible electrical wire splices exposed? yes ☐ no ☐  
 Obstruction of roof or soffit vents? yes ☐ no ☐  
 Insulated? yes ☒ no ☐ Attic ventilated? yes ☐ no ☐  
 Comments:

## LAUNDRY AREA

N/A

Location: \_\_\_\_\_

Condition of plumbing fixtures?  
good ☐ fair ☐ poor ☐

Any leaks? yes ☐ no ☐

Functional exhaust fan? yes ☐ no ☐

Electrical outlets accessible? yes ☐ no ☐

Functional? yes ☐ no ☐

Dryer Connection: Gas ☐ Electrical ☐

Dryer vented to exterior? yes ☐ no ☐

Comments: \_\_\_\_\_

## ENTRYWAY/HALLWAY/STAIRS N/A

Smoke detectors?    yes ☐    no ☐  
 Battery ☐    Electric ☐  
 Functional?    yes ☐    no ☐  
 Comments:

## LUNCH AREA

N/A

Condition ceiling/walls? good ☐ fair ☐ poor ☐  
Any cracks or leaks? yes ☐ no ☐  
Floor covering? carpet ☐ linoleum ☐ tile ☐  
other \_\_\_\_\_

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Condition? good ☐ fair ☐ poor ☐  
Condition of windows? good ☐ fair ☐ poor ☐  
Condition of doors? good ☐ fair ☐ poor ☐  
Condition of plumbing fixtures?  
good ☐ fair ☐ poor ☐  
Cut off valves? yes ☐ no ☐  
Any leaks? yes ☐ no ☐  
Drain properly? yes ☐ no ☐  
Condition of cabinets? good ☐ fair ☐ poor ☐  
Condition of countertops? good ☐ fair ☐ poor ☐  
Electrical outlets functional? yes ☐ no ☐  
220 outlet for stove? yes ☐ no ☐  
Gas line shut off for stove/cooktop? yes ☐ no ☐  
Functional exhaust fan? yes ☐ no ☐  
Exhaust vent? yes ☐ no ☐  
Built in appliances functional? yes ☐ no ☐  
Room heated? yes ☐ no ☐  
Comments:

## INTERIOR-2

### SHOP AREA EAST

Condition ceiling / walls? good ☒ fair ☐ poor ☐  
Any cracks or leaks? yes ☐ no ☒  
Floor covering? carpet ☐ linoleum ☐ tile ☐  
other CONC.  
Condition? good ☐ fair ☒ poor ☐  
Condition of doors? good ☒ fair ☐ poor ☐  
Condition of windows? good ☐ fair ☐ poor ☐ N/A  
Any fireplace? yes ☐ no ☐  
Functional damper? yes ☐ no ☐  
Functional gas starter? yes ☐ no ☐  
Evidence of smoke on outside of fireplace?  
yes ☐ no ☐  
Electrical outlets functional? yes ☒ no ☐  
Room heated? yes ☐ no ☒

Comments: 1) COMMON CRACKS OBSERVED  
IN SLAB.

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### SHOP AREA WEST

Condition ceiling / walls? good ☒ fair ☐ poor ☐  
Any cracks or leaks? yes ☐ no ☒  
Floor Covering? carpet ☐ linoleum ☐ tile ☐  
other CONC.  
Condition? good ☐ fair ☒ poor ☐  
Condition of doors? good ☒ fair ☐ poor ☐  
Condition of windows? good ☐ fair ☐ poor ☐ N/A  
Any fireplace? yes ☐ no ☐  
Functional damper? yes ☐ no ☐  
Functional gas starter? yes ☐ no ☐  
Evidence of smoke on outside of fireplace?  
yes ☐ no ☐  
Electrical outlets functional? yes ☒ no ☐  
Room heated? yes ☐ no ☒

Comments: 1) COMMON CRACKS OBSERVED  
IN SLAB.

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### OFFICE

Condition of ceiling / walls? good ☒ fair ☐ poor ☐ Any cracks or leaks? yes ☐ no ☒  
Floor covering? carpet ☐ linoleum ☐ tile ☐ other CONC.  
Condition? good ☐ fair ☐ poor ☐  
Condition of windows? good ☐ fair ☒ poor ☐ Condition of doors? good ☒ fair ☐ poor ☐  
Electrical outlets functional? yes ☒ no ☐ Room heated? yes ☐ no ☒

Comments: \_\_\_\_\_

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## INTERIOR -3

### BATHROOM 1/2

Condition of ceiling / walls? good ☒ fair ☐ poor ☐ Any cracks or leaks? yes ☐ no ☒  
Condition of the tile / grout / caulking? good ☒ fair ☐ poor ☐ Tub/shower enclosure? good ☐ fair ☐ poor ☐ N/A  
Floor covering? carpet ☒ linoleum ☐ tile ☐ other \_\_\_\_\_ Condition? good ☐ fair ☒ poor ☐  
Condition of windows? good ☐ fair ☐ poor ☐ N/A Condition of doors? good ☒ fair ☐ poor ☐  
Functional exhaust fan? yes ☒ no ☐ Condition of plumbing fixtures? good ☒ fair ☐ poor ☐  
Shut off valves? yes ☒ no ☐ Any leaks? yes ☐ no ☒ Drain properly? yes ☒ no ☐  
Condition of cabinets / vanity? good ☒ fair ☐ poor ☐ Electrical outlets functional? yes ☒ no ☐  
Room heated? yes ☐ no ☒ Source \_\_\_\_\_  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### BATHROOM

Condition of ceiling / walls? good ☐ fair ☐ poor ☐ Any cracks or leaks? yes ☐ no ☐  
Condition of: tile / grout / caulking? good ☐ fair ☐ poor ☐ Tub / shower enclosure? good ☐ fair ☐ poor ☐  
Floor covering? carpet ☐ linoleum ☐ tile ☐ other \_\_\_\_\_ Condition? good ☐ fair ☐ poor ☐  
Condition of windows? good ☐ fair ☐ poor ☐ Condition of doors? good ☐ fair ☐ poor ☐  
Functional Exhaust fan? yes ☐ no ☐ Condition of plumbing fixtures? good ☐ fair ☐ poor ☐  
Shut off valves? yes ☐ no ☐ Any leaks? yes ☐ no ☐ Drain properly? yes ☐ no ☐  
Condition of cabinets / vanity? good ☐ fair ☐ poor ☐ Electrical outlets functional? yes ☐ no ☐  
Room heated? yes ☐ no ☐ Source \_\_\_\_\_  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### BATHROOM

Condition of ceiling / walls? good ☐ fair ☐ poor ☐ Any cracks or leaks? yes ☐ no ☐  
Condition of: Tile / grout / caulking? good ☐ fair ☐ poor ☐ Tub / shower enclosure? good ☐ fair ☐ poor ☐  
Floor covering? carpet ☐ linoleum ☐ tile ☐ other \_\_\_\_\_ Condition? good ☐ fair ☐ poor ☐  
Condition of windows? good ☐ fair ☐ poor ☐ Condition of doors? good ☐ fair ☐ poor ☐  
Functional exhaust fan? yes ☐ no ☐ Condition of plumbing fixtures? good ☐ fair ☐ poor ☐  
Shut off valves? yes ☐ no ☐ Any leaks? yes ☐ no ☐ Drain properly? yes ☐ no ☐  
Condition of cabinets / vanity? good ☐ fair ☐ poor ☐ Electrical outlets functional? yes ☐ no ☐  
Room heated? yes ☐ no ☐ Source \_\_\_\_\_  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

INTERIOR-4

**ELECTRICAL : Low voltage systems are not inspected**

Service location? \_\_\_ service size? 100 Amps. Main disconnect? yes ☒ no ☐  
# of circuits? 17 Breakers ☒ Fuses ☐ Service Grounded? yes ☒ no ☐  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**HEATING: Inspection of heater boxes / heat exchangers can only be done by dismantling the heater. The inspection does not include dismantling. Radiant heat and components are not visible and not inspected.**

Type? Forced air ☐ wall heater ☐ gravity ☐ radiant ☐ electric ☐ Gas service on? yes ☐ no ☐  
# of BTUs \_\_\_\_\_ Thermostat functional? yes ☐ no ☐ Air filter clean? yes ☐ no ☐  
Accessible gas shut off valve? yes ☐ no ☐ Adequate ventilation? yes ☐ no ☐  
Comments: N/A  
\_\_\_\_\_  
\_\_\_\_\_

**PLUMBING: Septic Tanks are not visible and not inspected**

Public ☒ Private ☐ Service on? yes ☒ no ☐ Main water shut off? yes ☒ no ☐  
Main water supply line? copper ☒ galvanized ☐ other \_\_\_\_\_  
Water supply lines? cooper ☒ galvanized ☐ other \_\_\_\_\_ Any leaks or corrosion? yes ☐ no ☒  
Drain waste lines? Cast iron ☒ galvanized ☐ ABS (plastic) ☒ Any leaks or corrosion? yes ☐ no ☒  
Recommend monitoring lines for maintenance. yes ☒ no ☐  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**WATER HEATER: Solar Systems are not inspected N/A**

Type? gas ☐ electric ☐ Capacity? \_\_\_\_\_ gallons. Approx. age: \_\_\_\_\_ Relief valve? yes ☐ no ☐  
Drain line? yes ☐ no ☐ Proper ventilation? yes ☐ no ☐ Seismic strap? yes ☐ no ☐  
Evidence of rust / corrosion? yes ☐ no ☐ Location? \_\_\_\_\_  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

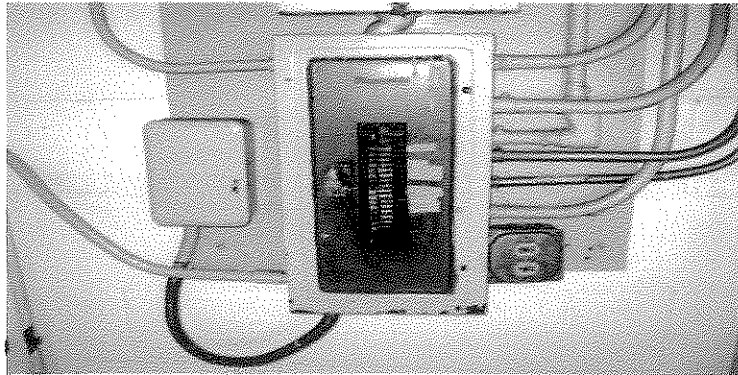
**CENTRAL AIR CONDITIONING N/A**

Type? gas ☐ electric ☐ Condenser coil clean? yes ☐ no ☐ Power supply disconnect? yes ☐ no ☐  
Condensate drain line? yes ☐ no ☐ Supply lines insulated? yes ☐ no ☐  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

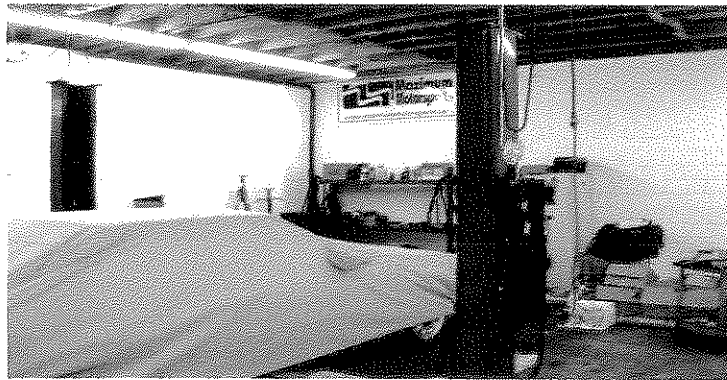
**Recommend gas company test all appliances if gas was off at inspection**



INTERIOR-5



SUB PANEL ON SOUTH WALL IS IN GOOD CONDITION



SHOP AREA



COMMON CRACKS OBSERVED IN SLABS