



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: September 28, 2010
SUBJECT: Conditional Use Permit No. 830-10
APPLICANT: Robert Terrell
4127 Avenida Sevilla
Cypress, CA 90630
OWNER: Julian Gomez
2726 East Adams Street
Carson, CA 90810
REQUEST: To approve a Conditional Use Permit for an existing second dwelling unit located within the RS (Residential, Single-Family) zoning district.
PROPERTY INVOLVED: 2728 East Adams Street

COMMISSION ACTION

☐ Concurred with staff
☐ Did not concur with staff
☐ Other

COMMISSIONERS' VOTE

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

Item No. 11B

I. Introduction

Date Application Received

- May 18, 2010

Applicant

- Robert Terrell
4127 Avenida Sevilla
Cypress, CA 90630

Property Owner

- Julian Gomez
2726 East Adams Street
Carson, CA 90810

Project Address

- 2728 East Adams Street, Carson, CA 90745

Project Description

- The proposal is to consider a conditional use permit (CUP) for an existing second dwelling unit within the RS (Residential, Single Family) zoning district.
- The project site is located on a 5,500-square-foot parcel with two detached dwelling units and one two-car garage totaling approximately 1,840 square feet. The front dwelling unit is 1,021 square feet and the rear dwelling unit is 483 square feet. The two-car garage is 336 square feet in size and located between the dwelling units.
- The main unit is located on the northern side of the property (2726 East Adams Street) and the second dwelling unit is located on the southern side of the property (2728 East Adams Street).
- The property consists of two legal lots that are tied for assessor purposes. Each lot is 25 feet wide.

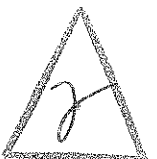
II. Background

History of Property

- The second dwelling unit was constructed in 1938. The main dwelling unit and detached two-car garage were built in 1941.

Previously Approved Discretionary Permits

- There are no previously approved discretionary permits for this site.



Public Safety Issues

- There are no open Code Enforcement cases for the subject property.
- The property was developed prior to the adoption of the Carson Municipal Code (CMC) in 1977. The property is therefore nonconforming with respect to several development standards, which include lot size, setback requirements and off-street parking (Exhibit No. 3). Per Section 9182.3 of the CMC, the Commission can make findings regarding the adequacy of these standards.

III. Analysis

Location/Site Characteristics/Existing Development

- The second dwelling unit is located at 2728 East Adams Street. The subject site is rectangular in shape and is compatible with surrounding residential single family uses.
- The applicant is applying for a conditional use permit for a second dwelling unit CUP pursuant to Section Nos. 9172.21 and 9182.3 of the Carson Municipal Code (CMC). Second dwelling units on single family residentially zoned lots provide an important housing resource that should be preserved if findings could be made regarding the adequacy of the building condition, parking, landscaping and other features needed to meet neighborhood compatibility standards. The CUP application upon approval promotes the health and safety of the second dwelling's occupants via the conditions of approval. (Exhibit No. 2 and Exhibit No. 3)
- The property consists of two legal lots that are tied for assessment purposes. Staff recommends that a condition of approval be included to require a lot merger.

Zoning/General Plan/Redevelopment Area Designation

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

Applicable Zoning Ordinance Regulations

The proposed CUP is subject to the approval of a development plan in accordance with the procedures as provided in Section 9172.21 and subject to CMC Sections 9122.8 (Second Dwelling Units), 9125.6 (Second Dwelling Unit Development Standards) and 9182.3 (Nonconforming Residential Density).

Required Findings: Conditional Use Permit No. 830-10

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: Zoning Requirements / Conditional Use Findings

After careful review and analysis of the existing second dwelling unit, the following analysis with solutions have been identified:

- Issue – Structure / Site maintenance: Per Section 9122.8 of the Carson Municipal Code, the Commission may require additional improvements to the property. The following conditions of approval are recommended.
 - **Conditions of Approval:**
 1. Any major improvements shall require review and approval by the Planning Division and issuance of a building permit if applicable.
 2. A property inspection report was prepared by a qualified/certified property inspector that includes plans to eliminate or mitigate any building, plumbing, electrical and fire code deficiencies (Exhibit No. 3).
 3. The deficiencies described in the property inspection report shall be eliminated or mitigated within 90 days. The Planning Division shall inspect the property for compliance with the



corrective measures. An extension of time to complete necessary corrective measures may be granted for up to an additional 90 days, subject to the discretion of the Planning Division.

3. There shall be no dwelling expansion or alteration that will intensify the number of bedrooms or other habitable area if the Planning Division determines there will be an impact to off-street parking.
 4. All driveways leading to garages shall remain clear to facilitate automobile parking inside garages. Further, all building setback yard areas are to remain clear for fire prevention safety.
- Issue – Parking: An existing two-car garage serves as required parking for the main unit. Currently, there is no covered parking space available for the second dwelling unit, however there is additional area available on-site to accommodate a covered parking space for the second dwelling unit (Exhibit No. 5). Staff recommends the following condition be added to mitigate any foreseeable parking impacts and to prevent an intensification of street parking:
 - Any expansions and/or alterations of the second dwelling unit will constitute an intensification of use and the nonconforming parking privilege will no longer be continued. An additional one-car covered parking space will be required prior to the approval of any expansions to the primary or second dwelling unit including but not limited to the addition of bedrooms, other habitable areas, and additional square footage.
 - Issue – Lot Merger: The city is considering a comprehensive merger of parcels which includes the subject property. Staff recommends that a condition of approval to require a deed restriction be recorded within 90 days of receiving approval by the Planning Commission stating that if the property owner intends to sell the dwellings prior to the completion of a city initiated parcel merger the property owner will be responsible for the completion of the parcel merger of their property prior to the close of escrow.
 - Issue – Deed Restriction: Per Section 9125.6.8 (L)(1) of the Carson Municipal Code, the applicant shall submit a deed restriction stating that:
 - The second dwelling unit shall not be sold separately.
 - The second dwelling unit is restricted to the maximum size allowed per the development standards.
 - The restrictions shall be binding upon any successor in ownership of the property and lack of compliance shall void the approval of the unit and may result in legal action against the property owner.
 - Issue – Owner Occupancy: Per 9125.6.J - Second Dwelling Unit Development Standards – of the Carson Municipal Code, either the main residence or second dwelling unit shall be occupied by owner of the property. At the May 11, 2010 Planning Commission meeting second dwelling

workshop, the Planning Commission directed staff to provide the option to eliminate the owner-occupied requirement and instead include a requirement for a compliance inspection of all buildings on the property. The following condition has been added as a requirement:

- The property owner shall consent to an inspection of the interior and exterior of all buildings upon receipt of a written request by the city in order to determine compliance with these conditions and applicable Carson Municipal Code requirements.

IV. Environmental Review

Pursuant to Section 15301(e) "Existing Facilities" of the California Environmental Quality Act (CEQA), the proposed second dwelling unit does not have the potential for causing a significant effect on the environment and is found to be exempt.

V. Recommendation

That the Planning Commission:

- **APPROVE** the Categorical Exemption;
- **APPROVE** Conditional Use Permit No. 830-10 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. 830-10 FOR AN EXISTING SECOND DWELLING UNIT LOCATED AT 2728 EAST ADAMS STREET."



VI. Exhibits

1. Zoning Map
2. Second Dwelling Unit Checklist
3. Property Inspection Report
4. Proposed Resolution
5. Proposed Development Plans (submitted under separate cover)

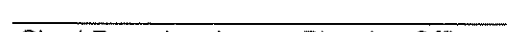
Prepared by:


Max Castillo, Assistant Planner

Reviewed by:

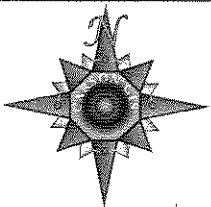
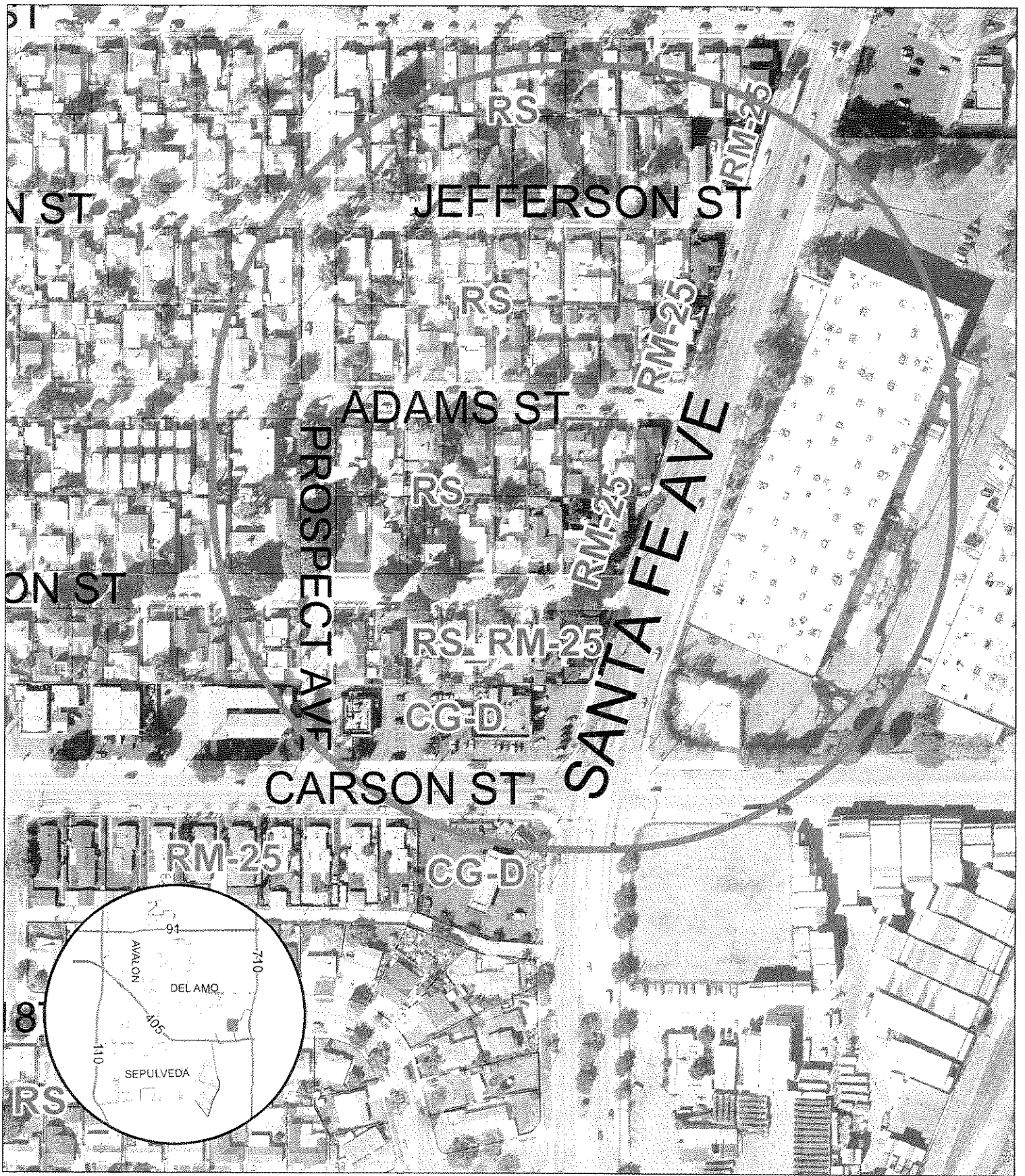

John F. Signo, AICP, Senior Planner

Approved by:


Sheri Repp-Loadsman, Planning Officer

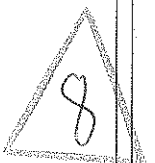
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City of Carson
500 Foot Radius Map
2728 East Adams

EXHIBIT NO. 1



Second Dwelling Unit Checklist for Planning Commission

Property Address: 2728 East Adams Street

Application #: Conditional Use Permit No. 830-10

Date 1st Dwelling Unit Built: 1941

Date 2nd Dwelling Unit Built: 1938

Applicable Development Standards per Section 9125.6

MINIMUM LOT SIZE

Meets Code: No

7,500 square feet for RS zone

Comments:

Lot size = 5,500 square feet

UNIT SIZE

Meets Code: Yes

0 bdrm, 1 bthrm and kitchen: 500 s.f. max.

Attached d.u. same as above, but no more

1 bdrm, 1 bthrm and kitchen: 650 s.f. max.

than 40% of main d.u.

2 bdrms, 1 bthrm and kitchen: 700 s.f. max.

Comments:

Second unit size = 1 bedroom, 1 bathroom and kitchen (483 square feet)

SETBACK REQUIREMENTS

Meets Code: No

10' from primary residence

15' rear yard

6' from accessory structure

If above accessory structure, 10' min. side yard

5' side yard

Comments:

The side yard setback is 4 feet 8 inches on the west side of the unit. The rear yard setback is 3 feet 8 inches on the south side of the unit. A condition of approval requiring all building setback yard areas to remain clear for fire prevention safety has been included.

OFF-STREET PARKING

Meets Code: Yes

Studio: 1 uncov. sp. outside of FYSB

2 bdrms or over 700 s.f.: 2 spcs. within garage

1 bdrm: 1 sp. in 10'x20' gar. or 9'x20' carport

Main dwelling unit parking provided

Comments:

The second dwelling unit is required to provide 1 covered space on-site. There is additional area available on-site to accommodate a covered parking space for the secondary unit. A condition of approval requiring that there be no dwelling expansion or alterations that will intensify the second dwelling unit, unless parking requirements are met has been included.



OWNER OCCUPIED

Meets Code: Yes

Comments:

The owner occupies the primary unit located on the northern side of the property (2726 East Adams Street).

Per Section 9122.8, the Commission may require additional improvements to the property, or any buildings or structure thereon, which may include but are not limited to the following:

1. Condition of landscaping

Staff's evaluation: Good

Comments:

Adequate landscaping area is provided on-site within public view.

2. Exterior changes to promote compatibility of buildings and structures with surrounding development

Wall Paint: Good

Doors: Good

Building Material: Good

Windows: Good

Building Trim: Good

Porch: Not applicable

Roof: Good

Accessory structure: Not applicable

Eaves: Good

Other: Not applicable

Comments:

The applicant shall mitigate any deficiencies identified in the property inspection report.

3. General repairs to vehicular maneuvering or parking areas

Staff's evaluation: Fair

Comments:

Vehicular maneuvering and parking areas are adequate.

4. Modifications designed to bring a structure more nearly into compliance with the applicable standards for second dwelling units.

Staff's evaluation: Existing is Acceptable

Comments:

The property inspection report identifies the modifications required to bring the structure more into compliance. The property owner is in the process of addressing the other outstanding issues. Conditions have also been added to ensure the structure will be in compliance.



OTHER ISSUES:	Garage Conversion: Not Applicable	Unpermitted additions (rooms, patio, etc.):	No
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Date Completed: 7/15/2010

PAGE 3 KEY TO THE MATRIX INSPECTION REPORT

2726 - E ADAMS ST

The "Matrix" Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.

When "APPEARS SERVICEABLE" is checked it means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions are checked, if applicable, in the body of the report.

Significantly deficient systems or components will be identified as: Not functional / unsafe / worn / near end of lifespan. The reason an item is "significantly deficient" will be checked within the body of the report. Review these findings and take recommended actions before close of the transaction. **Please read the entire report for all items checked.**

NOTICE: This report contains technical information. If you were not present during this inspection please call the office to arrange for a verbal consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents.

Symbol Key



* Items that have an (*) Asterisk next to them: This item or component warrants additional attention, repair or monitoring.

① Items that have a (①) Circled Number next to them:
The Circled Numbers are defined as follows:

PLANNING DEPARTMENT
(310) 952-1761

- ① Recommend further review by a qualified licensed structural engineer/geotechnical engineer.
- ② Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.
- ③ Recommend further review for the presence of any wood destroying pests or organisms by a qualified Pest Inspector.
- ④ This item is a safety hazard - correction is needed.
- ⑤ Upgrades are recommended for safety enhancement. This building may have been built before the era of current safety standards.

JUL 12 2010
CITY OF CARSON
701 E. CARSON ST.
CARSON, CA 90745

NOTICE: AN ABRIDGED VERSION OF THIS KEY IS PRINTED AT THE TOP OF EACH PAGE

Please read the special "NOTICES" in each section of the report for further information concerning the limitations of this inspection.

If you do not understand how to read this report please contact our office

PRESENT DURING THE INSPECTION: ☐ Buyer ☐ Seller ☐ Seller's agent ☐ Buyer's agent ☐

WEATHER CONDITIONS: ☒ Dry ☐ Rain today / Recently ☐ Snow today / Recently ☐ TEMP 75° F

INSPECTION DATE: 6-26-10 START TIME: 1:30 PM FINISH TIME: 3:30 PM INSPECTOR: [Signature]

PROPERTY INFORMATION:

☐ Single family ☒ Duplex ☐ Triplex ☐ Fourplex ☐ _____ Residential Units ☐ Commercial
☐ Townhome ☐ Condominium ☐ _____ ☐ Industrial
☒ Occupied ☐ Vacant ☐ Partial furnishings ☐ HOUSE FACES: N S E W _____

Approximate age of building: _____

Stated by: _____ ☒ Unknown

Approximate age of roof: _____

Stated by: _____ ☐ Unknown

Additions or Alterations: _____

NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted.

PAGES INCLUDED ARE:

Page 1/2 CONTRACT
Page 3 KEY
Page 4 GROUNDS
Page 5 EXTERIOR
Page 6 FOUNDATION

Page 7 ROOF
Page 8 PLUMBING
Page 9 HEATING 1
Page 10 HEATING 2 & A/C
Page 11 ELECTRICAL

Page 12 INTERIOR 1
Page 13 INTERIOR 2
Page 14 GARAGE
Page 15 KITCHEN
Page 16 BATHROOM

Optional Pages:

☐ POOL/SPA
☐ PERMIT REVIEW
☐ STANDARDS
☐ GENERAL NOTES
☐ REPORT OVERVIEW



2726 E ADAMS ST

- KEY:**
- ① Recommend evaluation by a structural/geo-technical engineer
 - ② Recommend evaluation and repairs by a licensed contractor
 - ③ Refer to qualified termite report for further information
 - ④ This item is a safety hazard - correction is needed
 - ⑤ Upgrades are recommended for safety enhancement
 - * This item warrants attention/repair or monitoring

1 Driveway



◇ ASPHALT

◇ CONCRETE

◇ GRAVEL

◇

- ☒ **Appears serviceable** ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible:
- ☐ Eroded Asphalt* ☐ Maintenance / sealant needed* ☐ Evidence of deterioration / poor drainage*
- ☐ No cracks found ☒ Common cracks ☐ Major cracks* ☐ Surface raised / settled / trip hazards*

COMMENTS:

2 Sidewalks



◇ CONCRETE

◇ BRICK

◇ PAVER / TILE

◇ GRAVEL

◇

- ☒ **Appear serviceable** ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible:
- ☐ No cracks found ☒ Common cracks ☐ Major cracks* ☐ Surface raised / settled / trip hazards*
- ☐ Concrete is above foundation / siding / stucco* ☐ Evidence of poor drainage*

COMMENTS:

3 Retaining Walls



LOCATION(S):

◇ CONCRETE / BLOCK / STUCCO / WOOD

- ☐ **Appear serviceable** ☐ Not functional / Unsafe / Worn / Displacement / Near end of lifespan* ☐ Not fully visible*
- ☐ No cracks found ☐ Common cracks ☐ Major cracks① ☐ Moisture penetration / No drainage openings*

COMMENTS:

4 Patio



LOCATION(S):

◇ CONCRETE / BRICK / PAVER TILE / BLOCK

- ☒ **Appear serviceable** ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible:
- ☐ No cracks found ☒ Common cracks ☐ Major cracks* ☐ Surface raised / settled / trip hazards*
- ☐ Concrete is above foundation / siding / stucco* ☐ Evidence of poor drainage*

COMMENTS:

5 DECK PATIO PORCH

Cover



LOCATION(S):

◇ OPEN DESIGN / COVERED ROOF (REFER TO ROOF PAGE*)

- ☒ **Appears serviceable** ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible:
- ☐ Unsecure / improper attachment to house* ☐ Lacks: metal straps / bolts / nails* ☐ Earth contact ③
- ☐ Moisture / damage at: base of posts / roof / structure ②③ ☐ Wood appears overspanned / sagging / damaged ②

COMMENTS:

6 Decks/Porch



◇ WOOD

◇ CONCRETE

◇ WATERPROOF COATING

◇

LOCATION:

A

B

C

D

- ☒ **Appears serviceable** ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible:
- ☐ Cracks / Moisture stains / damage ②③ ☐ Deck on grade - unable to inspect* ☐ Piers / posts need straps / footings ②
- ☐ Deck appears unsound ①② ☐ Flashing not visible / improper ② ☐ Flashing missing at house ②
- ☐ Porch / steps settled away from house* ☐ Uneven step(s) at porch / deck* ④ ☐ Earth-to-wood contact ③
- ☐ Screens / panels damaged / torn / missing* ☐ Unable to determine active leakage* ☐ Evidence of poor drainage*
- ☐ Railings are serviceable n/a ☐ Railing damaged / loose / too low* ④ ☐ Railing too wide / missing* ④⑤

COMMENTS:

7 Fences & Gates



◇ FENCES NOT INSPECTED

◇ WOOD / CHAINLINK / WROUGHT IRON / MASONRY

- ☒ **Appear serviceable** ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible:
- ☐ Loose / rotted posts* ☐ Loose / missing blocks* ☐ Broken / loose / missing boards* ☐ Moisture damage*
- ☒ Common cracks ☐ Major cracks ② ☐ Rust / Leaning* ☐ Fence at pool / spa area is: missing / too low / climbable* ④⑤
- ☐ Gate / latch needs adjustment / repair / replacement* ☐ Self closing device / latch is: missing / not working* (at pool/spa) ④⑤

COMMENTS:



KEY:

- ① Recommend evaluation by a structural/geo-technical engineer
 ② Recommend evaluation and repairs by a licensed contractor
 ③ Refer to qualified termite report for further information
 ④ This item is a safety hazard - correction is needed
 ⑤ Upgrades are recommended for safety enhancement
 * This item warrants attention/repair or monitoring

8 Exterior Stairs



WOOD / METAL / CONCRETE / WATERPROOF COATING

LOCATION(S):

A

B

C

☒ Appear serviceable☐ Not functional / Unsafe / Worn / Near end of lifespan*☐ Not fully visible:☐ Moisture stains / damage / earth contact* ☐ Uneven rise/run on steps/loose steps ④☐ Improper / no landing ②④☐ Railings serviceable☐ Railing loose / improper / too low / none installed ②④☐ Openings in rails too large ⑤

COMMENTS:

9 Exterior Walls



STRUCTURE:

☒ WOOD FRAME / MASONRY / BRICK / LOG / POST & BEAM☐

WALL COVERING:

☒ WOOD / VINYL / METAL / FIBROUS SIDING / STUCCO / VENEER / EIFS* (see note opposite page)☒ Appears serviceable☐ Not functional / Unsafe / Worn / Near end of lifespan*☐ Not fully visible:☐ No cracks found☐ Common cracks☐ Major cracks ①☐ Cracks / openings need repair ②☐ Soil contact* ③☐ Moisture stains / damage*☒ Damaged / cracked bricks / mortar / siding / paint / finish / caulking*☐ Nailing defects*

COMMENTS:

Notice: Wall insulation type and value is not verified* UFPI insulation or hazards are not identified* Conditions inside the wall cannot be judged* Lead paint testing is not performed*

10 Trim



WOOD / METAL / VINYL / BRICK / CONCRETE / MASONRY

☒ Eaves, soffits, fascia & trim appear serviceable☐ Not functional / Unsafe / Worn / Near end of lifespan*☐ Not fully visible☐ Moisture stains / damage at: eaves / soffits / fascia / corner / window / wall trim ②③☒ Caulking / paint / finish needed*☐ Flashings / Trim: damaged / loose / cracks / missing / not visible at: eaves / soffits / fascia / corner / window / wall trim ②

COMMENTS:

11 Chimney(s)



LOCATION(S):

A

B

C

D

☒ BRICK / BLOCK / CONCRETE☒ METAL FLUE / WOOD FRAME: STUCCO / SIDING☐ Appears serviceable☐ Not functional / Unsafe / Worn / Near end of lifespan*☐ Not fully visible:☐ Chimney / brick / mortar is: cracked / deteriorated / leaning* ②☐ Settlement ②☐ Flashing is improper / not visible*☐ Spark screen present☐ Spark screen: Missing / improper / not visible*☐ Raincap / screen recommended*☐ Cracks or separations / sealing needed at wall / roof*☐ Unlined flue ②☐ Cracks in chimney cap*☐ Ash dump / door is: Rusted / corroded / damaged / missing*☐ Damage / deterioration / defect* Chimney: A B C D

COMMENTS:

Notice: The interior of the flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue*

12 Sprinklers

☐ Not inspected* ☐ Automatic timers not tested*☐ Control box location:☐ Appear serviceable☐ Not functional / Unsafe / Worn / Near end of lifespan*☐ Not fully visible:☐ Valve / head / line: Leaks / missing / not functioning*☐ Anti-siphon valves needed*☐ Adjust spray away from structures, fences, sidewalks, etc.*☐ Areas of inadequate spray coverage / adjust heads*

COMMENTS:

Notice: Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested.*

13 Hose Faucets

☐ Not inspected* ☐ Frost type: yes / no* ☐ Winterized - not tested* ☐ Anti-siphon valves: yes / no*☒ Appear serviceable☐ Some inoperative / corroded ②☐ Leaks ②☐ Missing / broken handle(s)*

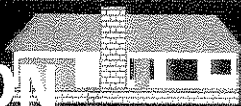
COMMENTS:

14 Gutters & Downspouts

☒ FULL☐ PARTIAL☐ NONE INSTALLED☐ Appear serviceable☐ Not functional / Unsafe / Worn / Near end of lifespan*☐ Not fully visible:☐ Drains blocked*☐ Debris filled*☐ Gutters / downspouts: Loose / damaged / disconnected / rusted / corroded / leak*☐ Add gutters & downspouts / splashblocks for drainage*☐ Route downspouts away from building*☐ Roof / gutters not draining properly*☐ No secondary drain(s) on roof ②☐ Subsurface drains not tested

COMMENTS:

Notice: Gutters and subsurface drains are not water tested for leakage or blockage.* Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.*



KEY:

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 ③ Refer to qualified termite report for further information
 ④ This item is a safety hazard - correction is needed
 ⑤ Upgrades are recommended for safety enhancement
 * This item warrants attention/repair or monitoring

15 Grading



LEVEL SITE

SLOPE MINOR / MODERATE / STEEP ① / STAIRSTEPPED

BANKS

- ☒ Drainage of site / slope of soil at foundation is proper based upon visual observation
☐ Improper soil slope toward foundation* ☐ Soil / pavement is high at foundation* ☐ Not fully visible*
☐ Plants / trees touch house / roof* ☐ Trees planted close to structure* ☐ Earth-to-wood contact visible ③
☐ Surface drains noted, not tested--underground pipes cannot be judged* ☐ Overgrown landscaping*
☐ Signs of poor drainage / erosion*

COMMENTS:

Notice: This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

16 Slab-on-grade

17 Crawl space

18 Basement



- FOUNDATIONS: ☒ POURED CONCRETE / MASONRY BLOCK / BRICK / STONE / PIERS / WOOD / NOT VISIBLE ☐ NONE
 COLUMNS: ☒ CONCRETE / STEEL / WOOD / MASONRY BLOCK / BRICK / NOT VISIBLE ☐ NONE

- ☒ Entered crawl space ☐ No access* ☐ Partial access* ☐ Viewed from access opening only*

- ☐ Door / cover: OK ☐ Damaged / missing* ☐ Crawl space / basement not inspected due to:*

Foundations:

- ☐ Visible ☐ Partially Visible* ☐ Not visible at*
☒ Appear serviceable ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Further evaluation needed ①
☐ No cracks found ☒ Common cracks / deterioration* ☐ Major cracks / deterioration / bulges / movement ①
☐ No moisture present ☐ Moisture / stains / damage* ☐ Excessive moisture / damage ① ☐ Exposed footing*
☐ Unable to inspect: walls / frame / floor due to: furniture / cabinetry / stored items / paneling / tile / floor coverings*

- ☒ Slab visible / not visible due to carpet and floor covering--no readily visible problem noted today

- ☐ Slab not visible due to carpet and floor covering--recommend further evaluation by removal of floor covering due to:

- ☐ Cracks found* ☐ Uneven areas in flooring* ☐ Unusual cracks found on interior / exterior walls ①

VENTILATION N/A

☒ Serviceable☐ Vents blocked / needed ②☐ Vent screen(s) damaged / missing*

COMMENTS:

Notice: All slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, reinspect, provided the client removes floor covering and releases the inspector from damage caused by this process. Floor coverings are not removed during this inspection.*

FLOOR CONSTRUCTION: ☒ JOISTS ☐ TRUSSES ☐ CONCRETE ☐ NOT VISIBLEWOOD FRAME: ☒ CONVENTIONAL WOOD FRAMING ☐ TRUSS

- ☒ Appears serviceable ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible*
☐ Broken / cut / sagging framing ② ☐ Missing framing strap(s) / block(s) ② ☐ Moisture stains / damage ② ③
☐ Damaged / missing / unsecured piers / posts / beams ② ☐ Earth-to-wood contact ② ③ ☐ Debris under house*
☐ Joists / beams / posts / columns appear: overspanned / bearing poorly / twisting / overnotched / cracked / rotted ②
☐ Concrete floors: improperly sloped* / cracked* / deteriorated* / settled ① ☐ Evidence of moisture / water present*
☐ Anchor bolts installed ☒ Shear installed ☐ No anchor bolts / shear panels ① ☒ Bolts not visible*
☐ Probing where deterioration is suspected revealed: moisture / pests / rot ② ③ ☐ Engineer recommended ①

INSULATION: " Fiberglass / Mineral wool / Cellulose / Vermiculite / Foam / None / not visible / loose / installed incorrectly*

VAPOR RETARDER N/A ☐ Installed ☐ Not installed* ☐ Not visible* ☐ Loose / installed incorrectly*SUMP PUMP N/A ☐ Serviceable ☐ Not functional* ☐ Pump not tested* ☐ Sump pump needed*

COMMENTS:

BASEMENT STAIRS N/A

☐ Serviceable☐ Uneven rise / run / loose step(s)* ② ④☐ Ceiling is low / hazard* ④ ⑤☐ Railing serviceable☐ Railings loose / improper / missing / rails too wide ② ④ ⑤☐ Stairs too steep ② ④ ⑤

COMMENTS:

Notice: The inspector does not determine the effectiveness of any system installed to control or remove suspected hazardous substances * No engineering is performed during this inspection*

**KEY:**

- ① Recommend evaluation by a structural/geo-technical engineer
 ② Recommend evaluation and repairs by a licensed contractor
 ③ Refer to qualified termite report for further information
 ④ This item is a safety hazard - correction is needed
 ⑤ Upgrades are recommended for safety enhancement
 * This item warrants attention/repair or monitoring

Roof style:

- ☐ Hip ☐ Gable ☐ Flat/low slope ☐ Mansard/Shed ☐

How Inspected:

- ☐ Walked ☐ Viewed from ladder/ground/with binoculars (These inspections are limited)*
☐ Not fully visible due to: height weather snow type debris

19 Location: ☐ N/A ☒ ASPHALT / COMPOSITION SHINGLE ☐ WOOD SHAKE ☐ WOOD SHINGLE # OF LAYERS _____

- ☒ Appears serviceable / within useful life ☐ Not functional / Unsafe / Worn / Near end of lifespan*② ☐ Not fully visible*
☒ Typical maintenance recommended. This usually consists of repair/replacement of damaged/missing ridge and other shakes/shingles.
 This maintenance should help ensure the water tightness of the building and be performed on a regular basis.*
☐ General condition favorable with signs of weathering and aging--regular maintenance and inspection advised.*
☐ Few/many damaged or missing shakes/shingles needing repair/replacement② ☐ Moisture damaged / moss covered②
☐ Weathering / aging* ☐ Burnt through② ☐ Cracking* ☐ Holes / openings / exposed / deteriorated membrane②
☐ Loose / displaced / damaged / missing: field / ridge / edge② ☐ Pitch appears insufficient② ☐ Moss covered*
☐ Roof material appears to be improperly installed② ☐ Exposed / lifted / missing fasteners②
☐ Roof appears to be nearing / at end of useful life② ☐ Evidence of prior patching / repairs②

COMMENTS: _____

20 Location: ☐ N/A ☒ CLAY / CONCRETE / FIBROUS TILE ☐ SLATE / METAL ☐ FIBERGLASS PANEL ☐

- ☐ Appears serviceable / within useful life ☐ Not functional / Unsafe / Worn / Near end of lifespan*② ☐ Not fully visible*
☐ Cracked / broken / separated / holes② ☐ Exposed / lifted / missing fasteners② ☐ Dented / rusted / deteriorated paint②
☐ Loose / displaced / damaged / missing: field / ridge / edge② ☐ Holes / openings / exposed / deteriorated membrane②
☐ Roof material appears to be improperly installed② ☐ Prior repairs② ☐ Insufficient pitch② ☐ Moss covered*

COMMENTS: _____

Notice: Roofs of this material are not walked to avoid causing damage. Not all tiles/states/panels are checked for attachment. * Inspection is limited. *

21 Location: ☐ N/A ☒ BUILT-UP ROOF: ROCK / CAP SHEET ☐ SINGLE-PLY / MODIFIED BITUMEN / FOAM ☐ ROLL COMPOSITION

- ☐ Appears serviceable / within useful life ☐ Not functional / Unsafe / Worn / Near end of lifespan*② ☐ Not fully visible*
☐ Typical maintenance recommended. This usually consists of covering exposed/bare area with additional coating / aggregate material. Repair of open seams, cracks in flashings, deteriorated roof coverings, etc.*
☐ Excessive damage / deterioration② ☐ Roof material appears to be improperly installed②
☐ Blistering / cracking / alligatoring* ☐ Deteriorated surface② ☐ Open seams② ☐ Moss covered*
☐ Evidence of ponding / poor drainage② ☐ Bare areas exposed to the sun② ☐ Exposed fasteners②
☐ Roof appears to be nearing / at end of useful life② ☐ Evidence of prior patching / repairs②

COMMENTS: _____

Roof Notes

- ☐ NOTICE: Roof is part of Home Owners' Association: Not inspected at this time.

Notice: The report is an opinion of the general quality and condition of the roofing. * The inspector cannot, and does not, offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. *

22 Exposed Flashings ☐ N/A ☐ Flashings appear serviceable ☐ Not functional / Unsafe / Worn / Near end of lifespan*②

- ☐ Separation(s) / improper flashing at: Roof / wall / edge / skylight / chimney / vent pipes*
☒ Vent caps appear serviceable ☐ Needs repair* ☐ Missing caps* ☐ Rusty flashing* ☐ Mastic covered*
☐ Damaged flashing* ☐ Improper / no visible flashing at: ②
☐ Skylight(s) appear serviceable ☐ Cracked / damaged / defects② ☐ Non professional skylight②

COMMENTS: _____

Notice: Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection * Roofs, skylights and flashings are not water tested for leaks
 Notice: Tenting a home for fumigation may cause damage to roofs -- recommend reinspection for damage after tenting is completed *



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- KEY:**
- ① Recommend evaluation by a structural/geo-technical engineer
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23 Main Line

N/A

◇ COPPER / GALVANIZED / PLASTIC (see "Notice" below) / LEAD (see "Notice" below)

◇ CANNOT DETERMINE ◇

SIZE: 3/4 PRESSURE: 65 PSI @ 3:30 AM / PM ☐ Above 80psi-- adjustment / repair / install regulator ②

- ☒ **Appears serviceable** ☐ Not functional / Unsafe / Worn / Near end of lifespan*
- ☐ Main valve location: front ☐ Not located* ☐ Operational
- ☐ Valve / handle: broken / missing / leaks* ☐ Excessive corrosion on valve ②
- ☐ Water softener installed - (water condition/quality is not tested*)
- ☐ Not fully visible:
- ☐ Not operational ② ☐ Valve not tested*
- ☐ Copper not protected from concrete*
- ☐ Leaks at water conditioner ②

COMMENTS:

24 Supply Lines

N/A

◇ COPPER / GALVANIZED / PLASTIC (see "Notice" below) / LEAD (see "Notice" below)

◇ CANNOT DETERMINE ◇

- ☒ **Appear serviceable** ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible:
- ☒ Minor corrosion* ☐ Moderate rust / corrosion ② ☐ Major rust / corrosion ② ☐ Leaks ②
- ☐ Minor flow restriction* ☐ Moderate loss of water flow* ☐ Major loss of water flow when using multiple fixtures ②
- ☐ Noise in pipes ② ☐ Pipes lack support ② ☐ Cross connection(s) present ②
- ☐ Copper / galvanized contact ② ☐ Exposed lines not insulated* ☐ Evidence of prior repairs*

COMMENTS:

Notice: Underground pipes or pipes inside walls cannot be judged for sizing, leaks or corrosion.* Water quality testing or testing for hazards such as lead is not part of this inspection.*
 Notice: Be advised that some "Polybutylene" plastic piping systems have experienced documented problems. Contact the manufacturer or an expert for further information and evaluations.*

25 Waste Lines

N/A

◇ CAST IRON / GALVANIZED / COPPER / LEAD / PLASTIC (see "Notice" below)

◇ CANNOT DETERMINE ◇

- ☒ **Appear serviceable** ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible:
- ☐ Minor corrosion* ☐ Moderate / major rust / corrosion ② ☐ Pipes lack proper support ② ☐ Leaks ②
- ☐ Insufficient fall for adequate drainage ② ☐ Open waste / sewer line ②④ ☐ Improper / no visible trap / vent ②
- ☒ **Plumbing vents/traps appear serviceable** (however all vents/traps are not fully visible) ☐ Vent missing / terminates improperly ②

COMMENTS:

Notice: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined.*
 Notice: Be advised that some "ABS" plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluations.*

26 Fuel System

N/A

SHUT VALVE LOCATION: BACK
 GAS METER / OIL TANK / LPG TANK

☐ Fuel system is not on for inspection - suggest utilities company light and test appliances*

- ☒ **Appears serviceable** ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible:
- ☐ Pipes not corrosion proofed* / not protected in ground* / concrete*
- ☐ Pipe is corroded / under strain ②
- ☐ Leak / Improper piping at: ②④ ☐ Copper / plastic pipe ② ☐ Pipe is not 6" above ground ②
- ☐ No shutoff valve at: ② ☐ Unions / bushings at: ② ☐ Pipes lack proper support ②

COMMENTS:

Notice: Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe sizing.*

27 Water Heater(s)

N/A

LOCATION UNIT A: BACK (L.P.M.) UNIT B: BACK UNIT C: BACK

◇ GAS / PROPANE

◇ ELECTRIC / SOLAR

◇ OIL

◇ GALLONS: #A _____ #B _____ #C _____

- ☒ **Appears serviceable** ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Pilot / system off--could not inspect*
- ☐ Rust flakes in burner chamber* ☐ Burner flame appears improper ② ☐ Heater leaks: water / gas / oil ②④
- ☒ **Water shutoff valve installed (no test)** ☐ Valve missing / broken / leaks ② ☐ Rust/corrosion on pipes / valve / tank*
- ☒ **T P R valve installed on tank(s)** ☐ No T P R valve installed ② ☐ P R valve on piping system only ②
- ☐ T P R pipe: improper type / reduced ② ☐ T P R pipe: missing / short / threaded / capped / reduced / unsafe termination ②
- ☒ **Combustion air is available** N/A ☐ Air supply blocked / none provided ② ☐ No gas line drip leg*
- ☒ **Vent flue piping is serviceable** N/A ☐ Pipe damaged / disconnected ② ☐ Improper / loose / missing vent ②
- ☐ Vent flue backdrafting noted ② ☐ Vent rise / angle is improper ② ☐ Elbows of 90° multiple 60 degrees ②
- ☐ Insufficient clearance to combustible material ② ☐ Gas heater flame in garage is not 18" above floor ④⑤
- ☒ **Seismic straps serviceable** N/A ☐ Straps needed* ⑤ ☐ Improper straps* ⑤
- ☒ **Thermal blanket serviceable** N/A ☐ Blanket damaged / loose* ☐ Blanket needed*
- ☐ Missing a catch pan with an exterior routed drain line* ☐ Recommend protecting heater from physical damage*
- ☐ Enclosure / door missing / damaged* ☐ Improper firewall ②

COMMENTS:

Notice: Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recirculating pumps/systems are not part of this inspection.*

PAGE 9 HEATING



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- KEY:**
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28 Description



Approximate BTU's Unit A _____ n/a Unit B _____ n/a Unit C _____ n/a

Location A ATTIC

Heating Type:

- ☒ Forced air
☐ Floor / wall / gravity
☐ Heat Pump

- ☐ Boiler / steam
☐ Radiant
☐ _____

Fuel Type:

- ☒ Natural gas
☐ Electric
☐ Propane

- ☐ Oil
☐ Coal / wood
☐ _____

Location B _____

Heating Type:

- ☐ Forced air
☐ Floor / wall / grav
☐ Heat Pump

- ☐ Boiler / steam
☐ Radiant
☐ _____

Fuel Type:

- ☐ Natural gas
☐ Electric
☐ Propane

- ☐ Oil
☐ Coal / wood
☐ _____

Location C _____

Heating Type:

- ☐ Forced air
☐ Floor / wall / grav
☐ Heat Pump

- ☐ Boiler / steam
☐ Radiant
☐ _____

Fuel Type:

- ☐ Natural gas
☐ Electric
☐ Propane

- ☐ Oil
☐ Coal / wood
☐ _____

Notice: If a fuel burning heater / furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements.*

29 Condition



☐ Pilot not on / utilities off / electric ignition malfunction - could not inspect* Unit: A B C

☒ System(s) appear serviceable

Unit: A B C

☐ Did not respond to normal controls ②

Unit: A B C

☐ Not functional / Unsafe / Worn / Near end of lifespan / Damage / Deterioration / Defects* ②

Unit: A B C

☒ System does not appear to have been serviced per manufacturer's instructions, within the last year*

Unit: A B C

COMMENTS: _____

Notice: Inspector does not light pilots. If pilots are "OFF", a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION.*

30 Venting



☐ Backventing ② Unit: A B C ☐ Unable to fully inspect vent pipe* Unit: A B C

☒ Appears serviceable

Unit: A B C

☐ Damage / deterioration / defects*

Unit: A B C

☐ Vent lacks clearance from combustible ②④ Unit: A B C

☐ Improper vent rise / elbow angle ②

Unit: A B C

☐ Improper materials used for vent pipe ②④ Unit: A B C

☐ Soot / rust on vent pipe / chamber ②

Unit: A B C

☐ Vent terminates near window / opening ②④ Unit: A B C

☐ Defective barometric / vent damper / induced draft fan ②

COMMENTS: _____

31 Combustion Air



☐ Air supply blocked* Unit: A B C ☐ No / inadequate air supply ②④ Unit: A B C

☒ Appears serviceable

Unit: A B C

☐ Damage / deterioration / defects*

Unit: A B C

☐ Combustion and return air sources are too close or mixing ②④ Unit: A B C

☐ Recommend sealing platform at heater base / holes in platform* Unit: A B C

COMMENTS: _____

32 Burners



☐ Closed system / unable to inspect* ☐ Unusual flame pattern ②④ Unit: A B C

☐ Burner flame appears typical

Unit: A B C

☐ Damaged chamber / refractory ②④

Unit: A B C

☐ Rust flakes / oil stains in burn chamber ② Unit: A B C

☐ Soot / charring in burn chamber ②

Unit: A B C

COMMENTS: _____

Notice: The Inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures. This is beyond the scope of this inspection.* Some furnaces are designed in such a way that inspection is almost impossible.* Safety devices are not tested by this company.*

33 Distribution



☐ DUCTS/REGISTERS ☐ PIPES/CONVECTORS ☐ PIPES/RADIATORS ☐ ELECTRIC/BASEBOARD

☐ Ducts: Damaged / crushed / disconnected / holes / openings / leak ②

Unit: A B C

☒ Appears serviceable

Unit: A B C

☐ Not fully visible* Unit: A B C

☐ Low air volume ②

Unit: A B C

☐ Damaged / missing register(s)* Unit: A B C

☐ Insulation damaged / missing*

☐ Zone valve did not operate ② Unit: A B C

☐ Circulating pump - leaks / noisy / inoperative ②

Unit: A B C

☐ Radiator / convactor / fitting: Leaks / corroded / rusted / cold / damaged / inoperative ②

Unit: A B C

COMMENTS: _____

Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*
 Notice: It is suggested that all homes with fuel burning heating systems have a carbon monoxide detector installed for added safety.*

KEY:

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 ② Recommend evaluation and repairs by a licensed contractor
 ③ Refer to qualified termite report for further information
 ④ This item is a safety hazard - correction is needed
 ⑤ Upgrades are recommended for safety enhancement
 * This item warrants attention/repair or monitoring

34 Normal Controls

N/A

☐ Unable to inspect / utilities off*☐ Thermostat broken / loose / poor location* Unit: A B C☒ Appears serviceable

Unit: A B C

☐ Damage / deterioration / defects* Unit: A B C☐ Controls / gauges need repair / replacement ② Unit: A B C☐ Switch is missing / broken* Unit: A B C☐ Leaks / corrosion at: ② Unit: A B C☐ Expansion tank - rusted / leaks / water logged ②

COMMENTS:

Notice: Thermostats are not checked for calibration or timed functions.* Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection.*

35 Air Filters

N/A

☒ Appear serviceable☐ Missing / wrong size / unable to inspect* Unit: A B C☒ Suggest cleaning / changing filter*

Unit: A B C

☐ No hold-down* Unit: A B C

COMMENTS:

Notice: Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection.* Have these systems evaluated by a qualified individual.*

36 Heating Notes

N/A

☐ Recommend complete system evaluation ②☐ Unable to locate heat in all rooms*☒ Suggest cleaning & servicing blower / motor / pilot / vent system / burners / boiler / pump ②☐ Fuel leak ②④☐ Heater makes unusual noise during operation, further evaluation needed ②☐ Undercut doors off carpet / floor*☐ Low / high - pressure / temperature ②☐ Air leaks at: furnace / plenum*☐ Leakage at boiler / pipe fittings ②☐ Condensate lines: blocked / leak / disconnected / subject to freezing*☐ Termination location: Poor / not found*

COMMENTS:

Notice: Verification of the location or condition of underground fuel storage tanks is not part of this inspection.* Environmental risks, if any, are also not included.*

Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*

37 Evaporative Cooler

N/A

LOCATION(S): UNIT A

UNIT B

◇ 120 VOLT ◇ 240 VOLT

☐ Appears serviceable ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible:☐ Unit makes an unusual noise ②☐ Unit is not level* ☐ Flashing is missing / improper*☐ Pads are damaged* ☐ Unit: rusted / corroded / leaks*☐ Float valve / pump not functioning* ☐ Leaking noted*☐ No electrical disconnect provided at unit ②☐ Improper / deteriorated / no conduit / roof flashing ②☐ Proper grounding not provided at unit ②☐ Junction box / cover: loose / missing / improper* ②

COMMENTS:

38 Air Conditioning

N/A

LOCATION(S): UNIT A

UNIT B

UNIT C

◇ SPLIT SYSTEM / PACKAGE UNIT / WALL / WINDOW UNIT ◇ HEAT PUMP - AIR / GROUND / WATER SOURCE ◇ Unable to inspect / test*

☒ Appears serviceable UNIT: A B C ☐ Not functional / Unsafe / Worn / Near end of lifespan* UNIT: A B C☐ Air temp below 65° Fahrenheit: Unable to test system(s)* (operation could cause damage) ☐ One speed fan only* UNIT: A B C☐ Not level / makes unusual noise ② UNIT: A B C ☐ Temperature differential is incorrect ② UNIT: A B C☐ Condenser coil: damaged / poor air circulation ② UNIT: A B C ☐ Recommend system service* ② UNIT: A B C

POWER: ◇ 120 VOLT ◇ 240 VOLT ◇ ELECTRICAL DISCONNECT PRESENT ◇ GAS* (NOT INSPECTED)

☐ No electrical disconnect provided: ② UNIT: A B C ☐ Grounding: Improper / not provided ② UNIT: A B C☐ Box / conduit: Improper / loose / missing* ② UNIT: A B C ☐ Heat pump auxiliary heat not functional ② UNIT: A B CCONDENSATE: ___ N/A ☐ Condensate line installed ☐ Line not fully visible*☐ Condensate lines: blocked / leak / disconnected / subject to freezing / no trap* ☐ Termination location: Poor / not found*REFRIGERANT LINES: ___ N/A ☒ Insulation installed on-lines ☐ Insulation damaged / missing* UNIT: A B C☐ Lines not fully visible* ☐ Leaks at: Evaporator / condensor ② ☐ Line(s) appear damaged ② ☐ Ice on lines / unit ②

COMMENTS:

DATA PLATE:

Notice: The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity.
 Notice: Subjective judgment of system capacity is not part of the inspection. Window or portable units are not inspected.

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 ③ Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

39 Service



◇ OVERHEAD
 ◇ 120V*

◇ UNDERGROUND
 ◇ 240V / 120V

◇ NUMBER OF CONDUCTORS 3
 ◇ AMPS 100 ◇ AMPS NOT DETERMINED

- ☒ Appears serviceable ☐ Defects / Deterioration / Unsafe / Near end of lifespan* ☐ No drip loop on service wires ②
☐ Loose / damaged connections / flashing at roof / mast ② ☐ Wires: Frayed / improper splices / tap on main wires ②
☐ Conductors too close to ground / drive / roof / pool ②④ ☐ Wires touch trees* Contact utility company* ④
☒ Ground present ☐ Ground loose / disconnected at: ②④ ☐ Ground clamp / system not visible*
☐ Main disconnect inspected at: Back of House ☐ More than six breakers with no main disconnect ②

COMMENTS:

Notice: Six or fewer breakers usually do not require a main breaker, however this may indicate light electrical capacity.*
 Notice: If the service amperage is less than 100, upgrade may be needed to operate larger electrical appliances.*

40 Main Panel



#A-LOCATION: Back Panel rating _____ ☐ Not verified

- ☒ Appears serviceable ☐ Defects / Deterioration / Unsafe / Near end of lifespan* ☐ Not accessible*

COMMENTS:

41 Conductors



SERVICE WIRE: ◇ COPPER ◇ ALUMINUM ◇ CANNOT DETERMINE
 BRANCH WIRE: ◇ COPPER ◇ ALUMINUM ◇ CANNOT DETERMINE
 WIRING METHODS: ◇ NON-METALLIC CABLE ◇ KNOB AND TUBE ◇ METAL / PLASTIC CONDUIT

42 Sub-panels



LOCATION: #B Garage #C _____ #D _____
☐ Panel # _____ is locked / inaccessible - could not inspect* Further evaluation is needed*

43 Panel Notes



◇ OVERCURRENT PROTECTION DEVICES INSPECTED ◇ BREAKERS / FUSES

- ☒ Appear(s) serviceable #A #B #C #D
☐ Improper wiring at panel # _____ ②④
☐ Two wires on one non-rated breaker at panel # _____ ②④
☐ Overfusing (fuse / breaker size too large for wire) panel # _____ ②④
☐ Direct tap - wires not protected by fuse/breaker at panel # _____ ②④
☐ Aluminum wiring noted at the general 120 volt circuits _____ ②④
 (Aluminum connections should be checked by a licensed electrician, familiar with aluminum wire.)
☐ Missing bushing / clamp on wire(s) at panel # _____ ②④
☐ Breakers / fuses: damaged / inoperable / not labeled at panel #* _____ ②④
☐ Electrical system appears outdated by today's standards _____ ②
☐ Defects / Not functional / Unsafe / Near end of lifespan* _____
☐ Breaker is off at panel #* _____ Have reason verified*
☐ Scorching / melting / rust / corrosion at panel # _____ ②④
☐ Neutral and ground wires connected at sub-panel # _____ ②④
☐ Panel bond is not provided for safety at panel # _____ ②④
☐ Antioxidant not visible on aluminum wire connections*
☒ Unprotected opening(s) in panel # _____ ②④
☐ Missing 240 volt - handle triet(s) at panel # _____ ②④
☐ Opening(s) / missing deadfront cover(s) at panel #* _____ ②④
☐ Fused neutral wire(s) at panel # _____ ②④

COMMENTS:

44 Wiring Notes



☐ Sample of fixtures, switches and outlets tested appear serviceable ☐ Furnishings prevent testing of all outlets and switches*

- ☒ Polarity and grounding of outlets within six feet of plumbing fixtures, in the garage and on the exterior appear serviceable
☐ Three prong outlets did not test properly grounded at: _____ ②④
☐ Reverse polarity at: _____ ②④
☐ Outlet not operational at: _____ ②④
☐ Loose / damaged / miswired: outlets / switches at: _____ ②④
☐ Not exterior rated wire / box / cover at: _____ ②④
☒ Exposed wiring needs protection at: CRAW SPACE ②④
☐ Improper wiring at: ②④ ☐ Garage / attic ☐ Kitchen / exterior
☐ Exposed splices at: ②④ ☐ Garage / attic ☐ Kitchen / exterior
☐ Box cover missing at: * ④ ☐ Garage / attic ☐ Kitchen / exterior
☐ 'GFCI'(s) responded to test _____
☒ 'GFCI', (a safety device for outlets near water) recommended at: ⑤ Exterior / Garage / Bathrooms / Kitchen / Basement / Wetbar
☐ Doorbell worked / none ☐ Not operational ② ☐ Fixture is unsafe / corroded / missing / damaged* _____ ②④

COMMENTS:



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KEY: ① Recommend evaluation by a structural/geo-technical engineer ④ This item is a safety hazard - correction is needed
 ② Recommend evaluation and repairs by a licensed contractor ⑤ Upgrades are recommended for safety enhancement
 ③ Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

45 Doors (Entry) ☒ **Appear serviceable** ☐ **Damage / deterioration / defects***
☒ **Weather stripping is serviceable** ☐ **Damaged*** ☐ **No weather stripping***
☒ **Hardware operational** ☐ **Not operational*** ☐ **Damaged door jamb***

COMMENTS:

46 Doors (Int.) ☒ **Doors appear serviceable** ☐ **Need adjustment / damage / defect***
☒ **Hardware is operational** ☐ **Not operational / missing / loose***
☐ **Several frames are not square - may indicate movement ①** ☐ **Door(s) rub / stick / won't latch / damaged jamb***

COMMENTS:

47 Doors (Ext.) ☒ **SLIDING GLASS** ☒ **FRENCH** ☐ **_____**
☒ **Exterior doors appear serviceable** ☐ **Door is damaged / in need of adjustment / difficult to operate***
☐ **Tempered glass** ☐ **Not tempered ④⑤** ☐ **Unable to determine if glass is tempered***
☒ **Latching hardware is operational** ☐ **Not operational***
☐ **Tracks serviceable** ☐ **Deteriorated*** ☐ **Screen doors not checked*** ☐ **Few / many damaged / missing screens***

COMMENTS:

48 Windows ☒ **ALUMINUM** ☒ **WOOD** ☒ **VINYL / METAL** ☒ **DUAL PANE** ☒ **SECURITY BARS**
☒ **SLIDING** ☒ **CASEMENT** ☒ **DOUBLE HUNG** ☒ **SINGLE HUNG** ☒ **LOUVER**
☒ **Sample tested appear serviceable** ☐ **Non-operational:*** ☐ **Stains / damage***
☐ **Broken sash cords*** ☐ **Difficult to operate / slide*** ☐ **Dual-glaze fogged ②** ☐ **Won't lock / open / close***
☐ **Caulking / glazing deteriorated*** ☐ **Not safety glass ④⑤** ☐ **Loose / cracked / broken glass***
☐ **Screens not checked** ☐ **Few / many damaged / missing*** ☐ **Security bars non-openable ②④ / not tested***

COMMENTS:

Notice: Determining condition of all thermopane windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.

49 Interior Walls ☒ **DRYWALL** ☒ **PLASTER** ☒ **PANELING** ☒ **WALLPAPER**
☒ **General condition appears serviceable** ☐ **Needs repair*** ☐ **Moist / dry - stains / damage***
☐ **No cracks found** ☐ **Common cracks** ☐ **Major cracks ②** ☐ **Nail pops*** ☐ **Holes / openings / exposed frame***
☐ **Furnishings prevent full inspection - do a careful check on your final walkthrough*** ☐ **Recommend review by engineer ①**

COMMENTS:

Notice: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

50 Ceilings ☒ **DRYWALL** ☒ **ACOUSTIC SPRAY** ☒ **CEILING TILE** ☒ **PLASTER** ☒ **WOOD / BEAM**
☒ **General condition appears serviceable** ☐ **Damaged*** ☐ **Ceiling height appears low***
☐ **Stains*** ☐ **Moist* ②** ☐ **Dry*** ☐ **Unable to determine***
☐ **No cracks found** ☐ **Common cracks** ☐ **Major cracks*** ☐ **Recommend evaluation by engineer ①**

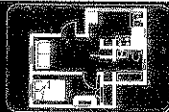
COMMENTS:

Notice: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For information contact the American Lung Association or asbestos specialist.

51 Floors ☒ **CARPET** ☒ **VINYL** ☒ **WOOD** ☒ **TILE** ☒ **_____**
☒ **General condition appears serviceable** ☐ **Damage / deterioration*** ☐ **Uneven area in floor***
☐ **Cracked tiles at:*** ☐ **Wood / vinyl / tile / carpet damaged at:***
☐ **Furnishings prevent full inspection - do a careful check on your final walkthrough*** ☐ **Loose carpet / floor squeaks noted***

COMMENTS:

Notice: Determining odors or stains is not included! * Floor covering damage / stains may be hidden by furniture. * The condition of wood flooring below carpets is not inspected.



2726 E. ADAMS ST

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52 Fireplace(s)



LOCATION(S)

A

B

C

MASONRY

PREFABRICATED

FREESTANDING

WOOD STOVE

INSERT (Have checked by removal*)

- | | | | |
|---|------------|--|------------|
| <input checked="" type="checkbox"/> Appears serviceable | UNIT A B C | <input checked="" type="checkbox"/> Not functional / Unsafe / Worn / Near end of lifespan* | UNIT A B C |
| <input checked="" type="checkbox"/> Deteriorated mortar* | UNIT A B C | <input checked="" type="checkbox"/> Cracked / loose bricks ② | UNIT A B C |
| <input checked="" type="checkbox"/> Gas operational N/A | UNIT A B C | <input checked="" type="checkbox"/> Gas is inoperative ② | UNIT A B C |
| <input checked="" type="checkbox"/> Improper gas piping ②④ | UNIT A B C | <input checked="" type="checkbox"/> Gas valve in firebox ②④ | UNIT A B C |
| <input checked="" type="checkbox"/> Damper operational | UNIT A B C | <input checked="" type="checkbox"/> Missing / non-operational* | UNIT A B C |
| <input checked="" type="checkbox"/> Fans / blowers operated N/A | | <input checked="" type="checkbox"/> Blower inoperative ② | UNIT A B C |
| | | <input checked="" type="checkbox"/> Doors broken / inoperative* | UNIT A B C |

COMMENTS:

Notice: Recommend installing safety spacer on damper when gas logs are present. * Wood and ashes are not moved for inspection. Recommend clearing debris and further evaluation. *

53 Interior Features



Central vacuum is operational

Central vacuum is not operational ②

- | | |
|--|--|
| <input checked="" type="checkbox"/> Ceiling fan(s) is (are) operational | <input checked="" type="checkbox"/> Fan is non-operational / vibrates / wobbles / improperly supported ② |
| <input checked="" type="checkbox"/> Intercom system not part of this inspection* | <input checked="" type="checkbox"/> Security system is not part of this inspection* |
| <input checked="" type="checkbox"/> Interior stairs appear serviceable | <input checked="" type="checkbox"/> Uneven rise / run on steps ②④ |
| <input checked="" type="checkbox"/> Stair handrail appears serviceable | <input checked="" type="checkbox"/> Railing is loose / improper / missing* |
| <input checked="" type="checkbox"/> Wet bar faucet appears serviceable | <input checked="" type="checkbox"/> Faucet is not operational ② |
| <input checked="" type="checkbox"/> Counter appears serviceable | <input checked="" type="checkbox"/> Damage / deterioration to counter / cabinet* |
| <input checked="" type="checkbox"/> Plumbing under sink serviceable | <input checked="" type="checkbox"/> Leaks ② |
| | <input checked="" type="checkbox"/> Improper piping ② |

COMMENTS:

54 Smoke Detector



Indicator light on

None found* ⑤

Not tested*

Couldn't test / no test button*

- ☒ Test button responds
- ☒ Did not respond to test button*
- ☒ Suggest additional detectors in appropriate locations ⑤

COMMENTS:

55 Laundry



GARAGE

BASEMENT

SERVICE AREA

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Piping (water & waste) serviceable | <input checked="" type="checkbox"/> Unable to view / not tested* | <input checked="" type="checkbox"/> Damage / deterioration / defects* |
| <input checked="" type="checkbox"/> Electrical outlet grounded (120 volt) | <input checked="" type="checkbox"/> Unable to test* | <input checked="" type="checkbox"/> Ungrounded* |
| <input checked="" type="checkbox"/> 240 volt outlet operational N/A | <input checked="" type="checkbox"/> Inoperative* | <input checked="" type="checkbox"/> No 240 outlet |
| <input checked="" type="checkbox"/> Gas piping appears serviceable N/A | <input checked="" type="checkbox"/> No gas provided | <input checked="" type="checkbox"/> Unable to view* |
| <input checked="" type="checkbox"/> Dryer venting provided | <input checked="" type="checkbox"/> Dryer venting not provided* | <input checked="" type="checkbox"/> Dryer vents into attic / crawlspace* |
| <input checked="" type="checkbox"/> Laundry sink serviceable N/A | <input checked="" type="checkbox"/> Damage / deterioration to sink* | <input checked="" type="checkbox"/> Sink is loose / slow draining* |
| <input checked="" type="checkbox"/> Plumbing below sink serviceable | <input checked="" type="checkbox"/> Corrosion / deterioration* | <input checked="" type="checkbox"/> Improper piping ② |
| <input checked="" type="checkbox"/> Faucet operational | <input checked="" type="checkbox"/> Corrosion / deterioration* | <input checked="" type="checkbox"/> Faucet leaks ② |
| | | <input checked="" type="checkbox"/> Hot/cold reversed ④ |

COMMENTS:

Notice: Washing machines and dryers are not tested or moved during this inspection -- condition of walls or flooring under cannot be judged. The inspector does not test washing machine drains or supply valves. Water supply valves if turned may be subject to leaking.

56 Attic



ROOF FRAME:

TRUSS

RAFTER FRAMING

X

ACCESS LOCATION

CEILING FRAME:

TRUSS

JOIST FRAMING

X

Mailway

- How Inspected: ☒ Entered
- ☒ Appears serviceable
- ☒ No stains visible
- ☒ Framing / truss(es) / sheathing: Sagging / broken / altered / cut / damaged / appears undersized ①②
- ☒ Vents provided
- ☒ Power ventilator operational N/A
- ☒ type insulation
- Approximate depth: 8 inches
- ☒ Air/vapor retarder present N/A
- ☒ Access blocked / small / none*
- ☒ Inspection limited to view from access*
- ☒ Vent pipe disconnected / terminates ②
- ☒ Unable to determine active leakage*
- ☒ Missing wind resistant straps ②
- ☒ Screens damaged / missing / blocked / loose*
- ☒ Not tested*
- ☒ Not operational*
- ☒ No insulation*
- ☒ Poor coverage*
- ☒ Compressed*
- ☒ Wrong side up*
- ☒ Insulation covers Knob & Tube wiring / lights / vents ②
- ☒ Air/vapor retarder not present*
- ☒ Air/vapor retarder not visible*

COMMENTS:

Notice: Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection. * Notice: Tenting a home for fumigation may cause damage to roots -- recommend reinspection for damage after tenting is completed. *



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GARAGE / CARPORT ☒ ATTACHED ☒ DETACHED ☒ CARPORT ☐

57 Floor



- ☐ Not fully visible* ☐ Possible flammable material on floor ④
- ☒ Appears serviceable ☐ Damage / deterioration / defects*
- ☐ No cracks found ☐ Common cracks ☐ Major cracks ④ ☐ Floor raised / settled* ☐ Poor drainage*

COMMENTS:

58 Walls/Ceiling



- ☐ Not fully visible* ☐ Wall / ceiling / attic access cover / ladder does not appear fire rated ④
- ☒ Appears serviceable ☐ Moisture stains / damage on: ceiling / wall / floor / post* ☐ Holes / damage / missing covering*
- ☐ Framing: Sagging / bowed / damaged / altered ② ☐ Exterior walls / soffit / fascia / trim: damaged / deteriorated ②

COMMENTS:

59 Ventilation



- ☐ Appears serviceable ☐ Blocked / none* ☐ Window / screens: damaged / inoperative*

COMMENTS:

60 Door To Living Space



☒ SOLID ☒ RATED DOOR ☒ HOLLOW CORE (NON-FIRE RESISTIVE)* ☐

- ☐ Appears serviceable ☐ Damage / deterioration* ☐ Glass / pet door installed in fire door ②④ ☐ Does not latch / seal / enters bedroom* ④
- ☐ Self-closer operational ☐ Closer non-operational / missing / needs adjustment* ☐ Door lacks threshold / weatherstrip*

COMMENTS:

61 Exterior Door



- ☐ Appears serviceable ☐ Damaged / delaminated* ☐ Needs adjustment*
- ☐ Lock inoperative* ☐ Jamb / threshold: damaged* ☐ Not tested / blocked / locked / rubs jamb*

COMMENTS: Not solid door

62 Vehicle Door



☒ ROLL UP ☒ TILT-UP ☒ SLIDING ☒ SWINGING ☐

- ☒ Appears serviceable ☐ Damage / deterioration / defects* ☐ Door / jambs: Moisture stained / damaged*
- ☐ Tension rods loose* ☐ Door warped* ☐ Door needs adjustment / balancing* ☐ Hinges loose / damaged*
- ☐ Safety springs installed ☐ Not safety type springs* ④⑤ ☐ Broken springs / safety wire ②④
- ☐ Vehicle door(s) are locked - could not test* ☐ Rollers / tracks damaged ②

COMMENTS:

63 Automatic Opener



- ☐ Appears serviceable- # of units ☐ Non-operational* ☐ Opener / auto-reverse was not tested*

- ☐ Unit needs securing* ☐ Unit is disconnected* ☐ Unit needs adjustment / lubrication*
- ☐ Automatic reverse operated ☐ Automatic reverse not functional ②④⑤ ☐ Electronic sensor: none / not functional* ②④⑤

COMMENTS:

64 Electrical



- ☐ Appears serviceable ☐ Damage / deterioration / defects* ☐ Not fully visible

- ☐ Improper wiring ②④ ☐ Exposed wiring subject to damage* ④ ☐ Extension cords used as permanent wiring ②④
- ☐ Open splices ②④ ☐ Junction boxes missing covers* ④ ☐ 'GFCI' recommended ⑤ / defective ②④
- ☒ Outlets serviceable ☐ Open ground / Reverse polarity ②④ ☐ Improper light fixture wiring ②④
- ☐ Some outlet(s) are inaccessible* ☐ Outlet(s) not functional ② ☐ Loose / damaged outlet ② / cover*

COMMENTS:

65 Comments



- ☐ Occupants' belongings block view of entire garage - unable to fully inspect*

Notice: Determining the rating of firewalls is beyond the scope of this inspection. Framing, wiring and piping covered with drywall cannot be inspected.



2726 E. ADAMS ST

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66 Kitchen Sink(s) ☒ N/A ☐ Dishes block access to sink, could not inspect* ☐ Hot & cold water reversed* ④

☒ Sink(s) appear(s) serviceable ☐ Minor wear ☐ Heavy wear / chipped* ☐ Slow draining*

☐ Recommend sealing at sink to counter connection*

☒ Faucet serviceable ☐ Non-operational / defective ② ☐ Faucet leaks / drips / is corroded* ☐ Spray wand defective/leaks*

☒ Plumbing under sink serviceable ☐ Pipes are rusted / corroded / leaking* ☐ Improper piping ②

☐ Moisture stains / damage below sink* ☐ Restricted view below sink* ☐ No hot water*

COMMENTS:

67 Kitchen (general) ☒ N/A ☒ Counters, Cabinets, Floor and Lights appear in serviceable condition ☐ Not fully visible*

☐ Doors / drawers / counters: Minor / moderate / heavy wear / cracks / damage* ☐ Missing grout / caulking / handles*

COMMENTS:

68 Disposal ☒ N/A ☐ Dishes block access to sink and disposal, could not inspect* ☐ No inspection (power off)*

☒ Appear serviceable ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible* ☐ Interior corroded*

☐ Blades appear to be frozen / missing ② ☐ Unit makes unusual noise* ☐ Splash guard damaged / missing*

☒ Wiring serviceable ☐ Improper wiring noted ②④ ☐ Loose / missing wire clamp at disposal*

☐ Switch is in a hazardous location ②④ ☐ Exposed wire splices ②④ ☐ Missing junction box cover(s)*

COMMENTS:

69 Range/Cooktop ☒ N/A ☒ GAS ☒ ELECTRIC ☒ COMBINATION ☒ ELEC. IGNITION # OF OVENS _____

☐ Free standing oven - not tested* ☐ Ranges / cooktops not inspected*

☒ Appear serviceable ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ No inspection (power / gas off)*

☐ Upper / lower - right / left - front / rear: element / burner not functional* ☐ Heavy corrosion / wear*

☒ Oven door(s) appear(s) serviceable ☐ Damage noted* ☐ Door does not close properly* ☐ Cracked glass ②

☐ Door(s) gasket(s) appear(s) serviceable ☐ Not applicable ☐ Damaged gasket* ☐ Clock appears non functional*

☐ Separate cooktop serviceable _____ N/A ☐ Burner did not operate ② _____ ☐ Element did not operate ② _____

☐ Gas shutoff valve installed _____ N/A ☐ Gas valve is not visible* ☐ Gas shutoff valve not provided ②④

☒ Fan / hood operational ☐ None provided ☐ Fan / hood did not operate ② ☐ Filter missing / blocked / dirty*

COMMENTS:

Notice: Self- and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection.* Appliances are not moved.*

70 Dishwasher ☒ N/A ☐ The dishwasher is not part of this inspection* ☐ No test (power / water off)*

☒ Appear serviceable ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible:

☒ Condition (door, liner, racks) serviceable ☐ Rust / damage at: _____

☐ Soap dish inoperative* ☐ Washer arm appears frozen ② ☐ Unit is not secured to cabinets*

☒ Door seals appear serviceable ☐ Deteriorated* ☐ Leaking ② ☐ Door won't close / open properly*

DRAIN LINE INSTALLATION: ☐ Air gap device ☐ Hi-loop method ☐ Drain line is improperly installed ②

☐ Leaking noted at drain lines* ☐ No / improper air gap provided* ☐ Leaking noted at air gap device*

COMMENTS:

Notice: Determining adequacy of washing and drying functions of dishwashers is not part of this inspection.*

71 Special Features ☒ N/A ☐ Special features not inspected*

☒ Trash compactor appears serviceable ☐ Non-operational ② ☐ Compactor not inspected* / no key

☒ Microwave appears serviceable ☐ Non-operational ② ☐ Microwave not inspected*

☐ Water purifier installed - not inspected* ☐ Instant hot water maker installed - not inspected*

☐ Other features / appliances present but not inspected include: _____

COMMENTS:

Notice: Refrigerators, freezers and built-in ice makers are not part of this inspection.*

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PAGE 16 BATHROOM



KEY: ① Recommend evaluation by a structural/geo-technical engineer ④ This item is a safety hazard - correction is needed
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LOCATION: Bath A 1110037 Bath B Bath C Bath D

72 Toilet



Appears serviceable

	A	B	C	D		A	B	C	D
Toilet loose at floor*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Corrosion / leaking supply line*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recommend new wax seal / caulking at base*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Loose / leaking toilet tank *	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water runs continually in tank *	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cracked tank / cover / bowl / base *	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does not flush properly *	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rust / foreign material in toilet / tank *	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					Moisture / stains around toilet ②	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

73 Sink



Appears serviceable

	A	B	C	D		A	B	C	D
Sink cracked / damaged*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hot & cold water reversed* ④	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Faucet appears serviceable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Corrosion / damage underside of sink*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sink faucet leaks*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Corrosion / damage at sink faucet / fixtures*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Low water volume *	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Leaks on supply valves below sink*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drain appears serviceable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Corrosion on supply valves below sink*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Slow draining*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drain stopper non-functional / missing*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rust / corroded drain line *	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Improper drain trap ②	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leaking drain line ②	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Restricted view below sink*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Counter & Cabinet appear serviceable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not applicable to this bathroom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Damage / deterioration to counter*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Damage / deterioration to cabinet*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grout / caulking needed at counter*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Moisture stains / damage below sink*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

74 Vent/Heat



Appears serviceable

	A	B	C	D		A	B	C	D
Exhaust fan did not operate*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No / inadequate ventilation / heat*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Window is broken / non operational*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exhaust fan makes an unusual noise*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					Recommend installing exhaust fan*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

75 Bathtub



Appears serviceable

	A	B	C	D		A	B	C	D
Damage / deterioration to tub*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not applicable to this bathroom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Faucet appears serviceable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Moisture damaged wall / floor ② ③	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot & cold water reversed ④	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Whirlpool not functional ② / not tested*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Faucet / fixture: Leaks / corroded / damaged* ②	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Whirlpool jets/pipes/motor need cleaning / not visible*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drain appears serviceable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Constant dripping / low water volume ②	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Slow draining at bathtub*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drain stopper not operational / missing*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					Grout / caulking needed tub to wall / floor*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

76 Shower



Appears serviceable

	A	B	C	D		A	B	C	D
Damage / deterioration to shower walls*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not applicable to this bathroom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grout / caulking needed at shower walls*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cracked / broken / missing / loose tile(s)*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Moisture damage to wall / floor ② ③	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Caulking needed at floor*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Slow draining at shower*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shower floor needs grout / caulking*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water valve(s) / shower head: Leaks / drips ②	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Low water volume at shower ②	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot & cold water reversed* ④	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shower diverter non functional ②	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Enclosure appears serviceable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Corroded / damaged shower fixtures*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Glass does not appear to be tempered*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not applicable to this bathroom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Broken glass / enclosure*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Unable to determine if glass is tempered*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Caulking needed at doors / enclosure*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Doors difficult to operate / does not seal*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					Corroded / damaged door / enclosure*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

Notice: Determining whether shower pans are watertight is beyond the scope of this inspection. * Saunas, steam baths and instant water heating devices are not inspected. *

PAGE 3 KEY TO THE MATRIX INSPECTION REPORT

2728 E. ADAMS ST

The "Matrix" Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.

When "APPEARS SERVICEABLE" is checked it means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions are checked, if applicable, in the body of the report.

Significantly deficient systems or components will be identified as: Not functional / unsafe / worn / near end of lifespan. The reason an item is "significantly deficient" will be checked within the body of the report. Review these findings and take recommended actions before close of the transaction. **Please read the entire report for all items checked.**

NOTICE: This report contains technical information. If you were not present during this inspection please call the office to arrange for a verbal consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents.

Symbol Key



* Items that have an (*) Asterisk next to them: This item or component requires additional attention, repair or monitoring.

① Items that have a (①) Circled Number next to them:
The Circled Numbers are defined as follows:

- ① Recommend further review by a qualified licensed structural engineer/geotechnical engineer.
- ② Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.
- ③ Recommend further review for the presence of any wood destroying pests or organisms by a qualified Pest Inspector.
- ④ This item is a safety hazard - correction is needed.
- ⑤ Upgrades are recommended for safety enhancement. This building may have been built before the era of current safety standards.

PLANNING DEPARTMENT
(310) 952-1761

JUL 12 2010

CITY OF CARSON
701 E. CARSON ST.
CARSON, CA 90745

NOTICE: AN ABRIDGED VERSION OF THIS KEY IS PRINTED AT THE TOP OF EACH PAGE

Please read the special "NOTICES" in each section of the report for further information concerning the limitations of this inspection.

If you do not understand how to read this report please contact our office

PRESENT DURING THE INSPECTION: ☐ Buyer ☐ Seller ☐ Seller's agent ☐ Buyer's agent ☐

WEATHER CONDITIONS: ☐ Dry ☐ Rain today / Recently ☐ Snow today / Recently ☐ TEMP 75°F

INSPECTION DATE: 6-26-10 START TIME: 1:30 PM FINISH TIME: 3:30 PM INSPECTOR: AAS

PROPERTY INFORMATION:

☐ Single family ☒ Duplex ☐ Triplex ☐ Fourplex ☐ _____ Residential Units ☐ Commercial
☐ Townhome ☐ Condominium ☐ _____ ☐ Industrial
☒ Occupied ☐ Vacant ☐ Partial furnishings ☐ HOUSE FACES: N S E W

Approximate age of building: _____ Stated by: _____ ☐ Unknown

Approximate age of roof: _____ Stated by: _____ ☐ Unknown

Additions or Alterations: _____ NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted.

PAGES INCLUDED ARE:

Page 1/2 CONTRACT
Page 3 KEY
Page 4 GROUNDS
Page 5 EXTERIOR
Page 6 FOUNDATION
Page 7 ROOF
Page 8 PLUMBING
Page 9 HEATING 1
Page 10 HEATING 2 & A/C
Page 11 ELECTRICAL
Page 12 INTERIOR 1
Page 13 INTERIOR 2
Page 14 GARAGE
Page 15 KITCHEN
Page 16 BATHROOM

Optional Pages:

☐ POOL/SPA
☐ PERMIT REVIEW
☐ STANDARDS
☐ GENERAL NOTES
☐ REPORT OVERVIEW



- KEY:**
- ① Recommend evaluation by a structural/geo-technical engineer
 - ② Recommend evaluation and repairs by a licensed contractor
 - ③ Refer to qualified termite report for further information
 - ④ This item is a safety hazard - correction is needed
 - ⑤ Upgrades are recommended for safety enhancement
 - * This item warrants attention/repair or monitoring

1 Driveway

◇ ASPHALT

◇ CONCRETE

◇ GRAVEL

◇

- ☒ **Appears serviceable** ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible: _____
- ☐ Eroded Asphalt* ☐ Maintenance / sealant needed* ☐ Evidence of deterioration / poor drainage* _____
- ☐ No cracks found ☒ Common cracks ☐ Major cracks* ☐ Surface raised / settled / trip hazards* _____

COMMENTS: _____

2 Sidewalks

◇ CONCRETE

◇ BRICK

◇ PAVER / TILE

◇ GRAVEL

◇

- ☒ **Appear serviceable** ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible: _____
- ☐ No cracks found ☐ Common cracks ☐ Major cracks* ☐ Surface raised / settled / trip hazards* _____
- ☐ Concrete is above foundation / siding / stucco* _____ ☐ Evidence of poor drainage* _____

COMMENTS: _____

3 Retaining Walls

LOCATION(S): _____

◇ CONCRETE / BLOCK / STUCCO / WOOD

- ☐ **Appear serviceable** ☐ Not functional / Unsafe / Worn / Displacement / Near end of lifespan* ☐ Not fully visible* _____
- ☐ No cracks found ☐ Common cracks ☐ Major cracks* ☐ Moisture penetration / No drainage openings* _____

COMMENTS: _____

4 Patio

LOCATION(S): FRONT

◇ CONCRETE / BRICK / PAVER TILE / BLOCK

- ☒ **Appear serviceable** ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible: _____
- ☐ No cracks found ☐ Common cracks ☐ Major cracks* ☐ Surface raised / settled / trip hazards* _____
- ☐ Concrete is above foundation / siding / stucco* _____ ☐ Evidence of poor drainage* _____

COMMENTS: _____

5 DECK PATIO PORCH**Cover**

LOCATION(S): FRONT

◇ OPEN DESIGN / COVERED ROOF (REFER TO ROOF PAGE*)

- ☒ **Appears serviceable** ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible: _____
- ☐ Unsecure / improper attachment to house* ☐ Lacks: metal straps / bolts / nails* ☐ Earth contact ③ _____
- ☐ Moisture / damage at: base of posts / roof / structure ②③ ☐ Wood appears overspanned / sagging / damaged ② _____

COMMENTS: _____

6 Decks/Porch

◇ WOOD

◇ CONCRETE

◇ WATERPROOF COATING

◇

LOCATION: _____

A _____

B _____

C _____

D _____

- ☒ **Appears serviceable** ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible: _____
- ☐ Cracks / Moisture stains / damage ②③ ☐ Deck on grade - unable to inspect* ☐ Piers / posts need straps / footings ② _____
- ☐ Deck appears unsound ①② ☐ Flashing not visible / improper ② ☐ Flashing missing at house ② _____
- ☐ Porch / steps settled away from house* ☐ Uneven step(s) at porch / deck* ④ ☐ Earth-to-wood contact ③ _____
- ☐ Screens / panels damaged / torn / missing* ☐ Unable to determine active leakage* ☐ Evidence of poor drainage* _____
- ☐ Railings are serviceable (n/a) ☐ Railing damaged / loose / too low* ④ ☐ Railing too wide / missing* ④⑤ _____

COMMENTS: _____

7 Fences & Gates

◇ FENCES NOT INSPECTED

◇ WOOD / CHAINLINK / WROUGHT IRON / MASONRY

- ☒ **Appear serviceable** ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible: _____
- ☐ Loose / rotted posts* ☐ Loose / missing blocks* ☐ Broken / loose / missing boards* ☐ Moisture damage* _____
- ☐ Common cracks ☐ Major cracks ② ☐ Rust / Leaning* ☐ Fence at pool / spa area is: missing / too low / climbable* ④⑤ _____
- ☐ Gate / latch needs adjustment / repair / replacement* ☐ Self closing device / latch is: missing / not working* (at pool/spa) ④⑤ _____

COMMENTS: _____

- KEY:** ① Recommend evaluation by a structural/geo-technical engineer ④ This item is a safety hazard - correction is needed
 ② Recommend evaluation and repairs by a licensed contractor ⑤ Upgrades are recommended for safety enhancement
 ③ Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

8 Exterior Stairs



◇ WOOD / METAL / CONCRETE / WATERPROOF COATING ◇

LOCATION(S):

A

B

C

- ☒ Appear serviceable ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible:
☐ Moisture stains / damage / earth contact* ☐ Uneven rise/run on steps/loose steps ④ ☐ Improper / no landing ② ④
☐ Railings serviceable ☐ Railing loose / improper / too low / none installed ② ④ ☐ Openings in rails too large ③

COMMENTS:

9 Exterior Walls



STRUCTURE:

☐ WOOD FRAME / MASONRY / BRICK / LOG / POST & BEAM ☐

WALL COVERING:

◇ WOOD / VINYL / METAL / FIBROUS SIDING / STUCCO / VENEER / EIFS* (see note opposite page)

- ☒ Appears serviceable ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible:
☐ No cracks found ☒ Common cracks ☐ Major cracks ① ☐ Cracks / openings need repair ② ☐ Soil contact* ③
☐ Moisture stains / damage* ☐ Damaged / cracked bricks / mortar / siding / paint / finish / caulking* ☐ Nailing defects*

COMMENTS:

Notice: Wall insulation type and value is not verified* UFFI insulation or hazards are not identified* Conditions inside the wall cannot be judged* Lead paint testing is not performed*

10 Trim



◇ WOOD / METAL / VINYL / BRICK / CONCRETE / MASONRY ◇

- ☒ Eaves, soffits, fascia & trim appear serviceable ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible
☐ Moisture stains / damage at: eaves / soffits / fascia / corner / window / wall trim ② ③ ☐ Caulking / paint / finish needed*
☐ Flashings / Trim: damaged / loose / cracks / missing / not visible at: eaves / soffits / fascia / corner / window / wall trim ②

COMMENTS:

11 Chimney(s)



LOCATION(S)

A

B

C

D

◇ BRICK / BLOCK / CONCRETE ◇

◇ METAL FLUE / WOOD FRAME: STUCCO / SIDING ◇

- ☐ Appears serviceable ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible:
☐ Chimney / brick / mortar is: cracked / deteriorated / leaning* ② ☐ Settlement ② ☐ Flashing is improper / not visible*
☐ Spark screen present ☐ Spark screen: Missing / improper / not visible* ☐ Raincap / screen recommended*
☐ Cracks or separations / sealing needed at wall / roof* ☐ Unlined flue ② ☐ Cracks in chimney cap*
☐ Ash dump / door is: Rusty / corroded / damaged / missing* ☐ Damage / deterioration / defect* Chimney: A B C D

COMMENTS:

Notice: The interior of the flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue*

12 Sprinklers

☐ Not inspected* ☐ Automatic timers not tested* ☐ Control box location:

- ☐ Appear serviceable ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible:
☐ Valve / head / line: Leaks / missing / not functioning* ☐ Anti-siphon valves needed*
☐ Adjust spray away from structures, fences, sidewalks, etc.* ☐ Areas of inadequate spray coverage / adjust heads*

COMMENTS:

Notice: Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested.*

13 Hose Faucets

☐ Not inspected* ☐ Frost type: yes / no* ☐ Winterized - not tested* ☐ Anti-siphon valves: yes / no*

- ☒ Appear serviceable ☐ Some inoperative / corroded ② ☐ Leaks ② ☐ Missing / broken handle(s)*

COMMENTS:

14 Gutters & Downspouts



◇ FULL ◇

◇ PARTIAL ◇

◇ NONE INSTALLED ◇

- ☐ Appear serviceable ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible:
☐ Drains blocked* ☐ Debris filled* ☐ Gutters / downspouts: Loose / damaged / disconnected / rusted / corroded / leak*
☐ Add gutters & downspouts / splashblocks for drainage* ☐ Route downspouts away from building*
☐ Roof / gutters not draining properly* ☐ No secondary drain(s) on roof ② ☐ Subsurface drains not tested

COMMENTS:

Notice: Gutters and subsurface drains are not water tested for leakage or blockage.* Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.*



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 ③ Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

15 Grading



◇ LEVEL SITE

◇ SLOPE MINOR / MODERATE / STEEP ① / STAIRSTEPPED

◇ BANKS

- ☒ Drainage of site/ slope of soil at foundation is proper based upon visual observation ☐ Not fully visible*
☐ Improper soil slope toward foundation* ☐ Soil / pavement is high at foundation* ☐ Earth-to-wood contact visible ③
☐ Plants / trees touch house / roof* ☐ Trees planted close to structure* ☐ Overgrown landscaping*
☐ Surface drains noted, not tested--underground pipes cannot be judged * ☐ Signs of poor drainage / erosion*

COMMENTS:

Notice: This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

16 ♦ Slab-on-grade 17 ♦ Crawl space 18 ♦ Basement



- ◇ FOUNDATIONS: POURED CONCRETE / MASONRY BLOCK / BRICK / STONE / PIERS / WOOD / NOT VISIBLE ◇ NONE
 ◇ COLUMNS: CONCRETE / STEEL / WOOD / MASONRY BLOCK / BRICK / NOT VISIBLE ◇ NONE

- ☐ Entered crawl space ☐ No access* ☐ Partial access* ☐ Viewed from access opening only*
☐ Door / cover: OK ☐ Damaged / missing* ☐ Crawlspace / basement not inspected due to:*

Foundations:

- ☐ Visible ☐ Partially Visible* ☐ Not visible at*
☒ Appear serviceable ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Further evaluation needed ①
☐ No cracks found ☐ Common cracks / deterioration* ☐ Major cracks / deterioration / bulges / movement ①
☐ No moisture present ☐ Moisture / stains / damage* ☐ Excessive moisture / damage ① ☐ Exposed footing*
☐ Unable to inspect: walls / frame / floor due to: furniture / cabinetry / stored items / paneling / tile / floor coverings*
☐ Slab visible / not visible due to carpet and floor covering--no readily visible problem noted today
☐ Slab not visible due to carpet and floor covering--recommend further evaluation by removal of floor covering due to:
☐ Cracks found* ☐ Uneven areas in flooring* ☐ Unusual cracks found on interior / exterior walls ①

VENTILATION N/A

- ☐ Serviceable ☐ Vents blocked / needed ② ☐ Vent screen(s) damaged / missing*

COMMENTS:

Notice: All slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, reinspect, provided the client removes floor covering and releases the inspector from damage caused by this process. Floor coverings are not removed during this inspection.*

FLOOR CONSTRUCTION: ◇ JOISTS ◇ TRUSSES ◇ CONCRETE ◇ NOT VISIBLE

WOOD FRAME: ◇ CONVENTIONAL WOOD FRAMING ◇ TRUSS

- ☒ Appears serviceable ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☒ Not fully visible*
☐ Broken / cut / sagging framing ② ☐ Missing framing strap(s) / block(s) ② ☐ Moisture stains / damage ②③
☐ Damaged / missing / unsecured piers / posts / beams ② ☐ Earth-to-wood contact ②③ ☐ Debris under house*
☐ Joists / beams / posts / columns appear: overspanned / bearing poorly / twisting / overnotched / cracked / rotted ②
☐ Concrete floors: improperly sloped* / cracked* / deteriorated* / settled ① ☐ Evidence of moisture / water present*
☐ Anchor bolts installed ☐ Shear installed ☐ No anchor bolts / shear panels ① ☐ Bolts not visible*
☐ Probing where deterioration is suspected revealed: moisture / pests / rot ②③ ☐ Engineer recommended ①

INSULATION: " Fiberglass / Mineral wool / Cellulose / Vermiculite / Foam / None / not visible / loose / installed incorrectly*

VAPOR RETARDER N/A ☐ Installed ☐ Not installed* ☐ Not visible* ☐ Loose / installed incorrectly*SUMP PUMP N/A ☐ Serviceable ☐ Not functional* ☐ Pump not tested* ☐ Sump pump needed*

COMMENTS:

BASEMENT STAIRS N/A ☐ Serviceable ☐ Uneven rise / run / loose step(s)* ②④ ☐ Ceiling is low / hazard* ④⑤

- ☐ Railing serviceable ☐ Railings loose / improper / missing / rails too wide ②④⑤ ☐ Stairs too steep ②④⑤

COMMENTS:

Notice: The inspector does not determine the effectiveness of any system installed to control or remove suspected hazardous substances * No engineering is performed during this inspection*



2728 ADAMS ST

- KEY:**
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 - * This item warrants attention/repair or monitoring

Roof style: ☐ Hip ☐ Gable ☐ Flat/low slope ☐ Mansard/Shed ☐ _____
How Inspected: ☒ Walked ☒ Viewed from ladder/ground/with binoculars (These inspections are limited)*
☐ Not fully visible due to: height weather snow type debris

19 Location: ☐ N/A ☒ ASPHALT / COMPOSITION SHINGLE ☒ WOOD SHAKE ☒ WOOD SHINGLE # OF LAYERS _____

- ☒ **Appears serviceable / within useful life** ☐ Not functional / Unsafe / Worn / Near end of lifespan*② ☐ Not fully visible*
 Typical maintenance recommended. This usually consists of repair/replacement of damaged/missing ridge and other shakes/shingles. This maintenance should help ensure the water tightness of the building and be performed on a regular basis.*
☐ General condition favorable with signs of weathering and aging--regular maintenance and inspection advised.*
☐ Few/many damaged or missing shakes/shingles needing repair/replacement② ☐ Moisture damaged / moss covered②
☐ Weathering / aging* ☐ Burnt through② ☐ Cracking* ☐ Holes / openings / exposed / deteriorated membrane②
☐ Loose / displaced / damaged / missing: field / ridge / edge② ☐ Pitch appears insufficient② ☐ Moss covered*
☐ Roof material appears to be improperly installed② ☐ Exposed / lifted / missing fasteners ②
☐ Roof appears to be nearing / at end of useful life② ☐ Evidence of prior patching / repairs②

COMMENTS: _____

20 Location: ☐ N/A ☒ CLAY / CONCRETE / FIBROUS TILE ☒ SLATE / METAL ☒ FIBERGLASS PANEL ☐ _____

- ☐ **Appears serviceable / within useful life** ☐ Not functional / Unsafe / Worn / Near end of lifespan*② ☐ Not fully visible*
☐ Cracked / broken / separated / holes ② ☐ Exposed / lifted / missing fasteners② ☐ Dented / rusted / deteriorated paint②
☐ Loose / displaced / damaged / missing: field / ridge / edge ② ☐ Holes / openings / exposed / deteriorated membrane②
☐ Roof material appears to be improperly installed② ☐ Prior repairs② ☐ Insufficient pitch② ☐ Moss covered*

COMMENTS: _____

Notice: Roofs of this material are not walked to avoid causing damage. Not all tiles/slates/panels are checked for attachment.* Inspection is limited.*

21 Location: ☐ N/A ☒ BUILT-UP ROOF: ROCK / CAP SHEET ☒ SINGLE-PLY / MODIFIED BITUMEN / FOAM ☒ ROLL COMPOSITION

- ☐ **Appears serviceable / within useful life** ☐ Not functional / Unsafe / Worn / Near end of lifespan*② ☐ Not fully visible*
 Typical maintenance recommended. This usually consists of covering exposed/bare area with additional coating / aggregate material. Repair of open seams, cracks in flashings, deteriorated roof coverings, etc.*
☐ Excessive damage / deterioration② ☐ Roof material appears to be improperly installed②
☐ Blistering / cracking / alligatoring* ☐ Deteriorated surface ② ☐ Open seams ② ☐ Moss covered*
☐ Evidence of ponding / poor drainage② ☐ Bare areas exposed to the sun② ☐ Exposed fasteners②
☐ Roof appears to be nearing / at end of useful life② ☐ Evidence of prior patching / repairs②

COMMENTS: _____

Roof Notes

- ☐ NOTICE: Roof is part of Home Owners' Association: Not inspected at this time.

Notice: The report is an opinion of the general quality and condition of the roofing.* The inspector cannot, and does not, offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer.*

22 Exposed Flashings ☐ N/A ☒ Flashings appear serviceable ☐ Not functional / Unsafe / Worn / Near end of lifespan*②

- ☐ Separation(s) / improper flashing at: Roof / wall / edge / skylight / chimney / vent pipes*
☒ **Vent caps appear serviceable** ☐ Needs repair* ☐ Missing caps* ☐ Rusty flashing* ☐ Mastic covered*
☐ Damaged flashing* ☐ Improper / no visible flashing at: ②
☐ **Skylight(s) appear serviceable** ☐ Cracked / damaged / defects ② ☐ Non professional skylight ②

COMMENTS: _____

Notice: Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection* Roofs, skylights and flashings are not water tested for leaks*
 Notice: Tenting a home for fumigation may cause damage to roofs -- recommend reinspection for damage after tenting is completed*



2728 ADAMS ST

KEY:

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- ② Recommend evaluation and repairs by a licensed contractor
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- ⑤ Upgrades are recommended for safety enhancement
- * This item warrants attention/repair or monitoring

23 Main Line

N/A

◇ COPPER / GALVANIZED / PLASTIC (see "Notice" below) / LEAD (see "Notice" below)

◇ CANNOT DETERMINE ◇

SIZE: 1/2 PRESSURE: 65 PSI @ AM / PM ☐ Above 80psi-- adjustment/repair/install regulator ②

- ☒ Appears serviceable ☐ Not functional / Unsafe / Worn / Near end of lifespan*
- ☐ Main valve location: 2 ☐ Not located* ☐ Operational
- ☐ Valve / handle: broken / missing / leaks* ☐ Excessive corrosion on valve ②
- ☐ Water softener installed - (water condition/quality is not tested*)
- ☐ Not fully visible: _____
- ☐ Not operational ② ☐ Valve not tested*
- ☐ Copper not protected from concrete*
- ☐ Leaks at water conditioner ②

COMMENTS:

24 Supply Lines

N/A

◇ COPPER / GALVANIZED / PLASTIC (see "Notice" below) / LEAD (see "Notice" below)

◇ CANNOT DETERMINE ◇

- ☒ Appear serviceable ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible: _____
- ☐ Minor corrosion* ☐ Moderate rust / corrosion ② ☐ Major rust / corrosion ② ☐ Leaks ②
- ☐ Minor flow restriction* ☐ Moderate loss of water flow* ☐ Major loss of water flow when using multiple fixtures ②
- ☐ Noise in pipes ② ☐ Pipes lack support ② ☐ Cross connection(s) present ②
- ☐ Copper / galvanized contact ② ☐ Exposed lines not insulated* ☐ Evidence of prior repairs*

COMMENTS:

Notice: Underground pipes or pipes inside walls cannot be judged for sizing, leaks or corrosion. * Water quality testing or testing for hazards such as lead is not part of this inspection. *
 Notice: Be advised that some "Polybutylene" plastic piping systems have experienced documented problems. Contact the manufacturer or an expert for further information and evaluations. *

25 Waste Lines

N/A

◇ CAST IRON / GALVANIZED / COPPER / LEAD / PLASTIC (see "Notice" below)

◇ CANNOT DETERMINE ◇

- ☒ Appear serviceable ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible: _____
- ☐ Minor corrosion* ☐ Moderate / major rust / corrosion ② ☐ Pipes lack proper support ② ☐ Leaks ②
- ☐ Insufficient fall for adequate drainage ② ☐ Open waste / sewer line ②④ ☐ Improper / no visible trap / vent ②
- ☒ Plumbing vents/traps appear serviceable (however all vents/traps are not fully visible) ☐ Vent missing / terminates improperly ②

COMMENTS:

Notice: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined. *
 Notice: Be advised that some "ABS" plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluations. *

26 Fuel System

N/A

SHUT VALVE LOCATION: Back of 2726
 GAS METER / OIL TANK / LPG TANK

☐ Fuel system is not on for inspection - suggest utilities company light and test appliances*

- ☒ Appears serviceable ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible: _____
- ☐ Pipes not corrosion proofed* / not protected in ground* / concrete*
- ☐ Pipe is corroded / under strain ②
- ☐ Leak / Improper piping at: ②④ ☐ Copper / plastic pipe ② ☐ Pipe is not 6" above ground ②
- ☐ No shutoff valve at: ② ☐ Unions / bushings at: ② ☐ Pipes lack proper support ②

COMMENTS:

Notice: Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe sizing. *

27 Water Heater(s)

N/A

LOCATION UNIT A: 500 UNIT B: _____ UNIT C: _____

◇ GAS / PROPANE

◇ ELECTRIC / SOLAR

◇ OIL

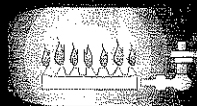
◇ GALLONS: #A 40 #B _____ #C _____

- ☒ Appears serviceable ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Pilot / system off--could not inspect*
- ☐ Rust flakes in burner chamber* ☐ Burner flame appears improper ② ☐ Heater leaks: water / gas / oil ②④
- ☒ Water shutoff valve installed (no test) ☐ Valve missing / broken / leaks ② ☐ Rust/corrosion on pipes / valve / tank*
- ☒ T P R valve installed on tank(s) ☐ No T P R valve installed ② ☐ P R valve on piping system only ②
- ☐ T P R pipe: improper type / reduced ② ☐ T P R pipe: missing / short / threaded / capped / reduced / unsafe termination ②
- ☒ Combustion air is available N/A ☐ Air supply blocked / none provided ② ☐ No gas line drip leg*
- ☒ Vent flue piping is serviceable N/A ☐ Pipe damaged / disconnected ② ☐ Improper / loose / missing vent ②
- ☐ Vent flue backdrafting noted ② ☐ Vent rise / angle is improper ② ☐ Elbows of 90 / multiple 60 degrees ②
- ☐ Insufficient clearance to combustible material ② ☐ Gas heater flame in garage is not 18" above floor ④⑤
- ☒ Seismic straps serviceable N/A ☐ Straps needed* ⑤ ☐ Improper straps* ⑤
- ☒ Thermal blanket serviceable N/A ☐ Blanket damaged / loose* ☐ Blanket needed*
- ☐ Missing a catch pan with an exterior routed drain line* ☐ Recommend protecting heater from physical damage*
- ☐ Enclosure / door missing / damaged* ☐ Improper firewall ②

COMMENTS:

Notice: Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recirculating pumps/systems are not part of this inspection. *

PAGE 9 HEATING



2728 A DAVIS ST.

- KEY:**
- ① Recommend evaluation by a structural/geo-technical engineer
 - ② Recommend evaluation and repairs by a licensed contractor
 - ③ Refer to qualified termite report for further information
 - ④ This item is a safety hazard - correction is needed
 - ⑤ Upgrades are recommended for safety enhancement
 - * This item warrants attention/repair or monitoring

28 Description ☒ N/A Approximate BTU's Unit A _____ n/a Unit B _____ n/a Unit C _____ n/a

Location A _____		Location B _____		Location C _____	
Heating Type:		Heating Type:		Heating Type:	
<input type="checkbox"/> Forced air	<input type="checkbox"/> Boiler / steam	<input type="checkbox"/> Forced air	<input type="checkbox"/> Boiler / steam	<input type="checkbox"/> Forced air	<input type="checkbox"/> Boiler / steam
<input type="checkbox"/> Floor / wall / gravity	<input type="checkbox"/> Radiant	<input type="checkbox"/> Floor / wall / grav	<input type="checkbox"/> Radiant	<input type="checkbox"/> Floor / wall / grav	<input type="checkbox"/> Radiant
<input type="checkbox"/> Heat Pump	<input type="checkbox"/> _____	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> _____	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> _____
Fuel Type:		Fuel Type:		Fuel Type:	
<input type="checkbox"/> Natural gas	<input type="checkbox"/> Oil	<input type="checkbox"/> Natural gas	<input type="checkbox"/> Oil	<input type="checkbox"/> Natural gas	<input type="checkbox"/> Oil
<input type="checkbox"/> Electric	<input type="checkbox"/> Coal / wood	<input type="checkbox"/> Electric	<input type="checkbox"/> Coal / wood	<input type="checkbox"/> Electric	<input type="checkbox"/> Coal / wood
<input type="checkbox"/> Propane	<input type="checkbox"/> _____	<input type="checkbox"/> Propane	<input type="checkbox"/> _____	<input type="checkbox"/> Propane	<input type="checkbox"/> _____

Notice: If a fuel burning heater / furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements.*

29 Condition ☒ N/A

☐ Pilot not on / utilities off / electric ignition malfunction - could not inspect* Unit: A B C

☐ System(s) appear serviceable Unit: A B C ☐ Did not respond to normal controls ② Unit: A B C

☐ Not functional / Unsafe / Worn / Near end of lifespan / Damage / Deterioration / Defects* ② Unit: A B C

☐ System does not appear to have been serviced per manufacturer's instructions, within the last year* Unit: A B C

COMMENTS: None

Notice: Inspector does not light pilots. If pilots are "OFF", a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION.*

30 Venting ☒ N/A

☐ Backventing ② Unit: A B C ☐ Unable to fully inspect vent pipe* Unit: A B C

☐ Appears serviceable Unit: A B C ☐ Damage / deterioration / defects* Unit: A B C

☐ Vent lacks clearance from combustible ②④ Unit: A B C ☐ Improper vent rise / elbow angle ② Unit: A B C

☐ Improper materials used for vent pipe ②④ Unit: A B C ☐ Soot / rust on vent pipe / chamber ② Unit: A B C

☐ Vent terminates near window / opening ②④ Unit: A B C ☐ Defective barometric / vent damper / induced draft fan ②

COMMENTS:

31 Combustion Air ☒ N/A

☐ Air supply blocked* Unit: A B C ☐ No / inadequate air supply ②④ Unit: A B C

☐ Appears serviceable Unit: A B C ☐ Damage / deterioration / defects* Unit: A B C

☐ Combustion and return air sources are too close or mixing ②④ Unit: A B C

☐ Recommend sealing platform at heater base / holes in platform* Unit: A B C

COMMENTS:

32 Burners ☒ N/A

☐ Closed system / unable to inspect* ☐ Unusual flame pattern ②④ Unit: A B C

☐ Burner flame appears typical Unit: A B C ☐ Damaged chamber / refractory ②④ Unit: A B C

☐ Rust flakes / oil stains in burn chamber ② Unit: A B C ☐ Soot / charring in burn chamber ② Unit: A B C

COMMENTS:

Notice: The Inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures.* This is beyond the scope of this inspection.* Some furnaces are designed in such a way that inspection is almost impossible.* Safety devices are not tested by this company.*

33 Distribution ☒ N/A

☐ DUCTS/REGISTERS ☐ PIPES/CONVECTORS ☐ PIPES/RADIATORS ☐ ELECTRIC/BASEBOARD

☐ Ducts: Damaged / crushed / disconnected / holes / openings / leak ② Unit: A B C

☐ Appears serviceable Unit: A B C ☐ Not fully visible* Unit: A B C ☐ Low air volume ② Unit: A B C

☐ Damaged / missing register(s)* Unit: A B C ☐ Insulation damaged / missing* Unit: A B C

☐ Zone valve did not operate ② Unit: A B C ☐ Circulating pump - leaks / noisy / inoperative ② Unit: A B C

☐ Radiator / convactor / fitting: Leaks / corroded / rusted / cold / damaged / inoperative ② Unit: A B C

COMMENTS:

Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*
 Notice: It is suggested that all homes with fuel burning heating systems have a carbon monoxide detector installed for added safety.*

PAGE 10 HEAT 2 / COOLING

2728 ADAMS ST.

- KEY:**
- ① Recommend evaluation by a structural/geo-technical engineer
 - ② Recommend evaluation and repairs by a licensed contractor
 - ③ Refer to qualified termite report for further information
 - ④ This item is a safety hazard - correction is needed
 - ⑤ Upgrades are recommended for safety enhancement
 - * This item warrants attention/repair or monitoring

- 34 Normal Controls** ☒ N/A
- ☐ Unable to inspect / utilities off*
 - ☐ Thermostat broken / loose / poor location* Unit: A B C
 - ☐ Appears serviceable Unit: A B C
 - ☐ Damage / deterioration / defects* Unit: A B C
 - ☐ Controls / gauges need repair / replacement ② Unit: A B C
 - ☐ Switch is missing / broken* Unit: A B C
 - ☐ Leaks / corrosion at: ② Unit: A B C
 - ☐ Expansion tank - rusted / leaks / water logged ②

COMMENTS:

Notice: Thermostats are not checked for calibration or timed functions.* Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection.*

- 35 Air Filters** ☒ N/A
- ☐ Appear serviceable
 - ☐ Missing / wrong size / unable to inspect* Unit: A B C
 - ☐ Suggest cleaning / changing filter* Unit: A B C
 - ☐ No hold-down* Unit: A B C

COMMENTS:

Notice: Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection.* Have these systems evaluated by a qualified individual.*

- 36 Heating Notes** ☒ N/A
- ☐ Recommend complete system evaluation ②
 - ☐ Unable to locate heat in all rooms*
 - ☐ Suggest cleaning & servicing blower / motor / pilot / vent system / burners / boiler / pump ②
 - ☐ Fuel leak ② ④
 - ☐ Heater makes unusual noise during operation, further evaluation needed ②
 - ☐ Undercut doors off carpet / floor*
 - ☐ Low / high - pressure / temperature ②
 - ☐ Air leaks at: furnace / plenum*
 - ☐ Condensate lines: blocked / leak / disconnected / subject to freezing*
 - ☐ Leakage at boiler / pipe fittings ②
 - ☐ Termination location: Poor / not found*

COMMENTS:

Notice: Verification of the location or condition of underground fuel storage tanks is not part of this inspection.* Environmental risks, if any, are also not included.*
 Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*

- 37 Evaporative Cooler** ☒ N/A
- LOCATION(S): UNIT A _____ UNIT B _____ ☒ 120 VOLT ☒ 240 VOLT
- ☐ Appears serviceable
 - ☐ Not functional / Unsafe / Worn / Near end of lifespan*
 - ☐ Not fully visible: _____
 - ☐ Unit makes an unusual noise ②
 - ☐ Unit is not level*
 - ☐ Flashing is missing / improper*
 - ☐ Pads are damaged*
 - ☐ Unit: rusted / corroded / leaks*
 - ☐ Float valve / pump not functioning*
 - ☐ Leaking noted*
 - ☐ No electrical disconnect provided at unit ②
 - ☐ Improper / deteriorated / no conduit / roof flashing ②
 - ☐ Proper grounding not provided at unit ②
 - ☐ Junction box / cover: loose / missing / improper* ②

COMMENTS:

- 38 Air Conditioning** ☒ N/A
- LOCATION(S): UNIT A WINDOW UNIT B _____ UNIT C _____
- ☒ SPLIT SYSTEM / PACKAGE UNIT / WALL / WINDOW UNIT
 - ☒ HEAT PUMP - AIR / GROUND / WATER SOURCE
 - ☐ Unable to inspect / test*
 - ☐ Appears serviceable UNIT: A B C
 - ☐ Not functional / Unsafe / Worn / Near end of lifespan* UNIT: A B C
 - ☐ Air temp below 65° Fahrenheit: Unable to test system(s)* (operation could cause damage)
 - ☐ One speed fan only* UNIT: A B C
 - ☐ Not level / makes unusual noise ② UNIT: A B C
 - ☐ Temperature differential is incorrect ② UNIT: A B C
 - ☐ Condenser coil: damaged / poor air circulation ② UNIT: A B C
 - ☐ Recommend system service* ② UNIT: A B C
 - POWER: ☒ 120 VOLT ☒ 240 VOLT
 - ☒ ELECTRICAL DISCONNECT PRESENT
 - ☒ GAS* (NOT INSPECTED)
 - ☐ No electrical disconnect provided: ② UNIT: A B C
 - ☐ Grounding: Improper / not provided ② UNIT: A B C
 - ☐ Box / conduit: Improper / loose / missing* ② UNIT: A B C
 - ☐ Heat pump auxiliary heat not functional ② UNIT: A B C
 - CONDENSATE: ☒ N/A
 - ☐ Condensate line installed
 - ☐ Line not fully visible*
 - ☐ Condensate lines: blocked / leak / disconnected / subject to freezing / no trap*
 - ☐ Termination location: Poor / not found*
 - REFRIGERANT LINES: ☒ N/A
 - ☐ Insulation installed on-lines
 - ☐ Insulation damaged / missing* UNIT: A B C
 - ☐ Lines not fully visible*
 - ☐ Leaks at: Evaporator / condensor ②
 - ☐ Line(s) appear damaged ②
 - ☐ Ice on lines / unit ②

COMMENTS:

DATA PLATE:

Notice: The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity.
 Notice: Subjective judgment of system capacity is not part of the inspection. Window or portable units are not inspected.



27 28 ADA US ST

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39 Service



- ☒ OVERHEAD ☒ UNDERGROUND ☒ NUMBER OF CONDUCTORS 2
☒ 120V* ☒ 240V/120V ☒ AMPS ☒ AMPS NOT DETERMINED

- ☒ Appears serviceable ☐ Defects / Deterioration / Unsafe / Near end of lifespan* ☐ No drip loop on service wires ②
☐ Loose / damaged connections / flashing at roof / mast ② ☐ Wires: Frayed / improper splices / tap on main wires ②
☐ Conductors too close to ground / drive / roof / pool ②④ ☐ Wires touch trees* Contact utility company* ④
☐ Ground present ☒ Ground loose / disconnected at: ②④ ☐ Ground clamp / system not visible*
☐ Main disconnect inspected at: Water pipe ☐ More than six breakers with no main disconnect ②

COMMENTS:

Notice: Six or fewer breakers usually do not require a main breaker, however this may indicate light electrical capacity.*
 Notice: If the service amperage is less than 100, upgrade may be needed to operate larger electrical appliances.*

40 Main Panel



- #A-LOCATION: 5th fl Panel rating 30A ☐ Not verified
☐ Power is off at main / no inspection performed - Recommend further evaluation*
☐ Appears serviceable ☐ Defects / Deterioration / Unsafe / Near end of lifespan* ☐ Not accessible*

COMMENTS:

41 Conductors



- SERVICE WIRE: ☒ COPPER ☐ ALUMINUM ☐ CANNOT DETERMINE
 BRANCH WIRE: ☒ COPPER ☐ ALUMINUM ☐ CANNOT DETERMINE
 WIRING METHODS: ☒ NON-METALLIC CABLE ☒ KNOB AND TUBE ☐ METAL / PLASTIC CONDUIT

42 Sub-panels



- LOCATION: #B 5th fl #C 5th fl #D 5th fl
☐ Panel # 5 is locked / inaccessible - could not inspect* Further evaluation is needed*

43 Panel Notes



- ☒ OVERCURRENT PROTECTION DEVICES INSPECTED ☒ BREAKERS / FUSES

- ☒ Appear(s) serviceable #A #B #C #D
☐ Improper wiring at panel # 5 ②④
☐ Two wires on one non-rated breaker at panel # 5 ②④
☐ Overfusing (fuse / breaker size too large for wire) panel # 5 ②④
☐ Direct tap - wires not protected by fuse/breaker at panel # 5 ②④
☐ Aluminum wiring noted at the general 120 volt circuits 5 ②④
 (Aluminum connections should be checked by a licensed electrician, familiar with aluminum wire.)
☐ Missing bushing / clamp on wire(s) at panel # 5 ②④
☐ Breakers / fuses: damaged / inoperable / not labeled at panel #* 5 ②④
☒ Electrical system appears outdated by today's standards 5 ②
☐ Defects / Not functional / Unsafe / Near end of lifespan* 5
☐ Breaker is off at panel #* 5 Have reason verified*
☐ Scorching / melting / rust / corrosion at panel # 5 ②④
☐ Neutral and ground wires connected at sub-panel # 5 ②④
☐ Panel bond is not provided for safety at panel # 5 ②④
☐ Antioxidant not visible on aluminum wire connections*
☐ Unprotected opening(s) in panel # 5 ②④
☐ Missing 240 volt - handle tie(s) at panel # 5 ②④
☐ Opening(s) / missing deadfront cover(s) at panel #* 5 ②④
☐ Fused neutral wire(s) at panel # 5 ②④

COMMENTS:

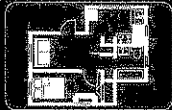
44 Wiring Notes



- ☐ Sample of fixtures, switches and outlets tested appear serviceable ☐ Furnishings prevent testing of all outlets and switches*

- ☒ Polarity and grounding of outlets within six feet of plumbing fixtures, in the garage and on the exterior appear serviceable
☐ Three prong outlets did not test properly grounded at: 5 ②④
☐ Reverse polarity at: 5 ②④
☐ Outlet not operational at: 5 ②④
☐ Loose / damaged / miswired: outlets / switches at: 5 ②④
☐ Not exterior rated wire / box / cover at: 5 ②④
☐ Exposed wiring needs protection at: 5 ②④
☐ Improper wiring at: ②④ ☐ Garage / attic ☐ Kitchen / exterior
☐ Exposed splices at: ②④ ☐ Garage / attic ☐ Kitchen / exterior
☐ Box cover missing at: * ④ ☐ Garage / attic ☐ Kitchen / exterior
☐ 'GFCI'(s) responded to test 5 ☒ 'GFCI' not operational at: 5 ②④
☒ 'GFCI', (a safety device for outlets near water) recommended at: ⑤ Exterior / Garage / Bathrooms / Kitchen / Basement / Wetbar
☐ Doorbell worked / none ☒ Not operational ② ☐ Fixture is unsafe / corroded / missing / damaged* 5 ②④

COMMENTS:



2722 ADA US ST

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45 Doors (Entry)



- ☒ **Appear serviceable**
- ☐ **Weather stripping is serviceable**
- ☐ **Hardware operational**
- ☐ **Not operational***
- ☐ **Damage / deterioration / defects***
- ☐ **Damaged***
- ☐ **No weather stripping***
- ☐ **Damaged door jamb***

COMMENTS:

46 Doors (Int.)



- ☒ **Doors appear serviceable**
- ☒ **Hardware is operational**
- ☐ **Several frames are not square - may indicate movement ①**
- ☐ **Need adjustment / damage / defect***
- ☐ **Not operational / missing / loose***
- ☐ **Door(s) rub / stick / won't latch / damaged jamb***

COMMENTS:

47 Doors (Ext.)



- ☒ **SLIDING GLASS**
- ☒ **FRENCH**

- ☒ **Exterior doors appear serviceable**
- ☐ **Tempered glass**
- ☐ **Not tempered ④⑤**
- ☐ **Unable to determine if glass is tempered***
- ☒ **Latching hardware is operational**
- ☐ **Not operational***
- ☒ **Tracks serviceable**
- ☐ **Deteriorated***
- ☐ **Screen doors not checked***
- ☐ **Few / many damaged / missing screens***
- ☐ **Door is damaged / in need of adjustment / difficult to operate***

COMMENTS:

48 Windows



- ☒ **ALUMINUM**
- ☒ **WOOD**
- ☒ **VINYL / METAL**
- ☒ **DUAL PANE**
- ☒ **SECURITY BARS**
- ☒ **SLIDING**
- ☒ **CASEMENT**
- ☒ **DOUBLE HUNG**
- ☒ **SINGLE HUNG**
- ☒ **LOUVER**

- ☒ **Sample tested appear serviceable**
- ☐ **Broken sash cords***
- ☐ **Difficult to operate / slide***
- ☐ **Dual-glaze fogged ②**
- ☐ **Won't lock / open / close***
- ☐ **Caulking / glazing deteriorated***
- ☐ **Not safety glass ④⑤**
- ☐ **Loose / cracked / broken glass***
- ☐ **Screens not checked**
- ☐ **Few / many damaged / missing***
- ☐ **Security bars non-openable ②④ / not tested***
- ☐ **Non-operational***
- ☐ **Stains / damage***

COMMENTS:

Notice: Determining condition of all thermopane windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.

49 Interior Walls



- ☒ **DRYWALL**
- ☒ **PLASTER**
- ☒ **PANELING**
- ☒ **WALLPAPER**

- ☒ **General condition appears serviceable**
- ☐ **No cracks found**
- ☐ **Common cracks**
- ☐ **Major cracks ②**
- ☐ **Nail pops***
- ☐ **Holes / openings / exposed frame***
- ☐ **Furnishings prevent full inspection - do a careful check on your final walkthrough***
- ☐ **Recommend review by engineer ①**
- ☐ **Needs repair***
- ☐ **Moist / dry - stains / damage***

COMMENTS:

Notice: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

50 Ceilings



- ☒ **DRYWALL**
- ☒ **ACOUSTIC SPRAY**
- ☒ **CEILING TILE**
- ☒ **PLASTER**
- ☒ **WOOD / BEAM**

- ☒ **General condition appears serviceable**
- ☐ **Stains***
- ☐ **No cracks found**
- ☐ **Common cracks**
- ☐ **Major cracks***
- ☐ **Damaged***
- ☐ **Moist* ②**
- ☐ **Dry***
- ☐ **Ceiling height appears low***
- ☐ **Unable to determine***
- ☐ **Recommend evaluation by engineer ①**

COMMENTS:

Notice: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For information contact the American Lung Association or asbestos specialist.

51 Floors

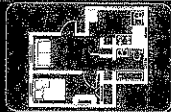


- ☒ **CARPET**
- ☒ **VINYL**
- ☒ **WOOD**
- ☒ **TILE**

- ☒ **General condition appears serviceable**
- ☐ **Cracked tiles at:***
- ☐ **Furnishings prevent full inspection - do a careful check on your final walkthrough***
- ☐ **Loose carpet / floor squeaks noted***
- ☐ **Damage / deterioration***
- ☐ **Wood / vinyl / tile / carpet damaged at:***
- ☐ **Uneven area in floor***

COMMENTS:

Notice: Determining odors or stains is not included! Floor covering damage / stains may be hidden by furniture. The condition of wood flooring below carpets is not inspected.



2728 ADAHS ST

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52 Fireplace(s) ☒ N/A

LOCATION(S) ☒ A ☐ B ☐ C

MASONRY ☒ PREFABRICATED ☐ FREESTANDING ☐ WOOD STOVE ☐ INSERT (Have checked by removal*)

☐ Appears serviceable UNIT A B C

☐ Deteriorated mortar* UNIT A B C

☐ Gas operational N/A UNIT A B C

☐ Improper gas piping ②④ UNIT A B C

☐ Damper operational UNIT A B C

☐ Fans/blowers operated N/A

☐ Not functional / Unsafe / Worn / Near end of lifespan* UNIT A B C

☐ Cracked / loose bricks ② UNIT A B C

☐ Gas is inoperative ② UNIT A B C

☐ Gas valve in firebox ②⑤ UNIT A B C

☐ Missing / non-operational* UNIT A B C

☐ Blower inoperative ② UNIT A B C

☐ Combustibles close ②④ UNIT A B C

☐ Gas capped - no test* UNIT A B C

☐ Flue needs cleaning ② UNIT A B C

☐ Damper spacer needed ④⑤ UNIT A B C

☐ Doors broken / inoperative* UNIT A B C

COMMENTS:

Notice: Recommend installing safety spacer on damper when gas logs are present. * Wood and ashes are not moved for inspection. Recommend clearing debris and further evaluation. *

53 Interior Features ☒ N/A

☐ Central vacuum is operational ☐ Central vacuum is not operational ②

☐ Ceiling fan(s) is (are) operational

☐ Intercom system not part of this inspection*

☐ Interior stairs appear serviceable

☐ Stair handrail appears serviceable

☐ Wet bar faucet appears serviceable

☐ Counter appears serviceable

☐ Plumbing under sink serviceable

☐ Fan is non-operational / vibrates / wobbles / improperly supported ②

☐ Security system is not part of this inspection*

☐ Uneven rise / run on steps ②④

☐ Railing is loose / improper / missing*

☐ Damage / deterioration to counter / cabinet*

☐ Leaks ②

☐ Improper piping ②

☐ Stairway is too narrow / steep ②④

☐ Openings in rails are too wide ④⑤

☐ Faucet leaks ②

☐ Cold water only

☐ Icemaker not on

COMMENTS:

54 Smoke Detector ☒ N/A

☐ Indicator light on ☐ None found*⑤ ☐ Not tested* ☐ Couldn't test / no test button*

☒ Test button responds ☐ Did not respond to test button* ☐ Suggest additional detectors in appropriate locations ⑤

COMMENTS:

55 Laundry ☒ N/A

☒ GARAGE ☐ BASEMENT ☐ SERVICE AREA ☐

☒ Piping (water & waste) serviceable

☒ Electrical outlet grounded (120 volt)

☒ 240 volt outlet operational N/A

☒ Gas piping appears serviceable N/A

☒ Dryer venting provided

☒ Laundry sink serviceable N/A

☐ Plumbing below sink serviceable

☐ Faucet operational

☐ Unable to view / not tested*

☐ Unable to test* ☐ Ungrounded*

☐ Inoperative* ☐ No 240 outlet

☐ No gas provided ☐ Unable to view*

☐ Dryer venting not provided*

☐ Damage / deterioration to sink*

☐ Corrosion / deterioration*

☐ Corrosion / deterioration*

☐ Damage / deterioration / defects*

☐ Not operational / miswired ②

☐ Not viewed / tested*

☐ No / improper gas valve / line ②

☐ Dryer vents into attic / crawlspace*

☐ Sink is loose / slow draining*

☐ Improper piping ② ☐ Leaks ②

☐ Faucet leaks ② ☐ Hot/cold reversed ④

COMMENTS:

Notice: Washing machines and dryers are not tested or moved during this inspection -- condition of walls or flooring under cannot be judged. The inspector does not test washing machine drains or supply valves. Water supply valves if turned may be subject to leaking.

56 Attic ☒ FULL ☐ PARTIAL ☒ N/A

ROOF FRAME: ☒ TRUSS ☐ RAFTER FRAMING ☐ X

CEILING FRAME: ☒ TRUSS ☐ JOIST FRAMING ☐ X

ACCESS LOCATION Attic

How Inspected: ☐ Entered ☐ Access blocked / small / none* ☒ Inspection limited to view from access*

☒ Appears serviceable ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Vent pipe disconnected / terminates ②

☐ No stains visible ☐ Small stains* ☐ Moderate / major stains / damage ② ☐ Unable to determine active leakage*

☐ Framing / truss(es) / sheathing: Sagging / broken / altered / cut / damaged / appears undersized ①② ☐ Missing wind resistant straps ②

☒ Vents provided ☐ Ventilation: None / poor / blocked / minimal* ☐ Screens damaged / missing / blocked / loose*

☐ Power ventilator operational N/A ☐ Not tested* ☐ Not operational*

☐ type insulation ☐ No insulation* ☐ Poor coverage* ☐ Compressed* ☐ Wrong side up*

Approximate depth: _____ inches ☐ Insulation covers Knob & Tube wiring / lights / vents ②

☐ Air/vapor retarder present N/A ☐ Air/vapor retarder not present* ☐ Air/vapor retarder not visible*

COMMENTS:

Notice: Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection. *
Notice: Tenting a home for fumigation may cause damage to roofs -- recommend reinspection for damage after tenting is completed. *



2728 ADAMS ST

- KEY:**
- ① Recommend evaluation by a structural/geo-technical engineer
 - ② Recommend evaluation and repairs by a licensed contractor
 - ③ Refer to qualified termite report for further information
 - ④ This item is a safety hazard - correction is needed
 - ⑤ Upgrades are recommended for safety enhancement
 - * This item warrants attention/repair or monitoring

GARAGE / CARPORT ☒ ATTACHED ☒ DETACHED ☒ CARPORT ☐

57 Floor



☒ Not fully visible*

☐ Possible flammable material on floor ④

- ☒ **Appears serviceable**
☐ Damage / deterioration / defects*
 ☐ No cracks found
 ☐ Common cracks
 ☐ Major cracks ①
 ☐ Floor raised / settled*
 ☐ Poor drainage*

COMMENTS:

58 Walls/Ceiling



☒ Not fully visible*

☐ Wall / ceiling / attic access cover / ladder does not appear fire rated ④

- ☐ **Appears serviceable**
☐ Moisture stains / damage on: ceiling / wall / floor / post*
 ☐ Holes / damage / missing covering*
 ☐ Framing: Sagging / bowed / damaged / altered ②
 ☐ Exterior walls / soffit / fascia / trim: damaged / deteriorated ②

COMMENTS:

59 Ventilation



☒ **Appears serviceable**

☐ Blocked / none*

☐ Window / screens: damaged / inoperative*

COMMENTS:

60 Door To Living Space



☒ SOLID

☒ RATED DOOR

☒ HOLLOW CORE (NON-FIRE RESISTIVE)*

- ☐ **Appears serviceable**
☐ Damage / deterioration*
 ☐ Glass / pet door installed in fire door ②④
 ☐ Does not latch / seal / enters bedroom* ④
 ☐ Self closer operational ___ N/A
 ☐ Closer non-operational / missing / needs adjustment*
 ☐ Door lacks threshold / weatherstrip*

COMMENTS:

61 Exterior Door



☒ **Appears serviceable**

☐ Damaged / delaminated*

☐ Needs adjustment*

- ☐ Lock inoperative*
 ☐ Jamb / threshold: damaged*
 ☐ Not tested / blocked / locked / rubs jamb*

COMMENTS: Not Solid Door

62 Vehicle Door



☒ ROLL UP

☒ TILT-UP

☒ SLIDING

☒ SWINGING

- ☒ **Appears serviceable**
☐ Damage / deterioration / defects*
 ☐ Door / jambs: Moisture stained / damaged*
 ☐ Tension rods loose*
 ☐ Door warped*
 ☐ Door needs adjustment / balancing*
 ☐ Hinges loose / damaged*
 ☐ Safety springs installed
 ☐ Not safety type springs* ④⑤
 ☐ Broken springs / safety wire ②④
 ☐ Vehicle door(s) are locked - could not test*
 ☐ Rollers / tracks damaged ②

COMMENTS:

63 Automatic Opener



☒ **Appears serviceable**- # of units ___

☐ Non-operational* ☐ Opener / auto-reverse was not tested*

- ☐ Unit needs securing*
 ☐ Unit is disconnected*
 ☐ Unit needs adjustment / lubrication*
 ☐ Automatic reverse operated
 ☐ Automatic reverse not functional ②④⑤
 ☐ Electronic sensor: none / not functional* ②④⑤

COMMENTS:

64 Electrical



☒ **Appears serviceable**

☐ Damage / deterioration / defects*

☐ Not fully visible

- ☐ Improper wiring ②④
 ☐ Exposed wiring subject to damage* ④
 ☐ Extension cords used as permanent wiring ②④
 ☐ Open splices ②④
 ☐ Junction boxes missing covers* ④
 ☐ 'GFCI' recommended ⑤ / defective ②④
 ☒ **Outlets serviceable**
☐ Open ground / Reverse polarity ②④
 ☐ Improper light fixture wiring ②④
 ☐ Some outlet(s) are inaccessible*
 ☐ Outlet(s) not functional ②
 ☐ Loose / damaged outlet ② / cover*

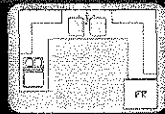
COMMENTS:

65 Comments



☒ Occupants' belongings block view of entire garage - unable to fully inspect*

Notice: Determining the rating of firewalls is beyond the scope of this inspection.* Framing, wiring and piping covered with drywall cannot be inspected.



2728 ADA 45 ST

- KEY:**
- ① Recommend evaluation by a structural/geo-technical engineer
 - ② Recommend evaluation and repairs by a licensed contractor
 - ③ Refer to qualified termite report for further information
 - ④ This item is a safety hazard - correction is needed
 - ⑤ Upgrades are recommended for safety enhancement
 - * This item warrants attention/repair or monitoring

66 Kitchen Sink(s) ☒ N/A

- ☐ Dishes block access to sink, could not inspect*
- ☐ Hot & cold water reversed* ④
- ☒ Sink(s) appear(s) serviceable
- ☐ Minor wear
- ☐ Heavy wear / chipped*
- ☐ Slow draining*
- ☐ Recommend sealing at sink to counter connection*
- ☒ Faucet serviceable
- ☐ Non-operational / defective ②
- ☐ Faucet leaks / drips / is corroded*
- ☐ Spray wand defective/leaks*
- ☐ Plumbing under sink serviceable
- ☐ Pipes are rusted / corroded / leaking*
- ☐ Improper piping ②
- ☐ Moisture stains / damage below sink*
- ☐ Restricted view below sink*
- ☐ No hot water*

COMMENTS:

67 Kitchen (general) ☒ N/A

- ☒ Counters, Cabinets, Floor and Lights appear in serviceable condition
- ☐ Not fully visible*
- ☐ Doors / drawers / counters: Minor / moderate / heavy wear / cracks / damage*
- ☐ Missing grout / caulking / handles*

COMMENTS:

68 Disposal ☒ N/A

- ☐ Dishes block access to sink and disposal, could not inspect*
- ☐ No inspection (power off)*
- ☐ Appear serviceable
- ☐ Not functional / Unsafe / Worn / Near end of lifespan*
- ☐ Not fully visible*
- ☐ Interior corroded*
- ☐ Blades appear to be frozen / missing ②
- ☐ Unit makes unusual noise*
- ☐ Splash guard damaged / missing*
- ☐ Wiring serviceable
- ☐ Improper wiring noted ② ④
- ☐ Loose / missing wire clamp at disposal*
- ☐ Switch is in a hazardous location ② ④
- ☐ Exposed wire splices ② ④
- ☐ Missing junction box cover(s)*

COMMENTS:

69 Range/Cooktop ☒ N/A

- ☒ GAS
- ☒ ELECTRIC
- ☒ COMBINATION
- ☒ ELEC. IGNITION
- ☐ # OF OVENS _____
- ☐ Free standing oven - not tested*
- ☐ Ranges / cooktops not inspected*
- ☒ Appear serviceable
- ☐ Not functional / Unsafe / Worn / Near end of lifespan*
- ☐ No inspection (power / gas off)*
- ☐ Upper / lower - right / left - front / rear: element / burner not functional*
- ☐ Heavy corrosion / wear*
- ☒ Oven door(s) appear(s) serviceable
- ☐ Damage noted*
- ☐ Door does not close properly*
- ☐ Cracked glass ②
- ☐ Door(s) gasket(s) appear(s) serviceable
- ☐ Not applicable
- ☐ Damaged gasket*
- ☐ Clock appears non functional*
- ☐ Separate cooktop serviceable ___ N/A
- ☐ Burner did not operate ②
- ☐ Element did not operate ②
- ☐ Gas shutoff valve installed ___ N/A
- ☐ Gas valve is not visible*
- ☐ Gas shutoff valve not provided ② ④
- ☒ Fan / hood operational
- ☐ None provided
- ☐ Fan / hood did not operate ②
- ☐ Filter missing / blocked / dirty*

COMMENTS:

Notice: Self- and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection.* Appliances are not moved.*

70 Dishwasher ☒ N/A

- ☐ The dishwasher is not part of this inspection*
- ☐ No test (power / water off)*
- ☒ Appear serviceable
- ☐ Not functional / Unsafe / Worn / Near end of lifespan*
- ☐ Not fully visible: _____
- ☒ Condition (door, liner, racks) serviceable
- ☐ Rust / damage at:*
- ☐ Soap dish inoperative*
- ☐ Washer arm appears frozen ②
- ☐ Unit is not secured to cabinets*
- ☒ Door seals appear serviceable
- ☐ Deteriorated*
- ☐ Leaking ②
- ☐ Door won't close / open properly*
- DRAIN LINE INSTALLATION:**
- ☐ Air gap device
- ☐ Hi-loop method
- ☐ Drain line is improperly installed ②
- ☐ Leaking noted at drain lines*
- ☐ No / improper air gap provided*
- ☐ Leaking noted at air gap device*

COMMENTS:

Notice: Determining adequacy of washing and drying functions of dishwashers is not part of this inspection.*

71 Special Features ☒ N/A

- ☐ Special features not inspected*
- ☒ Trash compactor appears serviceable
- ☐ Non-operational ②
- ☐ Compactor not inspected* / no key
- ☒ Microwave appears serviceable
- ☐ Non-operational ②
- ☐ Microwave not inspected*
- ☐ Water purifier installed - not inspected*
- ☐ Instant hot water maker installed - not inspected*
- ☐ Other features / appliances present but not inspected include:*

COMMENTS:

Notice: Refrigerators, freezers and built-in ice makers are not part of this inspection.*

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2722 ADA MS ST

- KEY:**
- ① Recommend evaluation by a structural/geo-technical engineer
 - ② Recommend evaluation and repairs by a licensed contractor
 - ③ Refer to qualified termite report for further information
 - ④ This item is a safety hazard - correction is needed
 - ⑤ Upgrades are recommended for safety enhancement
 - * This item warrants attention/repair or monitoring

LOCATION: Bath A _____ Bath B _____ Bath C _____ Bath D _____

72 Toilet



Appears serviceable

A B C D

A B C D

- Toilet loose at floor* ☐ ☐ ☐ ☐
- Recommend new wax seal / caulking at base* ☐ ☐ ☐ ☐
- Water runs continually in tank* ☐ ☐ ☐ ☐
- Does not flush properly* ☐ ☐ ☐ ☐

- Corrosion / leaking supply line* ☐ ☐ ☐ ☐
- Loose / leaking toilet tank* ☐ ☐ ☐ ☐
- Cracked tank / cover / bowl / base* ☐ ☐ ☐ ☐
- Rust / foreign material in toilet / tank* ☐ ☐ ☐ ☐
- Moisture / stains around toilet ② ☐ ☐ ☐ ☐

COMMENTS:

73 Sink



Appears serviceable

A B C D

A B C D

- Sink cracked / damaged* ☐ ☐ ☐ ☐
- Faucet appears serviceable ☒ ☐ ☐ ☐
- Sink faucet leaks* ☐ ☐ ☐ ☐
- Low water volume* ☐ ☐ ☐ ☐
- Drain appears serviceable ☒ ☐ ☐ ☐
- Slow draining* ☐ ☐ ☐ ☐
- Rust / corroded drain line* ☐ ☐ ☐ ☐
- Leaking drain line ② ☐ ☐ ☐ ☐
- Counter & Cabinet appear serviceable ☒ ☐ ☐ ☐
- Damage / deterioration to counter* ☐ ☐ ☐ ☐
- Grout / caulking needed at counter* ☐ ☐ ☐ ☐

- Hot & cold water reversed* ④ ☐ ☐ ☐ ☐
- Corrosion / damage underside of sink* ☐ ☐ ☐ ☐
- Corrosion / damage at sink faucet / fixtures* ☐ ☐ ☐ ☐
- Leaks on supply valves below sink* ☐ ☐ ☐ ☐
- Corrosion on supply valves below sink* ☐ ☐ ☐ ☐
- Drain stopper non-functional / missing* ☐ ☐ ☐ ☐
- Improper drain trap ② ☐ ☐ ☐ ☐
- Restricted view below sink* ☐ ☐ ☐ ☐
- Not applicable to this bathroom ☐ ☐ ☐ ☐
- Damage / deterioration to cabinet* ☐ ☐ ☐ ☐
- Moisture stains / damage below sink* ☐ ☐ ☐ ☐

COMMENTS:

74 Vent/Heat



Appears serviceable

A B C D

A B C D

- Exhaust fan did not operate* ☐ ☐ ☐ ☐
- Window is broken / non operational* ☐ ☐ ☐ ☐

- No / inadequate ventilation / heat* ☐ ☐ ☐ ☐
- Exhaust fan makes an unusual noise* ☐ ☐ ☐ ☐
- Recommend installing exhaust fan* ☐ ☐ ☐ ☐

COMMENTS:

75 Bathtub



Appears serviceable

A B C D

A B C D

- Damage / deterioration to tub* ☐ ☐ ☐ ☐
- Faucet appears serviceable ☐ ☐ ☐ ☐
- Hot & cold water reversed ④ ☐ ☐ ☐ ☐
- Faucet / fixture: Leaks / corroded / damaged* ② ☐ ☐ ☐ ☐
- Drain appears serviceable ☒ ☐ ☐ ☐
- Slow draining at bathtub* ☐ ☐ ☐ ☐

- Not applicable to this bathroom ☐ ☐ ☐ ☐
- Moisture damaged wall / floor ② ③ ☐ ☐ ☐ ☐
- Whirlpool not functional ② / not tested* ☐ ☐ ☐ ☐
- Whirlpool jets/pipes/motor need cleaning / not visible* ☐ ☐ ☐ ☐
- Constant dripping / low water volume ② ☐ ☐ ☐ ☐
- Drain stopper not operational / missing* ☐ ☐ ☐ ☐
- Grout / caulking needed tub to wall / floor* ☐ ☐ ☐ ☐

COMMENTS:

slow drain

76 Shower



Appears serviceable

A B C D

A B C D

- Damage / deterioration to shower walls* ☐ ☐ ☐ ☐
- Grout / caulking needed at shower walls* ☐ ☐ ☐ ☐
- Moisture damage to wall / floor ② ③ ☐ ☐ ☐ ☐
- Slow draining at shower* ☐ ☐ ☐ ☐
- Water valve(s) / shower head: Leaks / drips ② ☐ ☐ ☐ ☐
- Hot & cold water reversed* ④ ☐ ☐ ☐ ☐
- Enclosure appears serviceable ☒ ☐ ☐ ☐
- Glass does not appear to be tempered* ☐ ☐ ☐ ☐
- Broken glass / enclosure* ☐ ☐ ☐ ☐
- Caulking needed at doors / enclosure* ☐ ☐ ☐ ☐

- Not applicable to this bathroom ☐ ☐ ☐ ☐
- Cracked / broken / missing / loose tile(s)* ☐ ☐ ☐ ☐
- Caulking needed at floor* ☐ ☐ ☐ ☐
- Shower floor needs grout / caulking* ☐ ☐ ☐ ☐
- Low water volume at shower ② ☐ ☐ ☐ ☐
- Shower diverter non functional ② ☐ ☐ ☐ ☐
- Corroded / damaged shower fixtures* ☐ ☐ ☐ ☐
- Not applicable to this bathroom ☐ ☐ ☐ ☐
- Unable to determine if glass is tempered* ☐ ☐ ☐ ☐
- Doors difficult to operate / does not seal* ☐ ☐ ☐ ☐
- Corroded / damaged door / enclosure* ☐ ☐ ☐ ☐

COMMENTS:

Notice: Determining whether shower pans are watertight is beyond the scope of this inspection. * Saunas, steam baths and instant water heating devices are not inspected. *

39

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO.

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT
NO. 830-10 FOR AN EXISTING SECOND DWELLING UNIT
LOCATED AT 2728 EAST ADAMS STREET**

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

Section 1. An application was duly filed by the applicant, Julian Gomez, represented by Robert Terrell, with respect to real property located at 2728 East Adams Street, and described in Exhibit "A" attached hereto, requesting the approval of an existing detached second dwelling unit located within the RS (Residential, Single Family) zoning district. The second dwelling unit is 483 square feet and is located on the southern side of the property.

A public hearing was duly held on September 28, 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 existing lawfully established second dwelling unit is identified in the Carson Municipal Code as a permitted use for this land use category subject to a conditional use permit. There is no specific plan for this area. The surrounding properties are developed with residential single family dwellings and the proposed project is compatible with the neighborhood.
- b) The project is compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces and other features relative to a harmonious and attractive development of the area.
- c) The main dwelling unit has a two-car detached garage. The property is accessed by a driveway located on Adams Street. A condition of approval will be added to require the construction of a one-car covered parking space for the existing second dwelling unit. In addition, a condition of approval requiring that there be no dwelling expansion that will intensify the secondary unit unless parking requirements are met, has been included. With the proposed improvements, the property will not generate significant adverse effects to the adjacent public street.
- d) There are no signs intended for the proposed project.



- e) The proposed project conforms to all applicable design standards and guidelines that have been adopted pursuant to Section 9172.15 of the Carson Municipal Code.
- f) The existing second dwelling unit meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. All of the required findings pursuant to Section 9171.21(d), "Conditional Use Permit, Approval Authority and Findings and Decision" can be made in the affirmative.

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

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves the categorical exemption and grants Conditional Use Permit No. 830-10 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 Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 28th DAY OF SEPTEMBER, 2010.

CHAIRMAN

ATTEST:

SECRETARY

MC/C83010_2726-2728EAdams_pr



EXHIBIT "A"

Legal Description

LOTS 601 AND 602 OF TRACT NO. 6720, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 71 PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



CITY OF CARSON
ECONOMIC DEVELOPMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 830-10

GENERAL CONDITIONS

1. If Conditional Use Permit No. 830-10 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.
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 within 90 days of receiving approval by the Planning Commission.
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. 830-10. 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.

8. A property inspection report was prepared by a qualified property inspector that includes plans to eliminate or mitigate any building, plumbing, electrical and fire code deficiencies. The deficiencies described in the property inspection report shall be eliminated or mitigated within 90 days. The Planning Division shall inspect the property for compliance with the corrective measures. An extension of time to complete necessary corrective measures may be granted for up to an additional 90 days, subject to the discretion of the Planning Division.
9. Per Section 9125.6.8 (L)(1) of the Carson Municipal Code, the applicant shall submit a deed restriction stating that:
 - a. The second dwelling unit shall not be sold separately.
 - b. The second dwelling unit is restricted to the maximum size allowed per the development standards.
 - c. The restrictions shall be binding upon any successor in ownership of the property and lack of compliance shall void the approval of the unit and may result in legal action against the property owner.
10. The property owner shall consent to an inspection of the interior and exterior of all buildings upon receipt of a written request by the city in order to determine compliance with these conditions and applicable Carson Municipal Code requirements.
11. The property owner shall be required to record a deed restriction for a parcel merger with the County Recorder's Office within 90 days of receiving approval by the Planning Commission. The deed restriction shall state that if the property owner agrees to sell the dwellings prior to the completion of a city initiated parcel merger the property owner will be responsible for the completion of the parcel merger of their property prior to the close of escrow. In lieu of this condition, the property owner may merge the parcels at his/her own cost and effort. Proof of recordation of a lot merger shall be provided to the city within 90 days of Planning Commission approval.

SECOND DWELLING UNIT EXPANSION/ PARKING

12. Any expansions to the second dwelling unit will constitute as an intensification of use and the nonconforming parking privilege will no longer be continued. An additional one-car covered parking space will be required prior to the approval of any expansions to the primary or second dwelling unit including but not limited to the addition of bedrooms, other habitable areas, and additional square footage.
13. Any major improvements and or repairs shall require review and approval by the Planning Division and issuance of a building permit, if applicable.



BUILDING & SAFETY

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

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

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

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.

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