



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: October 12, 2010

SUBJECT: Conditional Use Permit No. 820-10

APPLICANT: Judith Hulsey
13812 Goldenwest Street, #100
Westminster, CA 92683

PROPERTY OWNER: Luis and Carolina Cano
c/o Judith Hulsey
13812 Goldenwest Street, #100
Westminster, CA 92683

REQUEST: To approve a Conditional Use Permit for a second dwelling unit located within the RS (Residential, Single-Family) zoning district.

PROPERTY INVOLVED: 2723 East Monroe Street

COMMISSION ACTION

___ Concurred with staff
___ Did not concur with staff
___ Other

COMMISSIONERS' VOTE

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

Item No. 11A

I. Introduction

This item was continued from the September 14, 2010 public hearing per the applicant's request. The applicant, Judith Hulsey, is requesting approval of Conditional Use Permit (CUP) No. 820-10 on behalf of the property owners Luis and Carolina Cano pursuant to Carson Municipal Code (CMC) Section 9172.21, "Conditional Use Permit" and 9182.3, "Nonconforming Residential Density" for an existing second dwelling unit within the RS (Residential, Single-Family) zoning district located at 2723 East Monroe Street (Exhibit No. 1).

II. Background

The project site is a 5,541-square-foot parcel and is occupied with two dwelling units totaling approximately 1,461 square feet and a two-car garage (Exhibit No. 2). According to the Los Angeles County Assessor records, the first 861-square-foot dwelling unit located in the front of the property and two-car garage was constructed legally in 1957. The second dwelling unit located in the rear of the property was also constructed with Los Angeles County Building Permits legally in 1946 as a 494-square-foot single family residential unit. During sometime after 1957, an unpermitted addition was added to the rear unit, expanding the laundry room into a storage area. The second dwelling unit is located in the rear of the property and has a studio bedroom, one bathroom, kitchen and a laundry/storage room.

There are no previously approved discretionary permits for this site and no known open code enforcement cases for the subject property.

III. Analysis

Conditional Use Permits

According to CMC Section 9172.21, "Conditional Use Permit", the Planning Commission shall recommend approval of the proposal if it is able to make affirmative findings based on the following criteria:

a. The proposed use and development will be consistent with the General Plan.

The proposed project is consistent with the General Plan of the city of Carson in that the subject property is designated for Low Density Residential and zoned RS (Residential, Single Family). The adjacent properties to the north, south, east, and west share the same zoning designation.

b. The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development.

The proposed project generally meets the design and development standards in the CMC. CMC Section 9182.3 states, "When approving a conditional use permit, the Commission shall make findings regarding the adequacy of on-site parking and applicable development standards contained in CMC 9125.6."



The second dwelling unit does not meet the minimum lot size, parking, and the minimum set back requirements from the 2-car garage and rear yard setback.

Per CMC Section 9182.3, the minimum lot size in order to have a second dwelling unit within the RS zone is 7,500 square feet. The lot size of the property is 5,541 square feet. The required minimum rear yard setback is fifteen (15) feet and the required setback for a second dwelling unit to an accessory structure is six (6) feet. The second dwelling unit is four (4) feet from the primary structure and has a variable setback of one (1) foot to four (4) feet nine (9) inches from the rear property line. The applicant proposes to demolish the unpermitted addition to the laundry room, increasing the rear yard setback to 4 feet 9 inches.

Per the requirements in CMC Section 9182.3, a one-bedroom studio second dwelling unit is required to provide one uncovered designated parking space on-site. Although a designated parking space is not provided, ample parking is available on the driveway and behind the 2-car garage.

Although the site does not meet all the development standards within CMC Section 9182.3, adequate fire and safety access is provided on-site. In addition, a condition of approval is included to ensure all required setbacks are to remain clear for safe access.

CMC Section 9182.3 (B) states, "In the RS or RA Zone, a lawfully established residential use of a type or with a density of dwelling units no longer permitted in the RS or RA Zone shall be considered to be a nonconforming use subject to the provisions of CMC 9182.21 through 9282.23." Therefore per CMC 9182.21, "conditions may be included which provide for either the continuation or termination of each nonconformity existing on the site" when granting a conditional use permit. Also, CMC 9122.8(C) implies if standards in CMC 9125.6 are not met then a CUP is required for the existing lawfully established unit.

Since the second dwelling unit was lawfully constructed in 1946 and the applicant will demolish the unpermitted addition to the laundry room, staff recommends the nonconformities on the site be continued with the approval of a conditional use permit.

The applicant has provided staff with a property inspection report that was prepared by a qualified/certified property inspector (Exhibit No. 3). The inspection report included recommendations to eliminate or mitigate any building, plumbing, electrical and fire code deficiencies. No safety or hazardous concerns were identified in the report. The applicant will be conditioned to address the items identified in the property inspection report to the satisfaction of the Planning division within 90 days from the approval of the conditional use permit.

With the recommendations stated in the inspection report and conditions of approval, the site and building is adequate in size, shape, topography, location, and utilities to accommodate the proposed use.



c. There will be adequate street access and traffic capacity.

Adequate driveway widths are provided on-site. Appropriate access is available for circulation and to ensure safety for pedestrians and motorists. The project will not affect or impact the safe circulation of either pedestrians or vehicular traffic.

d. There will be adequate water supply for fire protection.

The second dwelling unit and primary structure were constructed in 1946 and 1958, therefore adequate water supply for fire protection already exists.

e. The proposed use and development will be compatible with the intended character of the area.

The existing two residential units were constructed in 1946 and 1958 as single family residences. The property will remain as single family residences therefore no change is proposed to the intended character of the area. The existing use is compatible with the intended character of the area.

f. Such other criteria as are specified for the particular use in other sections of this chapter (Zoning Ordinance).

The proposed project is subject to the requirements in CMC Section 9182.3, "Nonconforming Residential Density" and Section 9125.6, "Second Dwelling Unit Development Standard". The specific requirements of these sections have been discussed above under Section III (b).

Per CMC Section 9182.3 (A), the Commission may require additional improvements to the property, or any buildings or structures thereon, which may include but are not limited to the following:

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

Staff believes no additional requirements or limitations are needed. A reasonable and appropriate amount of landscaping is provided within the front yard and areas visible to the public.

Staff believes the project meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations subject to compliance with the conditions of approval. Therefore all of the required findings pursuant to Section 9172.21(D), "Conditional Use Permit, Commission Findings and Decision" and Section 9122.8, "Second Dwelling Units" can be made in the affirmative, if conditions of approval are implemented.



IV. Issues of Concern

Parking

The second dwelling unit does not meet the parking requirements stated in CMC Section 9162.21 and is required to provide one (1) uncovered off-street parking space. Staff recommends the following condition be added to mitigate any foreseeable parking impacts and to prevent an intensification of street parking:

1. Any expansion of the secondary unit will constitute as an intensification of use and the nonconforming parking privilege for the second unit will no longer be continued. The site must meet the parking requirements stated in CMC Section 9162.21 prior to the approval of any expansions to the second unit including but not limited to the addition of bedrooms, other habitable areas, and additional square footage.
2. Any major alterations shall require review and approval by the Planning Commission.

Unpermitted Additions

Staff has inspected the property and reviewed all building permit records. Staff has identified an unpermitted addition to the laundry room of the second dwelling unit. The applicant proposes to demolish the unpermitted addition. The following condition of approval has been added to address this issue:

1. The applicant shall submit for planning approval and building permits for the demolition of the unpermitted addition to the laundry area within 60 days of Planning Commission approval.

V. Environmental Review

Pursuant to Section 15301 – Existing Facilities (Class 1) of the California Environmental Quality Act (CEQA), the existing second dwelling unit does not have the potential to cause a significant effect on the environment.

VI. Recommendation

That the Planning Commission:

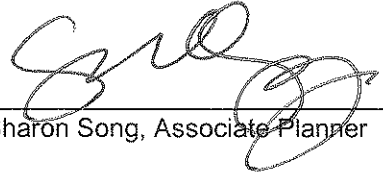
- APPROVE Conditional Use Permit No. 820-10 subject to the conditions of approval attached as Exhibit “B” to the Resolution; and
- WAIVE further reading and ADOPT Resolution No. 10-_____, entitled “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 820-10 FOR AN EXISTING SECOND DWELLING UNIT LOCATED AT 2723 EAST MONROE STREET.”



VII. Exhibits

1. Draft Resolution
2. Site Map
3. Property Inspection Report for 2723 East Monroe Street
4. Second Dwelling Unit Checklist
5. Development Plans

Prepared by:


Sharon Song, Associate Planner

Reviewed by:


John F. Signo, AICP, Senior Planner

Approved by:


Sheri Repp, Planning Officer



CITY OF CARSON
PLANNING COMMISSION

RESOLUTION NO. 10-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT
NO. 820-10 FOR AN EXISTING SECOND DWELLING UNIT
LOCATED AT 2723 EAST MONROE 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, Judith Hulse, with respect to real property located at 2723 East Monroe Street, and described in Exhibit "A" attached hereto, requesting the approval of a detached second dwelling unit located within the RS (Residential, Single Family) zoning district. The second dwelling unit is a studio that is approximately 494 square feet, located in the rear of the property. The existing second dwelling unit was legally constructed in 1946, prior to the adoption of Ordinance No. 03-1290 in 2003, which requires a conditional use permit for legal nonconforming second dwelling units which do not meet the development standards in Section 9125.6 of the Carson Municipal Code (CMC).

A public hearing was duly held on October 12, 2010, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

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

Section 3. The Planning Commission finds that:

- a) The proposed project is identified in the CMC as a permitted use for this land use category subject to Conditional Use Permit approval. There is no specific plan for this area. The surrounding properties are developed with residential single family dwellings and the proposed project is compatible with the neighborhood.
- b) The project is compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces and other features relative to a harmonious and attractive development of the area.
- c) The property will not generate significant adverse parking impacts to the adjacent public street with implementation of conditions of approval. The conditions of approval contained in Exhibit "B" of this Resolution require that future expansions meet all current parking requirements. The existing second dwelling unit is in compliance with current parking requirements, however the primary unit is legal non-conforming and would require a two-car garage if an addition is added.
- 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 second dwelling unit will not have a significant effect on the environment. The second dwelling unit 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. 820-10 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 12th DAY OF OCTOBER, 2010.

CHAIRMAN

ATTEST:

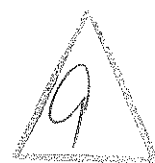
SECRETARY

SS/c820-10_101210



Exhibit "A"

Lots 1944 and 1945 of Tract 7644, as per map recorded in Book 84 Page 47 and 48 of Maps, in the office of the County Recorder of said County (Los Angeles County).



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 820-10

GENERAL CONDITIONS

1. If Conditional Use Permit No. 820-10 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, if applicable.
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. 820-10. 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/certified property inspector that includes plans to eliminate or mitigate any building, plumbing, electrical and fire code deficiencies. The deficiencies described in the inspection report shall be eliminated or mitigated within 90 days to the satisfaction of the Planning Division. 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 Carson Municipal Code Section 9125.6.8 (L)(1), 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 conditional use permit; and
 - 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 deed restriction shall be recorded at the County Recorder's Office within 30 days after it is reviewed and approved by the Planning Division. Proof of recordation shall be furnished to the Planning Division.

SECOND DWELLING UNIT

12. Any expansion of the secondary unit will constitute as an intensification of use and the nonconforming parking privilege for the secondary unit will no longer be continued. The site must meet the parking requirements stated in CMC Section 9162.21 prior to the approval of any expansions to the second unit including but not limited to the addition of bedrooms, other habitable areas, and additional square footage.
13. Any major improvements shall require review and approval by the Planning Commission.

14. The driveway leading to the garage shall remain clear, except for automobiles, to facilitate automobile parking and access.
15. The applicant shall submit for planning approval and building permits for the demolition of the unpermitted addition to the laundry area within 60 days of Planning Commission approval.

BUILDING & SAFETY

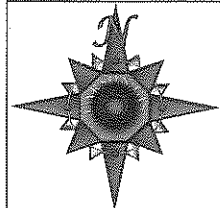
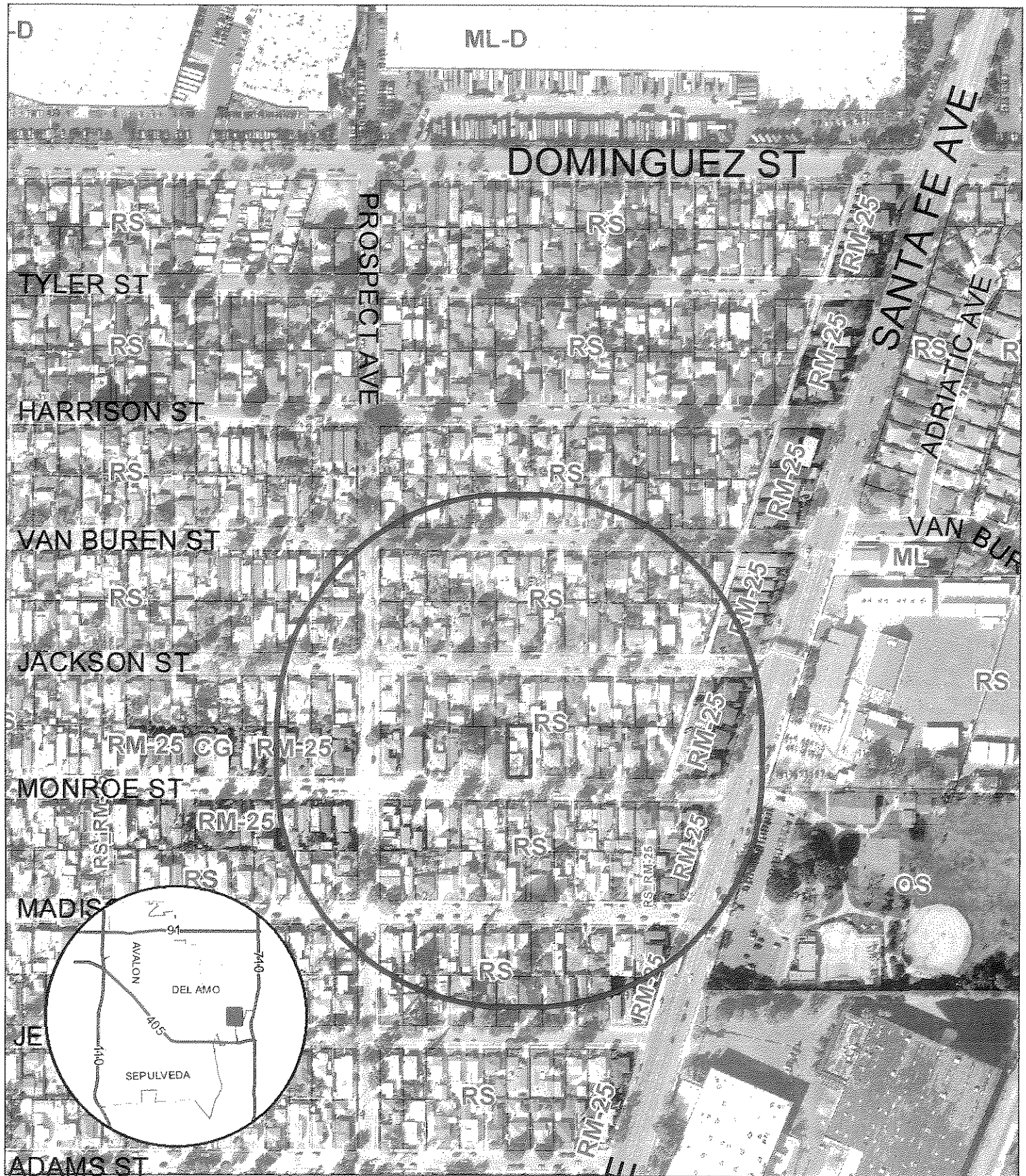
16. All building improvements shall comply with City of Carson Building and & Safety Division requirements.
17. Any exterior areas of the second dwelling unit that are deteriorated or exposes natural wood must be re-painted or touched-up to the satisfaction of the Planning Division.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

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

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

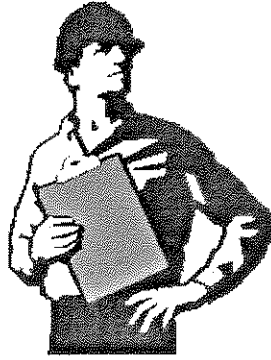
20. Per section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.



City of Carson
 500 Foot Radius Map
 2723 Monroe St

13

Date Printed: Tuesday, 10/22/2008
 K:\Planning\Addresses\213th_BRG\1981 Zoning Map.mxd



Noteworthy Property Inspections

Home Inspection Report

Prepared for: Huntington West Properties, Inc

Property: 2723 Monroe Street Unit 2, Carson

Inspection Date: 7-3-10

Inspection Number: NPI_7-3-10A



This document was prepared for the client listed above in accordance with our *Home Inspection Agreement and Contract* and is subject to the terms and conditions agreed therein. This report contains technical information. If you were not present during this inspection please call our office to arrange for a verbal consultation with your inspector. If you choose not to consult with the inspector, we cannot be held liable for you understanding or misunderstanding of this report's contents.

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This document is not to be used for the purpose of substitute disclosure.

EXHIBIT NO. 3





Noteworthy Property Inspections Home Inspection Report

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Important Note:

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

Noteworthy Property Inspections
PO Box 3298, Long Beach, California 90803
Tel: 562-243-0164 / 949-682-4051
info@NoteworthyPI.com
www.NoteworthyPI.com





Noteworthy Property Inspections Home Inspection Report

Prepared Exclusively For: *Huntington West Properties, Inc*
Report Number: *NPI 7-3-10A*

Inspection Date: *7-3-10*

REPORT DEFINITIONS & SCOPE

This Report Complies with the California Real Estate Inspection Association (CREIA)
Standards of Practice (SOPs)

Note: Extracts from the CREIA SOPs included in this report are for information purposes only. Please see the full copy of the CREIA SOPs included with this report for additional information.

Note: *Italicized* words in this document are defined in the Glossary of Terms of the CREIA SOPs.

Definitions and Scope (extracted from the CREIA SOPs)

A. A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building* which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the inspection is to provide the Client with information regarding the general *condition* of the *building(s)*. Cosmetic and aesthetic *conditions* shall not be considered.

B. A *real estate inspection* report provides written documentation of material defects discovered in the *inspected building's systems* and *components* which, in the opinion of the *Inspector*, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.

C. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.

CONDITION CODE DEFINITIONS

SAFETY CONCERNS

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

FURTHER EVALUATION

[FE] Further Evaluation: Conditions noted that warrant further evaluation by the appropriate persons "specialist in the appropriate trade".

CORRECTIONS RECOMMENDED

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

RECOMMENDED UPGRADE

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





Noteworthy Property Inspections Home Inspection Report

Prepared Exclusively For: *Huntington West Properties, Inc*
Report Number: *NPI 7-3-10A*

Inspection Date: *7-3-10*

INSPECTION INFORMATION

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

NOTICE TO THIRD PARTIES: The inspection report is for the sole benefit and reliance of Client named in the original report and is nontransferable. The report is a summary of the inspection and all consultation between Inspector and Client and is issued subject to the terms, conditions and limitations under which the inspection was performed. The terms, conditions and limitations are a part of this report and are attached hereto and incorporated by reference herein. Inspector assumes no liability for third party interpretation or use of the report. **THIRD PARTIES ARE ENCOURAGED TO OBTAIN A HOME INSPECTION FROM A QUALIFIED INSPECTOR OF THEIR CHOICE.**

CLIENT & SITE INFORMATION

REPORT NUMBER

NPI 7-3-10A.

INSPECTION DATE

7-3-10.

INSPECTION TIME

9 am.

CLIENT NAME

Huntington West Properties, Inc.

INSPECTION ADDRESS

2723 Monroe Street Unit 2, Carson.

WEATHER/SOIL

Weather conditions during the inspection: clear, 60-70 degrees and the ground was dry.

BUILDING CHARACTERISTICS

MAIN ENTRY

Faces: South.

STRUCTURE

40 - 50 years old, 1 story, single-family residence (Unit 2 of a Duplex).

FOUNDATION

Foundation types: concrete slab on grade.

UTILITY SERVICES

UTILITIES

All utilities on.

OTHER INFORMATION

PEOPLE PRESENT

People present: client(s), tenant(s), contractor/handyman.

BUILDING OCCUPIED

The building was occupied and access to some items such as; electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

INSPECTED BY

Martin Grant, Noteworthy Property Inspections.

COMMENTS

Where noted, material defect(s) in the systems, structures, or components of the building are preceded by condition codes i.e. [SC], [FE], [CR] and [RU]. Each code is defined in the "Condition Code" section of page 1 of this report. We recommend all maintenance, repairs, or corrections be made by the appropriate persons "specialists in the appropriate trades" using approved methods prior to the close of escrow.





Noteworthy Property Inspections Home Inspection Report

Prepared Exclusively For: *Huntington West Properties, Inc*
Report Number: *NPI 7-3-10A*

Inspection Date: *7-3-10*

INTRODUCTORY NOTES

IMPORTANT INFORMATION

[NOTE] Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the building.

[NOTE] We recommend obtaining equipment operating manuals and documentation for all warranted items of the building.

[NOTE] We recommend inquiring about any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building, and/or any known conditions that may have been inadvertently left out of the disclosure statements.

[NOTE] We recommend having the locks of all exterior doors re-keyed after taking possession of the building for security reasons.

[NOTE] Photographs, when used, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed. Photographs do not necessarily represent the only occurrence of the condition illustrated.

[NOTE] We are not soil or geotechnical engineers and cannot render an opinion regarding soil stability or potential soil movement. If desired, a qualified specialists in the appropriate trade should be consulted on these matters. Our knowledge of geological conditions is general and is not a substitute for a geologic report. Hillside areas have a potential to slide and visual signs of instability may not be present or evident to a generalist. The appropriate person to further evaluate soil conditions is a Geotechnical Engineer.

[NOTE] We recommend inquiring about any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building, and/or any known conditions that may have been inadvertently left out of the disclosure statements.

[NOTE] Buildings built before 1978 may have products in them that contain some amounts of asbestos or lead. Determining the presence of these products is beyond the scope of this report. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

[NOTE] At the request of the Client, this inspection is limited to "Unit 2" only. The balance of the duplex property including "Unit 1", the garage, and all common areas were not included as part of this inspection. No representations were made as to the present or future conditions of excluded areas.

ENVIRONMENTAL CONCERNS

Environmental issues include, but are not limited to, asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination, and soil contamination. We are not trained or licensed to recognize or analyze any of these materials. We may make reference to one or more of these materials when/if noted during the inspection. Should further study or analysis seem prudent, then a full evaluation by a specialist in the appropriate trade is recommended. Information related to these issues can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet, available from your real estate professional.





Noteworthy Property Inspections Home Inspection Report

Prepared Exclusively For: *Huntington West Properties, Inc*
Report Number: *NPI 7-3-10A*

Inspection Date: *7-3-10*

FOUNDATION/UNDER-FLOOR AREAS

Applicable CREIA Standards of Practice: Section 1 - Foundations, Basements, and Under-Floor Areas

A. Items to be inspected:

1. Foundation system
2. Floor framing system
3. Under-floor ventilation
4. Foundation anchoring and cripple wall bracing
5. Wood separation from soil
6. Insulation

B. The Inspector is not required to:

1. Determine size, spacing, location, or adequacy of foundation bolting/bracing components or reinforcing systems
2. Determine the composition or energy rating of insulation materials

We recommend that all material defects noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

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

FOUNDATION AND SUPPORT COMPONENTS

101 FOUNDATION TYPE(S)

Foundation types: Concrete slab on grade.

102 EXTERIOR

[FE] Concrete curbs (sometimes called "Flash Walls") were installed around the outside of the foundation in some areas. The foundation in these areas was not visible due to these curbs. Flash walls are typically installed upon the recommendation of a pest control operator (termite inspector) when there is insufficient clearance between the soil level and the wood framing/finish. Over time, flash walls often become separated from the building which can allow moisture intrusion into concealed spaces. These conditions were noted at this property. Options may include removal of the flash walls and regrading of the external soil to maintain the proper soil to wood clearance, or repair and maintenance of the flash walls. We recommend inquiring with the owner as to the history of this condition, and/or a full evaluation and/or corrections by a specialist in the appropriate trade.



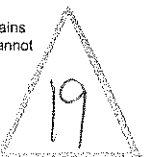
103 INTERIOR

The current condition of the concrete slab could not be confirmed by visual inspection due to wall-to-wall floor coverings.

SEISMIC ANCHORING AND BRACING COMPONENTS

120 ANCHORING & BRACING

A visual examination could not confirm the presence or condition of foundation anchor bolting because of concealment due to the type of foundation system employed. (slab-on-grade)





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EXTERIORS

Applicable CREIA Standards of Practice: Section 2 - Exteriors

A. Items to be inspected:

1. Surface grade directly adjacent to the *buildings*
2. Doors and windows
3. Attached decks, porches, patios, balconies, stairways, and their enclosures
4. Wall cladding and trim
5. Portions of walkways and driveways that are adjacent to the *buildings*

B. The Inspector is not required to:

1. *Inspect* door or window screens, shutters, awnings, or security bars
2. *Inspect* fences or gates or *operate* automated door or gate openers or their safety devices
3. Use a ladder to *inspect* systems or components

We recommend that all material defects noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

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

EXTERIOR INFORMATION

201 SITE GRADING

Flat site.

202 DRIVEWAY(S)

Materials: concrete.

204 WALKWAY(S)

Materials: concrete.

206 MAIN ENTRY

Materials: concrete.

207 PATIO(S)

Materials:

209 SITE DRAINAGE

There was no drainage system installed to control rain water run-off from the site.

210 SIDING/CLADDING(S)

Materials: stucco.

212 EXTERIOR TRIM

Materials: wood.

213 DOORS)

Materials: wood.

214 WINDOW(S)

Materials: metal, Types: horizontal sliding, single-pane (non-thermal) windows were present.

SURFACE GRADE, HARDSCAPING AND DRAINAGE

216 SITE GRADING

[CR] There were areas where adjustments (removal of top soil and/or vegetation) of the grading at the foundation would be advised to help excess moisture flow away from the foundation. Current standards require that the earth slope away from the foundation at the rate of 1" per foot for the first 6 feet (or equivalent drainage methods). We recommend that a positive slope away from the building be maintained for all lawns/flower beds adjacent to the foundation.

217 DRIVEWAY(S)

The driveway appeared functional, with some cracks noted.

219 WALKWAY(S)

The walkways appeared functional, with some cracks noted.



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223 MAIN ENTRY

The entry/porch appeared functional, with some cracks noted.

227 SITE DRAINAGE

[RU] There was no visible drainage system for this property. Based on evidence noted around the building, we recommend a drainage system be added to collect and divert surface water and roof runoff to an appropriate location.

228 COMMENTS

[NOTE] Our observations regarding evidence of damaged or deteriorated wood should not be a substitute for an inspection by a licensed structural pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

[NOTE] Some cracks were noted on the hardscape surface (e.g. drives, walkways, patios, etc). Some cracking of these surfaces is common, however we recommend sealing all cracks larger than 1/8" with an approved sealant, to reduce moisture intrusion and help reduce any ongoing cracking/settlement in these areas.

WALL CLADDING, VENEERS, FLASHING, TRIM, EAVES, SOFFITS AND FASCIAS

230 STUCCO CLADDING

The stucco siding appeared functional, with exceptions noted.

a. [CR] The stucco siding was damaged/deteriorated at the bottom of some walls. The sill plate was exposed in some areas. These conditions are conducive to moisture intrusion/deterioration. We recommend correcting the condition(s) noted.

b. [CR] There were gaps between the stucco siding and adjacent materials at some of the roof flashings/edges. These conditions are conducive to moisture intrusion/deterioration. We recommend correcting the condition(s) noted.

[NOTE] This building was built in an era before weep screeds were installed at the bottom edge of the stucco siding, the stucco was extended into the soil in some areas. The stucco wicks water up out of the soil which causes it to deteriorate from being moist for prolonged periods. We recommend minimizing moisture around the building to help protect the stucco and the foundation from moisture damage.

[NOTE] Past repairs were noted to the stucco wall surface(s). We recommend inquiring with the owner as to the history of this condition.



240 EXTERIOR TRIM

The visible exterior trim materials appeared functional, with signs of aging and wear, and with exceptions noted.

a. [CR] Flaking paint was noted at the window and door exterior trim. We recommend removing any loose paint and repainting these areas to maintain a weather proof surface on the wood trim.



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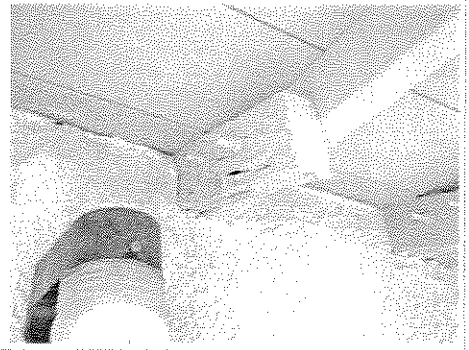
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241 EAVE(S)/SOFFIT(S)

The visible eave and soffit materials appeared functional, with signs of aging and wear, and with exceptions noted.

a. [FE] There were damaged/deteriorated eave and soffit materials noted at the front of the house. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.



244 COMMENTS

[NOTE] Our observations regarding evidence of damaged or deteriorated wood should not be a substitute for an inspection by a licensed structural pest control operator or exterminator (termite inspector). We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

EXTERIOR DOORS AND WINDOWS

245 DOOR(S)

Please refer the "Building Interior" section #918 for comments on exterior doors.

246 WINDOW(S)

Please refer the "Building Interior" section #919 for comments on windows.





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ROOF COVERINGS

Applicable CREIA Standards of Practice: Section 3 - Roof Coverings

A. Items to be inspected:

1. Covering
2. Drainage
3. Flashings
4. Penetrations
5. Skylights

B. The Inspector is not required to:

1. Walk on the roof surface if in the opinion of the *Inspector* there is risk of damage or a hazard to the *Inspector*
2. Warrant or certify that roof systems, coverings, or components are free from leakage

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

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

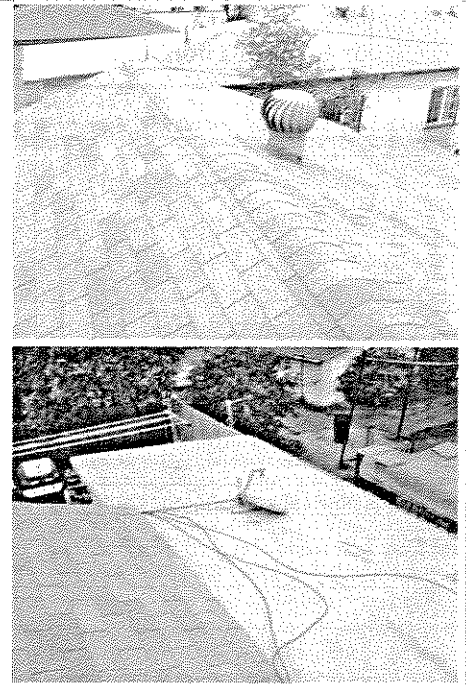
ROOF INFORMATION

301 INSPECTION METHOD

The inspector walked on the roof and viewed the accessible roofing components.

302 ROOF COVERING(S)

Materials: fiberglass/asphalt composition shingles (medium slope roof), and rolled roofing (low slope roof at rear).



303 ROOF LAYER(S)

There were an undetermined number of layers.

304 ROOF DRAINAGE

There were no rain gutters installed.



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ROOF COVERINGS

306 COMP. SHINGLES

The visible areas of the roof appeared functional with signs of weathering and aging. Periodic inspection and maintenance is recommended.

313A ROLLED ROOFING

The visible areas of the roof appeared functional with signs of weathering and aging. Periodic inspection and maintenance is recommended.

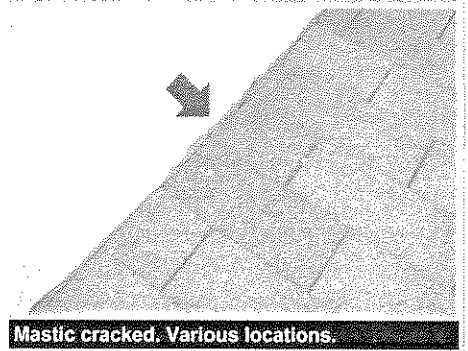
315 COMMENTS

Warranty Disclaimer: Please note that our Standards of Practice do not require us to perform a water test, warrant or certify against roof leakage, or predict life expectancy. We report on current visual conditions only. Roof warranties are available from many roofing contractors for a fee. If you desire such a warranty we strongly recommend that you contract with a licensed roofing contractor for a warranty roof inspection prior to the removal of investigation contingencies and prior to the close of transaction.

FLASHINGS, VENTS, SKYLIGHTS AND OTHER PENETRATIONS

316 FLASHING(S)

[CR] The mastic used to seal some of the roof connections and penetrations was cracked. We recommend correcting the condition(s) noted using approved methods.



Mastic cracked. Various locations.

320 COMMENTS

[NOTE] Roofer's mastic was used to seal around the roof penetrations. This should be considered a temporary repair only and will require ongoing maintenance/replacement on a 1-2 yearly basis.



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ROOF DRAINAGE SYSTEMS

321 ROOF DRAINAGE

[RU] There were no rain gutters to control roof runoff. We recommend installing rain gutters and downspouts on all down-sloped roofs.





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ATTIC AREAS & ROOF FRAMING

Applicable CREIA Standards of Practice: Section 4 - Attic Areas and Roof Framing

A. Items to be inspected:

1. Framing
2. Ventilation
3. Insulation

B. The Inspector is not required to:

1. Inspect mechanical attic ventilation systems or components
2. Determine the composition or energy rating of insulation materials

We recommend that all material defects noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

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

ATTIC/FRAMING INFORMATION

401 ATTIC ACCESS(S)

Accesses: 1 Location: hall, Type: hatch in the ceiling.

402 ROOF FRAMING

Framing types: conventional framing.

403 ROOF SHEATHING

Materials: wood planks.

404 INSULATION

Materials: fiberglass batts.

405 VENTILATION

Vent types: roof and gable.

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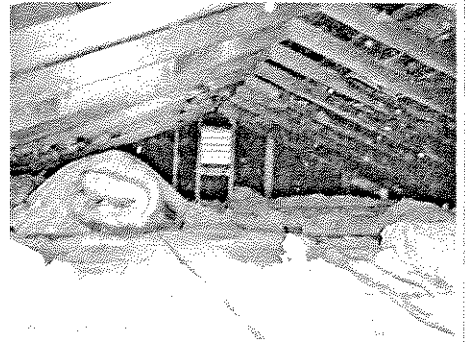
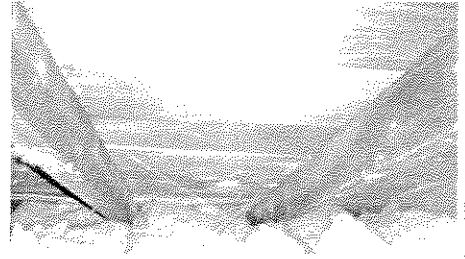
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FRAMING AND SHEATHING

406 ROOF FRAMING

The original framing was noted to be in functional condition. Although the framing does not conform to present standards, no adverse conditions were noted, except as noted below:

a. [FE] There was evidence of damaged wood framing in the attic at some of the rafters and sheathing. We recommend confirming that this area is identified on the termite inspection report. The termite inspection report will make recommendations for repairs or remediation necessary for damaged wood.



413 COMMENTS

[NOTE] Our observations regarding evidence of damaged or deteriorated wood should not be a substitute for an inspection by a licensed structural pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

ACCESS OPENING(S) AND ACCESSIBILITY

414 ATTIC ACCESS(S)

The attic space was restricted by framing and/or vaulted ceilings. The attic examination was limited to the accessible areas.

INSULATION MATERIALS

416 INSULATION

[CR] The insulation was out of place in areas. This condition minimizes the overall value of the insulation. We recommend correcting the condition(s) noted.

VENTILATION

418 VENTILATION

The visible attic ventilation appeared adequate.





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PLUMBING

Applicable CREIA Standards of Practice: Section 5 - Plumbing

A. Items to be inspected:

1. Water supply piping
2. Drain, waste, and vent piping
3. Faucets and fixtures
4. Fuel gas piping
5. Water heaters
6. Functional flow and functional drainage

B. The Inspector is not required to:

1. Fill any fixture with water or inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts
2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components
3. Inspect whirlpool baths, steam showers, or sauna systems or components
4. Inspect fuel tanks or determine if the fuel gas system is free of leaks
5. Inspect wells or water treatment systems

We recommend that all material defects noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

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

PLUMBING SYSTEM INFORMATION

501 MAIN WATER LINE

Materials: copper piping, where visible.

502 WATER SHUTOFF

The main water shutoff valve was located at the front of the building.

503 WATER PIPING

Materials: where visible.

504 WASTE LINES

Materials: Not visible due to the type of construction (slab on grade).

505 GAS SHUTOFF

The gas meter and shutoff valve are located at the right side of the building.





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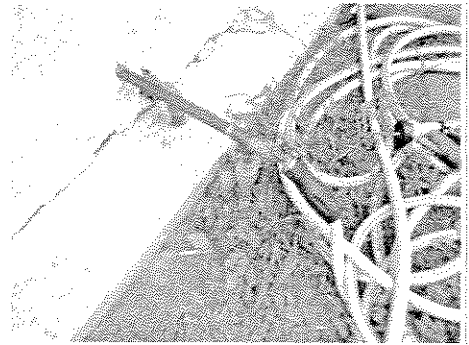
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SUPPLY, WASTE AND VENT PIPING

506 WATER SHUTOFF

The main water shutoff valves are outside the scope of the inspection and are not tested.



507 WATER PIPING

The visible water supply piping appeared functional.

509 WASTE PIPING

Waste piping other than the fixture drains was not visible due to the type of construction (slab on grade).

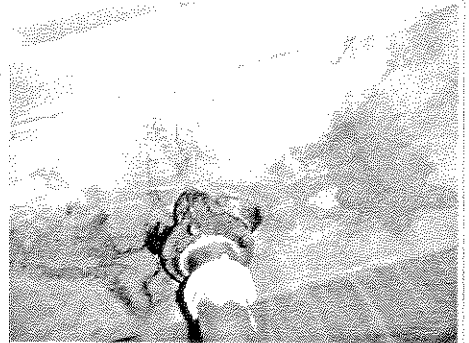
510 VENT PIPING

The visible areas of the vent pipes appeared functional.

FIXTURES, FAUCETS AND DRAINS

512 SINK(S)

The visible and accessible sinks appeared functional, with exceptions noted.
a. [CR] The laundry sink was cracked and leaking.
We recommend correcting the condition(s) noted.



513 TOILET(S)

The toilet(s) functioned, no leakage noted.

518 SHOWER(S)

The shower(s) appeared functional.

519 ENCLOSURE(S)

There was a shower curtain present.

520 SINK FAUCET(S)

The faucet(s) and piping appeared functional, no leakage noted.

521 HOSE FAUCET(S)

[RU] Vacuum breakers were not installed on all of the exterior hose faucets. We recommend installing these devices as an upgrade to prevent potential cross-contamination between potable and non-potable water.

522 DRAINS

The visible drain pipes were functional.





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WATER HEATER INFORMATION

525 LOCATION(S)

The water heater was located in an exterior closet.

526 BRAND NAME(S)

Bradford White.

527 APPROX. AGE(S)

2000 based on the ID tag serial number.

528 SIZE / GALLONS

30 gallon, based on the ID tag information.

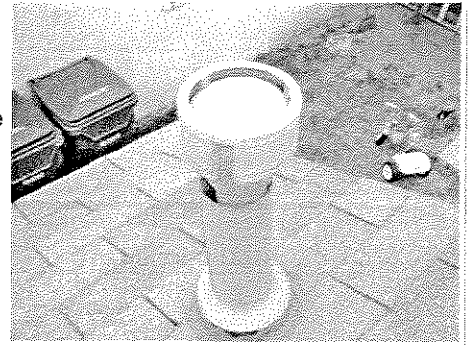
529 ENERGY TYPE(S)

Natural gas.

WATER HEATER CONDITIONS

531 VENTING SYSTEM(S)

[SC] The exhaust from the water heater was spilling out the draft hood. We recommend correcting the condition(s) noted.
[NOTE] Roofing inspection revealed an oversized flue pipe cap blocking the flue. At the request of the client, the inspector removed the cap. We recommend installing a properly sized cap on the end of vent.



532 SUPPLY PIPING

[RU] The shutoff valve and visible water supply connectors appeared functional, they were not insulated. We recommend insulating the exposed water piping to minimize heat loss.

533 "T & P" VALVE(S)

A temperature & pressure relief valve and discharge line were installed. The discharge line extended to an approved location (exterior or garage floor slab) and terminated close to the ground facing downward.

[SC] The temperature & pressure relief valve was leaking water from the discharge line. We recommend replacing the valve and installing an approved discharge line that extends to the exterior and terminates close to the ground facing downward.

534 TANK(S)

The water heater tank appeared functional, no leakage noted.

535 SEISMIC BRACING

The water heater was double strapped and stabilized/blocked to resist movement.

536 COMBUSTION AIR

[CR] The combustion air supply to the water heater appeared inadequate. This condition restricts the free flow of combustion air to the water heater and may cause the unit to not function as designed. We recommend correcting the condition(s) noted.

537 ENERGY SUPPLY(S)

The gas shutoff valve and flexible gas connector appeared functional.

538 CONTROL(S)

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





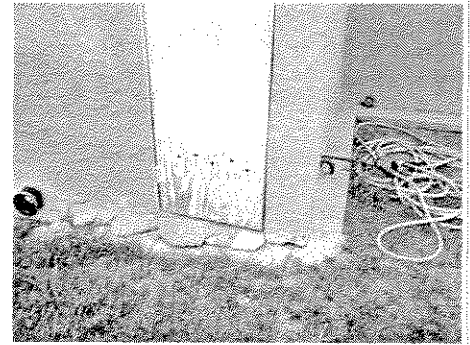
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541 COMMENTS

[CR] The closet/cabinet door was damaged/deteriorated. We recommend correcting the condition(s) noted.



FUNCTIONAL FLOW AND FUNCTIONAL DRAINAGE

542 FUNCTIONAL FLOW

A number of fixtures were operated simultaneously with a functional water flow.

543 FUNCTIONAL DRAINAGE

A number of drains were emptied simultaneously and appeared functional.

544 COMMENTS

[NOTE] During the testing of your drainage system today, no blockage or slow drains were noted. Drains have been known to block at any time whether new construction or older properties with mature tree growth. Video inspections are available from many plumbers and can be performed on the drainage system, if desired, to fully evaluate its condition.

GAS PIPING AND CONNECTORS

545 GAS SHUTOFF

[RU] The supply shutoff appeared functional, we do not operate these devices. There is no emergency shutoff wrench present. We recommend providing a wrench or installing a seismic automatic shut off valve for emergencies.

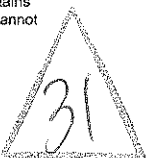
546 GAS PIPING

[CR] [RU] There was no sediment trap(s) installed in the gas supply piping at the water heater/gas furnace. We recommend installing sediment traps as close to the inlet of the equipment as practical to prevent debris from entering the gas controls where such contaminants could cause hazardous appliance malfunction. Most furnace and water heater manufacturer's require the installation of sediment traps as part of their installation instruction requirements, and it is required by current building standards/codes. A sediment trap usually comprises a tee fitting with a capped nipple in the bottom opening of the run of the tee. Illuminating appliances, ranges, clothes dryer and outdoor grills are considered to be "attended appliances" and need not be so equipped.

CROSS-CONNECTIONS

548 CROSS-CONNECTIONS

There were no visible cross-connections between the potable and non-potable water at the fixtures or faucets.





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ELECTRICAL SYSTEMS

Applicable CREIA Standards of Practice: Section 6 - Electrical Systems

A. Items to be inspected:

1. Service equipment
2. Electrical panels
3. Circuit wiring
4. Switches, receptacles, outlets, and lighting fixtures

B. The Inspector is not required to:

1. Operate circuit breakers or circuit interrupters
2. Remove cover plates
3. Inspect de-icing systems or components
4. Inspect private or emergency electrical supply systems or components

We recommend that all material defects noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

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

ELECTRICAL SERVICE INFORMATION

601 SERVICE TYPE

Overhead.

602 MAIN PANEL

Located at the left side of the building.

603 SERVICE RATING

[NOTE] The main panel comprised a disconnect switch with a labeled rating of 30 amps.



604 SERVICE WIRING

Materials: not visible at the main panel.

605 BRANCH WIRING

Materials: copper, where visible in the main panel.

606 DISCONNECT TYPE

Fuses.

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SERVICE CONDUCTORS, EQUIPMENT AND CAPACITY

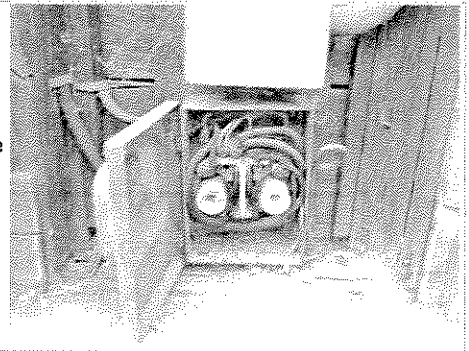
607 SERVICE WIRING

The overhead service wires and weatherhead appeared to be functional, with exceptions noted.
a. [FE] One of the current carrying conductors was not connected at the mast. This indicates that the property is provided with single phase 120V power only. This is a non-standard installation by today's standards. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.



608 CAPACITY

[RU] The building's electrical service was limited to two 20-amp fused circuits, and provided with a single phase 120V power supply only. Depending upon your usage, you may find the current service to be undersized. The local electric utility company and/or a licensed electrician may be able to provide technical and cost options for upgrade if desired.



PANELS AND OVERCURRENT PROTECTION DEVICES

610 MAIN PANEL

[SC] The fuses were not labeled. We recommend they be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs.

611 WORKMANSHIP

[FE] The electrical system appeared to be outdated by today's standards. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

SERVICE EQUIPMENT AND GROUNDING

618 GROUND TYPE(S)

The grounding connection was not visible.

WIRING TYPES AND METHODS

621 WIRING TYPE(S)

Materials: copper, where visible in the main panel.

622 BRANCH WIRING

The visible areas of the branch circuit wiring appeared functional.





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SWITCHES, RECEPTACLES AND LIGHT FIXTURES

624 DOOR BELL

[RU] There was no door bell installed.

625 SWITCHES

The accessible switches were functional.

626 RECEPTACLE(S)

The accessible receptacles were functional, with exceptions noted.

a. [SC] The accessible receptacles were found to have ungrounded three prong receptacles in a number of locations throughout the property including bathroom, living area, and laundry area. This condition often occurs in older homes where two-prong receptacles have been upgraded to three-prong. Although ungrounded three-prong receptacles will function in normal operation, they do not provide the intended level of electrocution protection. We recommend consulting with a licensed electric to determine options to correct this condition and to fully evaluate all receptacles in the house.

b. [SC] There were receptacles which had been contaminated with paint. We recommend correcting the condition(s) noted.

[NOTE] Not all receptacles were accessible to inspect.

627 LIGHT(S)/FIXTURE(S)

[CR] One of the (two) light(s) failed to function in the bathroom (overhead light). This is usually due to a burned-out or missing light bulb, but may be indicative of other issues such as failed light switches. We recommend correcting the condition(s) noted.

GROUND-FAULT CIRCUIT-INTERRUPTERS

629 GFCI DEVICE(S)

GFCI protection devices were located in the following areas: kitchen, bathroom, and laundry area.

The GFCI devices located in the areas identified above were tested at the test button and functioned properly (cut off the power). We recommend testing GFCI outlets (at the test button) on a monthly basis.

OUTSIDE THE SCOPE OF THE INSPECTION

631 ALARM SYSTEM

[FE] These systems are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding the system's operation and maintenance.



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HEATING AND COOLING SYSTEMS

Applicable CREIA Standards of Practice: Section 7 - Heating and Cooling Systems

A. Items to be inspected:

1. Heating equipment
2. Central cooling equipment
3. Energy source and connections
4. Combustion air and exhaust vent systems
5. Condensate drainage
6. Conditioned air distribution systems

B. The Inspector is not required to:

1. Inspect heat exchangers or electric heating elements
2. Inspect non-central air conditioning units or evaporative coolers
3. Inspect radiant, solar, hydronic, or geothermal systems or components
4. Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system
5. Inspect electronic air filtering or humidity control systems or components

We recommend that all **material defects** noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

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

HEATING SYSTEM INFORMATION

701 LOCATION(S)

Living room wall, and served the main living spaces.

702 BRAND NAME(S)

Saffers.

703 APPROX. AGE

Unknown.

704 TYPE & FUEL

Wall heater (gas fired)

705 APPROX. BTU(S)

17,500 based on the ID tag information.

HEATING EQUIPMENT AND OPERATION

708 HEATING UNIT(S)

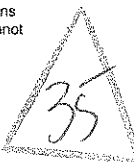
The wall heater was functional.

709 BURNER(S)

The burner flame(s) appeared typical for this type of unit.

710 HEAT EXCHANGER(S)

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





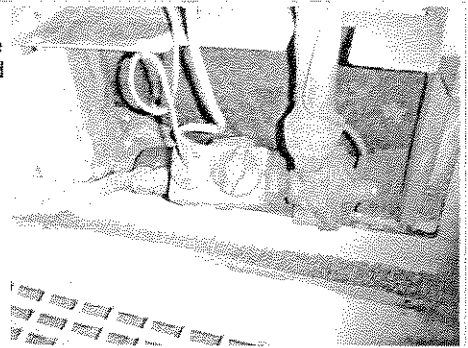
Noteworthy Property Inspections Home Inspection Report

Prepared Exclusively For: *Huntington West Properties, Inc*
Report Number: *NPI 7-3-10A*

Inspection Date: *7-3-10*

713 THERMOSTAT(S)

[RU] There was no thermostat located. The wall heater unit appears to be operated in "on-off" mode from the wall furnace control valve. We recommend installing a thermostat for improved energy efficiency and comfort.



VENTING SYSTEMS

715 VENTING SYSTEM(S)

The visible areas of the flue vent piping were intact and secured at the connections.

COMBUSTION AND VENTILATING AIR

717 COMBUSTION AIR

The combustion air supply for the furnace appeared adequate.

ENERGY SOURCE AND CONNECTIONS

719 ENERGY SUPPLY(S)

The gas shutoff valve and flexible gas connector appeared functional.

AIR CONDITIONING SYSTEM INFORMATION

730 LOCATION(S)

There was no air conditioning installed in the home.



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BUILDING INTERIOR, APPLIANCES, AND GARAGE

Applicable CREIA Standards of Practice: Section 9 - Building Interior

A. Items to be inspected:

1. Walls, ceilings, and floors
2. Doors and windows
3. Stairways, handrails, and guardrails
4. Permanently installed cabinets
5. Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers
6. Absence of smoke alarms
7. Vehicle doors and openers

B. The Inspector is not required to:

1. *Inspect* window, door, or floor coverings
2. *Determine* whether a *building* is secure from unauthorized entry
3. Operate or test smoke alarms or vehicle door safety devices
4. Use a ladder to *inspect* systems or components

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

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

BUILDING INTERIOR INFORMATION

901 ROOMS INSPECTED

Living/sleeping area, kitchen, hallway(s), storage room, laundry area, bathroom(s) #:1.

902 WALL(S)/CEILING(S)

Materials: sheetrock/ plaster.

903 FLOOR(S)

Materials: carpet, tile.

905 SMOKE DETECTOR(S)

Smoke detectors were noted at: Living/sleeping area.

The units were tested by pressing the "test button", and the alarm sounded.

[RU] Although not required by current building standards, installation of a carbon monoxide (CO) detector provides additional occupant safety when gas fired appliances are installed, or fireplaces are utilized. We recommend installing one or more CO detectors, in accordance with the manufacturers instructions, near the sleeping areas to provide early warning of any increased CO levels.

906 COMMENTS

[SC] Home's built before 1978 may have products in them that contain some amounts of asbestos or lead, determining the presence of these products is beyond the scope of this report. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety" given to you by your Real Estate Agent.

[NOTE] Due to the occupant's belongings, furniture, and boxes, not all floor and wall areas were visible to examine. Non-visible areas area excluded from this inspection. We recommend you check these areas for damage and/or other concerns once the occupant's items have been removed and prior to the close of the transaction.





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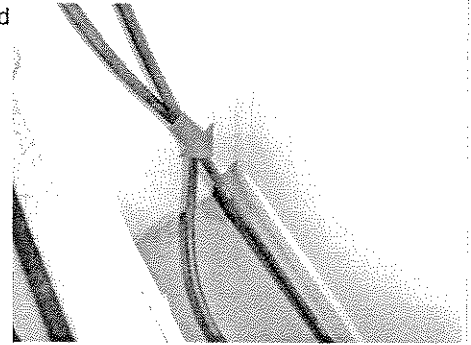
WALLS, CEILINGS AND FLOORS

907 WALL(S)/CEILING(S)

The visible areas of the walls and ceilings appeared functional, with exceptions noted.

a. [CR] Damage was noted on the wall in the laundry area. We recommend correcting the condition(s) noted.

[NOTE] The ceiling height in the rear storage room did not meet current standards.



908 CLOSET(S)

The visible areas of the closet(s) appeared functional, stored items were present.

909 CARPET FLOORING

The visible areas of the carpet appeared functional.

910 TILE FLOORING

The visible areas of the tile floor appeared functional.

SECURITY BARS, VENTILATION, DOORS AND WINDOWS

917 INTERIOR DOOR(S)

The door(s) were functional.

918 EXTERIOR DOOR(S)

The door(s) were functional, with common signs of aging and wear, with exceptions noted.

a. [CR] The front screen door rubbed the jamb. We recommend correcting the condition(s) noted.

[NOTE] The rear exterior door to the storage room lacked the overhead clearance required by current standards.

919 WINDOW(S)

The accessible window(s) were functional, with common signs of aging and wear, with exceptions noted.

a. [CR] The kitchen window had a hole in the glass. We recommend correcting the condition(s) noted.

CABINET AND COUNTERTOP SURFACES

925 CABINET(S)

The cabinet(s) and drawer(s) were functional, with common signs of aging/wear.

926 COUNTERTOP(S)

The countertops appeared to be functional.

KITCHEN APPLIANCE & COMPONENT INFORMATION

950 SINK/PLUMBING

2 sinks.

951 DISPOSAL(S)

Not present.

952 DISHWASHER(S)

Not present.

954 EXHAUST VENT(S)

Not present.

955 COOKTOP(S)

A gas cooktop/range.



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956 OVEN(S)

Gas oven.

957 MICROWAVE(S)

No permanently installed microwave present.

KITCHEN APPLIANCE & COMPONENT CONDITION

965 COOKTOP(S)

The cooktop/range burners functioned.

[SC] The range/oven lacked an anti-tip device at the rear as required by the manufacturer's installation instructions. This condition is a topple hazard. We recommend correcting the condition(s) noted.

966 OVEN(S)

The oven functioned.

LAUNDRY COMPONENT & EQUIPMENT INFORMATION

980 WASHER SERVICE

Present.

982 DRYER SERVICE

Not present.

983 DRYER VENT(S)

Not present.

LAUNDRY COMPONENT & EQUIPMENT CONDITION

984 WASHER SERVICE

The laundry faucets appeared to be functional, no visible leaks, a machine was connected. We do not operate the faucets.

[NOTE] The washing machine drained into the adjacent laundry sink.

GARAGE COMPONENT & EQUIPMENT INFORMATION

988 TYPE & LOCATION(S)

[NOTE] The garage was excluded from the inspection. No representations were made as to the present or future conditions of excluded areas.

Second Dwelling Unit Checklist for Planning Commission

Property Address: 2723 East Monroe Street

Application #: Conditional Use Permit No. 820-10

Date 1st Dwelling Unit Built: 1958

Date 2nd Dwelling Unit Built: 1946

Applicable Development Standards per Section 9125.6

MINIMUM LOT SIZE

Meets Code: No

7,500 square feet for RS zone

Comments:

The lot size is 5,541 square feet.

UNIT SIZE

Meets Code: No

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:

The second dwelling unit is a 600-square-foot studio with one kitchen, one bathroom, and a laundry/storage room.

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 second dwelling unit does not meet the minimum setback requirements from the 2-car garage and rear yard. The structure is approximately 4 feet from the 2-car garage and maintains a rear yard setback ranging from 1-foot to 4.75 feet.

OFF-STREET PARKING

Meets Code: No

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 project site is occupied by a two-car garage which serves the parking demand for the primary residence located in the front of the property. There is no designated uncovered parking space for the second dwelling unit, however ample parking space is available on the driveway and behind the 2-car garage.



OWNER OCCUPIED

Meets Code: No

Comments:

The two dwelling units are currently being utilized as rental properties. The property owner does not live on-site.

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:

Landscaping within the front yard is good. Landscaping within the rear yard setback is minimal since the structure encroaches into this area. Overall, the site is maintained well and landscaping is appropriate.

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

Wall Paint: Fair

Doors: Fair

Building Material: Fair

Windows: Fair

Building Trim: Fair

Porch: Not applicable

Roof: Good

Accessory structure: Good

Eaves: Fair

Other: Choose an item.

Comments:

Overall, the second dwelling unit is in good condition. The property inspection report provides some recommendations and upgrades, however no safety or hazardous issues are identified.

3. General repairs to vehicular maneuvering or parking areas

Staff's evaluation: Good

Comments:

No repairs are needed at this time.

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:

As stated above, the existing structure is in fairly good condition. No additional recommendations beyond



Second Dwelling Unit Checklist for Planning Commission

the conditions of approval and the property inspection report is needed.

OTHER Garage Conversion: **No**
ISSUES:

Unpermitted additions **Yes**
(rooms, patio, etc.):

Planner: Sharon Song, Associate Planner

Date Completed: 8/23/2010



