



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: November 23, 2010
SUBJECT: Conditional Use Permit No. 806-10
APPLICANT: Michael Coyne
78131 Bovee Cir
Palm Desert, CA 92211
REQUEST: Conditional Use Permit approval to facilitate continued auto repair use for a Midas Muffler Auto Repair located in the MU-CS (Mixed Use-Carson Street) zoning district
PROPERTIES INVOLVED: 333 E. Carson Street

COMMISSION ACTION

_____ Concurred with staff
_____ Did not concur with staff
_____ Other

COMMISSIONERS' VOTE

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

Item No. 11-A

I. Introduction

Date Application Received: April 28, 2010

- Conditional Use Permit No. 806-10

Property Owner

- Kathleen Brock TR, C/O: Bill Henry; 1084 W. Paseo Del Mar, San Pedro CA 90731

Project Applicant: Midas Muffler Auto Repair, C/O: Michael Coyne, 78131 Bovee Cir, Palm Desert, CA 92211

Project Address

- 333 E. Carson Street, Carson, CA 90745

Project Description

- Proposed conditional use permit to allow the continued use of an automotive repair business for Midas Muffler Auto Repair. Pursuant to Sections 9138.2 and 9182.22 of the Carson Municipal Code (CMC), which were adopted and amended in 2004, a conditional use permit is required by November 4, 2009 for any legal nonconforming vehicle service and repair use located within 100 feet of any residential zone. Conditional Use Permit No. 806-10 would fulfill that requirement making the use conforming to the CMC.

II. Background

Current Use of Property

- The subject site consists of the Midas Muffler Auto Repair building with approximately 3,848 square-feet of floor area built in 1977, and a commercial building with approximately 17,581 square-feet of floor area that was built in 1967.

Previously Approved Discretionary Permits

- A Special Use Permit (SUP-143-76) was approved in 1976 for the Midas Muffler Auto Repair Shop.

Public Safety Issues

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

On October 5, 2004, the City Council passed Ordinance No. 04-1322, which requires a conditional use permit (CUP) for any auto repair use located within 100 feet of a residential zone. A CUP can only be approved by the Planning Commission if certain findings can be made, including providing adequate onsite parking and meeting applicable development standards contained in Section 9138.2. Furthermore, a report must be prepared by the applicant showing that Building, Plumbing, Electrical, and Fire Code deficiencies are eliminated. The Commission may require additional improvements to the property, or any buildings or structures thereon, which may include but are not limited to the following:



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

III. Analysis

Location/Site Characteristics/Existing Development

- General commercial uses surround the subject property to the north and west; senior housing is located to the east; and residential dwelling units are located to the south across Carson Street.
- The subject property is approximately 77,344 square feet (1.8 acres).
- Midas Muffler Auto Repair is developed with 14 parking spaces which comply with CMC Section 9162.21(C) (13) for off-street parking requirements. The building is developed with three working service bays, an adjoining office and storage areas.
- Automotive repair services are provided Monday through Saturday, 8:00 a.m. to 6:00 p.m. There is no oil recycling service offered at this location, however, staff is recommending that the site provide oil recycling service for the public in compliance with the State Conservation Department/Cal-Recycle Program.
- Regarding exterior changes to promote compatibility of existing building/structure with surrounding development, staff recommends that the building be repainted to enhance the aesthetic appearance. Re-slurry and restriping are necessary for the parking lot because of cracks and faded paint. No new signs are proposed, however the existing pole sign is legal non-conforming and the CMC/Mixed Use Carson Street (MU-CS) Section 9138.17(F)(2), Prohibited Signs, identifies pole signs as prohibited. Therefore, being that the Carson Street Master Plan was approved in June 2006, Midas Muffler Shop has five years, or until June 2011, to remove the pole sign and erect an approved monument sign as per CMC Section 9182.41(L).
- The existing pole sign needs repair and the existing monument sign located west of the Midas driveway providing signage for the strip retail shops north of Midas also exhibits obsolescence, disrepair and graffiti. Therefore, staff recommends that the owner/applicant remove the existing legal non-conforming pole sign, remove the existing monument sign and erect a new monument sign in front of the Midas building integrating the adjoining retail signage with Midas. This integration would facilitate the planting of new landscaping around the new monument sign to enhance aesthetic character of this area in compliance with the



Carson Street Master Plan. The new monument sign design shall be reviewed and approved by the Planning Division prior to submittal of sign permit.

- Regarding landscaping enhancement, staff recommends that evergreen ground cover and flowering plants be planted along with an automatic drip irrigation system along the western property boundary in an existing dirt area next to the sidewalk.

Zoning/General Plan/Redevelopment Area Designation

- The subject property is zoned MU-CS (Mixed-Use-Carson Street). The properties to the east, south and west have the same zoning. The properties to the north are zoned RS (Residential Single Family).
- The subject property has a General Plan Land Use designation of Mixed Use-Residential.

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

Applicable Zoning Ordinance Regulations

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

Required Findings: Conditional Use Permit

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

1. The proposed use and development will be consistent with the General Plan.
2. The site is adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed use and development.
3. There will be adequate street access and traffic capacity.
4. There will be adequate water supply for fire protection.
5. The proposed use and development will be compatible with the intended character of the area.

All of the required findings pursuant to Section 9172.21(D) can be made in the affirmative. Details can be found in the attached Resolution.



Issues of Concern:

- Issue – Aesthetic Improvements: Pursuant to Ordinance No. 04-1322 and CMC Section No. 9138.2(B), Vehicle Service and Repair, the applicant shall provide plans that enhance the architectural character of the existing structure which illustrates compatibility with the surrounding properties.
 - *Mitigation:* The applicant shall install a drip automatic irrigation system with the planting of evergreen ground cover, plants, and shrubs along the western property boundary in the existing dirt area next to the sidewalk to the satisfaction of the Planning Division.
 - *Mitigation:* The property owner/applicant provided a property inspection report that identifies any plumbing, electrical and building fire code deficiencies that may exist, and includes requirements to correct any existing or potential deficiencies in compliance with State Uniform Building and Fire Codes.
 - *Mitigation:* The applicant will be required to repaint those areas of the Midas Muffler Auto Repair that show signs of deferred maintenance (faded and soiled areas). The parking areas shall be re-slurried and the parking spaces re-stripped in compliance with the CMC requirements.

IV. Environmental Review

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

V. Recommendation

That the Planning Commission:

- **WAIVE** further reading and **ADOPT** Resolution Nos._____, entitled “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 806-10 FOR AN EXISTING AUTO REPAIR USE LOCATED AT 333 E. CARSON STREET.”



VI. Exhibits

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

Prepared by: _____

Zak Gonzalez II, Planner

Reviewed by: _____

John F. Signo, AICP, Senior Planner

Approved by: _____

Sheri Repp Loadsman, 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. 806-10 FOR AN EXISTING AUTO REPAIR USE LOCATED
AT 333 E. CARSON 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 representative, Michael Coyne, for Midas Muffler Auto Repair with respect to real property located at 333 E. Carson Street and described in Exhibit "A" attached hereto, requesting the approval of Conditional Use Permit (CUP) No. 806-10 for the continued use of an auto repair business in the MU-CS (Mixed-Use-Carson Street) zoning district. Pursuant to Sections 9138.2 and 9182.22 of the Carson Municipal Code (CMC), a conditional use permit is required for any legal nonconforming vehicle service and repair use located within 100 feet of a residential zoning district.

A public hearing was duly held on November 23, 2010, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

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

Section 3. The Planning Commission finds that:

- a) The General Plan designates the property as Mixed-Use Residential which is compatible with the existing use. The continued auto repair use will be consistent with the surrounding commercial uses and is appropriate for the subject property.
- b) The project is compatible in design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area. Conditions have been included to require the applicant to provide additional landscaping, repaint the building, repair parking areas, and other necessary upgrades to maintain adequate property maintenance and project compatibility.
- c) The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the existing use. The surrounding land uses are primarily general commercial uses and the proposed project is compatible with those uses. The site is 1.8 acres, relatively flat, and is located in a commercial area.
- d) The circulation and street parking on the adjacent public streets will not be adversely impacted since the existing auto repair use at the site will not



intensify. Safety and convenience of vehicular and pedestrian access is provided.

- e) The owner/applicant shall remove the existing legal non-conforming pole sign and the existing monument sign in disrepair and erect a new monument sign in front of the Midas building integrating the adjoining retail signage with Midas.
- f) The proposed CUP application for continued auto repair use meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. Therefore all of the required findings pursuant to Section 9172.21(D), Findings and Decision, can be made in the affirmative.

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

Section 5. Based on the aforementioned findings, the Commission hereby grants Conditional Use Permit No. 806-10 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 6. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

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

PASSED, APPROVED AND ADOPTED THIS 23rd DAY OF NOVEMBER, 2010

CHAIRMAN

ATTEST:

SECRETARY



"Exhibit A"

Legal Description:

The west 176 feet of the west 550 feet of Lot 22, Tract 3848, City of Los Angeles, State of California, as per map recorded in Book 42, Page 68 of Maps in the Office of the County Recorder of said County.

Except the East 85 feet thereof.



CITY OF CARSON
ECONOMIC DEVELOPMENT
PLANNING DIVISION
EXHIBIT "B"

CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 806-10

GENERAL CONDITIONS

1. Upon activation, Conditional Use Permit No. 806-10 shall become automatically null and void if said use has been suspended or has ceased to exist for a period of one year, unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission. Any minor revisions shall be reviewed and approved by the Planning Division prior to Building and Safety plan check submittal.
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 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 submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
8. In accordance with Ordinance No. 04-1322, the owner/applicant provided a building inspection report which includes plans to eliminate or mitigate any



building, plumbing, electrical and fire code deficiencies that may exist on the subject commercial building located at 333 E. Carson Street. The inspection report identified minor code deficiencies that need repair. The recommendations identified in the report shall be completed within 90 days of approval of this Conditional Use Permit. The applicant shall notify the Planning Division once the improvements are complete for compliance with this condition.

9. According to the property inspection report the heating/air-conditioning unit was in-operable during inspection. The heating and air-conditioning unit shall be in working order within 60 days of the Planning Commission's approval.
10. The owner/applicant shall replace broken driveway approaches in compliance to CMC requirements and in-coordination with Development Services Department, Public Works Division. All parking areas shall be re-slurried and all parking spaces shall be re-stripped in compliance with CMC requirements.
11. The owner/applicant shall comply with the Standard Urban Storm Water Plan (SUSMP) requirements. Owner/applicant shall coordinate with the city's Development Services Department, Public Works Division.
12. The owner/applicant shall provide for public use above ground storage tanks to hold used automotive oil for recycling purposes in accordance to industry "Best Management" practices and in compliance with the State Department of Conservation/Cal-Recycle program. The Planning Division shall approve the location and signage for company "used oil recycling" services.
13. In order to improve on the project site's aesthetics the applicant/owner shall re-paint existing commercial building areas that are faded or soiled on said property within six (6) months. Further, the owner/applicant shall submit a landscape and irrigation plan identifying the planting of evergreen groundcover/shrubs along the property's western boundary in the existing dirt area next to the sidewalk. The new landscaping shall be maintained by an automatic drip irrigation system. Failure to maintain landscaping will result in Code Enforcement action against the property owner. Said landscape and irrigation plan shall be presented to the Planning Division for review and approval.
14. No auto repair service work shall be permitted outside of the tenant building/unit space, including but not limited to: fire lanes; parking spaces; and public street frontages. No vehicles awaiting auto repair shall be allowed within any fire lane.
15. The owner/applicant shall remove the existing legal non-conforming pole sign and the existing monument sign in disrepair and erect a new monument sign in front of the Midas building integrating the adjoining retail signage with Midas. New landscaping shall be planted around the new monument sign to enhance the aesthetic character of the area in compliance to the Carson Street Master Plan. The applicant/owner shall obtain a sign permit for the new monument sign and erect said sign before June of 2011. The new monument sign design shall be reviewed and approved by the Planning Division prior to submittal of sign permit.



16. Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 806-10. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter or pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

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

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

18. 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.



HOME INSPECTIONS BY DARRELL IMEL

A General Contractor Since 1973

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

Tel: (310) 625-3149

Fax: (310) 325-5210

10-1-10

DATE

MICHAEL COYNE & CITY OF CARSON PLANNING DEPT. (SHARON SONG)

NAME

333 E. CARSON

PROPERTY ADDRESS

CARSON

CITY

CA.

STATE

90745

ZIP

PRESENT AT INSPECTION:

☐

CLIENT

☐

SELLER

☐

LISTING AGENT

☐

SELLING AGENT

☒

INSPECTOR ONLY

DESCRIPTION OF PROPERTY INSPECTED:

☐

SINGLE FAMILY RESIDENCE

☒

TOWNHOME/CONDOMINIUM-INTERIOR ONLY

☐

COMMERCIAL

☐

MULTIPLE UNITS # _____

VACANT ☐

OCCUPIED ☒

BEDROOMS _____

BATHROOMS 2

POOL _____

SPA _____

REPORTED SQUARE FOOTAGE ?

WEATHER CONDITIONS: CLEAR

INSPECTION REPORT CODES:

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

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

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

DARRELL IMEL

INSPECTOR

EXHIBIT NO. 3 -



AGREEMENT FOR HOME INSPECTION SERVICES

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

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

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

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

DARRELL IMEL

Inspector

MICHAEL COYNE

Client or Client's Representative

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

Client Representative



333 E. CARSON CARSON, CA. 90745

EXTERIOR-2

SUMP PUMP

N/A

Is there a sump pump?

yes ☐ no ☐

Condition of pump? good ☐ fair ☐ poor ☐

Work properly? yes ☐ no ☐ unable to test ☐

Any evidence of water problems? yes ☐ no ☐

Comments: _____

AWNINGS

N/A

Are there awning? yes ☐ no ☐

aluminum ☐ fiberglass ☐ canvas ☐

wood frame ☐ other _____

Condition good ☐ fair ☐ poor ☐

Comments: _____

SIDING/TRIM/MOLDINGS

Exterior walls are? Wood ☒ brick veneer ☐

stone ☐ stucco ☐ masonite ☐

steel siding ☐ aluminum ☐ vinyl ☐

other **BLOCK** _____

Is siding trim/firm? yes ☒ no ☐

Any need replace? ☐ repair ☐

Stucco cracking? minor ☐ moderate ☐ severe ☐

Comments: _____

EXTERIOR DOORS

Type of doors? Solid Wood ☐ steel ☐

wood/glass ☐ wood hollow core ☐ other **GLASS**

fit/work properly? yes ☒ no ☐

Have thresholds? yes ☒ no ☐

Have? Security locks ☐ deadbolts ☒

standard keylock ☐

Weather-stripped? yes ☒ no ☐

Condition? good ☒ fair ☐ poor ☐

Are there door bells? yes ☐ no ☒

Do they work? yes ☐ no ☐

Security and Intercom systems are not inspected

Comments: _____

PATIO/SLIDING DOORS

N/A

Is there a sliding door? yes ☐ no ☐

Fit/work properly? yes ☐ no ☐

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

Does it have screen? yes ☐ no ☐

Safety emblems in glass? yes ☐ no ☐

Condition of door? good ☐ fair ☐ poor ☐

Comments: _____

EXTERIOR-3

GARAGE DOORS

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

FOUNDATION/CRAWL SPACE

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

STEPS N/A

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

PATIO N/A

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

DECKS/BALCONY N/A

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

EXTERIOR-4

EXTERIOR FAUCETS N/A

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

EXTERIOR ELECTRICAL N/A

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

EXTERIOR LIGHTS

Attached exterior lights? yes ☒ no ☐
Do they work? yes ☒ no ☐ unable to tell ☐
Comments:

SPRINKLER SYSTEM

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

Shut off / draining valves? yes ☒ no ☐

Timer systems are not inspected or tested

Individual sprinkler heads are not inspected

Comments:

POOL – SPA N/A

Is there a pool? ☐ spa ☐

WE DO NOT INSPECT POOLS OR SPAS

Is pool/spa enclosed by a fence? yes ☐ no ☐

Self closing gates? yes ☐ no ☐

Pool deck? concrete ☐ brick ☐ wood ☐

other _____

Pool deck cracks / separation at coping?
 minor ☐ moderate ☐ severe ☐

Comments:

RETAINING WALLS N/A

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

FENCES

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

SIDEWALKS

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

DRIVEWAYS

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

GARAGE N/A

Attached ☐ Detached ☐
 Condition of ceiling/walls? good ☐ fair ☐ poor ☐
 Any visible leaks? yes ☐ no ☐
 Condition of floor? good ☐ fair ☐ poor ☐
 Electrical outlets functional? yes ☐ no ☐
 Condition of windows? good ☐ fair ☐ poor ☐
 Comments: _____

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INTERIOR-2

SHOP AREA

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

Comments: **1) COMMON CRACKS OBSERVED IN THE SLAB. 2) WATER STAINS OBSERVED AT CEILING ALONG THE EAST WALL. SHOP MANAGER HAS STATED THAT THE ROOF DOES NOT LEAK. 3) EFFLORESCENCE OBSERVED AT EAST BLOCK WALL.**

OFFICE

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

Comments: **1) OUTLET ON LOWER NORTH WALL IS LOOSE. (REFER TO ELECTRICIAN) 2) LITE FIXTURE ON NORTH SIDE OF CEILING IS NOT COMING ON, POSSIBLE BULB? 3) DOOR HAS BEEN CUT DOWN.**

RECEPTION AREA

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



INTERIOR -3

BATHROOM ½ WEST

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

Comments: 1) EXHAUST FAN AT CEILING IS MISSING COVER.

BATHROOM ½ EAST

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

Comments: 1) G.F.I. OUTLET IS INOPERTIVE (REFER TO ELECTRICIAN) 2) SEVERAL WALL
 TILES ON WEST WALL ARE LOOSE & MISSING. 3) HOLE IN DRYWALL AT WEST WALL NEEDS
 A PATCH. 4) HOLES OBSERVED IN BATHROOM DOOR.

BATHROOM

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

Comments: _____

INTERIOR-4

ELECTRICAL : Low voltage systems are not inspected

Service location? S. WALL service size? 200 Amps. Main disconnect? yes ☒ no ☐

of circuits? 36 Breakers ☒ Fuses ☐ Service Grounded? yes ☒ no ☐

Comments: _____

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

Type? Forced air ☒ wall heater ☐ gravity ☐ radiant ☐ electric ☐ Gas service on? yes ☐ no ☒

of BTUs _____ Thermostat functional? yes ☐ no ☐ Air filter clean? yes ☐ no ☐

Accessible gas shut off valve? yes ☒ no ☐ Adequate ventilation? yes ☒ no ☐

Comments: NOTE: HEATER IS IN THE OFF POSITION & IS NOT BEING USED AT THIS TIME.

PLUMBING: Septic Tanks are not visible and not inspected

Public ☒ Private ☐ Service on? yes ☒ no ☐ Main water shut off? yes ☒ no ☐

Main water supply line? copper ☒ galvanized ☐ other _____

Water supply lines? cooper ☒ galvanized ☐ other _____ Any leaks or corrosion? yes ☐ no ☒

Drain waste lines? Cast iron ☒ galvanized ☐ ABS (plastic) ☒ Any leaks or corrosion? yes ☐ no ☒

Recommend monitoring lines for maintenance. yes ☒ no ☐

Comments: _____

WATER HEATER: Solar Systems are not inspected N/A

Type? gas ☐ electric ☐ Capacity? _____ gallons. Approx. age: _____ Relief valve? yes ☐ no ☐

Drain line? yes ☐ no ☐ Proper ventilation? yes ☐ no ☐ Seismic strap? yes ☐ no ☐

Evidence of rust / corrosion? yes ☐ no ☐ Location? _____

Comments: _____

CENTRAL AIR CONDITIONING

Type? gas ☒ electric ☐ Condenser coil clean? yes ☒ no ☐ Power supply disconnect? yes ☒ no ☐

Condensate drain line? yes ☐ no ☐ Supply lines insulated? yes ☐ no ☐

Comments: NOTE: A/C IS IN THE OFF POSITION & NOT BEING USED AT THIS TIME.

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

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LOFT:

Condition of ceiling / walls? good ☒ fair ☐ poor ☐ Any cracks or leaks? yes ☐ no ☒
 Floor covering? carpet ☐ linoleum ☐ tile ☐ other WOOD
 Condition? good ☒ fair ☐ poor ☐
 Condition of windows? good ☒ fair ☐ poor ☐ Condition of doors? good ☒ fair ☐ poor ☐
 Electrical outlets functional? yes ☒ no ☐ Room heated? yes ☐ no ☒ Smoke detectors? yes ☐ no ☒
 Comments: _____

STORAGE:

Condition of ceiling / walls? good ☐ fair ☐ poor ☐ Any cracks or leaks? yes ☐ no ☐
 Floor covering? carpet ☐ linoleum ☐ tile ☐ other _____
 Condition? good ☐ fair ☐ poor ☐
 Condition of windows? good ☐ fair ☐ poor ☐ Condition of doors? good ☐ fair ☐ poor ☐
 Electrical outlets functional? yes ☐ no ☐ Room heated? yes ☐ no ☐ Smoke detectors? yes ☐ no ☐
 Comments: _____

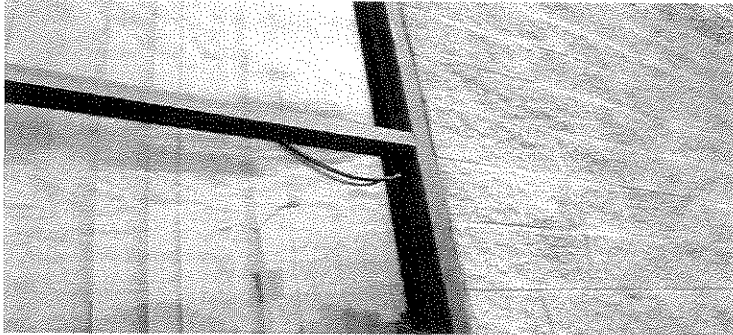
STORAGE:

Condition of ceiling / walls? good ☐ fair ☐ poor ☐ Any cracks or leaks? yes ☐ no ☐
 Floor covering? carpet ☐ linoleum ☐ tile ☐ other _____
 Condition? good ☐ fair ☐ poor ☐
 Condition of windows? good ☐ fair ☐ poor ☐ Condition of doors? good ☐ fair ☐ poor ☐
 Electrical outlets functional? yes ☐ no ☐ Room heated? yes ☐ no ☐ Smoke detectors? yes ☐ no ☐
 Comments: _____

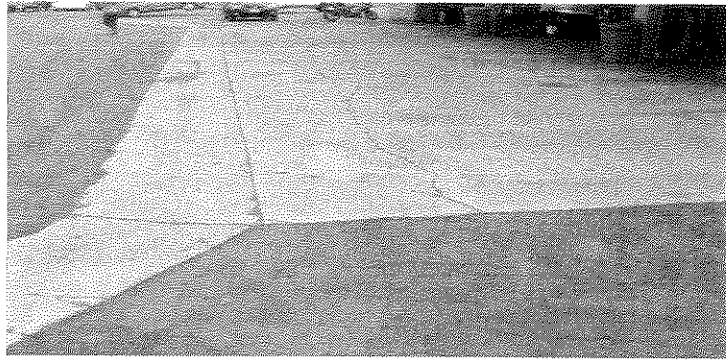
STORAGE:

Condition of ceiling / walls? good ☐ fair ☐ poor ☐ Any cracks or leaks? yes ☐ no ☐
 Floor covering? carpet ☐ linoleum ☐ tile ☐ other _____
 Condition? good ☐ fair ☐ poor ☐
 Condition of windows? good ☐ fair ☐ poor ☐ Condition of doors? good ☐ fair ☐ poor ☐
 Electrical outlets functional? yes ☐ no ☐ Room heated? yes ☐ no ☐ Smoke detectors? yes ☐ no ☐
 Comments: _____

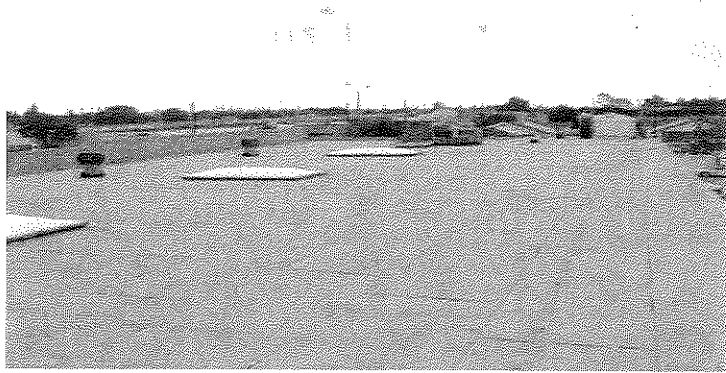
EXTERIOR-6



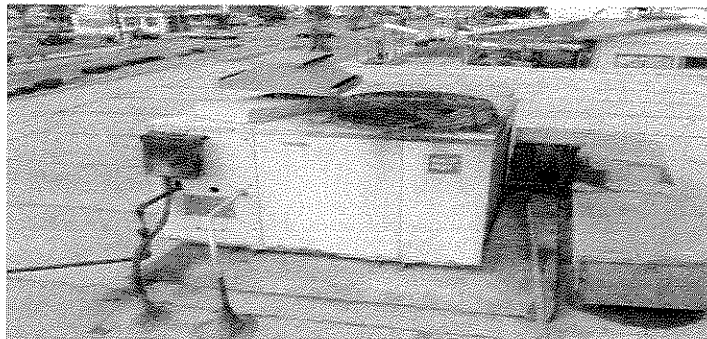
INSULATION AT WINDOW FACING CARSON STREET IS LOOSE



COMMON CRACKS OBSERVED IN DRIVEWAY



ROOF WAS IN GOOD CONDITION AT THE TIME OF INSPECTION



HEATER & A/C UNIT ARE OFF & NOT BEING USED AT THIS TIME

INTERIOR-6



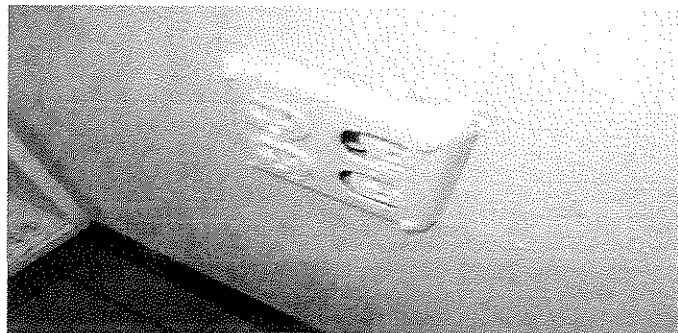
EFFLORESCENCE OBSERVED AT EAST WALL. EFFLORESCENCE IS CAUSE FROM MOISTURE. THIS WALL SHOULD BE BRUSHED CLEAN & SEALED WITH ALDON. (REFER TO MOISTURE SPECIALIST)



ELECTRICAL SERVICE IS 200 AMPS WITH BREAKERS



HOLE IN DRYWALL AT EAST BATHROOM NEEDS A PATCH
G.F.C.I. OUTLET IS INOPERTIVE (REFER TO ELECTRICIAN)



LOOSE OUTLET OBSERVED IN OFFICE AT LOWER NORTH WALL (REFER TO ELECTRICIAN)