



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: January 25, 2011
 SUBJECT: Conditional Use Permit No. 846-10
 APPLICANT: Juliette Vo
 4653 Carmel Mountain Road, #308-408
 San Diego, CA 92130

OWNER: SEGS LLC
 Attention: Suzanne E. Gornick
 525 East Seaside Way, Unit 1907
 Long Beach, CA 90802

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

PROPERTY INVOLVED: 2661 East Adams 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. 11B

I. Introduction

Date Application Received

- August 30, 2010

Applicant

- Juliette Vo
4653 Carmel Mountain Road, #308-408
San Diego, CA 92130

Property Owner

- SEGS LLC
Attention: Suzanne E. Gornick
525 East Seaside Way, Unit 1907
Long Beach, CA 90802

Project Address

- 2661 East Adams Street, Carson, CA 90745

Project Description

- The proposal is to consider a conditional use permit (CUP) for an existing second dwelling unit within the RS (Residential, Single Family) zoning district.
- The project site is located on a 5,487-square-foot parcel with two detached dwelling units and two one-car garages attached to the rear unit totaling approximately 1,938 square feet. The front dwelling unit is 778 square feet and the rear dwelling unit is 1,160 square feet. The attached, one-car garages are 400 square feet total.
- The main unit is located on the northern side of the property (2663 East Adams Street) and the second dwelling unit is located on the southern side of the property (2661 East Adams Street) closest to Adams Street.
- The property consists of two legal lots that are tied for assessment purposes. Each lot is 25 feet wide.

II. Background

History of Property

- The second dwelling unit was constructed in 1944. The main dwelling unit and attached two-car garage were built in 1963.

Previously Approved Discretionary Permits

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



Public Safety Issues

- There are no open code enforcement cases for the subject property.
- The property was developed prior to the adoption of the Carson Municipal Code (CMC) in 1977. The property is therefore nonconforming with respect to several development standards, which include lot size, setback requirements and off-street parking (Exhibit No. 2). Per Section 9182.3 of the CMC, the Commission can make findings regarding the adequacy of these standards.

III. Analysis

Location/Site Characteristics/Existing Development

- The subject property is rectangular in shape and is compatible with surrounding residential single family uses. The property consists of two legal lots that are tied for assessment purposes. Staff recommends that a condition of approval be included to require a lot merger.
- The applicant is applying for a conditional use permit for a second dwelling unit pursuant to Section Nos. 9172.21 and 9182.3 of the Carson Municipal Code (CMC). Second dwelling units on single family residentially zoned lots provide an important housing resource that should be preserved if findings can be made regarding the adequacy of the building condition, parking, landscaping and other features needed to meet neighborhood compatibility standards. (Exhibit No. 3 and Exhibit No. 4)
- The second dwelling unit is considered the front unit because it is the smaller of the two units. Although the front unit was built first in 1944, it became the second dwelling unit in 1963 when the much larger rear unit was constructed.

Zoning/General Plan/Redevelopment Area Designation

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

Applicable Zoning Ordinance Regulations

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

Required Findings: Conditional Use Permit No. 830-10

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

- a. The proposed use and development will be consistent with the General Plan.
- b. The site is adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed use and development.
- c. There will be adequate street access and traffic capacity.
- d. There will be adequate water supply for fire protection.
- e. The proposed use and development will be compatible with the intended character of the area.

All of the required findings pursuant to Section 9172.21(d), "Conditional Use Permit, Approval Authority and Findings and Decision", can be made in the affirmative, if conditions of approval are implemented. Specific details regarding the applicable findings are incorporated in the attached resolution.

Issues of Concern: Zoning Requirements / Conditional Use Findings

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



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

3. There shall be no dwelling expansion or alteration that will intensify the number of bedrooms or other habitable area if the Planning Division determines there will be an impact to off-street parking.
 4. The garage interior shall remain clear to facilitate automobile parking inside garages. Further, all building setback yard areas are to remain clear for fire prevention safety.
- Issue – Parking: The primary and second dwelling units are each required to provide 2 spaces within a garage. The existing one-car garages currently provide 1 parking space for each unit and therefore both units are legal, nonconforming with respect to parking requirements (Exhibit No. 5). Staff recommends that the following conditions be added to mitigate any foreseeable parking impacts and to prevent an intensification of street parking:
 - Any expansions to the primary and/or second dwelling unit will constitute as an intensification of use and the nonconforming parking privilege will no longer be continued. Two two-car covered parking spaces will be required prior to the approval of any expansions to the primary or second dwelling unit including but not limited to the addition of bedrooms, other habitable areas, and additional square footage.
 - The garage interior shall remain clear to facilitate vehicle parking.
 - Issue – Lot Merger: The city is considering a comprehensive merger of parcels which includes the subject property. Staff recommends that a condition of approval to require a deed restriction be recorded within 90 days of receiving approval by the Planning Commission stating that if the property owner intends to sell the dwellings prior to the completion of a city initiated parcel merger the property owner will be responsible for the completion of the parcel merger prior to the close of escrow.
 - Issue – Deed Restriction: Per Section 9125.6.8 (L)(1) of the Carson Municipal Code, the applicant shall submit a deed restriction stating that:
 - The second dwelling unit shall not be sold separately.
 - The second dwelling unit is restricted to the maximum size allowed per the development standards.
 - The restrictions shall be binding upon any successor in ownership of the property and lack of compliance shall void the approval of the unit and may result in legal action against the property owner.
 - Issue – Owner Occupancy: Per 9125.6.J - Second Dwelling Unit Development Standards – of the Carson Municipal Code, either the main



residence or second dwelling unit shall be occupied by owner of the property. At the May 11, 2010 Planning Commission meeting second dwelling workshop, the Planning Commission directed staff to provide the option to eliminate the owner-occupied requirement and instead include a requirement for a compliance inspection of all buildings on the property. The following condition has been added as a requirement:

- The property owner shall consent to an inspection of the interior and exterior of all buildings upon receipt of a written request by the city in order to determine compliance with these conditions and applicable Carson Municipal Code requirements.
- Issue – Fence Height: The fence in the required front yard shall not exceed a height of three and one-half feet). The existing over-height fence located in the front yard shall be removed or made conforming within 90 days of Planning Commission approval.

IV. Environmental Review

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

V. Recommendation

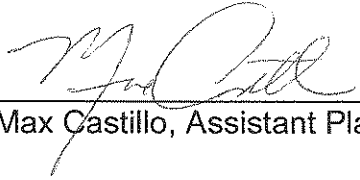
That the Planning Commission:

- **APPROVE** the Categorical Exemption;
- **APPROVE** Conditional Use Permit No. 846-10 subject to the conditions of approval attached as Exhibit "B" to the Resolution; and
- **WAIVE** further reading and **ADOPT** Resolution No. _____, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 846-10 FOR AN EXISTING SECOND DWELLING UNIT LOCATED AT 2661 EAST ADAMS STREET."



VI. Exhibits

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

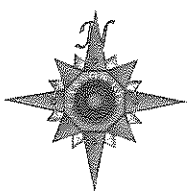
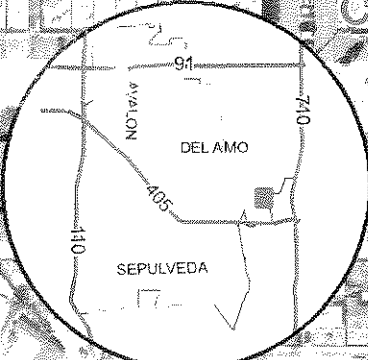
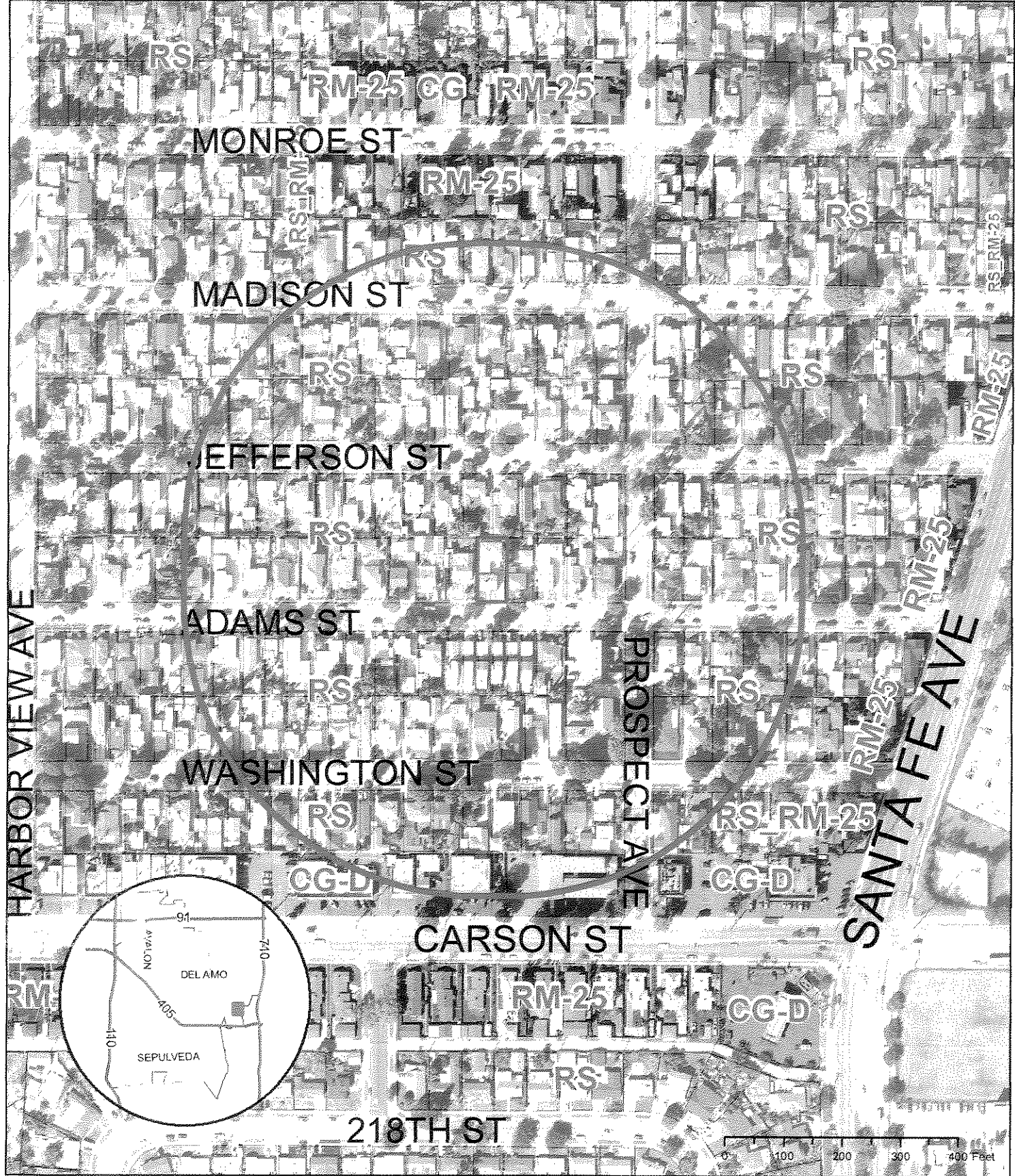
Prepared by: 
Max Castillo, Assistant Planner

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

Approved by: 
Sheri Repp-Loadsman, Planning Officer

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City of Carson
 500 Foot Radius Map
 2661 E Adams Street

EXHIBIT NO. 1--



Second Dwelling Unit Checklist for Planning Commission

Property Address: 2661 East Adams Street

Application #: Conditional Use Permit No. 846-10

Date 1st Dwelling Unit Built: 1963

Date 2nd Dwelling Unit Built: 1944

Applicable Development Standards per Section 9125.6

MINIMUM LOT SIZE Meets Code: No

7,500 square feet for RS zone

Comments:
Lot size = 5,488 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:
Second unit size = 2 bedrooms, 1 bathroom and kitchen (728 square feet)

SETBACK REQUIREMENTS Meets Code: No

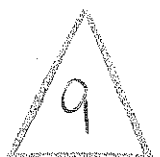
10' from primary residence	15' rear yard
6' from accessory structure	If above accessory structure, 10' min. side yard
5' side yard	

Comments:
The setback of the second dwelling unit from the primary structure is 6 feet. The front yard setback is 19 feet (20 feet is the maximum). A condition of approval requiring all building setback yard areas to remain clear for fire prevention safety has been included.

OFF-STREET PARKING Meets Code: 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 primary and second dwelling units are each required to provide 2 spaces within a garage. The existing two 1-car garages currently provide 1 parking space for each unit and therefore both units are legal, nonconforming with respect to parking requirements. A condition of approval requiring that there be no dwelling expansion or alterations that will intensify the second and/or the primary dwelling unit, unless parking requirements are met has been included. In addition, the garage interior shall remain clear to facilitate garage parking.



OWNER OCCUPIED

Meets Code: No

Comments:

The owner currently leases both units.

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: Fair

Comments:

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

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

Wall Paint: Fair	Doors: Good
Building Material: Fair	Windows: Fair
Building Trim: Fair	Porch: Fair
Roof: Good	Accessory structure: Not applicable
Eaves: Fair	Other: Not applicable

Comments:

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

3. General repairs to vehicular maneuvering or parking areas

Staff's evaluation: Fair

Comments:

Staff recommends rehabilitation of the existing concrete driveway.

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

Staff's evaluation: Existing is Acceptable

Comments:

The property inspection report identifies the modifications required to bring the structure more into compliance. The property owner is in the process of addressing the other outstanding issues. Conditions



Second Dwelling Unit Checklist for Planning Commission

have also been added to ensure the structure will be in compliance.

OTHER Garage Conversion: **Not Applicable** Unpermitted additions **No**
ISSUES: (rooms, patio, etc.):

Planner: Max Castillo, Assistant Planner Date Completed: 11/16/2010



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO.

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT
NO. 846-10 FOR AN EXISTING SECOND DWELLING UNIT
LOCATED AT 2661 EAST ADAMS STREET**

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

Section 1. An application was duly filed by the applicant, SEGS LLC, represented by Juliette Vo, with respect to real property located at 2661 East Adams Street, and described in Exhibit "A" attached hereto, requesting the approval of an existing detached second dwelling unit located within the RS (Residential, Single Family) zoning district. The second dwelling unit is 728 square feet and is located in the front of the property closest to Adams Street.

A public hearing was duly held on January 25, 2011, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

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

Section 3. The Planning Commission finds that:

- a) The existing lawfully established second dwelling unit was constructed in 1944 and is identified in the Carson Municipal Code as a permitted use for this land use category subject to a conditional use permit. There is no specific plan for this area. The surrounding properties are developed with residential single family dwellings and the proposed project is compatible with the neighborhood.
- b) The project is compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces and other features relative to a harmonious and attractive development of the area.
- c) The existing two 1-car garages currently provide 1 parking space for each unit. The property is accessed by a driveway located on Adams Street. A condition of approval requiring that there be no dwelling expansion or alterations that will intensify the second and/or the primary dwelling unit, unless parking requirements are met has been included. In addition, the garage interior shall remain clear to facilitate vehicle parking. With the proposed improvements, the property will not generate significant adverse effects to the adjacent public street.
- d) There are no signs intended for the proposed project.

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

Section 4. The Planning Commission further finds that the use permitted by the proposed Conditional Use Permit will not have a significant effect on the environment. The proposed use will not alter the predominantly residential single family character of the surrounding area and meets or exceeds all city standards for protection of the environment. Therefore, the proposed project is found to be categorically exempt under the California Environmental Quality Act (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. 846-10 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 25th DAY OF JANUARY, 2011.

CHAIRMAN

ATTEST:

SECRETARY

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EXHIBIT "A"

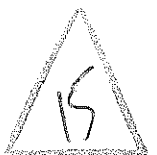
Legal Description

LOTS 566 AND 567 OF TRACT NO. 6720, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 71 PAGES 79 AND 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CITY OF CARSON
ECONOMIC DEVELOPMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 846-10

GENERAL CONDITIONS

1. If Conditional Use Permit No. 846-10 is not used within one year of its effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
3. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission.
4. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division within 90 days of receiving approval by the Planning Commission.
5. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
6. It is further made a condition of this approval that if any condition is violated or if any law, statute, or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
7. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceedings against the City or its agents, officers, or employees to attack, set aside, void or annul, an approval of the City, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 846-10. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding



the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

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

SECOND DWELLING UNIT EXPANSION/ PARKING

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



BUILDING & SAFETY

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

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

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

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

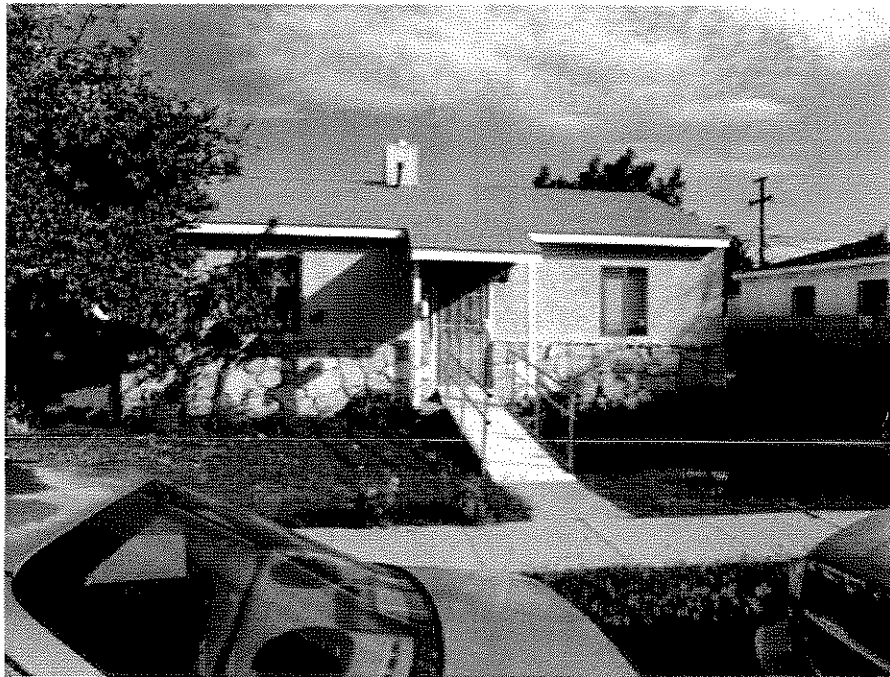
17. Per section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.

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Tru-Quest Home Inspection

Property Inspection Report



2661 and 2663 E.Adams st., Carson CA, 90810
Inspection prepared for: Susan Gornick
Agent: Juliette Vo -

Inspection Date: 9/29/2010 Time: 10:00 am
Age: 1944 Size: 1900
Weather: Dry

Inspector: Gregory Hayes
License #NACHI08021504
Granada Hills, CA, 91344
Phone: 818-523-5228
Email: hayesgreg2000@yahoo.com
tru-questhomeinspection.com

PLANNING DEPARTMENT
(310) 952-1761

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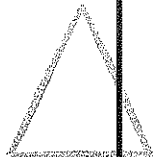
EXHIBIT NO. 3 -

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



Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.



Inspection Details

1. Attendance

2. Home Type

Home Type: Front and back house, Detached.

3. Occupancy

Occupancy: Occupied - Furnished: Heavy volume of personal and household items observed. • 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.



Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Closets

Good	Fair	Poor	N/A	None
	X			

Observations:
 • The closets are in serviceable condition.

2. Door Bell

Good	Fair	Poor	N/A	None
X			X	

Observations:
 • No door bell at front house.
 • Door bell operated fine at rear house.

3. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Repairs have been made to front door frame at the rear house.

4. Electrical

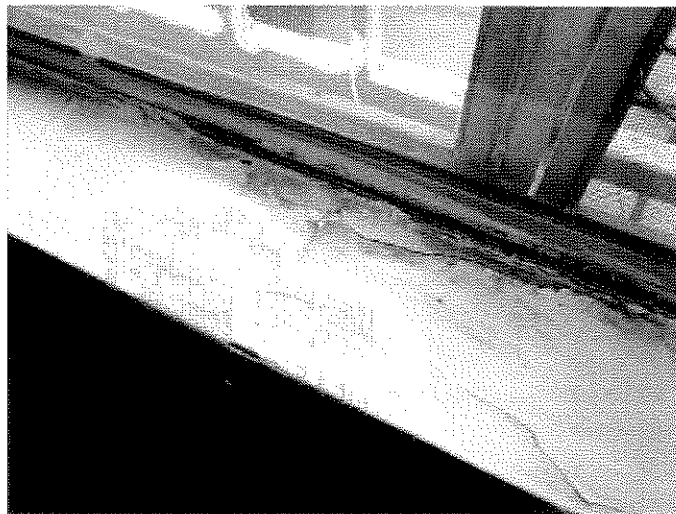
Good	Fair	Poor	N/A	None
X	X			

Observations:
 • The majority of grounded receptacles , were tested and found to be wired correctly at front house. Some were not accessible.
 • 2 prong outlets noted at rear house.

5. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Aluminum framed sliding window noted.
 Observations:
 • Recommend cleaning tracks.
 • Some water damage to window sill/rear house



Water damage to window sill/rear house

6. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted. • There are plaster ceilings noted.

7. Patio Doors

Good	Fair	Poor	N/A	None
	X			

Observations:
• The sliding door tracks appeared dirty at the inspection making the door difficult to operate. Rear house.

8. Screen Doors

Good	Fair	Poor	N/A	None
		X		

Observations:
• Sliding door screen is damaged. Rear house

9. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted. • Plaster walls noted.

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Front house: Northwest and southwest • Rear house: South, Northwest and southwest

2. Closets

Good	Fair	Poor	N/A	None
X				

Observations:
• The closets are in serviceable condition.

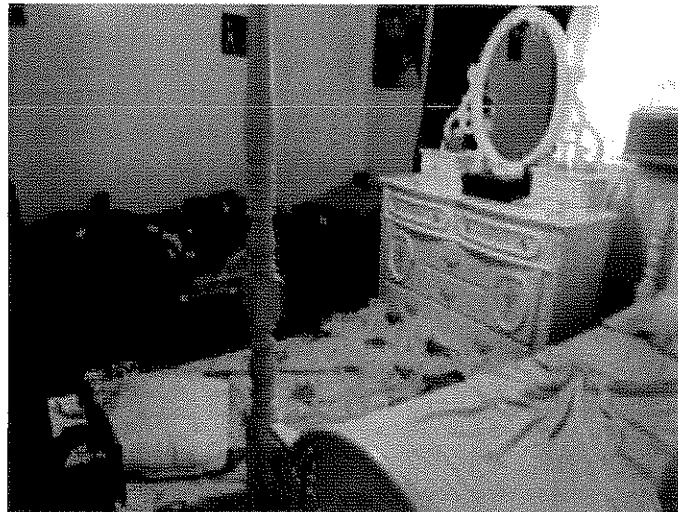
3. Doors

Good	Fair	Poor	N/A	None
X				

4. Electrical

Good	Fair	Poor	N/A	None
			X	

Observations:
• Could not access all outlets due to beds in the northwest bedroom front house,



Could not get to all outlets

5. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Flooring Types: Carpet is noted.

6. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:
• The smoke detectors operated during the inspection.

7. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted. • Plaster walls noted.

8. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Aluminum framed sliding window noted.

Observations:

- Windows in bedrooms are loose in there frames. Recommend having a contractor evaluate.



Taped up windows noted due to window AC units/rear house

9. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted. • There are plaster ceilings noted.

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:
• No deficiencies observed.

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted. • There are plaster ceilings noted.

3. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
• No major system safety or function concerns noted at time of inspection.

4. Electrical

Good	Fair	Poor	N/A	None
		X		

Observations:
• Open grounds noted in the "rear house" bathroom.



Open grounds noted in the "rear house" bathroom.

5. GFCI

Good	Fair	Poor	N/A	None
			X	

Observations:
• GFCIs will not work properly with an open ground.

6. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Sheet vinyl flooring is noted.

7. Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations:
• Galvanized supply lines noted in front house bathroom.

8. Showers

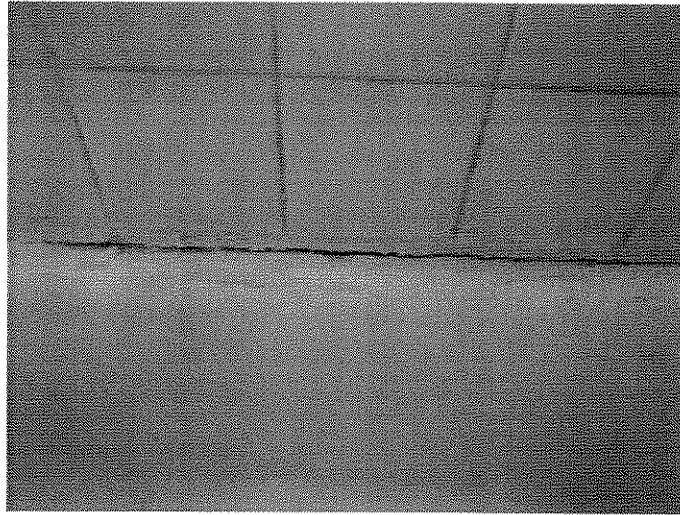
Good	Fair	Poor	N/A	None
	X			

Observations:
• functional

9. Shower Walls

Good	Fair	Poor	N/A	None
	X			

Observations:
• Caulking needed around tub areas.
• Water damage noted. Rear house



Caulking needed around tub areas.

10. Bath Tubs

Good	Fair	Poor	N/A	None
	X			

11. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations:
• Stoppers are inoperable.

12. Toilets

Good	Fair	Poor	N/A	None
X	X			

Observations:
• Toilet loose. Front house.

13. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Aluminum framed sliding window noted.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

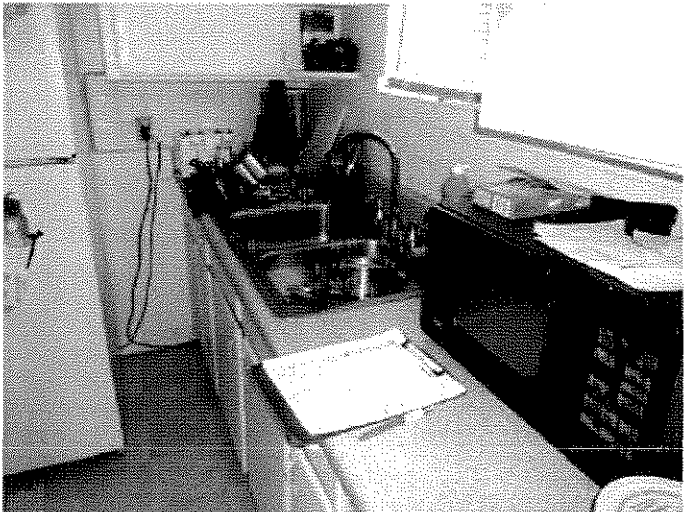
Good	Fair	Poor	N/A	None
	X			

Observations:
 • No deficiencies observed.

2. Counters

Good	Fair	Poor	N/A	None
	X		X	

Observations:
 • Rear house: I was not able to inspect counter tops due to dishes and stored items.



limited view



Rear house: I was not able to inspect counter tops due to dishes and stored items.

3. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated - appeared functional at time of inspection.

4. Cook top condition

Good	Fair	Poor	N/A	None
		X		

Observations:
 • Ovens would not respond.
 • Older gas stove top noted at both structures.

5. Sinks

Good	Fair	Poor	N/A	None
	X			

6. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Aluminum framed sliding window noted.
 Observations:
 • Recommend cleaning tracts. Windows are difficult to move.

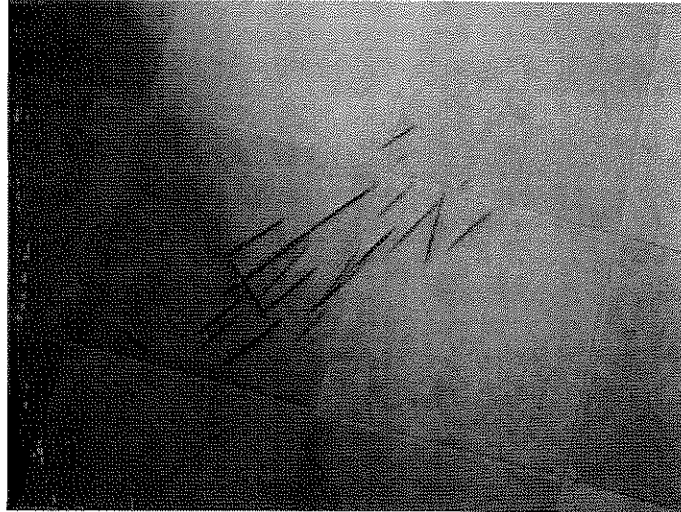
7. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Sheet vinyl flooring is noted.

Observations:

- Damage noted to floor in the front house.



Damage noted to floor in the front house.

8. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

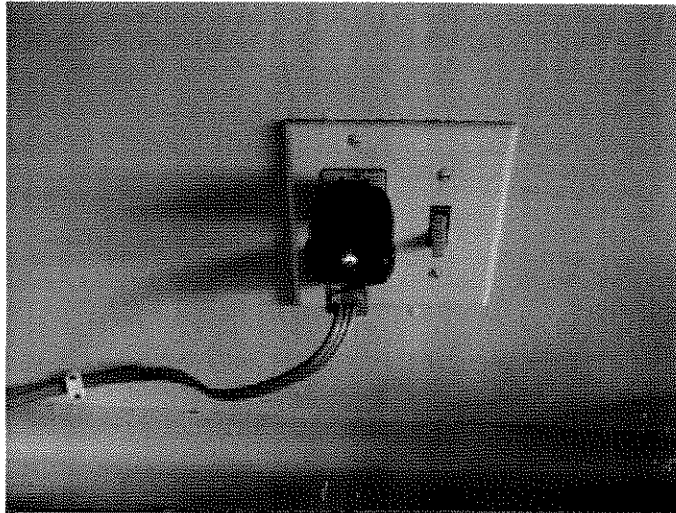
Materials: There are drywall ceilings noted. • There are plaster ceilings noted.

9. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Open ground noted in rear house.



Open ground noted in rear house.

10. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:

- GFCI did not respond to test. Front house



GFCI did not respond to test. Front house

11. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted. • Plaster walls noted.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Good	Fair	Poor	N/A	None
X			X	

Materials: Location: Living rooms

Materials: Gas wall heaters.

Observations:

- Heater responded well at front house.
- Heater in the rear house was off. Could not test. Pilot was in the off position.

2. Gas Valves

Good	Fair	Poor	N/A	None
X				

3. Thermostats

Good	Fair	Poor	N/A	None
X			X	

Observations:

- Location: Next to heaters.
- Heater in the front house responded well from thermostat.
- Could not test rear house thermostat.

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

Observations:
 • The water heater bases are functional.

2. Heater Enclosure

Good	Fair	Poor	N/A	None
	X			

Observations:
 • The water heater enclosures are functional.

3. Combustion

Good	Fair	Poor	N/A	None
	X			

Observations:
 • The combustion chambers appears to in functional condition.

4. Venting

Good	Fair	Poor	N/A	None
X				

5. Water Heater Condition

Good	Fair	Poor	N/A	None
	X			

Heater Type: gas
 Location: The heater is located in the hall closet at rear house. • The heater is located in the exterior closet at front house.
 Observations:
 • Tank appears to be in satisfactory condition -- no concerns.

6. TPRV

Good	Fair	Poor	N/A	None
X				

7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:
 • 29 gallons at front house.
 40 gallons at rear house.

8. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations:
 • functional

9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper
 Observations:
 • No deficiencies observed at the visible portions of the supply piping.

10. Strapping

Good	Fair	Poor	N/A	None
X				

Observations:
 • The water heaters are strapped.

Garage

1. Walls

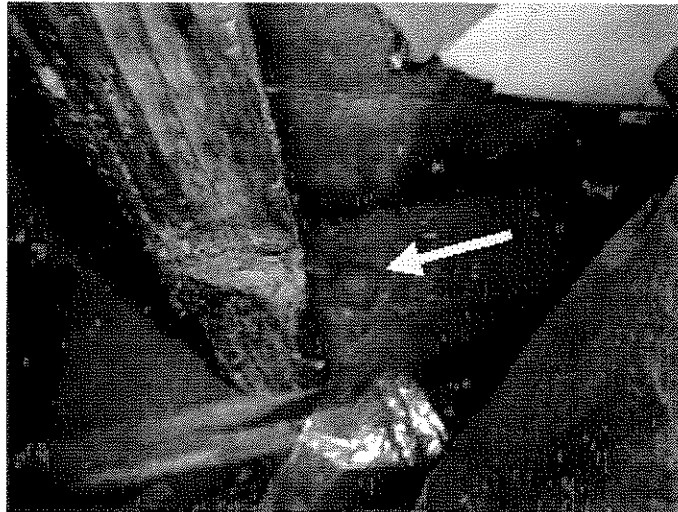
Good	Fair	Poor	N/A	None
X				

Observations:
 • Appeared satisfactory, at time of inspection.

2. Anchor Bolts

Good	Fair	Poor	N/A	None
X				

Observations:
 • The anchor bolte were inspected and appear to be serviceable.



The anchor bolts were inspected and appear to be serviceable.

3. Floor Condition

Good	Fair	Poor	N/A	None
			X	

Materials: Bare concrete floors noted.
 Observations:
 • Un able to inspected due to stored items.



Un able to inspected due to stored items.

4. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
• Outlets were tested and found to be wired correctly.

6. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: Hinged doors noted.
Observations:
• No deficiencies observed.

7. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

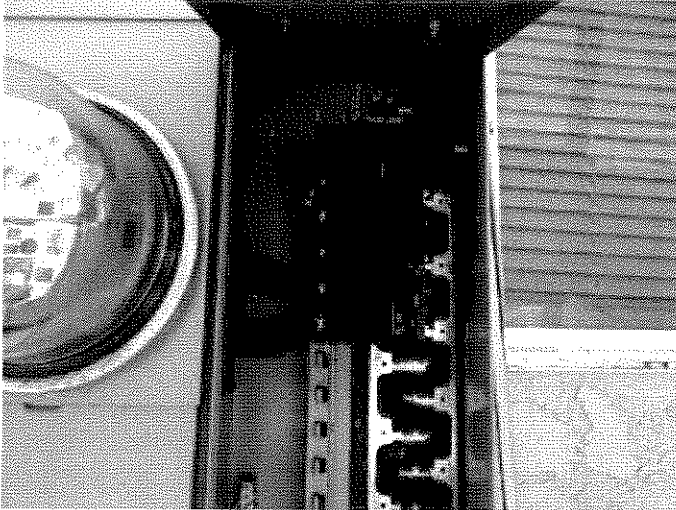
Observations:
• The garage door appeared functional during the inspection.

Electrical

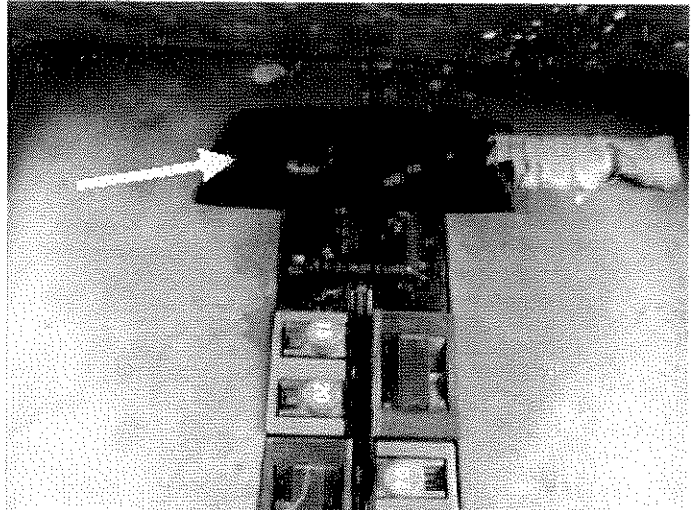
1. Electrical Panel

Good	Fair	Poor	N/A	None
	X			

Location: Main Locations: Rear of both houses. • rear of structure
 Observations:
 • Open breaker panel slot "rear house" at panel box cover.



front house/good condition

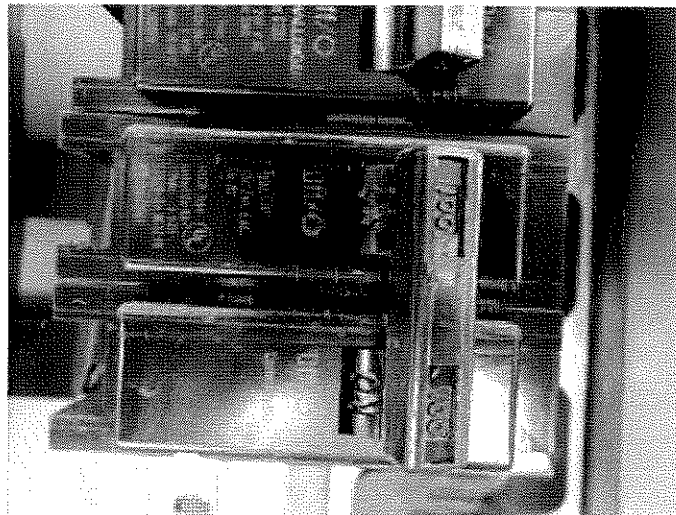


Open breaker panel slot "rear house" at panel box cover.

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
	X			

Observations:
 • 30 amp at rear house.
 • 100 amp at front house.



100 amp at front house.

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:
 • 0

4. Cable Feeds

Good	Fair	Poor	N/A	None
X		X		

Observations:

- There is an overhead service drop at both houses. No problems noted at front house.
- The rear house cable feed support has come loose. Cables are laying on roof.



The rear house cable feed support has come loose. Cables are laying on roof.

5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Mounted both roofs.
 Materials: Asphalt shingles noted.
 Observations:

- No major system safety or function concerns noted at time of inspection.

2. Flashing

Good	Fair	Poor	N/A	None
X				

Observations:

- Flashings are mastic covered, recommend re-sealing all through the roof vents and projections as a part of routine maintenance. Rear house.
- Metal flashing on the front house. In good condition.



Metal flashing on the front house. In good condition.

3. Chimney

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

4. Vent Caps

Good	Fair	Poor	N/A	None
X				

5. Gutter

Good	Fair	Poor	N/A	None
				X

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:

- Scuttle Hole located in: Northwest bedroom closet."front house". Hallway ceiling rear house.

2. Structure

Good	Fair	Poor	N/A	None
X				

3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Under eave soffit inlet vents, turbo noted in rear house. Louver vents noted in front house.



Turbo/front house

4. Vent Screens

Good	Fair	Poor	N/A	None
	X			

Observations:

- Vent screens noted as torn.



Vent screens noted as torn.

5. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Cloth wiring noted in both houses.
- Splices made outside of j-box, front house.



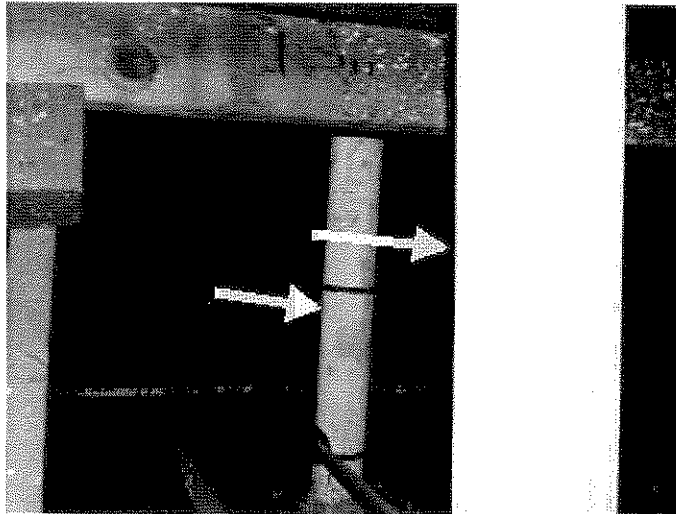
Splices made outside of j-box, front house.

6. Attic Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations:

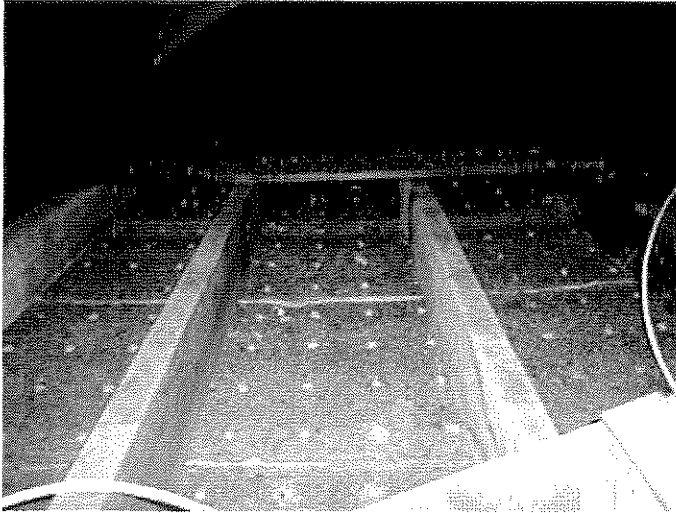
- Copper supply lines noted in the rear house attic.
- Possible asbestos vent pipes noted in the rear house. No rips or tears.
- Metal vent pipes noted in front house.



Possible asbestos vent pipes noted in the rear house. No rips or tears.

7. Insulation Condition

Good	Fair	Poor	N/A	None
				X



no insulation noted/front house



Rear house

Exterior Areas

1. Window Condition

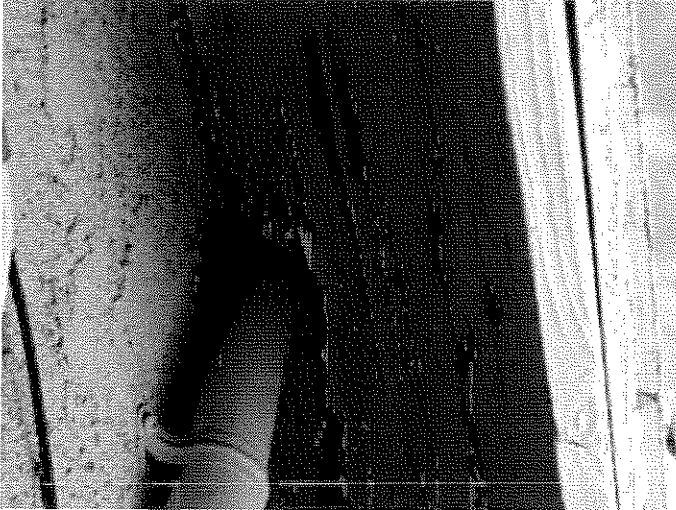
Good	Fair	Poor	N/A	None
			X	

Observations:
• Security bars noted on rear house.

2. Eaves & Facia

Good	Fair	Poor	N/A	None
	X			

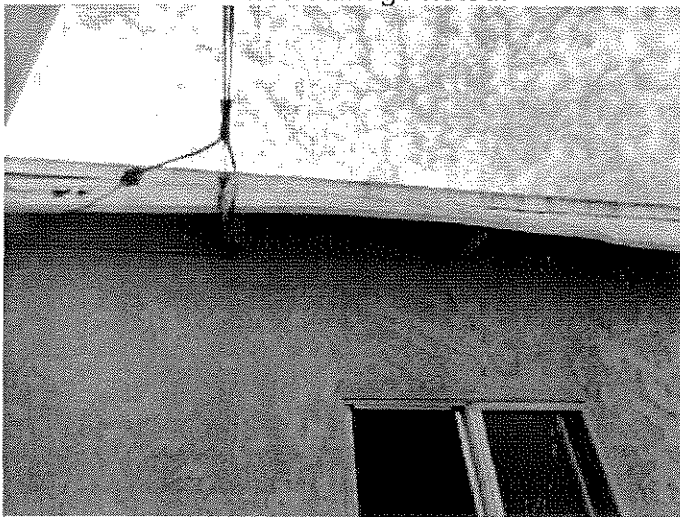
Observations:
• Evidence of repairs observed.
• Moisture damage noted.
• Repairs have been made to eaves at rear house.



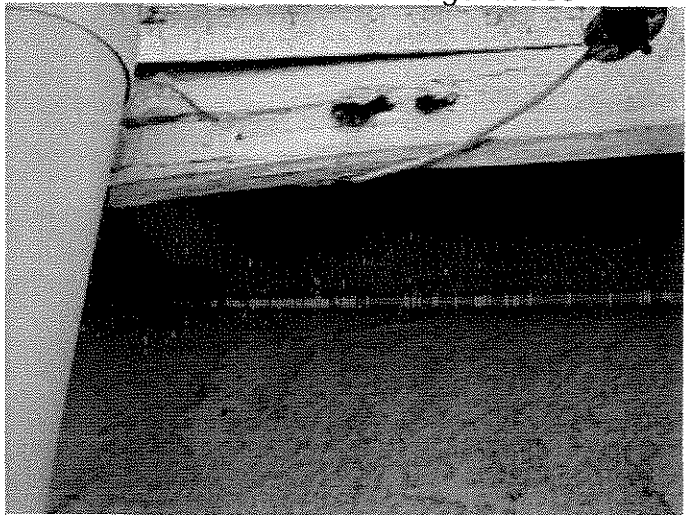
Moisture damage noted.



Old electrical box/no longer in use



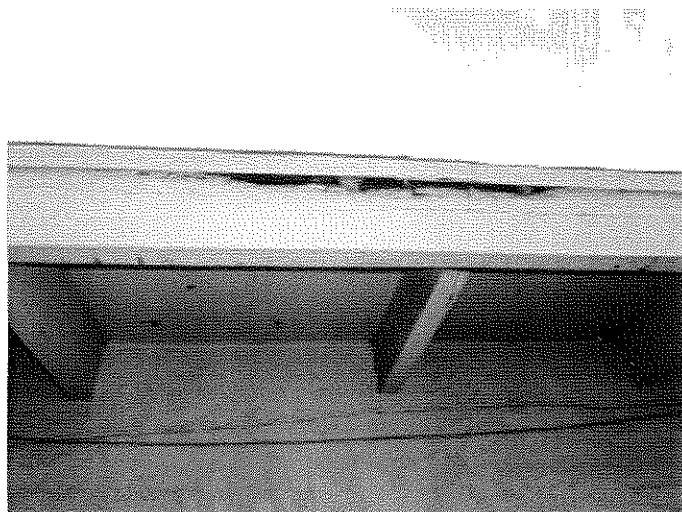
warped facia



Warped facia noted



Evidence of repairs observed.



Moisture damage noted.



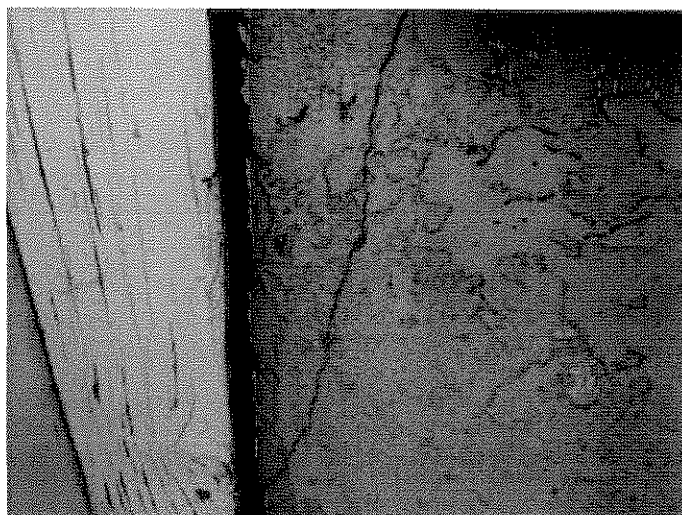
3. Stucco

Good	Fair	Poor	N/A	None
	X			

Observations:
• Some cracks noted in stucco.



Some cracks noted in stucco.



Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
			X	

Observations:
 • Concrete slab not visible due to floor coverings. Rear house.

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Observations:
 • No deficiencies were observed at the visible portions of the structural components of the home.

3. Foundation Walls

Good	Fair	Poor	N/A	None
			X	

Observations:
 • No crawl space or any kind of access noted at the front house.

4. Cripple Walls

Good	Fair	Poor	N/A	None
			X	

5. Ventilation

Good	Fair	Poor	N/A	None
X				

6. Vent Screens

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Suggest repair or replacing vent screens.

7. Access Panel

Good	Fair	Poor	N/A	None
				X

Observations:
 • No access panel. Could not gain entry.

Grounds

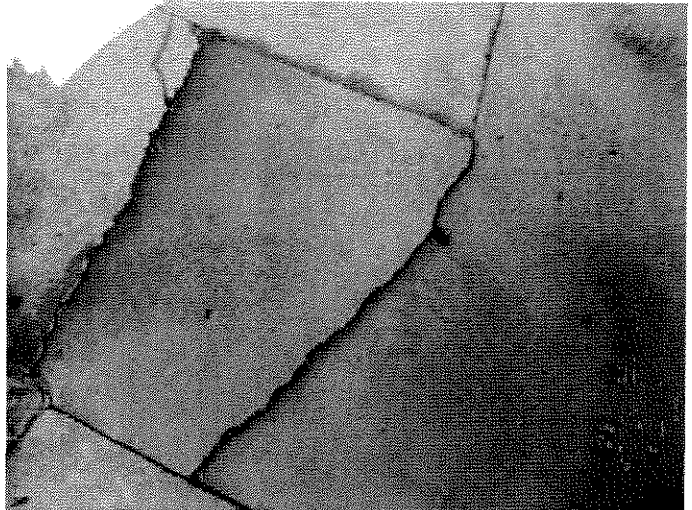
1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Concrete driveway noted.
 Observations:
 • Cracks noted in driveway.



Cracks noted in driveway.



Cracks noted in driveway.

2. Grading

Good	Fair	Poor	N/A	None
X				

Observations:
 • No major system safety or function concerns noted at time of inspection.

3. Vegetation Observations

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.

4. Gate Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Wood
 Observations:
 • Wood gate is in weathered condition.

5. Main Gas Valve Condition

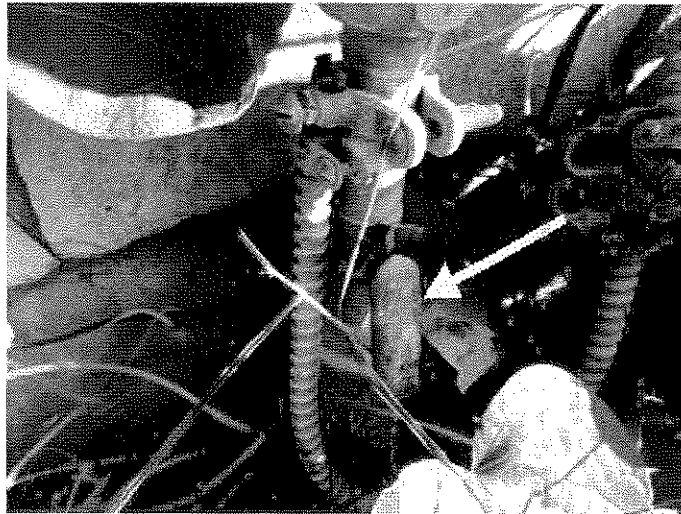
Good	Fair	Poor	N/A	None
	X			

Materials: East side, Front house.
 Rear of structure, rear house.
 Observations:
 • Meter located at exterior. No gas odors detected.

6. Plumbing

Good	Fair	Poor	N/A	None
	X			

Materials: Copper piping noted at the rear house.
 Galvanized and copper noted at the front house.
 Observations:
 • Galvanized pipes have a average life time of 30 to 40 years. Front house has both copper and galvanized supply lines.



water turn off valve/front house

7. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:
• 80

8. Pressure Regulator

Good	Fair	Poor	N/A	None
				X

Observations:
• none

9. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: Faucets are located at the front and rear of each house.
Observations:
• Appears Functional.

10. Fence Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Block