



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: April 12, 2011

SUBJECT: Conditional Use Permit No. 860-11

APPLICANT/REPRESENTATIVE: Andres Mondragon
2739 East Jackson Street
Carson, CA 90810

PROPERTY OWNER: Robert Baylis
20260 Pingreen Way
Yorba Linda, CA 92887

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

PROPERTY INVOLVED: 2730 East Jackson 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. 11A

I. Introduction

The applicant, Andres Mondragon, is requesting approval of Conditional Use Permit (CUP) No. 860-11 on behalf of the property owner Robert Baylis 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 2730 East Jackson Street (Exhibit No. 1).

II. Background

The project site is a 5,500-square-foot parcel and is occupied by two attached dwelling units. The dwelling units are attached by an enclosed patio/recreation room that was legally constructed in 1983. Prior to 1983, the units were detached. According to the Los Angeles County Assessor records, the 1,608-square-foot primary dwelling unit (square footage includes the enclosed patio/recreation room) with an attached one-car garage was legally constructed in 1948 and is located in the front of the site. The 587-square-foot second dwelling unit was also legally constructed with Los Angeles County Building permits in 1941 and is located in the rear of the site. The rear dwelling unit is considered the second dwelling unit and under consideration for a conditional use permit since it is the smaller unit. The second unit has one bedroom, one bath, kitchen, and living room (Exhibit No. 2).

A Residential Property Report (RPR) is required by the city whenever a residential property is being sold. An RPR was completed on January 13, 2011 for the project site. The RPR identified code violations including an illegal conversion of the attic space and the outstanding Conditional Use Permit requirement for the second dwelling unit. The applicant submitted a development for the second dwelling unit on February 1, 2011 and submitted an application for a demolition permit for the attic space on March 30, 2011. With all requirements satisfied, the RPR was closed out on April 7, 2011 to allow the title and responsibility for compliance with the CUP to transfer to the buyer.

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 approve 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 side yard setback requirements.

Per CMC Section 9125.6, 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 5,500 square feet. The required minimum side yard setback is five (5) feet. The second dwelling unit is attached to the primary unit by an enclosed patio/recreation area and the structure has a variable side yard setback of 1 foot 6 inches to 14 feet 6 inches. The majority of the side yard setback is 3 feet 3 inches and adequate access to the second dwelling unit is provided.

Per the requirements in CMC Section 9125.6, a one-bedroom second dwelling unit is required to provide a one car garage or carport on-site. The property is limited in space and additional parking cannot be provided on-site. The site provides a one car garage that is attached to the primary structure and driveway space is available. CMC Section 9182.3 allows the Planning Commission discretion to determine if the existing parking is appropriate and can continue. In order to mitigate parking impacts, staff has included a condition of approval limiting additions or intensifications to the property unless all parking requirements are met. This issue of concern is discussed in more detail in Section IV.

Although the site does not meet all the development standards within CMC Section 9125.6, 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 Section 9182.21 through 9282.23." Therefore per CMC Section 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) indicates 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 1948 and the applicant agrees to the conditions of approval to mitigate parking impacts, staff recommends the nonconformities be allowed to continue 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, per the requirements of the CUP (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 1941 and 1948, 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 1941 and 1948 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

Planning Commission Staff Report

April 12, 2011

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visible to the public. In addition, the applicant will be removing outdated ramps and replacing with additional landscaping and hardscape.

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) space within either a garage or carport. The applicant cannot provide additional parking on-site due to the lack of available space. Staff recommends the following condition be added to mitigate and prevent an intensification of street parking:

1. Any expansion/addition of the secondary unit or primary 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 or primary unit including but not limited to the addition of bedrooms, other habitable areas, and additional square footage.

Second dwelling unit (Address, water, gas, and electrical meter)

The RPR identified that the second dwelling unit is not addressed and separate water, gas, and electrical meters are not provided. The applicant will be required to install separate water, gas, and electrical meters and post a second address. The following conditions of approval have been added to address this issue:

1. The applicant shall provide a separate water, gas, and electrical meter for the second dwelling unit within 60 days of Planning Commission approval.
2. The applicant shall register a separate address for the second dwelling unit to the post office and building and safety for approval within 60 days of Planning Commission approval.

Lot Merger

The property consists of two legal lots that are each 25 feet wide and tied for assessor purposes. In accordance with CMC Section No. 9207.27, "Merger of Contiguous Parcels", the city may merge a parcel with a contiguous parcel held by the same owner if the city causes to be recorded with the County Recorder a notice of merger, if any one (1) of the contiguous parcels held by the same owner does not conform to standards for minimum parcel size. The city is considering a comprehensive merger of parcels within this project area. In order to prevent the



selling and development of sub-standard lots, staff recommends the following condition of approval:

1. The property owner shall be required to record a deed restriction 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 the condition, the property owner may merge the parcels at his/her own cost and effort. Proof of recordation of the lot merger shall be provided to the city within 90 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

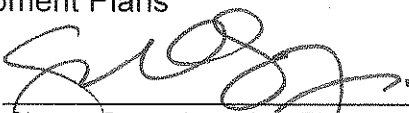
That the Planning Commission:

- APPROVE Conditional Use Permit No. 860-11 subject to the conditions of approval attached as Exhibit "B" to the Resolution; and
- WAIVE further reading and ADOPT Resolution No. 11-_____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 860-11 FOR AN EXISTING SECOND DWELLING UNIT LOCATED AT 2730 EAST JACKSON STREET."


VII. Exhibits

1. Draft Resolution
2. Site Map
3. Property Inspection Report for 2730 East Jackson 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. 11-XXXX

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT
NO. 860-11 FOR AN EXISTING SECOND DWELLING UNIT
LOCATED AT 2730 EAST JACKSON STREET**

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

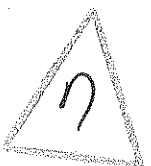
Section 1. An application was duly filed by the applicant, Andres Mondragon on behalf of property owner Robert Baylis, with respect to real property located at 2730 East Jackson Street, and described in Exhibit "A" attached hereto, requesting the approval of an attached second dwelling unit located within the RS (Residential, Single Family) zoning district. The second dwelling unit is a one-bedroom unit that is approximately 587 square feet, located in the rear of the property. The existing second dwelling unit was legally constructed in 1941, prior to the adoption of Ordinance No. 03-1290 in 2003, which requires a conditional use permit for legal nonconforming second dwelling units that do not meet the development standards in Section 9125.6 of the Carson Municipal Code (CMC).

A public hearing was duly held on April 12, 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 second dwelling unit meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. The proposed project is identified in the Carson Municipal Code as a permitted use for this land use category subject to Conditional Use Permit approval. The surrounding properties are developed with residential single family dwellings and the proposed project is compatible with the neighborhood.
- b) The site is adequate in size, shape, topography, location, and utilities to accommodate the second dwelling unit.
- c) The property will not generate or intensify 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 and/or additions meet all current parking requirements. The existing second dwelling unit is not in compliance with current parking requirements and the primary unit is legal non-conforming with a one-car garage. Adequate driveways are provided on-site and the project will not affect or impact the safe circulation of either pedestrian or vehicular traffic.
- d) Adequate water supply is provided.



- e) The second dwelling unit generally conforms to all applicable design standards and guidelines that have been adopted pursuant to Section 9125.6, "Second Dwelling Unit Development Standards" of the Carson Municipal Code.
- f) 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. 860-11 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 APRIL, 2011.

CHAIRMAN

ATTEST:

SECRETARY

SS/c860-11_041211



LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1780 AND 1781, OF TRACT NO. 7644, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 84 PAGE 47 AND 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Assessor's Parcel Number: **7308-015-013**

CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 860-11

GENERAL CONDITIONS

1. If Conditional Use Permit No. 860-11 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. 860-11. 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

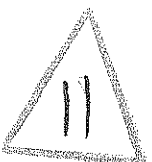


the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon 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;
 - c. Any expansion/addition of the secondary unit or primary unit will constitute as an intensification of use and the nonconforming parking privilege for the second unit will not 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 or primary unit including but not limited to the addition of bedrooms, other habitable areas, and additional square footage;
 - d. 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; and
 - e. 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.
10. The deed restriction shall be recorded at the County Recorder's Office within 90 days after it is reviewed and approved by the Planning Division. Proof of recordation shall be furnished to the Planning Division.

SECOND DWELLING UNIT EXPANSION/PARKING/OTHER

11. Any expansion/addition of the secondary unit or primary 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. Any major improvements shall require review and approval by the Planning Division and issuance of a building permit, if applicable.

12. The driveway leading to the garage shall remain clear, except for automobiles, to facilitate automobile parking and access.
13. The applicant shall provide a separate water, gas, and electrical meter for the second dwelling unit within 60 days of Planning Commission approval.
14. The applicant shall register a separate address for the second dwelling unit to the post office and building and safety for approval within 60 days of Planning Commission approval.

BUILDING & SAFETY

15. All building improvements shall comply with City of Carson Building and & Safety Division requirements.
16. 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.

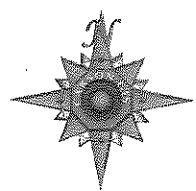
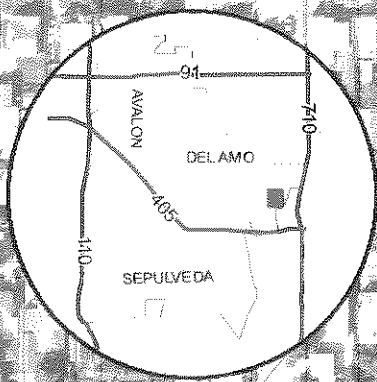
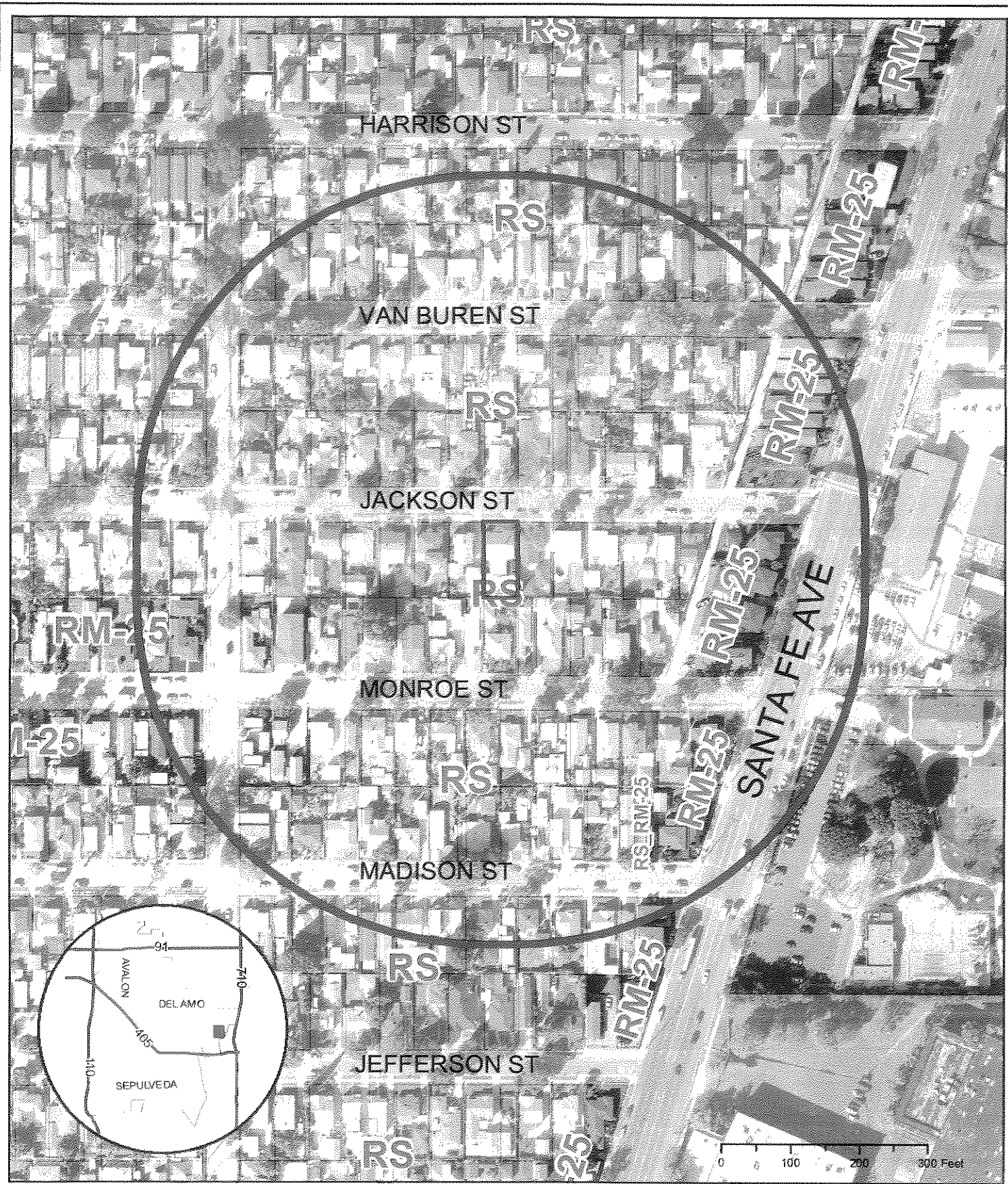
FIRE DEPARTMENT - COUNTY OF LOS ANGELES

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

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

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





City of Carson
 500 Foot Radius Map
 2730 Jackson Avenue



Date Printed: Wednesday, March 16, 2011 2:27 PM
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 Public Hearing Notices\Zoning Map.mxd

CLOSER SPEC

HOME INSPECTION
State License No. 2574420
Cell - (562)-477-6880

THIS CONTRACT LIMITS OUR LIABILITY. PLEASE READ CAREFULLY.

This agreement is between the client named on page 2 of this contract and the Inspection Company.

I (Client) hereby request a limited visual inspection of the structure at the address named on page 2 of this contract, for my sole use and benefit. I warrant that I will read the following agreement carefully. I understand that I am bound by all the terms of this contract. I further warrant that I will read the entire inspection report when I receive it and promptly call the inspector with any questions I may have.

SCOPE OF INSPECTION

The scope of the inspection and report is a limited visual inspection of the general systems and components of the home to identify any system or component listed in the report which may be in need of immediate major repair. The inspection will be performed in compliance with generally accepted standards of practice, a copy of which is available upon request or included with this report. **The scope of the inspection is limited to the items listed within the report pages INDICATED AS INCLUDED on the bottom of the Key page.**

OUTSIDE THE SCOPE OF THE INSPECTION

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing, or any other thing is not included in this inspection.

The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection.

Whether or not they are concealed, the following **ARE OUTSIDE THE SCOPE OF THIS INSPECTION:**

- Building code or zoning ordinance violations.
- Geological stability or soils condition.
- Structural stability or engineering analysis.
- Termites, pests or other wood destroying organisms.
- Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any environmental hazards.
- Building value appraisal or cost estimates.
- Condition of detached buildings.
- Pools or spas bodies and underground piping.
- Specific components noted as being excluded on the individual system inspection forms.
- Private water or private sewage systems.
- Saunas, steam baths, or fixtures and equipment.
- Radio-controlled devices, automatic gates, elevators, lifts, dumbwaiters and thermostatic or time clock controls.
- Water softener / purifier systems or solar heating systems.
- Furnace heat exchangers, freestanding appliances, security alarms or personal property.
- Adequacy or efficiency of any system or component.
- Prediction of life expectancy of any item.

(Some of the above items may be included in this inspection for additional fees - check with your inspector)

This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law.

Your inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any craft or trade. If your inspector recommends consulting other specialized experts, Client must do so at Client's expense.

ARBITRATION: Any dispute concerning the interpretation of this agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of a recognized arbitration association except that the parties shall select an arbitrator who is familiar with the home inspection industry. The arbitrator shall conduct summary judgement motions and enforce full discovery rights as a court would as provided in civil proceeding by legal code. I have read and agree to the above Arbitration Clause: _____

CONFIDENTIAL REPORT: The inspection report to be prepared for Client is solely and exclusively for Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client may distribute copies of the inspection report to the seller and the real estate agents directly involved in this transaction, but said persons are not specifically intended beneficiaries of this Agreement or the inspection report. Client and Inspector do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this Agreement or the inspection report. Client agrees to indemnify, defend, and hold Inspector harmless from any third party claims arising out of Client's unauthorized distribution of the inspection report.

ATTORNEY'S FEES: The prevailing party in any dispute arising out of this agreement, the inspection, or report(s) shall be awarded all attorney's fees, arbitrator fees and other costs.

SEVERABILITY: Client and Inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

DISPUTES: Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as limited herein above, shall be made in writing and reported to the Inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions, Client or Client's agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a reinspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

CONTRACT CONTINUES ON THE BACK SIDE OF THIS PAGE

CNTRCT 3 061102 0X2HF0101

14359

Item 11A

EXHIBIT NO. 3 -

14

Overview
2730 East Jackson

- # 6 - Railing at front porch is damaged
- # 10 - Facia board at eave is damaged
- # 13 - need anti - siphon valve at outside water faucets
- # 14 - Gutter downspout needs routed away from wall
- # 25 - Drain at kitchen sink leaking under house
- # 26 - Need earth quake wrench at gas shut off valve
- # 27 - Water heater enclosure door & panel is damaged
- # 44 - G F I outlets needed in garage-kitchen & bathrooms
Cover plate at electrical outlet missing at rear unit
- # 54 - Smoke detectors needed in bed rooms
- # 55 - Hot & cold water lines reversed at laundry area in garage
- # 63 - Auto reverse inop at garage lift door
- # 66 - Self closer inop to garage & entry door
- # 72 - Toilet in hall bathroom is loose at floor
- # 73 - Hall bathroom sink is clogged & leaking at drain under sink

The report overview page is provided as a courtesy for quicker access to the information within the inspection report. It is not intended as a substitute for reading the inspection report. Items checked below will be discussed further on the corresponding page.

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- 1 DRIVEWAY
2 SIDEWALKS
3 RETAINING WALLS
4 PATIO
5 DECK / PATIO / PORCH COVER
6 DECKS / PORCHES
7 FENCES & GATES

PAGE 5 EXTERIOR

- 8 EXTERIOR STAIRS
9 EXTERIOR WALLS
10 TRIM
11 CHIMNEY(S)
12 SPRINKLERS
13 HOSE FAUCETS
14 GUTTERS & DOWNSPOUTS

PAGE 6 FOUNDATION

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16 SLAB ON GRADE
17 CRAWLSPACE
18 BASEMENT

PAGE 7 ROOF

- 19 ASPHALT SHINGLE
19 WOOD SHAKE
19 WOOD SHINGLE
20 CLAY TILE
20 CONCRETE TILE
20 FIBROUS TILE
20 SLATE / METAL
21 BUILT-UP ROCK
21 BUILT-UP CAP SHEET
21 SINGLE-PLY / FOAM
21 ROLL COMPOSITION
22 EXPOSED FLASHINGS

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25 WASTE LINES
26 FUEL SYSTEM
27 WATER HEATER(S)

PAGE 9 HEATING

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28 FLOOR / WALL / GRAVITY
28 HEAT PUMP
28 BOILER / STEAM
28 RADIANT
29 CONDITION
30 VENTING
31 COMBUSTION AIR
32 BURNERS
33 DISTRIBUTION

PAGE 10 HEAT2 / COOLING

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35 AIR FILTERS
36 HEATING NOTES
37 EVAPORATIVE COOLER
38 AIR CONDITIONING

PAGE 11 ELECTRICAL

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- Blank checkboxes for page numbers

PAGE

- Blank checkboxes for page numbers

Review the sections of the report checked on this page, in addition to the entire report!

PAGE 3 KEY TO THE MATRIX INSPECTION REPORT

2730 Jackson ST

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

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

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

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

Symbol Key

- * Items that have an (*) Asterisk next to them: This item or component warrants additional attention, repair or monitoring.
- ① Items that have a (①) Circled Number next to them: The Circled Numbers are defined as follows:
 - ① Recommend further review by a qualified licensed structural engineer/geotechnical engineer.
 - ② Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.
 - ③ Recommend further review for the presence of any wood destroying pests or organisms by a qualified Pest Inspector.
 - ④ This item is a safety hazard - correction is needed.
 - ⑤ Upgrades are recommended for safety enhancement. This building may have been built before the era of current safety standards.

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

For a complete version of the report for further information concerning the

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

PRESENT DURING THE INSPECTION: Buyer Seller Seller's agent Buyer's agent _____
 WEATHER CONDITIONS: Dry Rain today/Recently Snow today/Recently TEMP _____ ° F
 INSPECTION DATE: 2-2-11 START TIME: 10:00 FINISH TIME: 11:30 INSPECTOR: T. Davis

PROPERTY INFORMATION:

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

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

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

PAGES INCLUDED ARE:

Page 1/2 CONTRACT	Page 7 ROOF	Page 12 INTERIOR 1
Page 3 KEY	Page 8 PLUMBING	Page 13 INTERIOR 2
Page 4 GROUNDS	Page 9 HEATING 1	Page 14 GARAGE
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POOL/SPA
 PERMIT REVIEW
 STANDARDS
 GENERAL NOTES
 REPORT OVERVIEW

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PAGE 4 GROUNDS



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

1 Driveway

N/A

ASPHALT CONCRETE GRAVEL

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

COMMENTS: _____

2 Sidewalks

N/A

CONCRETE BRICK PAVER / TILE GRAVEL

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

COMMENTS: _____

3 Retaining Walls

N/A

LOCATION(S): _____ CONCRETE / BLOCK / STUCCO / WOOD

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

COMMENTS: _____

4 Patio

N/A

LOCATION(S): _____ CONCRETE / BRICK / PAVER TILE / BLOCK

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

COMMENTS: _____

5 Deck / Porch Cover

N/A

LOCATION(S): _____ OPEN DESIGN / COVERED ROOF (REFER TO ROOF PAGE*)

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

COMMENTS: _____

6 Decks/Porch

N/A

WOOD CONCRETE WATERPROOF COATING

LOCATION: A _____ B _____ C _____ D _____

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

COMMENTS: *Railing Water Damage*

7 Fences & Gates

N/A

FENCES NOT INSPECTED WOOD / CHAINLINK / WROUGHT IRON / MASONRY

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

COMMENTS: _____

11001

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PAGE 5 EXTERIOR

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

8 Exterior Stairs

N/A

◇ WOOD / METAL / CONCRETE / WATERPROOF COATING

LOCATION(S):

A

B

C

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

COMMENTS: _____

9 Exterior Walls

N/A

STRUCTURE: WOOD FRAME / MASONRY / BRICK / LOG / POST & BEAM _____

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

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

COMMENTS: _____

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

10 Trim

N/A

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

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

COMMENTS: *Damage to Fascia*

11 Chimney(s)

N/A

LOCATION(S):

A *Center*

B

C

D

◇ BRICK / BLOCK / CONCRETE

◇ METAL FLUE / WOOD FRAME: STUCCO / SIDING

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

COMMENTS: _____

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

12 Sprinklers

N/A

Not inspected* Automatic timers not tested*

Control box location: _____

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

COMMENTS: _____

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

13 Hose Faucets

N/A

Not inspected* Frost type: yes / no* Winterized - not tested*

Anti-siphon valves: yes (no*)

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

COMMENTS: *need anti-siphon valves*

14 Gutters & Downspouts

N/A

◇ FULL

◇ PARTIAL

◇ NONE INSTALLED

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

COMMENTS: *Downspout in rear needs routed away from building*

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

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PAGE 6 FOUNDATION

KEY: ① Recommend evaluation by a structural/geo-technical engineer ④ This item is a safety hazard - correction is needed
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15 Grading

N/A

LEVEL SITE

SLOPE MINOR / MODERATE / STEEP ① / STAIRSTEPPED

BANKS

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

COMMENTS: _____

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

16 Slab-on-grade

17 Crawl space

18 Basement

N/A

FOUNDATIONS: POURED CONCRETE / MASONRY BLOCK / BRICK / STONE / PIERS / WOOD / NOT VISIBLE NONE

COLUMNS: CONCRETE / STEEL / WOOD / MASONRY BLOCK / BRICK / NOT VISIBLE NONE

- Entered crawl space No access* Partial access* Viewed from access opening only*
- Door / cover: OK Damaged / missing* Crawlspace / basement not inspected due to: _____
- Foundations:** Visible Partially Visible* Not visible at* _____
- Appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* Further evaluation needed ①
- No cracks found Common cracks / deterioration* Major cracks / deterioration / bulges / movement ①
- No moisture present Moisture / stains / damage* Excessive moisture / damage ① Exposed footing*
- Unable to inspect: walls / frame / floor due to: furniture / cabinetry / stored items / paneling / tile / floor coverings*
- Slab visible / not visible due to carpet and floor covering--no readily visible problem noted today
- Slab not visible due to carpet and floor covering--recommend further evaluation by removal of floor covering due to: _____
- Cracks found* Uneven areas in flooring* Unusual cracks found on interior / exterior walls ①
- VENTILATION** N/A Serviceable Vents blocked / needed ② Vent screen(s) damaged / missing*

COMMENTS: _____

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

FLOOR CONSTRUCTION: JOISTS TRUSSES CONCRETE NOT VISIBLE

WOOD FRAME: CONVENTIONAL WOOD FRAMING TRUSS _____

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

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

VAPOR RETARDER N/A Installed Not installed* Not visible* Loose / installed incorrectly*

SUMP PUMP N/A Serviceable Not functional* Pump not tested* Sump pump needed*

COMMENTS: _____

- BASEMENT STAIRS** N/A Serviceable Uneven rise / run / loose step(s)* ②④ Ceiling is low / hazard* ④⑤
- Railing serviceable Railings loose / improper / missing / rails too wide ②④⑤ Stairs too steep ②④⑤

COMMENTS: _____

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

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PAGE 7 ROOF



KEY: ① Recommend evaluation by a structural/geo-technical engineer ④ This item is a safety hazard - correction is needed
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Roof style: Hip Gable Flat/low slope Mansard/Shed _____
 How Inspected: Walked Viewed from ladder/ground/with binoculars (These inspections are limited)*
 Not fully visible due to: height _____ weather _____ snow _____ type _____ debris _____

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

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

COMMENTS: _____

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

Appears serviceable / within useful life Not functional / Unsafe / Worn / Near end of lifespan* ② Not fully visible*
 Cracked / broken / separated / holes ② Exposed / lifted / missing fasteners ② Dented / rusted / deteriorated paint ②
 Loose / displaced / damaged / missing: field / ridge / edge ② Holes / openings / exposed / deteriorated membrane ②
 Roof material appears to be improperly installed ② Prior repairs ② Insufficient pitch ② Moss covered*

COMMENTS: _____

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

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

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

COMMENTS: _____

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

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

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

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

COMMENTS: _____

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

21

PAGE 8 PLUMBING



KEY: ① Recommend evaluation by a structural/geo-technical engineer ④ This item is a safety hazard - correction is needed
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23 Main Line N/A COPPER GALVANIZED / PLASTIC (see "Notice" below) / LEAD (see "Notice" below) CANNOT DETERMINE

SIZE: _____ PRESSURE: 60 PSI AM PM Above 80psi-- adjustment / repair / install regulator ②

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

COMMENTS: _____

24 Supply Lines N/A COPPER GALVANIZED / PLASTIC (see "Notice" below) / LEAD (see "Notice" below) CANNOT DETERMINE

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

COMMENTS: _____

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

25 Waste Lines N/A CAST-IRON GALVANIZED / COPPER / LEAD PLASTIC (see "Notice" below) CANNOT DETERMINE

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

COMMENTS: Main line into kitchen sink leak

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

26 Fuel System N/A SHUT VALVE LOCATION: Not set Fuel system is not on for inspection - suggest utilities company light and test appliances*
 GAS METER / OIL TANK / LPG TANK

Appears serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible: _____
 Pipes not corrosion proofed* / not protected in ground* / concrete* Pipe is corroded / under strain ②
 Leak / improper piping at: ②④ Copper / plastic pipe ② Pipe is not 6" above ground ③
 No shutoff valve at: ② Unions / bushings at: ② Pipes lack proper support ②

COMMENTS: need fast Ancho Wrench

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

27 Water Healer(s) N/A LOCATION UNIT A: East UNIT B: Rear UNIT C: _____
 GAS PROPANE ELECTRIC / SOLAR OIL GALLONS: #A 30 #B _____ #C _____

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

COMMENTS: enclosure done Housing Damaged at Front unit

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

04627



PAGE 9 HEATING

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

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

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

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

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

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

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

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

COMMENTS: _____

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

30 Venting N/A Backventing ② Unit: A B C Unable to fully inspect vent pipe* Unit: A B C

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

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

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

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

COMMENTS: _____

31 Combustion Air N/A Air supply blocked* Unit: A B C No/inadequate air supply ②④ Unit: A B C

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

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

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

COMMENTS: _____

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

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

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

COMMENTS: _____

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

33 Distribution N/A DUCTS/REGISTERS PIPES/CONVECTORS PIPES/RADIATORS ELECTRIC/BASEBOARD

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

Damaged/missing register(s)* Unit: A B C Not fully visible* Unit: A B C Low air volume ② Unit: A B C

Zone valve did not operate ② Unit: A B C Insulation damaged/missing* Unit: A B C

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

COMMENTS: _____

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

PAGE 10 HEAT 2 / COOLING

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

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

COMMENTS: _____

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

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

COMMENTS: _____

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

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

COMMENTS: _____

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

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

COMMENTS: _____

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

COMMENTS: _____

DATA PLATE:

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

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PAGE 11 ELECTRICAL

KEY: ① Recommend evaluation by a structural/geo-technical engineer ④ This item is a safety hazard - correction is needed
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39 Service

N/A

OVERHEAD UNDERGROUND NUMBER OF CONDUCTORS 6
 120V* 240V / 120V AMPS 150 AMPS NOT DETERMINED

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

COMMENTS: _____

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

40 Main Panel

N/A

#A-LOCATION: _____ Panel rating _____ Not verified

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

COMMENTS: _____

41 Conductors

N/A

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

42 Sub-panels

N/A

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

43 Panel Notes

N/A

OVERCURRENT PROTECTION DEVICES INSPECTED

~~④ BREAKERS / FUSES~~

- Appear(s) serviceable** #A 1 #B 1 #C _____ #D _____
- | | |
|---|--|
| <input type="checkbox"/> Improper wiring at panel # _____ ②④ | <input type="checkbox"/> Defects / Not functional / Unsafe / Near end of lifespan* _____ |
| <input type="checkbox"/> Two wires on one non-rated breaker at panel # _____ ②④ | <input type="checkbox"/> Breaker is off at panel #* _____ Have reason verified* |
| <input type="checkbox"/> Overfusing (fuse / breaker size too large for wire) panel # _____ ②④ | <input type="checkbox"/> Scorching / melting / rust / corrosion at panel # _____ ②④ |
| <input type="checkbox"/> Direct tap - wires not protected by fuse/breaker at panel # _____ ②④ | <input type="checkbox"/> Neutral and ground wires connected at sub-panel # _____ ②④ |
| <input type="checkbox"/> Aluminum wiring noted at the general 120 volt circuits _____ ②④ | <input type="checkbox"/> Panel bond is not provided for safety at panel # _____ ②④ |
| <small>(Aluminum connections should be checked by a licensed electrician, familiar with aluminum wire.)</small> | |
| <input type="checkbox"/> Missing bushing / clamp on wire(s) at panel # _____ ②④ | <input type="checkbox"/> Antioxidant not visible on aluminum wire connections* |
| <input type="checkbox"/> Breakers / fuses: damaged / inoperable / not labeled at panel #* _____ ②④ | <input type="checkbox"/> Unprotected opening(s) in panel # _____ ②④ |
| <input type="checkbox"/> Electrical system appears outdated by today's standards _____ ② | <input type="checkbox"/> Missing 240 volt - handle tie(s) at panel # _____ ②④ |
| | <input type="checkbox"/> Opening(s) / missing deadfront cover(s) at panel #* _____ ②④ |
| | <input type="checkbox"/> Fused neutral wire(s) at panel # _____ ②④ |

COMMENTS: _____

44 Wiring Notes

N/A

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

- Polarity and grounding of outlets within six feet of plumbing fixtures, in the garage and on the exterior appear serviceable**
- | | |
|---|---|
| <input type="checkbox"/> Three prong outlets did not test properly grounded at: _____ ②④ | <input type="checkbox"/> Evidence of overheating / arcing at: _____ ②④ |
| <input type="checkbox"/> Reverse polarity at: _____ ②④ | <input type="checkbox"/> Light / fan not operational / ungrounded at: _____ ②④ |
| <input type="checkbox"/> Outlet not operational at: _____ ②④ | <input checked="" type="checkbox"/> Missing / damaged cover plates* _____ ②④ |
| <input type="checkbox"/> Loose / damaged / miswired: outlets / switches at: _____ ②④ | <input type="checkbox"/> Extension cord used as wiring at: _____ ②④ |
| <input type="checkbox"/> Not exterior rated wire / box / cover at: _____ ②④ | <input type="checkbox"/> Open Neutral at: _____ ②④ |
| <input type="checkbox"/> Exposed wiring needs protection at: _____ ②④ | <input type="checkbox"/> Crawlspace <input type="checkbox"/> Basement _____ |
| <input type="checkbox"/> Improper wiring at: ②④ <input type="checkbox"/> Garage / attic <input type="checkbox"/> Kitchen / exterior | <input type="checkbox"/> Crawlspace <input type="checkbox"/> Basement _____ |
| <input type="checkbox"/> Exposed splices at: ②④ <input type="checkbox"/> Garage / attic <input type="checkbox"/> Kitchen / exterior | <input type="checkbox"/> Crawlspace <input type="checkbox"/> Basement _____ |
| <input type="checkbox"/> Box cover missing at: * ④ <input type="checkbox"/> Garage / attic <input type="checkbox"/> Kitchen / exterior | <input type="checkbox"/> Crawlspace <input type="checkbox"/> Basement _____ |
| <input type="checkbox"/> 'GFCI'(s) responded to test | <input type="checkbox"/> 'GFCI' not operational at: _____ ②④ |
| <input checked="" type="checkbox"/> 'GFCI', (a safety device for outlets near water) recommended at: ⑤ Exterior <input checked="" type="checkbox"/> Garage <input checked="" type="checkbox"/> Bathrooms <input checked="" type="checkbox"/> Kitchen <input type="checkbox"/> Basement / Wetbar _____ | |
| <input type="checkbox"/> Doorbell worked / none <input checked="" type="checkbox"/> Not operational ② | <input type="checkbox"/> Fixture is unsafe / corroded / missing / damaged* _____ ②④ |

COMMENTS: _____

*GFI outlets needed at garage - Bathrooms
 Kitchen. cover plate missing in bedroom on rear*

531

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PAGE 12 INTERIOR



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

COMMENTS: _____

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

COMMENTS: _____

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

COMMENTS: _____

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

COMMENTS: _____

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

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

COMMENTS: _____

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

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

COMMENTS: _____

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

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

COMMENTS: _____

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

2441

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52 Fireplace(s) N/A MASONRY LOCATION(S) A Center B _____ C _____

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

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

Deteriorated mortar* UNIT A B C Cracked / loose bricks ② UNIT A B C Combustibles close ②④ UNIT A B C

Improper gas piping ②④ UNIT A B C Gas is inoperative ② UNIT A B C Gas capped - no test* UNIT A B C

Damper operational UNIT A B C Gas valve in firebox ②④ UNIT A B C Flue needs cleaning ② UNIT A B C

Fans / blowers operated ___ N/A Missing / non-operational* UNIT A B C Damper spacer needed ④⑤ UNIT A B C

Blower inoperative ② UNIT A B C Doors broken / inoperative* UNIT A B C

COMMENTS: gas line capped

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

53 Interior Features N/A Central vacuum is operational Central vacuum is not operational ②

Ceiling fan(s) is (are) operational Fan is non-operational / vibrates / wobbles / improperly supported ②

Intercom system not part of this inspection* Security system is not part of this inspection*

Interior stairs appear serviceable Uneven rise / run on steps ②④ Stairway is too narrow / steep ②④

Stair handrail appears serviceable Railing is loose / improper / missing* Openings in rails are too wide ④⑤

Wet bar faucet appears serviceable Faucet is not operational ② Faucet leaks ② Cold water only

Counter appears serviceable Damage / deterioration to counter / cabinet* Icemaker not on

Plumbing under sink serviceable Leaks ② Improper piping ②

COMMENTS:

54 Smoke Detector N/A Indicator light on None found* ⑥ Not tested* Couldn't test / no test button*

Test button responds Did not respond to test button* Suggest additional detectors in appropriate locations ⑥

COMMENTS: need additional smoke detectors - Bedroom

55 Laundry N/A GARAGE BASEMENT SERVICE AREA _____

Piping (water & waste) serviceable Unable to view / not tested* Damage / deterioration / defects*

Electrical outlet grounded (120 volt) Unable to test* Ungrounded* Not operational / miswired ②

240 volt outlet operational ___ N/A Inoperative* No 240 outlet Not viewed / tested*

Gas piping appears serviceable ___ N/A No gas provided Unable to view* No / improper gas valve / line ②

Dryer venting provided Dryer venting not provided* Dryer vents into attic / crawlspace*

Laundry sink serviceable ___ N/A Damage / deterioration to sink* Sink is loose / slow draining*

Plumbing below sink serviceable Corrosion / deterioration* Improper piping ② Leaks ②

Faucet operational Corrosion / deterioration* Faucet leaks ② Hot/cold reversed ④

COMMENTS: Hot/cold reversed - need GFI outlet

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

56 Attic FULL PARTIAL N/A

ROOF FRAME: TRUSS RAFTER FRAMING X _____ ACCESS LOCATION Garage

CEILING FRAME: TRUSS JOIST FRAMING X _____

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

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

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

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

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

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

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

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

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

COMMENTS:

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

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GARAGE / CARPORT ATTACHED DETACHED CARPORT

57 Floor Not fully visible* Possible flammable material on floor ④
 Appears serviceable Damage / deterioration / defects*
 No cracks found Common cracks Major cracks ① Floor raised / settled* Poor drainage*
 COMMENTS: _____

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

59 Ventilation Appears serviceable Blocked / none* Window / screens: damaged / inoperative*
 COMMENTS: _____

60 Door To Living Space SOLID RATED DOOR HOLLOW CORE (NON-FIRE RESISTIVE)*
 Appears serviceable Damage / deterioration* Glass / pet door installed in fire door ②④ Does not latch / seal / enters bedroom* ④
 Self closer operational Closer non-operational / missing / needs adjustment* Door lacks threshold / weatherstrip*
 COMMENTS: *self closer not operational*

61 Exterior Door Appears serviceable Damaged / delaminated* Needs adjustment*
 Lock inoperative* Jamb / threshold: damaged* Not tested / blocked / locked / rubs jamb*
 COMMENTS: _____

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

63 Automatic Opener Appears serviceable- # of units _____ Non-operational* Opener / auto-reverse was not tested*
 Unit needs securing* Unit is disconnected* Unit needs adjustment / lubrication*
 Automatic reverse operated Automatic reverse not functional ②④⑤ Electronic sensor: none / not functional* ②④⑤
 COMMENTS: *Auto reverse not functional*

64 Electrical Appears serviceable Damage / deterioration / defects* Not fully visible
 Improper wiring ②④ Exposed wiring subject to damage* ④ Extension cords used as permanent wiring ②④
 Open splices ②④ Junction boxes missing covers* ④ GFCI* recommended ⑤ / defective ②④
 Outlets serviceable Open ground / Reverse polarity ②④ Improper light fixture wiring ②④
 Some outlet(s) are inaccessible* Outlet(s) not functional ② Loose / damaged outlet ② / cover*
 COMMENTS: *need GFI outlet at sink*

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

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

54UZ

PAGE 15 KITCHEN



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

COMMENTS:

- 67 Kitchen (general)** N/A Counters, Cabinets, Floor and Lights appear in serviceable condition Not fully visible*
- Doors / drawers / counters: Minor / moderate / heavy wear / cracks / damage* Missing grout / caulking / handles*

COMMENTS:

- 68 Disposal** N/A Dishes block access to sink and disposal, could not inspect* No inspection (power off)*
- Appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible* Interior corroded*
- Blades appear to be frozen / missing ② Unit makes unusual noise* Splash guard damaged / missing*
- Wiring serviceable Improper wiring noted ②④ Loose / missing wire clamp at disposal*
- Switch is in a hazardous location ②④ Exposed wire splices ②④ Missing junction box cover(s)*

COMMENTS:

- 69 Range/Cooktop** N/A ~~Free standing oven - not tested*~~ ELECTRIC COMBINATION ELEC. IGNITION # OF OVENS _____
- Ranges / cooktops not inspected*
- Appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* No inspection (power / gas off)*
- Upper / lower - right / left - front / rear element / burner not functional* Heavy corrosion / wear*
- Oven door(s) appear(s) serviceable Damage noted* Door does not close properly* Cracked glass ②
- Door(s) gasket(s) appear(s) serviceable Not applicable Damaged gasket* Clock appears non functional*
- Separate cooktop serviceable N/A Burner did not operate ② Element did not operate ②
- Gas shutoff valve installed N/A Gas valve is not visible* Gas shutoff valve not provided ②④
- Fan / hood operational None provided Fan / hood did not operate ② Filter missing / blocked / dirty*

COMMENTS:

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

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

COMMENTS:

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

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

COMMENTS:

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

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PAGE 16 BATHROOM



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

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

72 Toilet N/A Appears serviceable

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

COMMENTS: Toilet loose at floor at Front Hall Bath

73 Sink N/A Appears serviceable

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

COMMENTS: Hall sink at Front leads at drains Clogged

74 Vent/Heat N/A Appears serviceable

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

COMMENTS:

75 Bathtub N/A Appears serviceable

	A	B	C	D		A	B	C	D
Damage / deterioration to tub*	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not applicable to this bathroom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Faucet appears serviceable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Moisture damaged wall / floor ②③	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot & cold water reversed ④	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Whirlpool not functional ② / not tested*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Faucet / fixture: Leaks / corroded / damaged* ②	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Whirlpool jets/pipes/motor need cleaning / not visible*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drain appears serviceable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Constant dripping / low water volume ②	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Slow draining at bathtub*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drain stopper not operational / missing*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grout / caulking needed tub to wall / floor*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

76 Shower N/A Appears serviceable

	A	B	C	D		A	B	C	D
Damage / deterioration to shower walls*	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not applicable to this bathroom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grout / caulking needed at shower walls*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cracked / broken / missing / loose tile(s)*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Moisture damage to wall / floor ②③	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Caulking needed at floor*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Slow draining at shower*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shower floor needs grout / caulking*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water valve(s) / shower head: Leaks / drips ②	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Low water volume at shower ②	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot & cold water reversed* ④	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shower diverter non functional ②	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Enclosure appears serviceable	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Corroded / damaged shower fixtures*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Glass does not appear to be tempered*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not applicable to this bathroom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Broken glass / enclosure*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Unable to determine if glass is tempered*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Caulking needed at doors / enclosure*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Doors difficult to operate / does not seal*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Corroded / damaged door / enclosure*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

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

1700

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Second Dwelling Unit Checklist for Planning Commission

Property Address: 2730 Jackson Street

Application #: Conditional Use Permit No. 860-11

Date 1st Dwelling Unit Built: 1941

Date 2nd Dwelling Unit Built: 1948

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 5,500 square feet. The site does not meet the minimum lot size requirement.

UNIT SIZE Meets Code: Yes

0 bdrm, 1 bthrm and kitchen: 500 s.f. max. Attached d.u. same as above, but no more
1 bdrm, 1 bthrm and kitchen: 650 s.f. max. than 40% of main d.u.
2 bdrms, 1 bthrm and kitchen: 700 s.f. max.

Comments:

The second dwelling unit is 587 square feet and attached to the primary dwelling unit. The second dwelling unit has one bedroom, one bath, kitchen, and living area. The unit meets the maximum unit size requirements.

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 is attached therefore the minimum distance requirements from the primary structure does not apply. The traditional setback requirements for a single family residence is applied. The structure meets rear yard requirements, however does not meet side yard requirement of 5 feet. The structure provides a varying setback of 1 foot 6 inches on a small portion of the second dwelling unit, 3 feet 3 inches along the primary structure, and 14 feet 6 inches on the eastern side of the second dwelling unit. A condition of approval requiring all building setback yard areas to remain clear for fire prevention safety has been included.

OFF -STREET PARKING Meets Code: 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:



Second Dwelling Unit Checklist for Planning Commission

The second dwelling unit requires one garage or carport space. The site provides one garage space for the primary unit and no on-site parking is available for the second dwelling unit. Based on the site limitations, additional parking on-site is unlikely. Staff has added a condition limiting any expansions or additions.

OWNER OCCUPIED

Meets Code: Yes

Comments:

The site is owner occupied.

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:

On-site landscaping is in good condition. Sufficient landscaping is provided on-site.

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

Wall Paint: Good

Doors: Good

Building Material: Fair

Windows: Fair

Building Trim: Good

Porch: Fair

Roof: Fair

Accessory structure: Not applicable

Eaves: Fair

Other: Not applicable

Comments:

The property is currently being improved by the potential buyer. The site is in good to fair condition.

3. General repairs to vehicular maneuvering or parking areas

Staff's evaluation: Good

Comments:

Vehicular maneuvering and parking areas are adequate.

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



Second Dwelling Unit Checklist for Planning Commission

Staff's evaluation: Existing is Acceptable

Comments:

The property inspection report identifies the modifications required to bring the structure more into compliance. The property has already addressed a majority of the issues identified in the report and is in the process of addressing the other outstanding issues. The new buyer is also making improvements to the property. Conditions have been added to ensure the structure will be in compliance.

OTHER Garage Conversion: **No**
ISSUES:

Unpermitted additions **No**
(rooms, patio, etc.):

Planner: Sharon Song, Associate Planner

Date Completed: 4/4/2011

