



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: April 26, 2011
SUBJECT: Conditional Use Permit No. 858-11
APPLICANT: Sears Holdings Corporation
C/o: John Linegar
3333 Beverly Road, A2-248B
Hoffman Estates, IL 60179
REQUEST: Conditional Use Permit approval to facilitate exterior improvements to a Sears Automotive Center on a site located in the CR-D (Commercial, Regional-Design Overlay Review) zoning district
PROPERTY INVOLVED: 20420 S. Avalon Boulevard

COMMISSION ACTION

Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

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

Item No. 11-A

I. Introduction

Date Application Received-February 1, 2011

- Conditional Use Permit No. 858-11

Property Owner

- Sears Holdings Corporation, 3333 Beverly Rd, A2-248B, Hoffman Estates, IL 60179

Project Applicant

- Sears Holdings Corp., C/o: John Linegar, 3333 Beverly Rd, Hoffman Estates, IL 60179

Project Address

- 20420 S. Avalon Boulevard, Carson, CA 90746

Project Description

- Sears Auto Center has been operating continuously as a tire sales/repair store at the subject property since 1973. Pursuant to Sections 9138.2 and 9182.22 of the Carson Municipal Code (CMC), which were adopted and amended in 2004, respectively, a conditional use permit is required for any legal nonconforming vehicle service and repair use located in the CR-D-MUR (Commercial, Regional – Design Overlay-Mixed Use Residential) zoning district. Conditional Use Permit No. 858-11 would fulfill that requirement making the use conforming to the CMC.

II. Background

Current Use of Property

- The property is developed with a commercial building consisting of approximately 12,402 square feet. The building was built in 1973 for auto repair service use.

Previously Approved Discretionary Permits

- Plot Plan No. 72-31 was approved for the building without discretionary review in 1973 as part of the Carson Mall project.

Public Safety Issues

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

Ordinance No. 04-1322

On October 5, 2004, City Council passed Ordinance No. 04-1322 (Exhibit No. 3), which requires a conditional use permit (CUP) for any auto repair use located within 100 feet of a residential zone or within the CR (Commercial, Regional) zoning district.

A CUP can only be approved by the Commission if certain findings can be made, including providing adequate onsite parking and meeting applicable development standards contained in Section 9138.2. Furthermore, a report must be prepared by



the applicant showing that Building, Plumbing, Electrical, and Fire Code deficiencies are eliminated. The Commission may require additional improvements to the property, or any buildings or structures thereon, which may include but are not limited to the following:

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

III. Analysis

Location/Site Characteristics/Existing Development

- The subject property is located at 20420 S. Avalon Boulevard.
- The subject site consists of a commercial building with approximately 12,402 square feet that was built in 1973.
- Regional Commercial uses surround the subject property.
- The lot area is part of Sears' parcel that is approximately 13 acres in size.
- The existing commercial building is developed with 233 parking spaces.

Zoning/General Plan/Redevelopment Area Designation

- The subject property is zoned CR-D-MUR (Commercial Regional – Design Overlay-Mixed Use Residential) and surrounding South Bay Pavilion shopping center shares the same zoning.
- The subject property has a General Plan Land Use designation of Mixed Use Residential.

As identified in the May 12, 2009 Planning Commission auto repair workshop, Sears Automotive Center is a major auto repair business that is being presented to the Planning Commission for review and approval of a conditional use permit (CUP) under Ordinance No. 04-1322.

Sears Automotive Center sells and services tires/wheels and provides auto repair services. The hours of operation are 8:00 a.m. to 8:00 p.m. Monday through Friday, 8:00 a.m. to 6:00 p.m. on Saturdays, and 10:00 a.m. to 6:00 p.m. on Sundays. There is no oil recycling services offered at this location.

Regarding exterior changes to promote compatibility of existing building/structure with surrounding development, staff recommends that the existing roll-up metal doors be replaced with new architecturally compatible roll-up doors. Regarding general repairs to parking areas, the parking lot will be re-slurried (with all pot holes filled/repaired) and parking spaces will be re-striped.

The applicant is proposing new landscaping on all planting areas with an automatic drip irrigation system. Staff has conditioned the project to be consistent with the

landscaping for the rest of the mall along Avalon Boulevard. This requires planting of Brisbane box, Carrot wood tree, and New Zealand Christmas tree in the parking lot area. Additionally, evergreen ground cover and flowering shrubs will be planted within the parking lot area.

Regarding signage, no changes to the existing signage are proposed.

As required by Ordinance No. 04-1322, (Exhibit No. 3) the applicant has provided a building inspection report by a certified inspector and is attached for your review. The inspection report identifies any potential building, plumbing and electrical deficiencies and recommends repairs in conformance to the State Uniform Building Code.

Applicable Zoning Ordinance Regulations

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

Required Findings: Conditional Use Permit

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

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

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

Issues of Concern:

- Issue – Aesthetic Improvements: Pursuant to Ordinance No. 04-1322 and CMC Section No. 9138.2(B), Vehicle Service and Repair, the applicant shall provide plans that enhance the architectural character of the existing structure which illustrates compatibility with the South Bay Pavilion shopping center.
- - *Mitigation:* The applicant is proposing to: paint the building; provide new polished tile building accents; plant trees in the parking areas and remove the front industrial roll-up metal doors (building's south side)



and install doors with windows that are more compatible with a quality Regional Commercial Regional zone district.

- *Mitigation:* The property owner/applicant provided a property inspection report that identifies any plumbing, electrical and building fire code deficiencies that may exist and the proposed plans/requirements to correct any existing or potential deficiencies in compliance with State Uniform Building and Fire Codes.

IV. Environmental Review

Pursuant to Section 15301(e), Existing Facilities, of the California Environmental Quality Act (CEQA), the proposed exterior improvements to an existing commercial building does not have the potential to cause a significant effect on the environment and is found to be exempt.

V. Recommendation

That the Planning Commission:

- **WAIVE** further reading and **ADOPT** Resolution No.____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 858-11 FOR AN EXISTING VEHICLE SERVICE AND REPAIR USE (SEARS AUTOMOBILE SERVICE CENTER) LOCATED AT 20420 S. AVALON BOULEVARD."

VI. Exhibits

1. Resolution
2. Development Plans
3. Ordinance No. 04-1322 (CMC Section 9138.2)
4. Property Inspection Report

Prepared by: _____

Zak Gonzalez II, Planner

Reviewed by: _____

John F. Signo, AICP, Senior Planner

Approved by: _____

Sheri Repp, Planning Officer



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 11-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 858-11 FOR AN EXISTING VEHICLE SERVICE AND REPAIR USE (SEARS AUTOMOTIVE CENTER) LOCATED AT 20420 S. AVALON BOULEVARD

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, Sears Holdings Corporation, with respect to real property located at 20420 S. Avalon Boulevard, and described in Exhibit "A" attached hereto, requesting the approval of a Conditional Use Permit (CUP No. 858-11) for exterior improvements to a Sears Automotive Center in the CR-D-MUR (Commercial, Regional-Design Overlay Review-Mixed-Use-Residential) zoning district. Pursuant to Sections 9138.2 and 9182.22 of the Carson Municipal Code (CMC), a conditional use permit is required for any legal nonconforming vehicle service and repair use located in the CR-D-MUR (Commercial, Regional – Design Overlay-Mixed-Use-Residential) zoning district.

A public hearing was duly held on April 26, 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 General Plan designates the property as Mixed Use-Residential which is compatible with the proposed use. The proposed commercial building remodel will be consistent with the surrounding commercial uses and is appropriate for the subject property.
- b) The project is compatible in design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area.
- c) The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development. The surrounding land uses are primarily light industrial uses and the proposed project is compatible with those uses. The site is within a Sears-owned 13-acre parcel, relatively flat, and is located in a commercial area.
- d) The circulation and street parking on the adjacent public streets will not be adversely impacted since the proposed use at the site for auto repair and tire sales will not change. Safety and convenience of vehicular and pedestrian access is provided.



- e) Signage will be reviewed for conformance with the Carson Municipal Code. Signs will be attractive and consistent with the surrounding area.
- f) The proposed CUP application for an exterior remodel and related improvements meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. Therefore all of the required findings pursuant to Section 9172.21(D), Findings and Decision, can be made in the affirmative.

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

Section 5. Based on the aforementioned findings, the Commission hereby grants Conditional Use Permit No. 858-11 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 Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 26th DAY OF APRIL, 2011

CHAIRMAN

ATTEST:

SECRETARY



Exhibit "A"

LEGAL DESCRIPTION:

Parcel 1 as shown on a Parcel Map No. 2328, Filed in Book 37, Pages 4 to 6 in the Office of the Los Angeles County Recorder.



CITY OF CARSON
ECONOMIC DEVELOPMENT
PLANNING DIVISION

EXHIBIT "B"

CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 858-11

GENERAL CONDITIONS

1. If a business license permit for said use is not issued within one year of the date of approval of Conditional Use Permit No. 858-11, said permit shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. Upon activation, the Conditional Use Permit shall become automatically null and void if said use has been suspended or has ceased to exist for a period of one year, unless an extension of time is requested prior to expiration and approved by the Planning Commission.
3. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
5. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission. Any minor revisions shall be reviewed and approved by the Planning Division prior to Building and Safety plan check submittal.
6. 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.
7. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.



8. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
9. In accordance with Ordinance No. 04-1322, the owner/applicant provided a building inspection report which includes plans to eliminate or mitigate any building, plumbing, electrical and fire code deficiencies that may exist on the subject commercial building located at 20420 S. Avalon Boulevard. All recommendations identified in the report (i.e., upgrading air-conditioning/heating units) shall be completed within 90 days of approval of this Conditional Use Permit. The applicant shall notify the Planning Division once the improvements are complete for compliance with this condition.
10. The owner/applicant shall re-slurry and/or repair the front, rear and side parking areas of the Sears-owned lot, fill/repair any existing "pot-holes," and re-paint all parking spaces in compliance with CMC requirements.
11. The owner/applicant shall repaint the building and provide polished tile accents on the west and south building sides as identified on proposed exterior elevation plans. New roll-up doors with windows shall be provided on the south building side facing the South Bay Pavilion shopping center as shown on proposed exterior elevation plans to promote architectural compatibility with the regional commercial center.
12. The owner/applicant shall comply with the Standard Urban Storm Water Plan (SUSUMP) requirements. Owner/applicant shall coordinate with the city's Development Services Department, Public Works Division.
13. The owner/applicant shall provide for public use above ground storage tanks to hold used automotive oil for recycling purposes in accordance to industry "Best Management" practices in compliance with the state Cal-Recycle Program. The Planning Division shall approve the location and signage for company "used oil recycling" services.
14. The owner/applicant submitted a landscape and irrigation plan identifying the planting of new shrubs, flowering evergreen ground cover, and new 24-inch box trees along Avalon Boulevard frontage and within Sears customer parking lot areas as recommended by staff. The landscape plan shall be revised so that all trees and layout along Avalon Boulevard is consistent with the landscape plan for the South Bay Pavilion, including the planting of Brisbane box, Carrot wood trees, and New Zealand Christmas trees. All trees and new shrubs planted shall be maintained by an automatic drip irrigation system. Existing landscaping shall be removed as noted on plans and replaced according to the approved landscaping plan. Failure to maintain landscaping will result in Code Enforcement action against the property owner. Said landscape and irrigation plan shall be presented to the Planning Division for review and approval.
15. The owner/applicant shall obtain a "sign permit" for staff review and approval for any future new business signage.



16. Any future building expansions will require a modification request to the Conditional Use Permit.
17. Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 858-11. 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 or pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

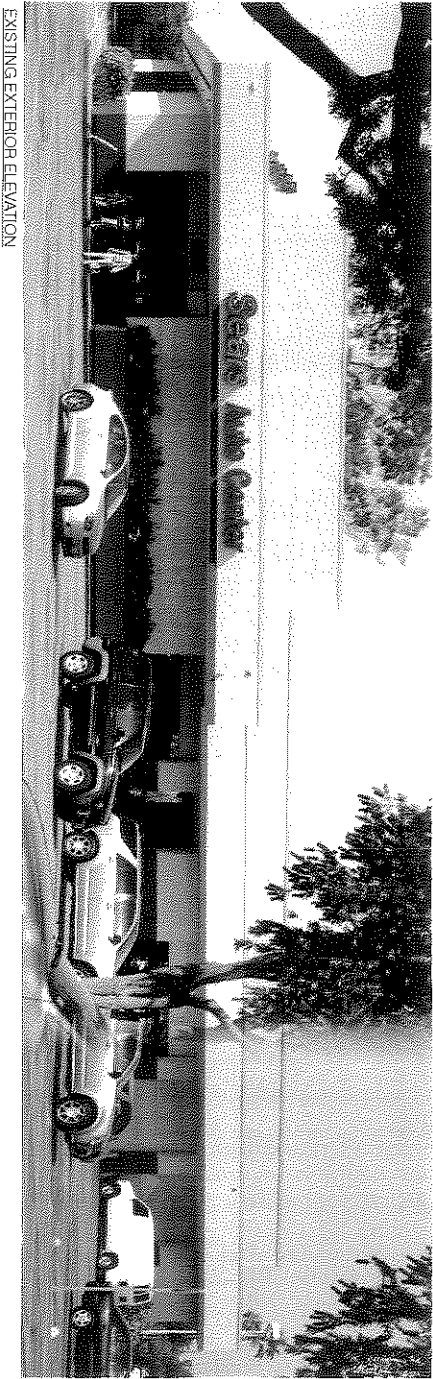
ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

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

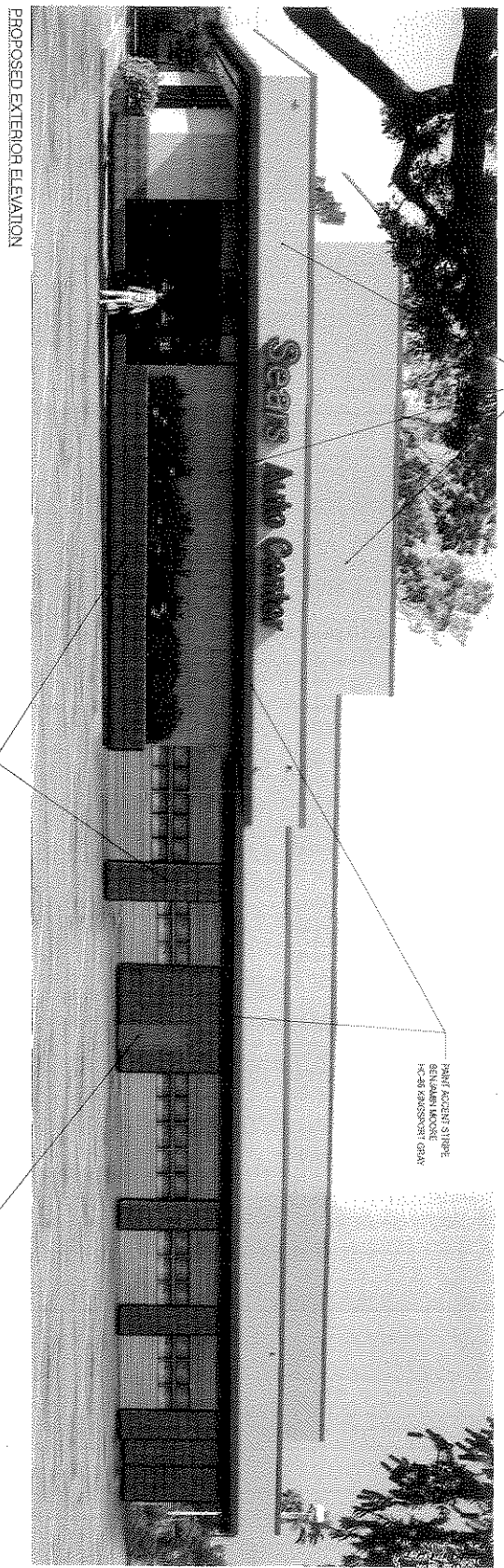
BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

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.





EXISTING EXTERIOR ELEVATION



PROPOSED EXTERIOR ELEVATION

PAINT MAIN BUILDING
 BENJAMIN MOORE
 HC-43 GRANT BEIGE

PAINT ROOFING STRIPS
 BENJAMIN MOORE
 HC-28 BRASSWANT GRAY

SEAL JOINTS
 GORILLA GLUE
 CLEAN SURFACES SAND POLISHED

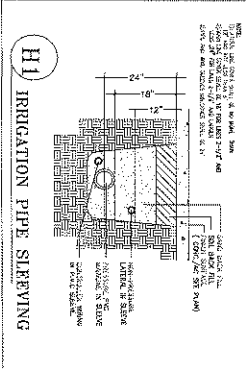
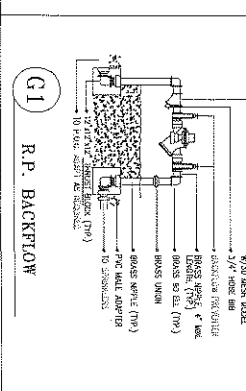
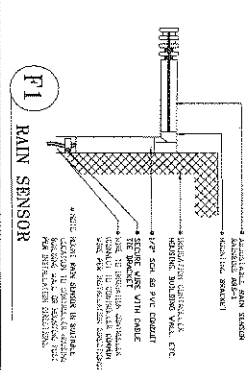
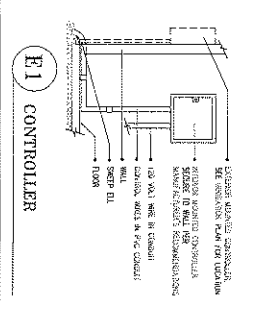
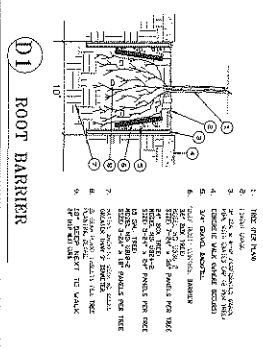
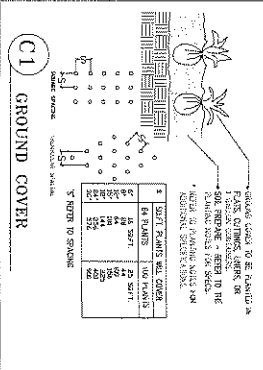
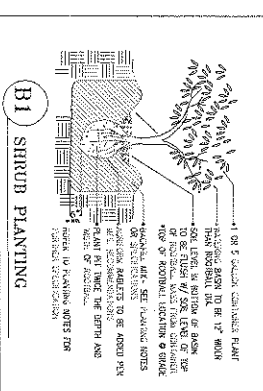
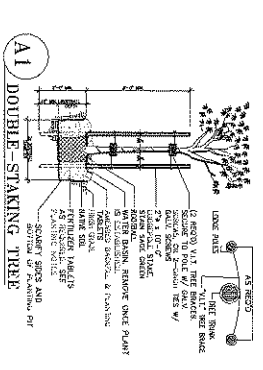
PAINT DOORS AND TRIM
 BENJAMIN MOORE
 HC-66 MIDNIGHT GRAY

HC-43 GRANT BEIGE	HC-28 BRASSWANT GRAY
HC-66 MIDNIGHT GRAY	HC-43 GRANT BEIGE

EXHIBIT NO. 2 -

	PROJECT: M. CARLSON SHEETS: 10/20/00 DATE: 10/20/00	AUTO CENTER EXTERIOR ELEVATION #6589 - CARSON, CALIFORNIA 20420 AVALON BLVD.	SEARS HOLDINGS 3333 Beverly Road, Hoffman Estates, Illinois Architectural / Engineering Division	SHEET NO. _____ TOTAL SHEETS _____
	APPROVED: _____ DATE: _____	DRAWN BY: _____ CHECKED BY: _____	PROJECT NO. _____ SHEET NO. _____	SCALE: _____ DATE: _____

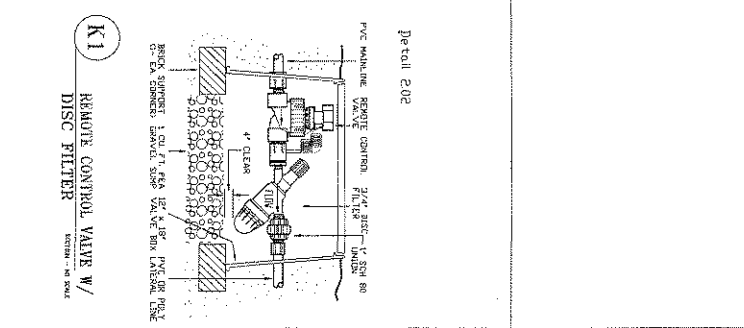
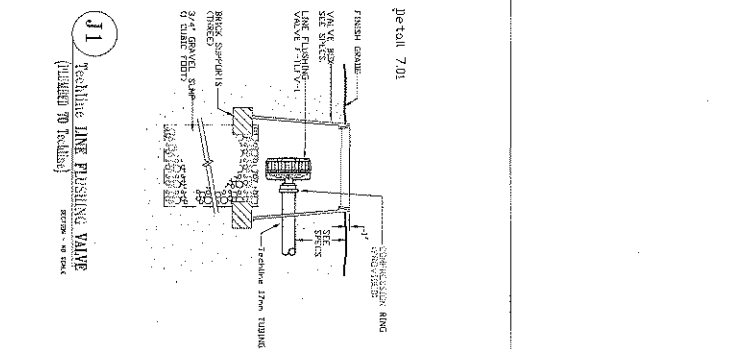
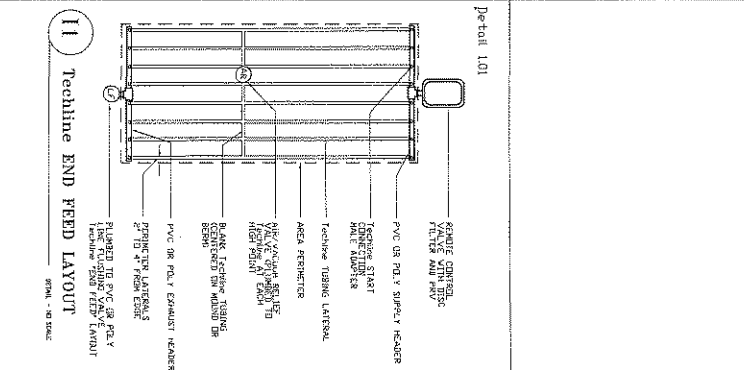
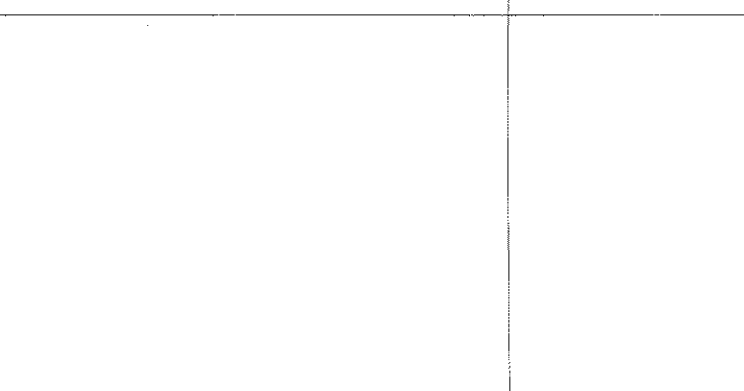
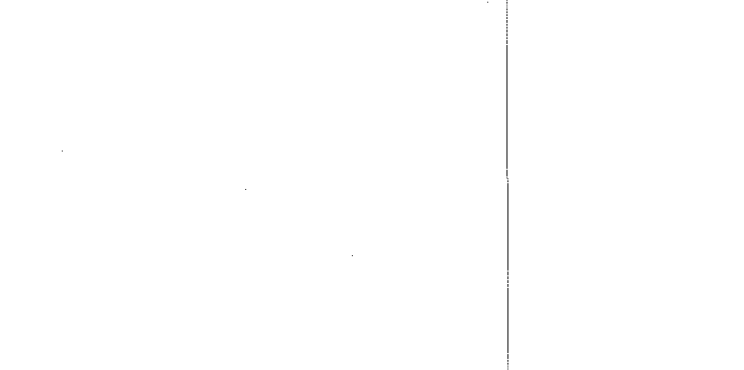
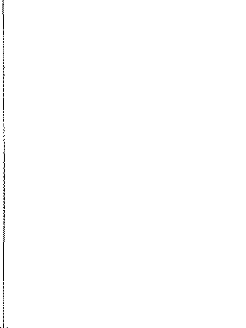
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Underground Service Alert

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ORDINANCE NO. 04-1322

AN ORDINANCE OF THE CITY OF CARSON REGARDING VEHICLE REPAIR AND SERVICE WITHIN THE CR (COMMERCIAL, REGIONAL) ZONE, THE MUR (MIXED USE RESIDENTIAL) OVERLAY DISTRICT AND PROPERTIES IN ALL ZONES WITHIN 100 FEET OF RESIDENTIAL ZONES

THE CITY COUNCIL OF THE CITY OF CARSON DOES ORDAIN AS FOLLOWS:

Section 1. Code Amendment. Section 9131.1 (Uses Permitted) of Division 1 (Uses Permitted) of Part 3 (Commercial Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) of the Carson Municipal Code is hereby amended to read as follows:

"ZONES

CN CR CG CA

Repair of all vehicles up to 2-ton capacity (no boats):

Minor repair as defined in section 9138.11 and subject to the provisions of Section 9138.2 (See Section 9133)

C L

Major repair as defined in Section 9138.11 and subject to the provisions of Section 9138.2 and Section 9138.15 (for CA zone only)* (See Section 9133)"

L C

Section 2. Code Amendment. Section 9131.13 (Uses Permitted within a Mixed-Use Residential MUR Overlay District) of Division 1 (Uses Permitted) of Part 3 (Commercial Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) is hereby amended by adding paragraph E to read as follows:

"E. Vehicle repair and service is permitted for non mixed-use commercial/residential developments, subject to the approval of a Conditional Use Permit by the Planning Commission pursuant to Section 9172.21 and the requirements of Section 9138.2."

Section 3. Code Amendment. Section 9132.2 (Vehicle Sales and Service) of Division 2 (Accessory Uses) of Part 3 (Commercial Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) is hereby amended by modifying paragraphs 2, 3, 4 and 7 to read as follows:

"Minor repairs and services (as defined in Section 9138.11) are permitted with an automobile service station or automobile laundry other than a self-service automobile laundry. (See Section 9138.12 and 9138.13) and (Section 9133 for



CR zone, MUR Overlay District and properties in all zones within 100 feet of residential zones).

Minor repairs and services (as defined in Section 9138.11) incidental to the sale of new automobile parts, and including the installation of seat covers, are permitted with the sale of new automobile parts subject to the requirements of Section 9138.2. (See Section 9133 for CR zone, MUR Overlay District and properties in all zones within 100 feet of residential zones).

Major repairs and services (as defined in Section 9138.11), as well as minor repairs and services are permitted with motor vehicle sales, subject to the requirements of Section 9138.2 and 9138.15(c). (See Section 9133 for CR zone, MUR Overlay District and properties in all zones within 100 feet of residential zones).

Minor repairs and services (as defined in Section 9138.11(A)(4) are permitted with a vehicle auction. (See Section 9133 for CR zone, MUR Overlay District and properties in all zones within 100 feet of residential zones)."

Section 4. Code Amendment. Section 9133 (Conditional Use Criteria) of Division 3 (Conditional Use Criteria) of Part 3 (Commercial Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) is hereby amended by adding a new paragraph to read as follows:

"Vehicle Repair and Service:

Compliance with the provisions of Section 9138.2."

Section 5. Code Amendment. Section 9138.12 (Automobile Service Stations) of Division 8 (Special Requirements for Certain Uses) of Part 3 (Commercial Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) is hereby amended by modifying paragraph 5 to read as follows:

"A(5). Minor repair and service of automobiles and other motor vehicles, except in CA zone (these uses not permitted within an Automobile Service Station). (See Section 9133 for CR zone, MUR Overlay District and properties in all zones within 100 feet of residential zones)."

Section 6. Code Amendment. Section 9138.21 (Vehicle Auctions) of Division 8 (Special Requirements for Certain Uses) of Part 3 (Commercial Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) is hereby amended by modifying paragraph

4 to read as follows:

"4. Vehicle service and repair may be permitted as an accessory use, subject to Section 9132.2 of this Chapter (See Section 9133 for CR zone, MUR Overlay District and properties in all zones within 100 feet of residential zones)."

Section 7. Code Amendment. Section 9138.2 (Vehicle Service and Repair) of Division 8 (Special Requirements for Certain Uses) of Part 3 (Commercial Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) is hereby amended by numbering existing paragraphs and adding paragraphs 1 and 8-17 to read as follows:

"The servicing and repair of motor vehicles in the commercial zones at establishments other than retail petroleum outlets* shall be subject to the following:

1. Vehicle repair and service located within 100 feet of any residential zone, as measured from lot line to lot line, shall be subject to the approval of a Conditional Use Permit by the Planning Commission pursuant to Section 9172.21. Within the CR (Commercial, Regional) zone and MUR (Mixed-Use Residential) Overlay District, a Conditional Use Permit is required regardless of the 100 foot distance requirement.
2. All operations shall be conducted within an enclosed building.
3. All areas or structures in which such operations are conducted shall be so located or soundproofed as to prevent annoyance or detriment to surrounding property. In no case shall doors or windows be permitted in any wall within 100 feet of and facing a residential zone.
4. All damaged or wrecked vehicles awaiting repair shall be effectively screened so as not to be visible from surrounding property or from any adjoining public street or walkway.
5. All repair activities shall be confined to the hours between 7:00 a.m. to 9:00 p.m. daily.
6. No damaged or wrecked vehicles shall be stored for purposes other than repair and shall not constitute a vehicle wrecking, dismantling, or impounding yard, or junk or salvage yard.
7. Dismantling of vehicles for purposes other than repair is prohibited.
8. All display and storage shall be located within an enclosed building.

Vehicles awaiting service may be parked in an unenclosed area for a period not to exceed 72 hours. Vending machines shall be placed indoors.

9. The entire ground area of the site, except building and planting areas, shall be paved with asphaltic compound or concrete to City standards and shall comply with the Standard Urban Stormwater Mitigation Plan (SUSMP) requirements as stated in Article V Sanitation & Health, Chapter 8 Stormwater & Urban Runoff Pollution Control section of the Carson Municipal Code.
10. Design a repair/maintenance bay drainage system to capture all washwater, leaks and spills. Connect drains to sump for collection and disposal or connect to clarifier then sanitary sewer.
11. That development and architectural plans indicating compliance with the provisions of this section and embodying acceptable design standards shall be submitted for approval by the Planning Division and made a condition of an approved Conditional Use Permit.
12. All entrances to rest rooms shall be located within the building in such a manner as not to be visible from adjacent property.
13. Parking shall be provided as follows:
 - a. One automobile parking space shall be provided for each employee on the largest shift.
 - b. Two parking spaces shall be provided for each service bay.
 - c. Spaces are to be striped and provided, as deemed necessary, with bumper guards or wheel stops approved by the Planning Division.
 - d. Vehicles may only be parked in designated parking spaces.
 - e. Parking for all other uses shall comply with Section 9162.21.
14. That landscaping shall be provided as follows:
 - a. Landscaped planters shall be provided along the full length of building facades facing streets or public parking areas.
 - b. All landscaped areas shall be protected by a curb not less than 6 inches in height or a raised planter wall between the landscaping and paved areas.
 - c. Landscaped planters not less than three feet in width shall be provided along all interior lot lines.
 - d. Landscaping shall consist of trees of at least 24-inch box, shrubs of at

- least five gallon size, and suitable ground cover.
- e. All landscaped areas shall be properly maintained in a neat, orderly and safe manner. Such landscaping and maintenance shall include, but not be limited to, the installation and use of an irrigation system, permanently and completely installed, which delivers water directly to all landscaped areas.
15. A solid decorative masonry wall or wrought iron fencing with appropriate landscaping or other such appropriate screening material to the discretion of the Director, six feet in height shall be installed and maintained along interior property lines not occupied by a building, except that any screening located within the required front setback area shall not exceed 3 ½ feet in height.
 16. That the requirements and limitations contained in this section shall be considered minimum standards provided, however, that the Planning Commission may:
 - a. Require such additional conditions as are deemed necessary within the intent of Section 9172.21(D); or
 - b. Modify such requirements or limitations contained herein, which in the opinion of the Planning Commission, are inappropriate or inapplicable either to the intended use of the property, to the property itself or to adjacent property.
 17. Signage shall be of appropriate design as approved pursuant to the Site Plan and Design Review procedures (including number of signs and sign structures to be permitted) as provided in Section 9172.23."

Section 8. Code Amendment. Paragraph (C) of Section 9162.21 (Parking Spaces Required) of Division 2 (Vehicular Parking, Loading and Maneuvering Areas) of Part 6 (General Development Standards) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) is hereby amended by adding a new sub-paragraph (13) to read as follows:

Use	Off-Street Parking Required
"13. Vehicle Repair and Service	1 parking space shall be provided for each employee on the largest shift, plus 2 parking spaces shall be provided for each service bay. Parking for all other uses shall comply with Section 9162.21."

Section 9. Code Amendment. Section 9182.22 (Termination of Existing Nonconforming Uses) of Division 2 (Nonconformities) of Part 8 (Implementing Provisions) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) is hereby amended by adding the following language to the table in Paragraph A to read as follows:

Use	Allowable Life
"Vehicle Repair and Service located within the CR (Commercial, Residential) zone, the Mixed-Use Residential (MUR) Overlay District and properties in all zones within 100 feet of residential zones, subject to Section 9182.26	5 years "

Section 10. Code Amendment. Section 9182.26 (Continuation of Vehicle Repair and Service) of Division 2 (Nonconformities) of Part 8 (Implementing Provisions) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) is hereby created to read as follows:

- "A. Existing lawfully established vehicle repair and service uses located within the CR (Commercial, Regional), MUR (Mixed-Use Residential) Overlay District and all zones within 100 feet of residential zones shall obtain a Conditional Use Permit by the Planning Commission pursuant to Section 9172.21. An application for a Conditional Use Permit shall be submitted within a 5-year period of the effective date of this ordinance or prior to the termination of the amortization period, whichever provides the greater amount of time.

When approving a Conditional Use Permit, the Commission shall make findings regarding the adequacy of on-site parking and applicable development standards contained in Section 9138.2. The Commission shall require, as a condition precedent to the continued use of the property under the Conditional Use Permit, that a report be submitted by the applicant, which shall provide and include plans to eliminate or mitigate any Building, Plumbing Electrical and Fire Code deficiencies. 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;



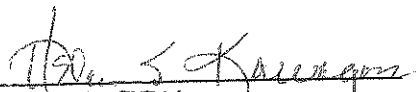
2. Exterior changes to promote compatibility of buildings and structures with surrounding development;
3. General repairs to vehicular maneuvering or parking areas;
4. Modifications designed to bring a structure more nearly into compliance with the applicable standards for commercial uses.

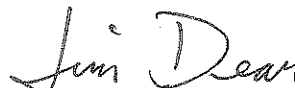
This section shall not validate any existing illegal vehicle repair and service facilities."

Section 11. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or contrary to state law, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unconstitutional or contrary to state law.

PASSED, APPROVED and ADOPTED this 5th day of October, 2004.

ATTEST:


CITY CLERK


MAYOR

APPROVED AS TO FORM:

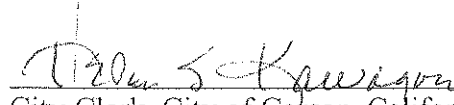

CITY ATTORNEY



STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CARSON)

I, Helen S. Kawagoe, City Clerk of the City of Carson, California, do hereby certify that the whole number of members of the City Council of said City is four; that the foregoing ordinance, being Ordinance No. 04-1322 passed first reading on September 21, 2004, was duly and regularly adopted by the City Council of said City at a regular meeting of said Council, duly and regularly held on the 5th day of October, 2004, and that the same was passed and adopted by the following roll call vote:

AYES:	COUNCIL MEMBERS:	Mayor Dear, Calas, Santarina, and Ruiz-Raber
NOES:	COUNCIL MEMBERS:	None
ABSTAIN:	COUNCIL MEMBERS:	None
ABSENT:	COUNCIL MEMBERS:	None



City Clerk, City of Carson, California



Property Inspection Report



**20700 Avalon Blvd
Carson, CA 90746
March 12, 2010**

For questions regarding this report, please call (310) 540-0200

EXHIBIT NO. 4



Equity Building Inspection
(310)540-0200

Re: 20700 Avalon Blvd
Carson, CA 90746

Dear Sears Inc

At your request, a visual inspection of the above referenced property was conducted on 3-12-10. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

If you have any questions regarding this inspection report, feel free to contact our offices. We will be happy to discuss our findings with you.

Thank you for your business!

Sincerely,

Michael J. Boeger, CCI
Equity Building Inspection
www.equityinspection.com
310-540-0200



Inspection Action Items Report

20700 Avalon Blvd
Carson, CA 90746

Read The Inspection Report

This document is provided for the benefit of the client(s) listed above and does not constitute a report, and does not list all of the conditions observed during the inspection. The client is directed to Read The Inspection Report as stated in the inspection agreement. We recommend that each of the conditions listed below be further evaluated and/or corrected by specialists in the appropriate trade prior to the close of escrow. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. The items listed have been coded for your ease of review.

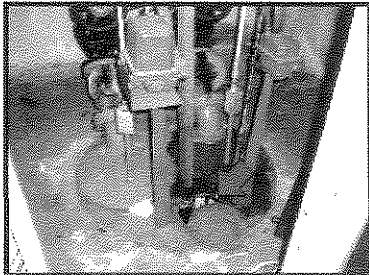
[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

PLUMBING SYSTEM

PLUMBING CONDITIONS:

SEWAGE EJECTR:

1. [SC] The sewage ejector tank was not properly sealed, leaving raw sewage open to the environment. This condition is a health hazard. We recommend correcting the condition(s) noted.



WATER HEATERS

WATER HEATER CONDITIONS:

T&P VALVE:

2. [SC] The temperature & pressure relief valve's discharge line was missing. We recommend installing an approved discharge line that extends to the exterior and terminates close to the ground facing downward.

SEISMIC :

3. [SC] The water heater seismic strapping was installed in a manner that did not meet the State Architect's requirements or the water heater strapping kit manufacturers instructions. The intent is for the water heater to resist movement. We recommend correcting the condition(s) noted.



ELECTRICAL SYSTEMS

ELECTRICAL SUBPANEL:

ELECTRIC PANEL:

4. [SC] There were missing twist-outs/unused breaker slots in the panel. This condition is a safety hazard. We recommend correcting the condition(s) noted. [SC] A number of breakers were not labeled. We recommend they be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs.



HEATING SYSTEMS

HEATING SYSTEM CONDITIONS:

HEATING UNIT:

5. [FE] The heating system could not be checked. The thermostat was locked and the manager stated that he did not have access to it. However, two employees stated that they have never felt heat during the winter months. Although the heat pump operated in the AC mode, we could not verify the heating stage. The unit is older and in need of service and further evaluation.



INTERIOR

TIRE STORAGE AREA

WALLS/CEILING:

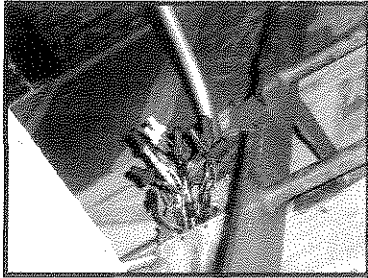
6. [CR] Moisture stains were noted on the wall(s)/ceiling. We recommend locating and correcting the source and any damaged materials. This was actively leaking. We recommend locating correcting the source and any damaged materials.



ATTIC ABOVE SHOWROOM STORAGE.

LIGHTS/FIXTURES:

7. [CR] There is a junction box located adjacent to the ladder leading to the roof. The box has too many branch circuits in it. It also lacks the proper cover. We recommend modification and repair.



WORK SHOP.

HEAT & COOL:

8. [CR] [FE] There are nine, gas fired, heating systems mounted on the ceiling. They did not respond when tested. The manager stated that he had never seen or felt them working. We recommend further evaluation by a qualified technician.

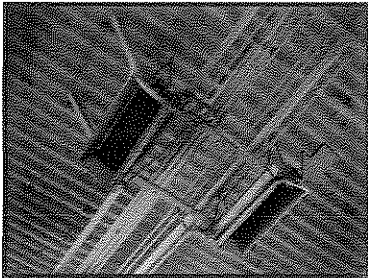


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Equity Building Inspection

INSPECTION CONDITIONS

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

CLIENT & SITE INFORMATION:

DATE OF INSPECTION

March 12, 2010

CLIENT NAME:

Sears Inc

ADDRESS:

20700 Avalon Blvd

CITY, STATE, ZIP

Carson, CA 90746

CLIMATIC CHARACTERISTICS:

WEATHER/SOIL:

Weather conditions during the inspection: clear, 60-70 degrees.

BUILDING CHARACTERISTICS:

STRUCTURE:

Commercial Building / Sears Auto Center

TYPE OF STRUCTURE

One Story House. Stucco.

FOUNDATION:

Foundation types: concrete slab on grade.

UTILITY SERVICES:

ELECTRICITY:

Municipal.

GAS:

Municipal.

WATER/SEWER:

Municipal.

UTILITIES:

Municipal.

OTHER INFORMATION:

ATTENDING:

None of the parties to this transaction attended the inspection or were present at the conclusion. It is the responsibility of the home buyer/client to contact the inspector after reviewing the inspection report to discuss the inspectors findings. Equity Building Inspection will not be responsible for any misinterpretation of the inspection report. We strongly urge the client to initiate a phone consultation after reviewing this report.



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OCCUPIED:

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

COMMENTS:

Keep in mind that there is no way for the inspector to know the exact origin of any water intrusion unless he actually sees the water coming into the building such as during a rain. There is no way to ensure that a particular area is free from leakage until the next time there is rainfall sufficient to test the area. All the inspector can determine is that there is a discoloration of a particular area and further investigation may be needed to determine its source and if the area is a result of an active leak. The purpose of a building inspection is to evaluate the building for function, operability and condition of systems and components, and not to list or attempt to address cosmetic flaws. It is assumed that the client will be the final judge of aesthetic issues and not the building inspector, as the inspector's tastes and values will always be different from those of the client. There may be a number of areas noted in and around the structure to have condition(s) in need of corrective measures. The areas of concern are preceded by codes i.e. [SC], [FE], [CR] and [RU] each code is defined in the "DEFINITIONS" section below. We recommend the condition(s) be corrected by specialists in the appropriate trades.

INTRODUCTORY NOTES:

IMPORTANT INFORMATION:

[NOTE] Any statements made in the body of this inspection report pertaining to left, right, front or rear are referenced to standing in front of and facing the building. [NOTE] We recommend obtaining equipment operating manuals and documentation for all warranted items of the building. [FE] We recommend inquiring about any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building, and/or any known conditions that may have been inadvertently left out of the disclosure statements. [NOTE] Photographs when used, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed. [NOTE] Buildings built before 1978 may have products in them that contain some amounts asbestos or lead, determining the presence of these products is beyond the scope of this report. [NOTE] We are not soil or geotechnical engineers and cannot render an opinion regarding soil stability or potential soil movement. If desired, qualified specialists should be consulted on these matters. Note" This inspection did not include examination of the trade fixtures, appliances or special systems. However, qualified individuals could be retained to evaluate the condition of these elements.

Also, this was not an inspection for compliance with the Americans with Disabilities Act. The inspection did not include examination of the property for the presence of toxic materials or environmental hazards, or review of public records and environmental databases for relevant environmental information.

ENVIRONMENTAL CONCERNS:

Environmental issues include but are not limited to asbestos, lead paint, lead contamination, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one or more of these materials in this report when we observe one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists is recommended. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

DEFINITIONS:

SAFETY CONCERNS:

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

FURTHER EVALUATION:

[FE] Further Evaluation: Conditions noted that warrant further evaluation by specialists in the appropriate trades prior to the close of escrow..



Equity Building Inspection

CORRECTIONS RECOMMENDED:

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

RECOMMENDED UPGRADE:

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

SERVICEABLE:

Serviceable; As defined in the Websters Dictionary; "That can be of service; ready for use; useful; useable". Means that a system and/or component was capable of performing its intended *function* and/or task. It does not imply that the system and/or component was in perfect or in like new condition or that it would meet every individuals interpretation of an acceptable state.

FUNCTIONED:

Functioned; as defined in the CREIA/ASHI Standards of Practice; "Performing its normal, proper and characteristic action".

FAILED:

Failed; As defined in Websters Dictionary; "To be deficient or negligent in an obligation, duty, or expectation". If an item did not *function*, then it was not *serviceable* and was considered to have *failed*.

SPECIALIST:

Specialist; as defined in the Websters Dictionary; "A person who specializes in a particular field of study, professional work". Any individual schooled, trained and/or otherwise holds a special knowledge of specific systems or components. Trade school or factory trained individuals in specific fields of expertise may be considered a "*Specialist*" as well as qualified state licensed contractors in specific occupations.

FOUNDATION/UNDER-FLOOR AREAS

FOUNDATION:

TYPE:

Type of foundation: Concrete slab on grade.

SLAB ON GRADE:

EXT CONDITION:

The visible exterior areas of the concrete foundation showed no sign of unusual cracking or movement.



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EXTERIORS

The visible exterior surfaces and materials of the building were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. Moisture intrusion through cracks or openings in the exterior siding, trim, windows and doors are the source of moisture deterioration and damage. We recommend sealing all cracks or openings in, and between the exterior siding and trim materials, especially around windows and doors. Routine maintenance may extend the service life and minimize deterioration of the exterior surfaces. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

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

EXTERIOR INFORMATION:

SIDING TYPE:

Materials: concrete block.

EXT TRIM TYPE:

Materials: stucco.

EXT DOOR TYPE:

Materials: metal.

WINDOW TYPE:

fixed.

WINDOW MATRLS:

Materials: metal.

EXTERIOR CONDITIONS:

STUCCO SIDING:

The stucco siding appeared serviceable, with minor cracking and common signs of aging/wear, no action needed at this time.

EXT TRIM:

The stucco trim, a continuation of the stucco siding appeared serviceable. No action needed at this time.

EXT DOORS:

The doors viewed from the exterior appeared serviceable. No action needed at this time.

WINDOWS:

The windows viewed from the exterior appeared serviceable. No action needed at this time.

MOIST CONTROL:

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

GROUNDS

GROUNDS INFORMATION:

PARKING LOT:

Materials: asphalt.

WALKWAYS:

Materials: concrete.

GROUNDS CONDITION:

DRIVEWAY:

[CR] The asphalt driveway had reached the stage where maintenance is required. We recommend patching and sealing to improve appearance and maximize its service life.

ROOF COVERINGS

The visible areas of the roof and components were observed to determine their current condition. The useful remaining life of this roof covering is impossible to predict. Areas concealed from view by any means are excluded from this report. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The testing of gutters, downspouts and underground drain piping is beyond the scope of this report. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

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

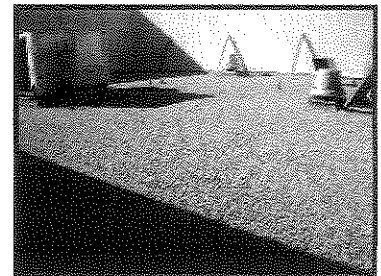
ROOF INFORMATION:

INSPECT METHOD:

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

ROOF COVERING:

Materials: built-up with a cap sheet surface.



ROOF LAYERS:

undetermined number of layers.

ROOF DRAINAGE:

Materials: integral [built into the roof]

ROOF CONDITION:

BUILT UP ROOF:

Low slope: The visible areas of the roof appeared serviceable with signs of weathering and aging. Periodic maintenance and inspection is recommended.

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FLASHINGS:

The visible flashings appeared serviceable.

ROOF DRAINAGE:

The visible areas of the roof drainage system appeared serviceable.

ATTIC AREAS & ROOF FRAMING

The visible areas of the attic and roof framing were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for their basic operation. Thermostatically operated attic vent fans are excluded from the inspection. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

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

ATTIC/FRAMING INFORMATION:

ATTIC ACCESS:

Access's: 1.

FRAMING:

T- bar ceilings.

INSULATION:

None.

VENTILATION:

roof.

ATTIC/FRAMING CONDITION:

ACCESS:

The inspection of the attic space was conducted from the opening only due to limited access.

FRAMING:

The visible areas of the roof framing appeared serviceable.

VENTILATION:

The attic ventilation appeared to be adequate.

PLUMBING SYSTEM

The visible areas of the main water line, shutoff valve, water supply & drain lines, gas meter and piping were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for their basic operation. Leakage or corrosion in underground or concealed piping cannot be detected by a visual inspection. Older fixtures or components should be budgeted for replacement. Fixture shutoffs are not tested, some corrosion is common. We are not equipped to repair a leaky shutoff caused by a test, we recommend fixture shutoffs be tested by a specialist in the appropriate trade equipped to repair or replace the shutoffs. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

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

PLUMBING INFORMATION:

MAIN WATER LINE:

Materials: copper piping.

WATER PIPING:

copper piping where visible.

WASTE LINES:

Materials: ABS black plastic piping where visible. and, cast iron piping.

PLUMBING CONDITIONS:

WATER SHUTOFF:

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

WATER PRESSRE:

The water pressure measured at an exterior hose faucet was within the acceptable range.

WATER PIPING:

The visible water supply piping appeared serviceable.

WATER FLOW:

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

WASTE PIPING:

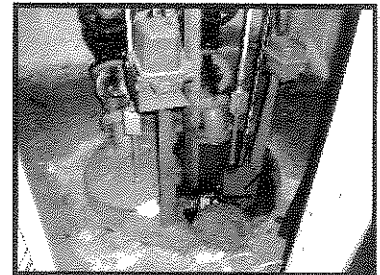
The visible waste piping appeared serviceable. [FE] The main underground sewer in not visible, due to its location. We make no representations regarding this system. We recommend further evaluation/scope/camera performed by a specialist in the appropriate trade.

WASTE FLOW:

A number of drains were emptied simultaneously and appeared serviceable.

SEWAGE EJECTR:

[SC] The sewage ejector tank was not properly sealed, leaving raw sewage open to the environment. This condition is a heath hazard. We recommend correcting the condition(s) noted.



VENT PIPING

The visible areas of the vent pipes appeared serviceable.

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GAS PIPING:

The visible areas of the gas piping appeared serviceable.

FIRE SPRINKLER SYSTEM:

CONTROLS:

[FE] This system is outside the scope of the inspection and was not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system.

WATER HEATERS

The water heater(s) and the related components were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. Water heaters that were shut down, turned off or inactive will not be turned activated. Water that is hotter than the manufacturers recommended setting of 125 degrees poses a scald hazard. The water temperature should never be set higher than the manufacturers recommended setting. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

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

WATER HEATER INFORMATION:

LOCATION:

The water heater was located in an interior closet.

MANUFACTURER:

Kenmore.

MANUFCTR DATE:

The information was not accessible.

SIZE / GALLONS:

40 gallon.

ENERGY TYPE:

Electric.

WATER HEATER CONDITIONS:

T&P VALVE:

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

TANK:

The water heater tank appeared serviceable, no leakage noted.

SEISMIC :

[SC] The water heater seismic strapping was installed in a manner that did not meet the State Architect's requirements or the water heater strapping kit manufacturers instructions. The intent is for the water heater to resist movement. We recommend correcting the condition(s) noted.

ENERGY SUPPLY:

The electrical connection(s) appeared serviceable.

CONTROLS:

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



ELECTRICAL SYSTEMS

The service entrance, grounding system, main and sub panels were observed to determine their current condition. Areas concealed from view by any means are excluded from the report. Lights and accessible receptacles were checked for basic operation. Light fixtures that have missing or dead bulbs were considered non-functioning. The location of GFCI circuit protection devices will be identified when present. The operation of time control devices was not verified. The location of smoke detectors will be identified when present. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

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

ELECTRICAL SERVICE INFORMATION:

SERVICE TYPE:

Underground.

MAIN PANEL:

Interior lower level.

SERVICE RATING:

120/240 volt system, rated at 600 Amperes.

SERVICE WIRING:

Material: copper.

BRANCH WIRING:

Material observed: copper.

DISCNCT TYPE:

Circuit breakers.

GROUNDING:

The grounding connection was not visible.

ELECTRICAL SERVICE CONDITIONS:

SERVICE WIRING:

The underground service lateral was not visible to inspect.

GROUNDING:

[FE] The grounding connection(s) were not visible/located. We recommend further evaluation and corrections by a specialist in the appropriate trade.

MAIN PANEL:

The circuit breakers/fuses in the panel were labeled. The accuracy of the labeling was not verified.

WORKMANSHIP:

The wiring within the panel appeared serviceable.

BREAKERS/WIRE:

The breakers to wire connections appeared compatible where visible within the panel.

ELECTRICAL OVERALL

OVERALL COMMENTS:

The electrical system was generally in adequate condition, with only a few instances of needed repair or corrections observed.

HOUSEHOLD COMPONENT CONDITIONS:

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SWITCHES:

Serviceable overall; deficiencies are identified in the location of the conditions.

FIXTURES:

Serviceable overall; deficiencies are identified in the location of the conditions.

RECEPTACLES:

Serviceable overall; deficiencies are identified in the location of the conditions.

ALARM SYSTEM:

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

ELECTRICAL SUBPANEL:

LOCATION:

There are four sub panels located adjacent to the main panel.

PANEL RATING:

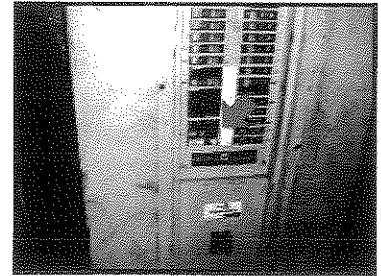
Variety.

DISCONNCT TYPE:

Circuit breakers.

ELECTRIC PANEL:

[SC] There were missing twist-outs/unused breaker slots in the panel. This condition is a safety hazard. We recommend correcting the condition(s) noted. [SC] A number of breakers were not labeled. We recommend they be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs.

**WORKMANSHIP:**

The wiring within the panel appeared serviceable.

BREAKERS/WIRE:

The breakers to wire connections appeared compatible where visible within the panel.

HEATING SYSTEMS

Equity Building Inspection

The visible areas of the furnace units, electrical and gas connections, ducting and filters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for their basic operation. Determining the condition of heat exchangers is beyond the scope of this report. The inspector does not light pilot lights. Thermostats are not checked for calibration or timed functions. Routine maintenance is recommended per the manufacturers specifications and operating conditions. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

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

HEATING SYSTEM INFORMATION:

MANUFACTURER:

Carrier.

MANUFCTR DATE:

No identifiable manufactured date.

LOCATION, TYPE & FUEL:

Location

The unit was located on the roof.

[Heat Pump] An air condition system, that when operated in reverse generates heat.

APPROX. BTU'S:

Unknown.

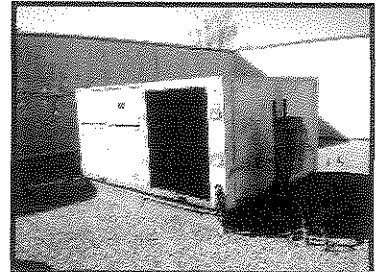
FILTER TYPE:

Disposable.

HEATING SYSTEM CONDITIONS:

HEATING UNIT:

[FE] The heating system could not be checked. The thermostat was locked and the manager stated that he did not have access to it. However, two employees stated that they have never felt heat during the winter months. Although the heat pump operated in the AC mode, we could not verify the heating stage. The unit is older and in need of service and further evaluation.



ENERGY SUPPLY:

The electrical connection(s) appeared serviceable.

BLOWER / FILTER:

The blower and filter appeared serviceable.

THERMOSTAT:

Locked. Could not operate.

SUGGESTIONS:

The unit shows no recent signs of servicing. Recommend a service tune-up/cleaning and further evaluation by a licensed Heating Ventilation Air Conditioning technician. This service is best performed before the home's closing. This will improve the overall energy efficiency of the heating unit. [FE] We recommend further evaluation and correction(s) by a specialist in the appropriate trade in reference to the items noted above.



CENTRAL COOLING SYSTEMS

The visible areas of the condensing units, electrical connections, coolant lines and evaporative coil units were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

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

AIR CONDITIONING SYSTEM INFORMATION:

LOCATION(S):

The unit was located on the roof.

MANUFACTURER:

Carrier.

MANUFCTR DATE:

The date was not identifiable.

SYSTEM TYPE:

"Heat Pump" An air conditioning system, that generates heat when operated in reverse.

AIR CONDITIONING SYSTEM CONDITIONS:

ENERGY SUPPLY:

An electrical disconnect was present, in sight of and providing power to the condensing unit.

SYSTEM CONDTN:

The system responded to normal operating controls and a temperature differential between the supply and return air grills was within the normal range of (18 - 22) degrees.

THERMOSTAT:

Locked.

KITCHEN



Equity Building Inspection

The visible areas of the walls, ceilings, floors, cabinets and counters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment were checked for basic operation. Self or continuous cleaning functions, timing devices and thermostat accuracy are not include in the inspection. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

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

KITCHEN APPLIANCES

All appliances were tested using normal operating controls, and were found to be functional.

BATHROOMS

ALL BATHROOMS.

ALL OK

All doors, windows, surfaces, hardware and fixtures were found to be in serviceable condition with exceptions noted herein.

VENTILATION:

The exhaust fan functioned.

SINK/PLUMBING:

The faucet(s), sink(s) and piping were serviceable, no leakage observed.

TOILETS:

The toilet(s) functioned, no leakage observed.

INTERIOR

The visible areas of the walls, ceilings, floors, cabinets and counters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment are checked for basic operation. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. In general almost all insulated glass window seals will fail and can fail at any time. Fireplaces with gas lines should have the damper fixed so it will not close and the gas line should be sealed to the wall where it enters the fireplace. All fireplaces should be cleaned and inspected on a regular basis to insure safe operation. Smoke detectors should be installed within 15 feet of all sleeping rooms, to examine or test is outside the scope of this report. We recommend older homes be upgraded to meet the current smoke detector installation standards for added occupant safety. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

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

INTERIOR ROOMS INFORMATION:

WALLS/CEILINGS:

Materials: block.

FLOORS:

Materials: concrete.



Equity Building Inspection

TIRE STORAGE AREA.

WALLS/CEILING:

[CR] Moisture stains were noted on the wall(s)/ceiling. We recommend locating and correcting the source and any damaged materials. This was actively leaking. We recommend locating correcting the source and any damaged materials.

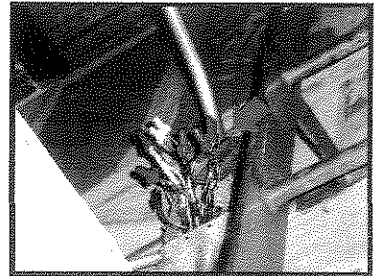


BATTERY ROOM.

ATTIC ABOVE SHOWROOM STORAGE.

LIGHTS/FIXTURES:

[CR] There is a junction box located adjacent to the ladder leading to the roof. The box has too many branch circuits in it. It also lacks the proper cover. We recommend modification and repair.



WORK SHOP.

ROOM OVERALL

The visible areas of the walls, floors, doors, windows, heating/cooling, lights, receptacles, closets, smoke detectors, cabinets, sinks, hand/guard rails, stairwells and fireplaces where applicable were serviceable with no significant defects and no visible moisture damage with the exceptions listed below.

WALLS/CEILING:

[CR] Damage was noted on the wall(s)/ceiling. We recommend correcting the condition(s) noted. (numerous minor damage)

FLOORS OVERALL

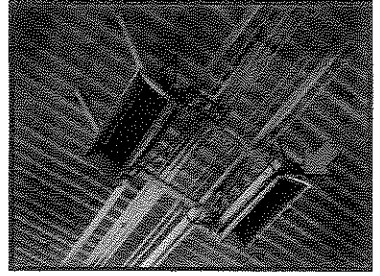
All of the interior floors were found to be in serviceable condition with exceptions noted herein.



Equity Building Inspection

HEAT & COOL:

[CR] [FE] There are nine, gas fired, heating systmes mounted on the ceiling. They did not respond when tested. The manager stated that he had never seen or felt them working. We recommend further evaluation by a qualified technician.



HANDRAILS:

The handrail(s) were serviceable.

GUARD RAILS:

The guard rails were serviceable.

STAIRWELLS:

The stairs were serviceable.

