



**CITY OF CARSON**

**PLANNING COMMISSION STAFF REPORT**

PUBLIC HEARING: May 10, 2011

SUBJECT: Conditional Use Permit No. 773-09

APPLICANT: Pat Brown/Miguel Casillas  
5390 East 8<sup>th</sup> Street  
Long Beach, CA 90804

PROPERTY OWNER: Luis and Alejandra Mendez  
2992 Yellowtail Drive  
Los Alamitos, CA 90720

REQUEST: To approve an auto repair business on a site located in the CG (Commercial, General) zoning district

PROPERTY INVOLVED: 21906 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. 11C***

## I. Introduction

The applicants, Pat Brown and Miguel Casillas, are requesting approval of Conditional Use Permit (CUP) No. 773-09 on behalf of Pro Tech Car Stereo and Alarm to authorize an auto repair use located at 21906 S. Avalon Boulevard (Exhibit No. 2). The owner and operator of the business is Yong J. Kim. The property owners are Luis and Alejandra Mendez.

The existing auto repair use consists of the installation of car stereos, alarms, television units, DVD players, navigation units, and window tinting. According to Section 9138.2 of the Carson Municipal Code (CMC), a CUP is required for all vehicle service and repair uses within 100 feet of a residential zone.

## II. Background

The property is developed with a 1,780-square-foot building currently being utilized as a showroom, office, and service area. The current auto repair use has been operating since 2007 and abuts residential property to the east. There are no open code enforcement cases at this time.

The subject property is zoned CG (Commercial General) and has a General Plan land use designation of General Commercial.

The subject property is bound by single family residences to the east, McDonald's to the north and Big O Tires to the south. West of the site across Avalon Boulevard are additional commercial uses.

A business license for retail use and no installation was issued on September 1, 2007. At that time, the operator proposed retail sale only therefore a CUP was not required for auto repair. The business operator is now providing installation services and has been for the past few years. Per the requirements of Ordinance No. 04-1322, a conditional use permit is required for all vehicle service and repair uses within 100 feet of residential uses. In compliance with Ordinance No. 04-1322 and CMC Section 9138.2, the applicant has submitted a CUP application for consideration by the Planning Commission.

## III. Analysis

### *Conditional Use Permits*

A CUP can only be approved by the Planning Commission if certain affirmative findings can be made, including providing adequate on-site parking and meeting applicable development standards contained in CMC Section 9138.2. The Planning 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 repair 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.

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

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

The proposed project is consistent with the General Plan of the city of Carson in that the subject property is designated for General Commercial and zoned CG (Commercial, General). Auto repair use is permitted on-site with the approval of a CUP.

**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 City's design and development standards. The applicant has proposed site upgrades which include additional landscaping, restriping of parking spaces, repairing of damaged asphalt, a new trash enclosure, and the removal of an unpermitted pole sign.

All installations will be conducted within the enclosed service area located in the rear of the property, behind the wrought iron gates. No doors or windows face residential zones. The site is in compliance with the requirements of CMC Section 9138.2 – Vehicle Service and Repair.

The applicant will also remove the unpermitted pole sign located on the northern corner of the site along Avalon Boulevard. All new or proposed signs will be subject to Site Plan and Design Review per the requirements of CMC Section 9172.23.

With the proposed improvements the site and building is adequate in size, shape, topography, location, and utilities to accommodate the auto repair use.

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

Adequate driveway widths and street access are provided on the site. Per the parking requirements of CMC Section 9162.21, the site provides a total of six (6) parking spaces and meets minimum parking requirements. With the restriping/relocation of parking spaces and repair of damaged asphalt, circulation and safety is improved for vehicles.

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 site is existing, therefore adequate water supply for fire protection is currently provided by the Los Angeles County Fire Department.

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

The use is permitted with the approval of a CUP by the Planning Commission.

The applicant has proposed site upgrades which include additional landscaping, restriping of parking spaces, repairing of damaged asphalt, a new trash enclosure, and the removal of an unpermitted pole sign. With the proposed improvements, the site meets the minimum requirements for landscaping per the requirements of CMC Section 9138.2. As a condition of approval, the applicant will be required to submit a landscape plan to Planning Division staff for review and approval within 30 days of Planning Commission approval.

Per the requirements of Ordinance No. 04-1322, the applicant has provided staff with a property inspection report that was prepared by a qualified/certified property inspector (Exhibit No. 3). The inspection report includes recommendations to eliminate or mitigate any building, plumbing, electrical and fire code deficiencies. As part of the conditions of approval, the applicant must address all items in the 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, proposed improvements, and conditions of approval, staff believes the existing building and use are compatible with the current and 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 9138.2 – Vehicle Service and Repair. The project meets all the minimum requirements stated within this section, however CMC Section 9138.2 (16) states, "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 CMC 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."

Staff has included conditions of approval as stated in CMC Section 9138.2 – Vehicle Service and Repair. Staff believes no additional requirements or limitations are needed. The proposed auto repair facility meets all minimum requirements and is appropriate for the surrounding area.

Therefore, 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 9138.2, "Vehicle Service and Repair" can be made in the affirmative.

#### Issues of Concern

##### *Landscaping*

Per CMC Section 9138.2 (16), the Planning Commission may modify such requirements or limitations for vehicle service and repair operations, if 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.

The applicant is requesting that the Planning Commission modify the side yard landscaping requirements for the project site. Per CMC 9138.2, "Landscaped planters not less than three (3) feet in width shall be provided along all interior lot lines."

Staff recommends the side yard landscape requirement for the rear of the property be modified since the landscaping is not visible from the public right-of-way.

Staff recommends the side yard landscape requirement at the front of the property remain since the landscaping is visible from the public right-of-way. The required landscaping will be compatible with the intended character of the area and an improvement to the surrounding neighborhood.

##### *Extension*

The applicant is also requesting additional time to begin site improvements/construction on-site due to financial hardships. The applicant is requesting additional time so the financial burden is not concentrated. For other similar vehicle service and repair CUPs, staff typically allows the applicant up to 90 days with a possible extension for an additional 90 days to address on-site improvements and compliance with the property inspection report.

Staff recommends the applicant be allowed 180 days to begin improvements/construction on-site with a possible extension for an additional 90 days. Staff has included conditions of approval providing the additional time, however the conditions of approval can be modified at the Planning Commission.

#### **IV. Environmental Review**

Pursuant to Section 15301(a) – Existing Facilities (Class 1) of the California Environmental Quality Act (CEQA), the approval of a CUP for an existing vehicle service and repair use located at the project site is exempt. The project does not have the potential to cause a significant effect on the environment.



**V. Recommendation**

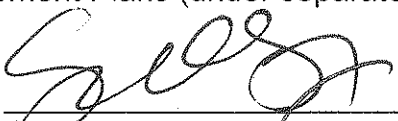
That the Planning Commission:

- APPROVE Conditional Use Permit No. 773-09; 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. 773-09 TO PERMIT AN EXISTING VEHICLE SERVICE AND REPAIR USE LOCATED AT 21906 S. AVALON BOULEVARD."


**VI. Exhibits**

1. Draft Resolution
2. Site Map
3. Property Inspection Report
4. Development Plans (under separate cover)

Prepared by:

  
Sharon Song, Associate Planner

Reviewed by:

  
John F. Signo, AICP, Senior Planner

Approved by:

  
Sheri Repp-Loadman, 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. 773-09 TO PERMIT AN EXISTING VEHICLE SERVICE AND  
REPAIR USE LOCATED AT 21906 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 Pat Brown and Miguel Casillas on behalf of Pro Tech Car Stereo and Alarm, with respect to real property located at 21906 S. Avalon Boulevard, and described in Exhibit "A" attached hereto, requesting the approval of Conditional Use Permit (CUP) No. 773-09 to authorize an existing vehicle service and repair use in the CG (Commercial, General) zoning district. Pursuant to Section 9138.2 of the Carson Municipal Code (CMC), all vehicle service and repair uses within 100 feet of a residential zone shall be subject to the approval of a CUP by the Planning Commission. The subject property abuts single-family residences to the east.

A public hearing was duly held on May 10, 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. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

**Section 2.** The Planning Commission finds that:

- a) The property lies within the area designated on the General Plan as General Commercial and bears a consistent zoning classification of CG (Commercial, General). The existing auto repair business adheres to the goals and policies described in the Land Use Element of the General Plan for the General Commercial designation and is also a permitted use in the CG zone with the approval of a Conditional Use Permit.
- b) The project meets the city's design and development standards. The applicant has proposed site upgrades which include additional landscaping, restriping of parking spaces, repairing of damaged asphalt, a new trash enclosure, and the removal of an unpermitted pole sign. With the proposed improvements, the site and building is adequate in size, shape, topography, location, and utilities to accommodate the auto repair use.
- c) Adequate driveway widths and street access are provided on the site. A total of six (6) parking spaces are proposed that meet minimum parking requirements.
- d) The existing facility provides adequate access for emergency vehicles, including the Fire Department and adequate water supply is provided in the area for fire protection.



- e) The applicant has proposed site upgrades and the use has been operating at the project site since 2007. With the proposed improvements, the existing development is consistent with the intended character of the area.
- f) The use will comply with the city's development standards for vehicle service and repair facilities as outlined in Section 9138.2 of the CMC.

**Section 3.** 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 character of the surrounding area and will meet or exceed all City standards for the 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 4.** Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit No. 773-09 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

**Section 5.** The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

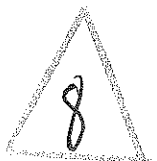
**Section 6.** This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

**PASSED, APPROVED AND ADOPTED THIS 10<sup>th</sup> DAY OF May, 2011**

\_\_\_\_\_  
**CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY**





**Exhibit "A"**

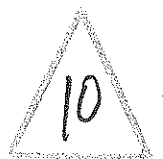
PARCEL 1 OF PARCEL MAP NO. 2903, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED FILED IN BOOK 43 PAGE 18 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON AND MINERALS AND ANY OTHER SUBSTANCES AT THIS TIME KNOWN OR UNKNOWN FROM AND BELOW A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID REAL PROPERTY AND THE FURTHER EXCLUSIVE RIGHT TO DEVELOP, TO OPERATE, TO PRODUCE AND TO EXTRACT ALL OF THE AFORESAID EXCEPTED ITEMS, WITHOUT RIGHT OF SURFACE ENTRY FOR SAID DEVELOPMENT, OPERATION, PRODUCTION OR EXTRACTION THEREOF, AS RESERVED IN THE DEED FROM CLEVELAND WRECKING COMPANY OF CINCINNATI, A DELAWARE CORPORATION, RECORDED APRIL 28, 1961, AS INSTRUMENT NO. 2315, IN BOOK D3204, PAGE 565, OFFICIAL RECORDS.

**CITY OF CARSON**  
**ECONOMIC DEVELOPMENT**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**CONDITIONAL USE PERMIT NO. 773-09**

**GENERAL CONDITIONS**

1. If a business license permit for said use is not issued for an auto repair use (including installation) within one year of the date of approval of Conditional Use Permit No. 773-09, 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 applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission. Any minor revisions shall be reviewed and approved by the Planning Division prior to Building and Safety plan check submittal.
5. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
6. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
7. The owner/applicant shall submit a landscape plan within 30 days of Planning Commission approval. All landscaped areas shall be protected by a curb not less than six (6) inches in height or a raised planter wall between the landscaping and



- paved areas. Landscaping shall consist of trees of at least twenty-four (24) inch box, shrubs of at least five (5) gallon size, and suitable ground cover.
8. The owner/applicant shall stripe parking spaces for the appropriate number of parking spaces and bumper stops as required in the Carson Municipal Code.
  9. The owner/applicant shall provide an enclosed/covered trash enclosure.
  10. All construction/site improvements must be addressed within 180 days of Planning Commission approval. An extension of time to complete outstanding improvements may be granted for up to an additional 90 days, subject to the discretion of the Planning Division.
  11. The owner/applicant shall apply for a separate sign and/or banner permits, if applicable. Approval of said permit shall be subject to Planning Division's review and approval for proper size, height, type, material, and design standards to be applied consistently with the CG-D (Commercial, General, Design Overlay) zoning district.
  12. The illegal business pole sign shall be removed within 30 days of Planning Commission approval.
  13. The property owner and/or tenant shall comply with the city's standard requirements for a business license prior to the transferring of an existing or establishment of a new auto repair business. The Planning Division shall review any business license application to ensure the new use does not result in a substantial change from the current auto repair use. Substantial changes shall require authorization of a modification of conditions from the Planning Commission prior to the approval/issuance of the business license.
  14. In accordance with Ordinance No. 04-1322, the recommendations identified in the property report shall be hereby incorporated in these conditions of approval. The deficiencies described in the inspection report shall be eliminated or mitigated within 180 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.
  15. All operations such as work or repair on vehicles must be conducted within the building. No work shall be permitted within the parking lot.
  16. 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.
  17. All repair activities shall be confined to the hours between 7:00 a.m. to 9:00 p.m. daily.

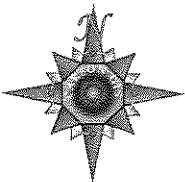
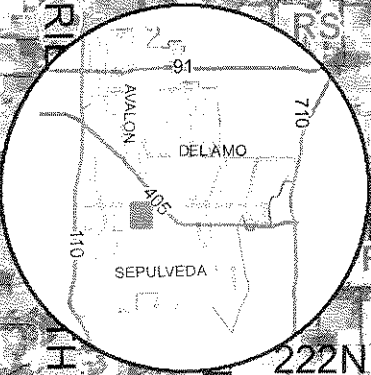
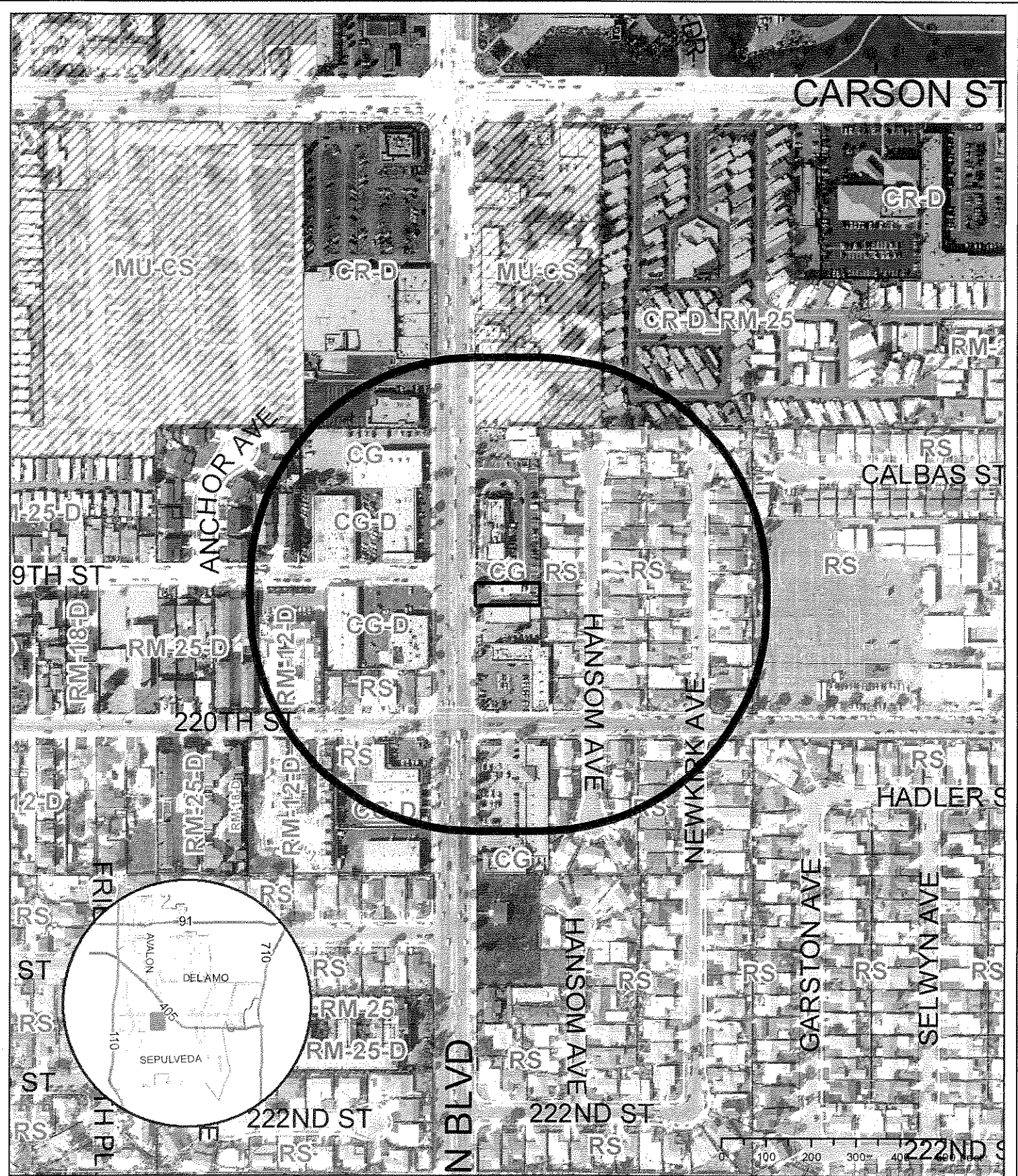


18. All display and storage shall be located within an enclosed building. Vehicles awaiting service may be parked in an unenclosed area for a period not to exceed seventy-two (72) hours.
19. Prevent storm water pollutants of concern such as oil and grease, solvents, car battery acid, coolant and gasoline from entering into the storm water conveyance system.
20. Avoid hosing down work areas. If work areas are washed, collect and direct wash water to sanitary sewer. Use dry sweeping if possible.
21. Post signs at sinks to remind employees not to pour wastes down drains.
22. The owner/applicant shall re-slurry the front, rear and side parking lot areas and fill/repair any existing damage and repaint all parking spaces in compliance with CMC requirements.
23. The owner/applicant shall provide for public use storage tanks to hold used automotive oil for recycling purposes in accordance to industry "Best Management" practices. The Planning Division shall approve the location for company "used oil recycling" services.
24. 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. 773-09. 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.

#### BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

25. 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 EXHIBIT NO. 2 -  
 21906 Avalon Blvd



**HOME INSPECTIONS BY DARRELL IMEL**  
**A General Contractor Since 1973**  
 P.O. Box 1132, Torrance, CA. 90505  
**Tel: (310) 625-3149**  
**E-MAIL: dimel6@earthlink.net**

3-9-11  
DATE

ATTENTION: LUIS MENDEZ & CITY OF CARSON PLANNING DEPT. (SHARON SONG)  
NAME

21906 S. AVALON BL.  
PROPERTY ADDRESS

<u>CARSON</u>	<u>CA.</u>	<u>90745</u>
CITY	STATE	ZIP

PRESENT AT INSPECTION:  CLIENT     SELLER     LISTING AGENT  
 SELLING AGENT     INSPECTOR ONLY

**DESCRIPTION OF PROPERTY INSPECTED:**

- SINGLE FAMILY RESIDENCE
- TOWNHOME/CONDOMINIUM-INTERIOR ONLY
- COMMERCIAL
- MULTIPLE UNITS # \_\_\_\_\_
- VACANT  OCCUPIED

BEDROOMS \_\_\_\_\_  
 BATHROOMS \_\_\_\_\_  
 POOL \_\_\_\_\_  
 SPA \_\_\_\_\_

REPORTED SQUARE FOOTAGE 2,000+

WEATHER CONDITIONS: CLEAR

**INSPECTION REPORT CODES:**

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

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

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

DARRELL IMEL  
INSPECTOR

*Item #11C*

EXHIBIT NO. 3-



## AGREEMENT FOR HOME INSPECTION SERVICES

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

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

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

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

DARRELL IMEL

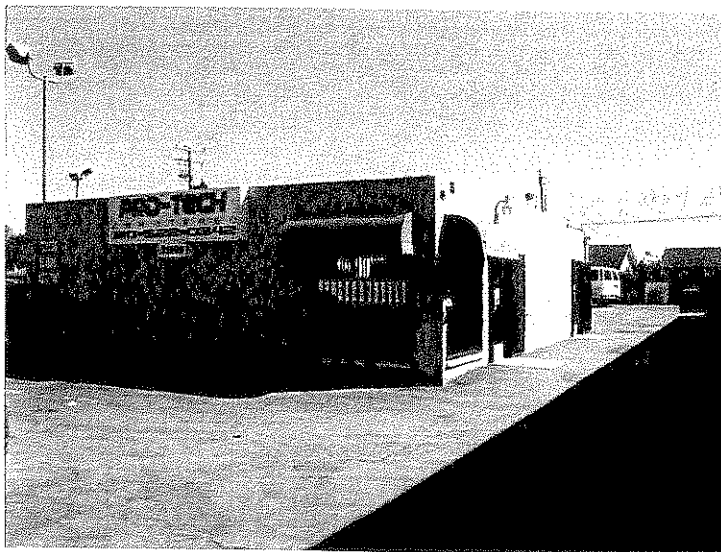
Inspector

LUIS MENDEZ

Client or Client's Representative

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

\_\_\_\_\_  
Client Representative



21906 S. AVALON BL.



**ROOF SYSTEM**

Kind of roof?  
 Composition Shingles  Rolled Composition   
 Wood  Tar & Gravel  Tile   
 other \_\_\_\_\_

Layers of roofing? APPEARS TO BE ONE  
 Condition? good  TO fair  poor   
 Vent caps missing or damaged? yes  no   
 Mastic seal repairs needed? yes  no   
 Properly flashed yes  no   
 Not accessible or walked due to:  
 type  height  weather  pitch   
 Viewed from Ladder-Binoculars -Vantage Points   
 Recommend that the roof be monitored for maintenance  
 on a regular basis? yes  no   
 Comments: **1) EXPOSED NAILS & BLISTERS OB-**  
**SERVED AT EAST END OF ROOF. 2) ROOF**  
**LEAKS AT BOTH SCUPPER DRAINS. (REFER TO**  
**ROOFING CONTRACTOR)**

**GUTTERS/DOWNSPOUTS**

Are there gutters? yes  no   
 Gutters are? metal  vinyl   
 Evidence of leaks? yes  no   
 Do downspouts have kick-outs? yes  no   
 Water flows away from foundation? yes  no   
 Condition of gutter system? good  fair  poor   
 Comments: \_\_\_\_\_

**CHIMNEYS N/A**

Any Chimneys? yes  no   
 Type? masonry  frame  other \_\_\_\_\_  
 If masonry, any loose/missing bricks or mortar?  
 yes  no   
 Does chimney have?  
 cap  squirrel cage  screen  nothing   
 Does chimney have?  
 ash pit  clean outdoor  neither   
 Condition of chimney? good  fair  poor   
 Comments: \_\_\_\_\_

**WINDOWS/TRIM**

Kind of windows? Double hung  casement   
 jalousie  stationary  gliding   
 aluminum  wood   
 other \_\_\_\_\_  
 combination of types   
 Condition of frames/sashes/glazing/caulking?  
 good  fair  poor   
 Do windows have screens? yes  no   
 Any screens missing/damaged? yes  no   
 Comments: \_\_\_\_\_

**SUMP PUMP**

N/A

Is there a sump pump?

yes  no

Condition of pump? good  fair  poor

Work properly? yes  no  unable to test

Any evidence of water problems? yes  no

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AWNINGS**

Are there awning? yes  no

aluminum  fiberglass  canvas

wood frame  other \_\_\_\_\_

Condition good  fair  poor

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SIDING/TRIM/MOLDINGS**

Exterior walls are? Wood  brick veneer

stone  stucco  masonite

steel siding  aluminum  vinyl

other **BLOCK** \_\_\_\_\_

Is siding trim/firm? yes  no

Any need replace?  repair

Stucco cracking? minor  moderate  severe

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**EXTERIOR DOORS**

Type of doors? Solid Wood  steel

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

fit/work properly? yes  no

Have thresholds? yes  no

Have? Security locks  deadbolts

standard keylock

Weather-stripped? yes  no

Condition? good  fair  poor

Are there door bells? yes  no

Do they work? yes  no

**Security and Intercom systems are not inspected**

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PATIO/SLIDING DOORS** N/A

Is there a sliding door? yes  no

Fit/work properly? yes  no

Any evidence of air/water leaks? yes  no

Does it have screen? yes  no

Safety emblems in glass? yes  no

Condition of door? good  fair  poor

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**EXTERIOR FAUCETS**

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

**EXTERIOR ELECTRICAL** N/A

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

**EXTERIOR LIGHTS**

Attached exterior lights? yes  no   
Do they work? yes  no  unable to tell   
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

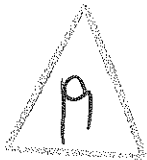
**SPRINKLER SYSTEM** N/A

Is there a sprinkler system? yes  no   
Are they? Manual  Automatic   
Any leaks? yes  no   
Location of leaking? \_\_\_\_\_

Shut off / draining valves? yes  no   
**Timer systems are not inspected or tested**  
**Individual sprinkler heads are not inspected**  
Comments: \_\_\_\_\_  
\_\_\_\_\_

**POOL - SPA** N/A

Is there a pool?  spa   
**WE DO NOT INSPECT POOLS OR SPAS**  
Is pool/spa enclosed by a fence? yes  no   
Self closing gates? yes  no   
Pool deck? concrete  brick  wood   
other \_\_\_\_\_  
Pool deck cracks / separation at coping?  
minor  moderate  severe   
Comments: \_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_



RETAINING WALLS      N/A

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

FENCES

Any fences? yes  no   
Type of fence? block  wood  wrought iron   
chain link  stucco  other \_\_\_\_\_  
Any loose/rotted posts? yes  no   
Any broken/missing boards? yes  no   
Any loose/missing blocks? yes  no   
Do posts have footings? yes  no   
Does it have a gate? yes  no   
Does gate lock? yes  no   
Condition of fence? good  fair  poor   
Comments: 1) RUST AT FRONT GATE SHOULD  
BE PAINTED TO PROLONG THE LIFE OF THE  
METAL.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIDEWALKS

Are there sidewalks? yes  no   
Any evidence of cracking? yes  no   
minor  moderate  severe   
Condition of sidewalks? good  fair  poor   
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DRIVEWAYS

Is there a driveway? yes  no   
Does it slope away from the property? yes  no   
Type of driveway? asphalt  concrete   
gravel  other \_\_\_\_\_  
Any evidence of cracking? yes  no   
minor  moderate  severe   
Condition of driveway? good  fair  poor   
Comments: 1) LOW SPOTS OBSERVED IN  
SEVERAL PLACES.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

GARAGE

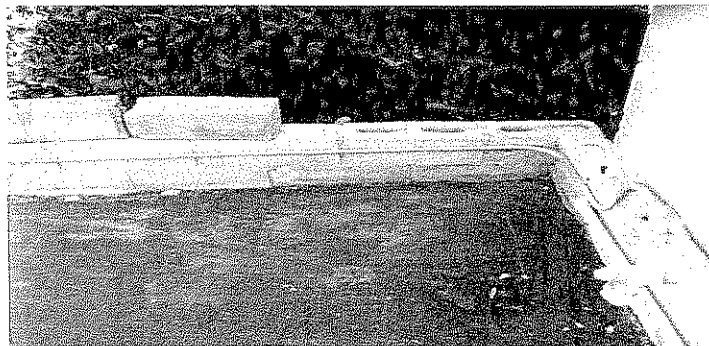
Attached  Detached   
Condition of ceiling/walls? good  fair  poor   
Any visible leaks? yes  no   
Condition of floor? good  fair  poor   
Electrical outlets functional? yes  no   
Condition of windows? good  fair  poor  N/A  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



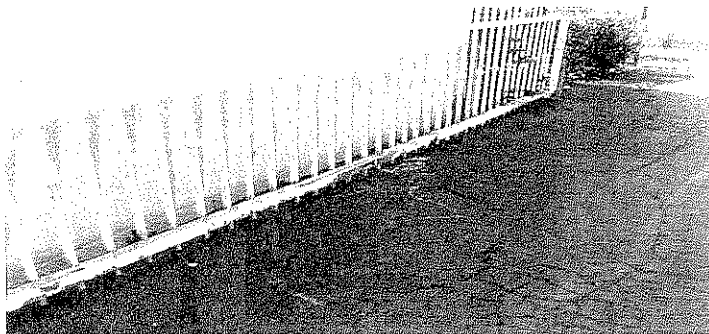
**EXTERIOR-6**



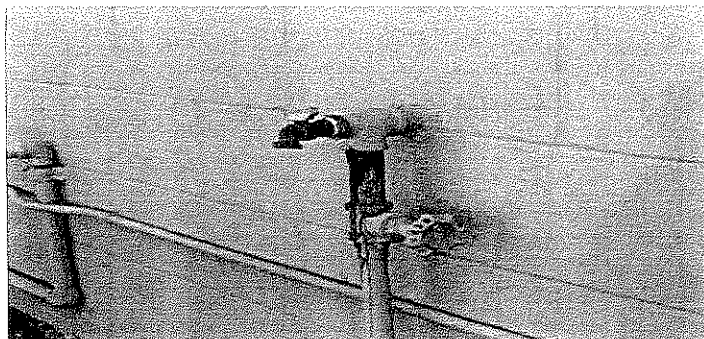
**EXPOSED NAILS AT EAST SIDE OF ROOF NEEDS FRESH MASTIC**



**LOOSE & MISSING BLOCKS OBSERVED AT NORTH WALL**



**CRACKS & LOW SPOTS OBSERVED IN DRIVEWAY.  
RUST OBSERVED AT FRONT GATE.**



**CORROSION OBSERVED AT WATER PIPE ON WEST WALL (REFER TO PLUMBER)**

ATTIC AREA N/A

Accessible? yes  no  Limited access   
Any visible leaks? yes  no   
Any sagging rafters? yes  no   
Exhaust fans vented to attic? yes  no   
Visible electrical wire splices exposed? yes  no   
Obstruction of roof or soffit vents? yes  no   
Insulated? yes  no  Attic ventilated? yes  no   
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

LAUNDRY AREA N/A

Location: \_\_\_\_\_  
Condition of plumbing fixtures?  
good  fair  poor   
Any leaks? yes  no   
Functional exhaust fan? yes  no   
Electrical outlets accessible? yes  no   
Functional? yes  no   
Dryer Connection: Gas  Electrical   
Dryer vented to exterior? yes  no   
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ENTRYWAY/HALLWAY/STAIRS

Smoke detectors? yes  no   
Battery  Electric   
Functional? yes  no   
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

KITCHEN N/A

Condition ceiling/walls? good  fair  poor   
Any cracks or leaks? yes  no   
Floor covering? carpet  linoleum  tile   
other \_\_\_\_\_  
Condition? good  fair  poor   
Condition of windows? good  fair  poor   
Condition of doors? good  fair  poor   
Condition of plumbing fixtures?  
good  fair  poor   
Cut off valves? yes  no   
Any leaks? yes  no   
Drain properly? yes  no   
Condition of cabinets? good  fair  poor   
Condition of countertops? good  fair  poor   
Electrical outlets functional? yes  no   
220 outlet for stove? yes  no   
Gas line shut off for stove/cooktop? yes  no   
Functional exhaust fan? yes  no   
Exhaust vent? yes  no   
Built in appliances functional? yes  no   
Room heated? yes  no   
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_



INTERIOR-2

SHOW ROOM

Condition ceiling / walls? good fair poor

Any cracks or leaks? yes no

Floor covering? carpet linoleum tile  
other \_\_\_\_\_

Condition? good fair poor

Condition of doors? good fair poor

Condition of windows? good fair poor

Any fireplace? yes no

Functional damper? yes no

Functional gas starter? yes no

Evidence of smoke on outside of fireplace?  
yes no

Electrical outlets functional? yes no

Room heated? yes no

Comments: 1) LEAKS OBSERVED AT S/W & S/E CORNERS OF THE CEILING. ROOF SCUPPERS ARE LEAKING & MADE NEED A MASTIC REPAIR. (REFER TO ROOFER OR TRADESMAN)

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\_\_\_\_\_

SHOP AREA

Condition ceiling / walls? good fair poor

Any cracks or leaks? yes no

Floor Covering? carpet linoleum tile  
other \_\_\_\_\_

Condition? good fair poor

Condition of doors? good fair poor

Condition of windows? good fair poor

Any fireplace? yes no

Functional damper? yes no

Functional gas starter? yes no

Evidence of smoke on outside of fireplace?  
yes no

Electrical outlets functional? yes no

Room heated? yes no

Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

OFFICE AREA

Condition of ceiling / walls? good fair poor Any cracks or leaks? yes no

Floor covering? carpet linoleum tile other \_\_\_\_\_

Condition? good fair poor

Condition of windows? good fair poor N/A Condition of doors? good fair poor N/A

Electrical outlets functional? yes no Room heated? yes no

Comments: \_\_\_\_\_

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\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
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**BATHROOM**

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

**BATHROOM**

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

**BATHROOM**

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

24



**ELECTRICAL : Low voltage systems are not inspected**

Service location? CLOSET service size? 100 Amps. Main disconnect? yes  no   
# of circuits? 28 Breakers  Fuses  Service Grounded? yes  no   
Comments: \_\_\_\_\_

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

Type? Forced air  wall heater  gravity  radiant  electric  Gas service on? yes  no   
# of BTUs \_\_\_\_\_ Thermostat functional? yes  no  Air filter clean? yes  no   
Accessible gas shut off valve? yes  no  Adequate ventilation? yes  no   
Comments: 1) HEATER WAS NOT BEING USED AT THE TIME OF INSPECTION.

**PLUMBING: Septic Tanks are not visible and not inspected**

Public  Private  Service on? yes  no  Main water shut off? yes  no   
Main water supply line? copper  galvanized  other \_\_\_\_\_  
Water supply lines? cooper  galvanized  other \_\_\_\_\_ Any leaks or corrosion? yes  no   
Drain waste lines? Cast iron  galvanized  ABS (plastic)  Any leaks or corrosion? yes  no   
Recommend monitoring lines for maintenance. yes  no   
Comments: 1) CORROSION OBSERVED AT WATER MAIN ON WEST WALL. 2) WATER PRESSURE WAS AT 90 LBS. WE RECOMMEND A REGULATOR BE INSTALLED & PRESSURE REDUCED TO 65 TO 70 LBS. (REFER TO PLUMBER)

**WATER HEATER: Solar Systems are not inspected**

Type? gas  electric  Capacity? 30 gallons. Approx. age: 7 YRS. Relief valve? yes  no   
Drain line? yes  no  Proper ventilation? yes  no  Seismic strap? yes  no   
Evidence of rust / corrosion? yes  no  Location? \_\_\_\_\_  
Comments: \_\_\_\_\_

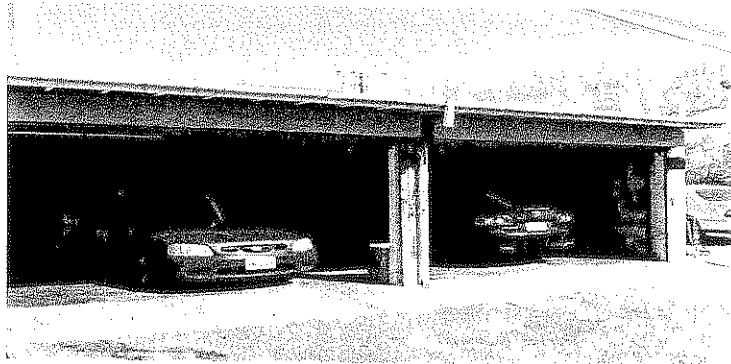
**CENTRAL AIR CONDITIONING**

Type? gas  electric  Condenser coil clean? yes  no  Power supply disconnect? yes  no   
Condensate drain line? yes  no  Supply lines insulated? yes  no   
Comments: \_\_\_\_\_

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



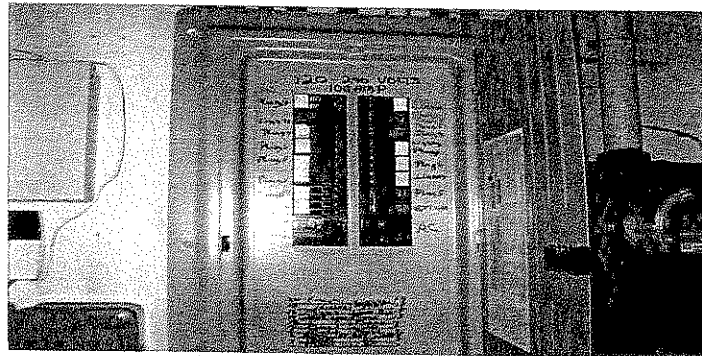
INTERIOR-5



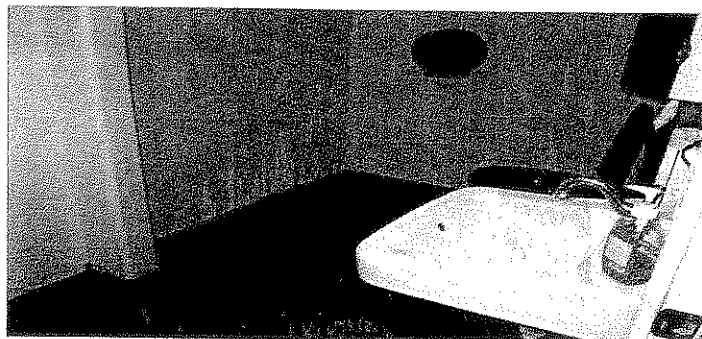
SHOP AREA



ROOF LEAK OBSERVED AT S/W & S/E CORNERS OF SHOW ROOM (REFER TO ROOFER)



ELECTRICAL PANEL WAS IN GOOD CONCITION



BATHROOM WAS IN GOOD CONDITION

