



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: July 12, 2011

SUBJECT: Conditional Use Permit No. 796-10

APPLICANT/PROPERTY OWNER: Amalia Torres
2708 East Adams Street
Carson, CA 90810

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

PROPERTY INVOLVED: 2708 – 2710 East Adams Street

COMMISSION ACTION

- Concurred with staff
- Did not concur with staff
- Other

COMMISSIONERS' VOTE

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

Item No. 11A

I. Introduction

The applicant, Amalia Torres on behalf of property owner Abelardo Torres and Maria Guadalupe Torres, is requesting approval of Conditional Use Permit (CUP) No. 796-10 pursuant to Carson Municipal Code (CMC) Section 9172.21, "Conditional Use Permit" and 9182.3, "Nonconforming Residential Density" for an existing second dwelling unit within the RS (Residential, Single-Family) zoning district located at 2708 – 2710 East Adams Street (Exhibit No. 1).

II. Background

The project site is a 5,500-square-foot parcel and is occupied by two dwelling units. According to the Los Angeles County Assessor's Office, the 1,190-square-foot dwelling unit located in the rear was constructed in 1929. At that time, Building and Safety did not issue building permits for new construction. As a result no building permits can be found for the rear unit. The detached one-car garage (originally a carport) and 1,341-square-foot dwelling unit located in the front was constructed with building permits in 1962. It is assumed the 1-car carport was enclosed as a garage during this time as well. The rear dwelling unit is considered the second dwelling unit and under consideration for a conditional use permit since it is the smaller unit. The second unit has an attached one-car garage, three bedrooms, two baths, a kitchen, a dining room, and a living room (Exhibit No. 2).

There are no previously approved discretionary permits for this site and no known open code enforcement cases for the subject property.

III. Analysis

Conditional Use Permits

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

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

The proposed project is consistent with the General Plan of the city of Carson in that the subject property is designated for Low Density Residential and zoned RS (Residential, Single Family). The adjacent properties to the north, south, east, and west share the same zoning designation.

b. The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development.

The existing second dwelling unit generally meets the design and development standards in the CMC. CMC Section 9182.3 states, "When approving a conditional use permit, the Commission shall make findings regarding the adequacy of on-site parking and applicable development standards contained in CMC 9125.6."



The second dwelling unit does not meet the minimum lot size, parking, exceeds maximum square footage for a second dwelling unit, minimum separation requirements for a garage to structure, minimum side yard, and rear yard setback requirements.

Per CMC Section 9125.6, the minimum lot size in order to have a second dwelling unit within the RS zone is 7,500 square feet. The lot size of the property is 5,500 square feet. The required minimum side yard setback is five (5) feet, however the second dwelling unit has a side yard setback of 4 feet 6 inches. The required rear yard setback is 15 feet for a two-story structure, however the second dwelling unit is 5 feet from the rear property line. In addition, the minimum distance required from a garage to a structure is 10 feet. The second dwelling unit is 8 feet 5 inches from the detached one-car garage.

Per the requirements in CMC Section 9125.6, a two-bedroom second dwelling unit is required to provide a two car garage. The property is limited in space and additional parking cannot be provided on-site. The site provides two one-car garages serving each unit. Currently, both one-car garages are being used as storage. Staff has included a condition of approval requiring both garages to be converted back to a garage and both doors to be replaced with standard garage doors. A closet was constructed within the garage space of the second dwelling unit. Staff has added a condition requiring the applicant to demolish the closet space within 30 days of approval. CMC Section 9182.3 allows the Planning Commission discretion to determine if the existing parking is appropriate and can continue. In order to mitigate parking impacts, staff has included a condition of approval limiting additions or intensifications to the property unless all parking requirements are met. This issue of concern is discussed in more detail in Section IV.

Although the site does not meet all the development standards within CMC Section 9125.6, adequate fire and safety access is provided on-site. In addition, a condition of approval is included to ensure all required setbacks are to remain clear for safe access.

CMC Section 9182.3 (B) states, "In the RS or RA Zone, a lawfully established residential use of a type or with a density of dwelling units no longer permitted in the RS or RA Zone shall be considered to be a nonconforming use subject to the provisions of CMC Section 9182.21 through 9282.23." Therefore per CMC Section 9182.21, "conditions may be included which provide for either the continuation or termination of each nonconformity existing on the site" when granting a conditional use permit. Also, CMC 9122.8(C) indicates if standards in CMC 9125.6 are not met then a CUP is required for the existing lawfully established unit.

Since the second dwelling unit is recognized by the Los Angeles County Assessor's Office and assumed to be constructed in 1929 prior to issuance of a building permit and the applicant agrees to the conditions of approval to mitigate parking impacts, staff recommends the nonconformities be allowed to continue with the approval of a conditional use permit. Staff has also included several conditions to ensure the second unit dwelling unit and enclosed one-car garage meet building code requirements.



The applicant has provided staff with a property inspection report that was prepared by a qualified/certified property inspector, per the requirements of the CUP (Exhibit No. 3). The inspection report included recommendations to eliminate or mitigate any building, plumbing, electrical and fire code deficiencies. No safety or hazardous concerns were identified in the report. The applicant will be conditioned to address the items identified in the property inspection report to the satisfaction of the Planning Division within 90 days from the approval of the conditional use permit.

With the recommendations stated in the inspection report and conditions of approval, the site and building is adequate in size, shape, topography, location, and utilities to accommodate the proposed use.

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

Adequate driveway widths are provided on-site. Appropriate access is available for circulation and to ensure safety for pedestrians and motorists. The project will not affect or impact the safe circulation of either pedestrians or vehicular traffic.

d. There will be adequate water supply for fire protection.

The second dwelling unit and primary structure are existing, therefore adequate water supply for fire protection already exists.

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

The existing two residential units were constructed as single family residences. The property will remain as single family residences therefore no change is proposed to the intended character of the area. The existing use is compatible with the intended character of the area.

f. Such other criteria as are specified for the particular use in other sections of this chapter (Zoning Ordinance).

The proposed project is subject to the requirements in CMC Section 9182.3, "Nonconforming Residential Density" and Section 9125.6, "Second Dwelling Unit Development Standard". The specific requirements of these sections have been discussed above under Section III (b).

Per CMC Section 9182.3 (A), the Commission may require additional improvements to the property, or any buildings or structures thereon, which may include but are not limited to the following:

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



Staff believes no additional requirements or limitations are needed. A reasonable and appropriate amount of landscaping is provided within the front yard and areas visible to the public.

Staff believes the project meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations subject to compliance with the conditions of approval. Therefore all of the required findings pursuant to Section 9172.21(D), "Conditional Use Permit, Commission Findings and Decision" and Section 9122.8, "Second Dwelling Units" can be made in the affirmative, if conditions of approval are implemented.

IV. Issues of Concern

Parking

The second dwelling unit does not meet the parking requirements stated in CMC Section 9162.21 which requires a two-car garage. The applicant cannot provide additional parking on-site due to the lack of available space. Staff recommends the following condition be added to mitigate and prevent an intensification of street parking:

1. Any expansion/addition of the secondary unit or primary unit will constitute as an intensification of use and the nonconforming parking privilege for the second unit will no longer be continued. The site must meet the parking requirements stated in CMC Section 9162.21 prior to the approval of any expansions to the second unit or primary unit including but not limited to the addition of bedrooms, other habitable areas, and additional square footage.

Lot Merger

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

1. The property owner shall be required to record a deed restriction with the County Recorder's Office within 90 days of receiving approval by the Planning Commission. The deed restriction shall state that if the property owner agrees to sell the dwellings prior to the completion of a city initiated parcel merger the property owner will be responsible for the completion of the parcel merger of their property prior to the close of escrow. In lieu of the condition, the property owner may merge the parcels at his/her own cost and effort. Proof of recordation of the lot merger shall be provided to the city within 90 days of Planning Commission approval.



V. Environmental Review

Pursuant to Section 15301 – Existing Facilities (Class 1) of the California Environmental Quality Act (CEQA), the existing second dwelling unit does not have the potential to cause a significant effect on the environment and is exempt from CEQA.

VI. Recommendation

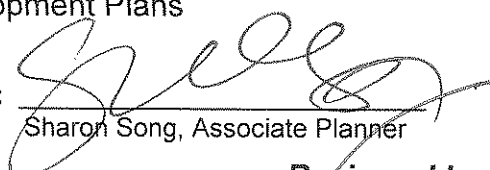
That the Planning Commission:

- APPROVE Conditional Use Permit No. 796-10 subject to the conditions of approval attached as Exhibit "B" to the Resolution; and
- WAIVE further reading and ADOPT Resolution No. 11-_____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 796-10 FOR AN EXISTING SECOND DWELLING UNIT LOCATED AT 2708 – 2710 EAST ADAMS STREET."

VII. Exhibits

1. Draft Resolution
2. Site Map
3. Property Inspection Report
4. Second Dwelling Unit Checklist
5. Development Plans

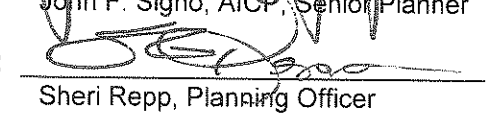
Prepared by:


Sharon Song, Associate Planner

Reviewed by:


John F. Signo, AICP, Senior Planner

Approved by:


Sheri Repp, Planning Officer



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 11-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT
NO. 796-10 FOR AN EXISTING SECOND DWELLING UNIT
LOCATED AT 2708 – 2710 EAST ADAMS STREET**

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

Section 1. An application was duly filed by the applicant, Amalia Torres on behalf of property owners Abelardo Torres and Maria Guadalupe Torres, with respect to real property located at 2708 – 2710 East Adams Street, and described in Exhibit "A" attached hereto, requesting the approval of an attached second dwelling unit located within the RS (Residential, Single Family) zoning district. The second dwelling unit is a one-bedroom unit that is approximately 1,190 square feet, located in the rear of the property. The existing second dwelling unit was legally constructed with building permits in 1962, prior to the adoption of Ordinance No. 03-1290 in 2003, which requires a conditional use permit for legal nonconforming second dwelling units that do not meet the development standards in Section 9125.6 of the Carson Municipal Code (CMC).

A public hearing was duly held on July 12, 2011, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

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

Section 3. The Planning Commission finds that:

- a) The existing second dwelling unit meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. The proposed project is identified in the Carson Municipal Code as a permitted use for this land use category subject to Conditional Use Permit approval. The surrounding properties are developed with residential single family dwellings and the proposed project is compatible with the neighborhood.
- b) The site is adequate in size, shape, topography, location, and utilities to accommodate the second dwelling unit.
- c) The second dwelling unit does not meet the minimum lot size, parking, exceeds maximum square footage for a second dwelling unit, minimum separation requirements for a garage to structure, minimum side yard, and rear yard setback requirements.

However, according to CMC Section 9182.3 (B), "In the RS or RA Zone, a lawfully established residential use of a type or with a density of dwelling units no longer permitted in the RS or RA Zone shall be considered to be a nonconforming use subject to the provisions of CMC Section 9182.21 through 9282.23." Therefore per CMC Section 9182.21, "conditions may be included



existing on the site" when granting a conditional use permit. Per CMC Section 9182.3 the Planning Commission determines the nonconformities are appropriate and can continue.

- d) The property will not generate or intensify parking impacts to the adjacent public street with implementation of conditions of approval. The conditions of approval contained in Exhibit "B" of this Resolution require that future expansions and/or additions meet all current parking requirements. The existing second dwelling unit is not in compliance with current parking requirements and the primary unit is legal non-conforming with a detached one-car garage. Adequate driveways are provided on-site and the project will not affect or impact the safe circulation of either pedestrian or vehicular traffic.
- e) Adequate water supply is provided.
- f) The second dwelling unit generally conforms to all applicable design standards and guidelines that have been adopted pursuant to Section 9125.6, "Second Dwelling Unit Development Standards" of the Carson Municipal Code.
- g) All of the required findings pursuant to Section 9171.21(d), "Conditional Use Permit, Approval Authority and Findings and Decision" can be made in the affirmative.

Section 4. The Planning Commission further finds that the second dwelling unit will not have a significant effect on the environment. The second dwelling unit will not alter the predominantly residential single family character of the surrounding area and meets or exceeds all city standards for protection of the environment. Therefore, the proposed project is found to be categorically exempt under the CEQA Guidelines, Section 15301 (Existing Structures or Facilities).

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves the categorical exemption and grants Conditional Use Permit No. 796-10 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

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

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

PASSED, APPROVED AND ADOPTED THIS 12th DAY OF JULY, 2011.

CHAIRMAN

ATTEST:

SECRETARY



Exhibit "A"

Lots 610 and 611 of Tract No. 6720, in the City of Carson, County of Los Angeles, State of California, as per map recorded in book 71 page 79 of maps, in the Office of the County Recorder of said County.



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 796-10

GENERAL CONDITIONS

1. If Conditional Use Permit No. 796-10 is not used within one year of its effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
3. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission.
4. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division within 90 days of receiving approval by the Planning Commission, if applicable.
5. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
6. It is further made a condition of this approval that if any condition is violated or if any law, statute, or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
7. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceedings against the City or its agents, officers, or employees to attack, set aside, void or annul, an approval of the City, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 796-10. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by



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

8. A property inspection report was prepared by a qualified/certified property inspector that includes plans to eliminate or mitigate any building, plumbing, electrical and fire code deficiencies. The deficiencies described in the inspection report shall be eliminated or mitigated within 90 days to the satisfaction of the Planning Division. The Planning Division shall inspect the property for compliance with the corrective measures. An extension of time to complete necessary corrective measures may be granted for up to an additional 90 days, subject to the discretion of the Planning Division.
9. Per Carson Municipal Code Section 9125.6.8 (L)(1), the applicant shall submit a deed restriction stating that:
 - a. The second dwelling unit shall not be sold separately;
 - b. The second dwelling unit is restricted to the maximum size allowed per the conditional use permit;
 - c. Any expansion/addition of the secondary unit or primary unit will constitute as an intensification of use and the nonconforming parking privilege for the second unit will not longer be continued. The site must meet the parking requirements stated in CMC Section 9162.21 prior to the approval of any expansions to the second unit or primary unit including but not limited to the addition of bedrooms, other habitable areas, and additional square footage;
 - d. The restrictions shall be binding upon any successor in ownership of the property and lack of compliance shall void the approval of the unit and may result in legal action against the property owner; and
 - e. The deed restriction shall state that if the property owner agrees to sell the dwellings prior to the completion of a city initiated parcel merger the property owner will be responsible for the completion of the parcel merger of their property prior to the close of escrow. In lieu of this condition, the property owner may merge the parcels at his/her own cost and effort.
10. The deed restriction shall be recorded at the County Recorder's Office within 90 days after it is reviewed and approved by the Planning Division. Proof of recordation shall be furnished to the Planning Division.

SECOND DWELLING UNIT EXPANSION/PARKING/OTHER

11. Any expansion/addition of the secondary unit or primary unit will constitute as an intensification of use and the nonconforming parking privilege for the second unit



will no longer be continued. The site must meet the parking requirements stated in CMC Section 9162.21 prior to the approval of any expansions to the second unit including but not limited to the addition of bedrooms, other habitable areas, and additional square footage. Any major improvements shall require review and approval by the Planning Division and issuance of a building permit, if applicable.

12. The driveway leading to the garage shall remain clear, except for automobiles, to facilitate automobile parking and access.

BUILDING & SAFETY

13. All building improvements shall comply with City of Carson Building and & Safety Division requirements.
14. Any exterior areas of the second dwelling unit that are deteriorated or exposes natural wood must be re-painted or touched-up to the satisfaction of the Planning Division.

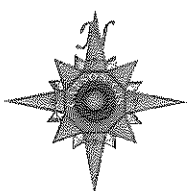
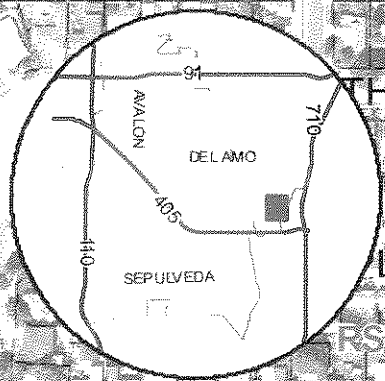
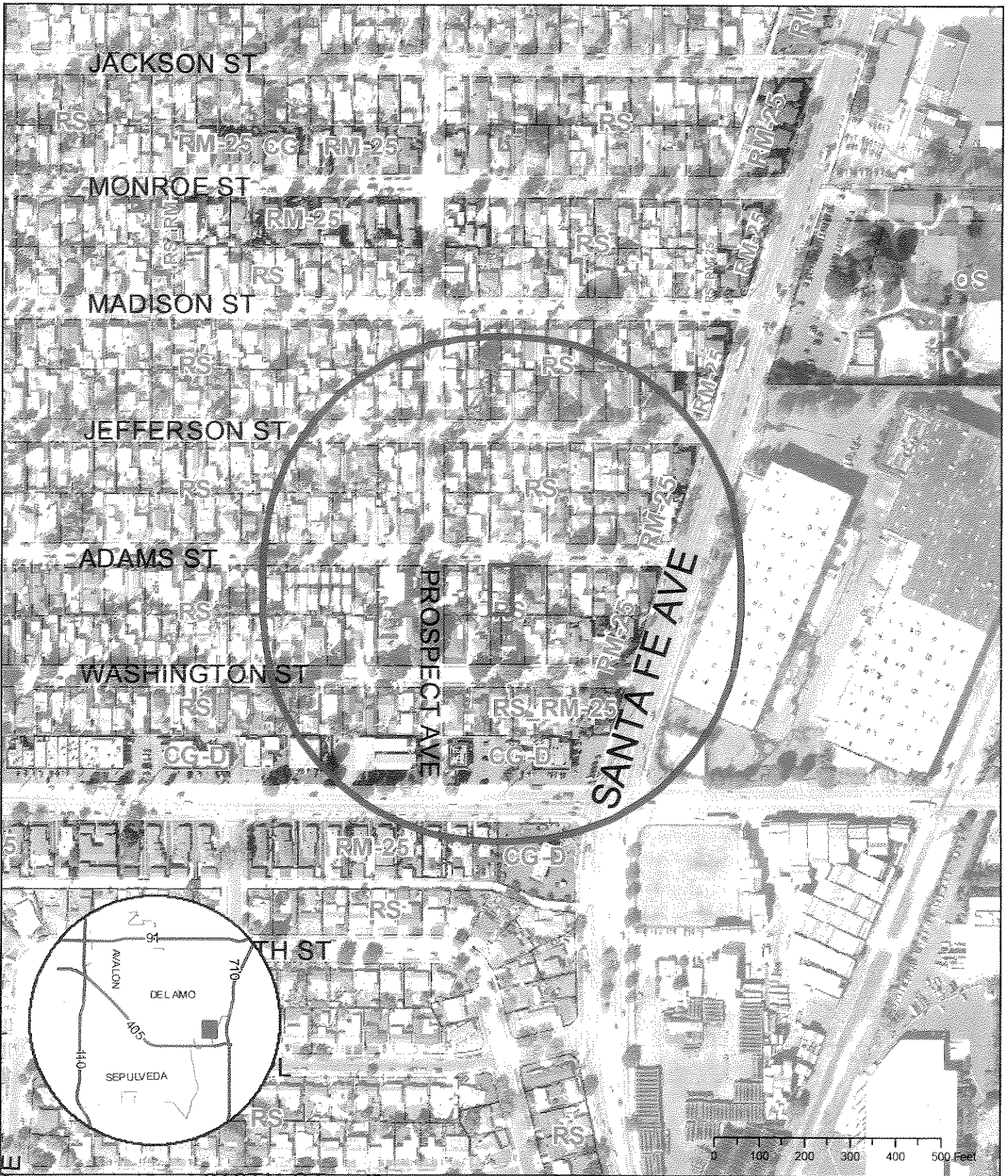
FIRE DEPARTMENT - COUNTY OF LOS ANGELES

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

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

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





City of Carson
 500 Foot Radius Map
 2708 - 2710 E Adams St

EXHIBIT NO. 2 -

13

Building Inspection Report

2710 E. Adams St., Carson, CA

Inspection Date:
6/20/11

Prepared For:
Amalia Torres

Prepared By:
ProCheck Property Inspections, Inc.
2892 N. Bellflower Blvd. #325
Long Beach, CA 90815

Telephone: 562/760-6265
Email: ProCheckpi@gmail.com

Report Number:

Inspector:
Fernando Guillermo

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EXHIBIT NO. 3 -



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Report Overview

THE HOUSE IN PERSPECTIVE

This is an 82 year old (approximate age) house. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *The improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

Some of the systems of the home are aging and will require updating over time.

Present for inspection was the owner. In order to gain full understanding of inspection findings buyer must fully read entire inspection report and consult with inspector regarding findings.

It is recommended that the seller of the home be consulted regarding any available warranties.

Client understands that non-receipt of a signed contract in our office voids errors and omissions insurance coverage and all warranties implied or otherwise.

Occupancy: Occupied

Additions/Modifications appear to have been made to the structure(s). Client is advised to review all permits including certificates of completion prior to close of escrow.

Often conditions are noted which complied with building standards at time of construction, but which are not in compliance with current building standards. As a homeowner one is not required to update a home as building requirements change over time, however conditions such as these are often noted when they relate to safety issues.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Improve: *denotes improvements that should be anticipated over the short term.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

LOCATION

For the purpose of this inspection, the front of the home is facing north.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

IMPORTANT NOTE – PLEASE READ: The Report Overview is provided to allow the reader a brief overview of the findings of the report. This page is not all encompassing. Reading this page alone is not a substitute for reading the report in its entirety. The entire Inspection Report, including the CREIA® Standards of Practice, Scope of Inspection, limitations, and Standard Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the sale contract should be clarified by consulting an attorney or your real estate agent.

It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated/inspected as needed by licensed contractors/professionals **PRIOR TO THE CLOSE OF ESCROW.** Further evaluation **PRIOR** to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the Scope of the Inspection.

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.



PLEASE NOTE THAT PICTURES FOR THE INSPECTION ARE AT THE END OF THE REPORT (PICTURES CORRESPOND TO FIGURES)

SAFETY ISSUES

1. **Safety Issue:** Proper fire separation between the garage and overhead living quarters is recommended. Any openings or damaged sections in or between stucco/gypsum boards at the walls and ceilings of attached garages should be properly repaired with the appropriately fire-rated material where they abut living space. The side and partition walls separating the garage should also be sheathed with the appropriately rated sheet-rock.
2. **Safety Issue:** The door between the house and garage should be fire rated, weather-stripped and fitted with an automatic closer.
3. **Safety Issue:** Missing electrical outlet and wall switch cover noted at various locations; suggest covering.
4. **Safety Issue:** Light fixture has not been installed at the exterior wall adjacent to the front and rear exterior doors. Recommend installation by a licensed electrical contractor.
5. **Safety Issue:** A light switch was observed in close proximity to the tub/shower on the upper level (see figure 1). Suggest modification or relocation of electrical for safety reasons.
6. **Safety Issue:** Running splices and or open junction boxes noted at the attic space and garage (see figures 2 – 5); running splices noted at the attic space (older knob and tube wiring was observed in the attic to be connected to new wiring; such connections are often suspect); all electrical connections should be made within covered junction boxes; suggest conforming installation.
7. **Safety Issue:** Exposed romex/improper wiring noted in the garage (improper usage of material – see figures 6 as an example). All visible wiring should be enclosed within flexible or rigid metal conduit; suggest conforming installation.
8. **Safety Issue:** The water heater is not strapped (see figure 7). Water heaters in seismic zones should be **properly double** strapped snug to the wall with approved straps at the top and bottom third of the unit (the upper strap should not be no closer than 9" from the top and the lower strap should be no lower than 4 inches above the gas connection) to resist any horizontal movement during earthquake conditions; suggest conforming installation. Note: The straps should not cover the water heater manufacture's date plate.
9. **Safety Issue:** Water heater Temperature and Pressure Relief (TPR) valve rigid discharge pipe should be installed (see figure 7). This rigid metal pipe should ideally be routed to the exterior and extend no closer than 6" and no further than 24" above the ground and pointing downward. Such drains may terminate at other approved locations. *The lack of such a valve/pipe assembly is a safety concern.* Suggest conforming installation.
10. **Safety Issue:** The garage waste line assembly consists of plastic ABS pipe that penetrates the firewall; steel is required in this application.
11. **Safety Issue:** Contemporary building standards require smoke alarms. Depending on local building codes, alarms should be placed within and/or outside of all sleeping areas and at each level of multi-story structures. **The upper level bedroom and first floor level lack smoke alarms.** It is strongly recommended these installation standards be implemented. Unfortunately, it is difficult to verify the type of smoke alarm that is present during a home inspection. Industry strongly recommends that the smoke alarms be of the photoelectric type versus that ionization type which majority of the smoke alarms are. The photoelectric type is better in responding to the majority of the type of deaths that occur. Client may wish to subscribe or contact the CPSC (Consumer Product Safety commission). Consult with local municipalities and manufacture specifications as to the proper location and installation of these units. *The alarms should be tested at the final walk-through, receive fresh batteries at move-in (if applicable) and be tested periodically.*
12. **Safety Issue:** For improved safety, it is recommended that a handrail be provided for the upper section of the stairway (see figure 8).
13. **Safety Issue:** The openings in the stairway railing are large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety.

IMPROVEMENT ITEMS

1. **Improve:** Wood deterioration noted at the sub floor located under the tub (see figure 9); suggest repair and referring to the pest control report.
2. **Improve:** Concrete/wood curb noted at the base of the garage overhead door; suggest removal. Also, the structure above the roll up door should have a single sized structural beam to support the load above.



3. **Improve / Safety Issue:** Although not required at the time of construction, the installation of ground fault circuit interrupter (GFCI) devices is advisable on all exterior, garage, all bathroom and all kitchen sink counter outlets. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.
4. **Improve/Safety Issue:** Although "legal nonconforming" – having been installed properly at the time of construction – 2 prong outlets in many older homes are substandard. Many of the original outlet locations are therefore ungrounded 3-prong outlets. Ungrounded 3-prong outlets should be improved. However, as this may be cost prohibited, client is advised that upgrading certain outlets as needed would be beneficial. A disadvantage is that most surge-protection devices on computers are ineffective without grounding. Also, most appliances require grounding.
5. **Improve:** There is no heating source for the lower level living space.
6. **Improve:** Various attic ventilation screens are been obstructed/damaged/missing (see figure 10 as an example). Suggest repairs as needed.
7. **Improve:** Gas supply pipe at the water heater is embedded in concrete without the benefit of pipe wrap (see figure 11). This tape will prevent corrosion of the pipe and allow it some movement during seismic activity.
8. **Improve/Safety Issue:** The vent pipe serving the water heater is of insufficient height and requires improvement. The pipe should be extended 2 feet above the adjacent roofline (see figure 12); suggest further review by a licensed plumbing contractor prior to the close of escrow or contingency period.
9. **Improve:** The water heater does not appear to be "bonded"; bonding is recommended; suggest further review by a qualified and licensed electrician prior to the close of escrow or contingency period.
10. **Improve:** Connections between copper and steel galvanized plumbing were noted which do not have proper separation between them. Wherever these exist there is increased potential for corrosion due to contact between the non-compatible metals. Copper and Galvanized connections should be separated by the inclusion of a 6 inch brass nipple separation. Improvement is suggested.
11. **Improve:** Wall damage at the window sills in the east bedroom and bathroom both on the upper level. Water intrusion from the windows is suspect.
12. **Improve:** The kitchen exhaust hood light and fan are inoperative.
13. **Improve:** The size and/or orientation of the stairway first riser may make the stairway difficult to negotiate (see figure 13). Ideally, this condition should be altered for improved safety.

ITEMS TO MONITOR

1. **Monitor:** Consistent of buildings this age, anchor bolts may not have not been installed. Wall finishes inhibited verification of anchor bolts. suggest contacting the local building department regarding optional seismic upgrades.
2. **Monitor:** Evidence of wood boring insect activity was observed in the attic at the SW corner of the exterior wall (see figure 14). A licensed pest control specialist should be engaged to evaluate this condition and recommend measures to eliminate further wood boring insect activity within the home.
3. **Monitor:** Unable to inspect the flat roof; roof was inaccessible.
4. **Monitor:** Older knob and tube wiring was visible. Care should be taken when working with this type of wiring. Insulation should not be permitted to cover this wiring. During any planned renovation, it may be wise to consider replacement of this wiring.
5. **Monitor:** The pilot light was off at the heater thereby preventing a test of the heating system at the time of the inspection. Suggest further evaluation by the Gas Company prior to the close of escrow.
6. **Monitor:** The heating unit is an older system. The typical life expectancy for most heaters is 20-25 years. Recommend further evaluation of the heater by the gas company prior to close of escrow. Replacement and a higher level of maintenance should be expected with older units.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the CREIA® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Important Note:

Due to the potential of resultant water damage to personal property, ProCheck Property Inspections, Inc. does not physically test main water valves, under-sink angle stops or water heater fill valves. We strongly urge that the seller demonstrate the operability of these items to the buyer prior to close of escrow.

Client is advised that subsequent inspections by specialty contractors as recommended in this report, including, but not limited to roofers, plumbers, electricians, environmental specialists, chimney contractors and others, may uncover additional defects not specifically noted in this report. Client is advised that these latent issues are beyond the scope of a generalist inspection.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Client understands that non-receipt of a signed contract in our office voids errors and omissions insurance coverage and all warranties implied or otherwise.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection. Weather conditions leading up to the inspection have been relatively dry. The temperature at the time of the inspection was 73 degrees.



Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Slab on Grade
Floor Structure:	•Concrete
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Solid Plank Sheathing

STRUCTURE OBSERVATIONS

Positive Attributes

The inspection did not discover evidence of substantial structural movement.

General Comments

No major defects were observed in the accessible structural components of the house.

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Wall finishes inhibited verification of anchor bolts.
- **Monitor:** Common minor cracks were observed in the foundation walls of the house. This implies that some structural movement of the building has occurred, as is typical of most houses.

Floors

- **Monitor:** Minor unevenness was observed in the floor structure. This condition is not uncommon. It may be the result of the materials, framing design, installation methods and aging of the building.

Sub-flooring

- **Improve:** Wood deterioration noted at the sub floor located under the tub; suggest repair and referring to the pest control report.

Attic

- **Monitor:** Unable to fully inspect sections of the attic; area is accessible due to flat roof construction.

Wood Boring Insects

- **Monitor:** Evidence of wood boring insect activity was observed in the attic at the SW corner of the exterior wall. A licensed pest control specialist should be engaged to evaluate this condition and recommend measures to eliminate further wood boring insect activity within the home.

LIMITATIONS OF STRUCTURAL COMPONENT INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a typical home inspection. A certified professional engineer is recommended where there are structural concerns about the building. Inspection of structural components was limited by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage may restrict access to some structural components.



- **Geological and/or soils conditions are specifically excluded from the scope of this inspection.**
- Identifying the presence of a rodent infestation is beyond the scope of this inspection.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingles •Layers: One Multiple
Roof Covering:	•Roll Roofing •Layers: One Multiple
Gutters and Downspouts:	•None
Method of Inspection:	•Viewed from roof of front house

ROOFING OBSERVATIONS

General Comments

It should be noted that flat roofs have a higher potential for leaks. Leaks can be difficult to repair, as the source of the leakage can be far removed from the water stain that shows up on the interior. Some roofers will insist on re-roofing rather than patching flat roofs.

RECOMMENDATIONS / OBSERVATIONS

Flat Roof

- **Monitor:** Unable to inspect the flat roof; roof inaccessible.
- **Monitor:** For maximum life span and performance all roofs requires maintenance. Debris should be cleared from the roof and congested roof gutters and downspouts should be cleared and maintained free of debris. Minor repairs to the roofing are recommended on a regular basis. Split, loose or damaged ridge caps, and other damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary. Annual inspections and ongoing maintenance are critical to the long term performance of any roofing system.
- **Monitor:** It should be noted that a flat roof, although not uncommon, has a higher potential for unexpected problems. Leaks can be difficult to repair, as the source of the leakage can be far removed from the water stain that shows up on the interior. Some roofers are reluctant to attempt repairs to flat roofs. For maximum life span and performance the flat roof requires maintenance. Debris should be cleared from the roof, and any congested roof drains should be cleared and maintained free of debris. The sealing of seams should be improved, and any cracks or blisters should be repaired. All roof penetrations should be examined and sealed as necessary. Annual inspections and ongoing maintenance are critical to the long term performance of any roofing system.

Gutters and Downspouts

- **Improve:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.
- **Improve:** It is recommended that gutters and downspouts be installed throughout to control roof water properly..

LIMITATIONS OF ROOFING INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. The inspection of the roofing system was limited by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- Evidence of prior leakage may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

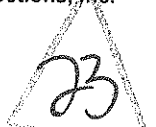
Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



Exterior

DESCRIPTION OF EXTERIOR

Walkways and Patios:	•Concrete
Wall Cladding:	•Stucco
Soffit and Fascia:	•Wood •Open Rafters
Window/Door Frames and Trim:	•Wood •Metal
Driveways:	•Concrete
Porches, Decks, and Steps:	•Concrete
Overhead Garage Door(s):	•Roll-up
Fencing:	•Masonry

EXTERIOR OBSERVATIONS

General Comments

The exterior of the home shows normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS

Safety Education of the entire family regarding fire and other emergency situations may *Save Lives*. All occupants of the home should know what to do in common emergency situations, how to safely exit the building and what to do after they have escaped danger. Regular drills and reviews of safety procedure are simple and easy and they save lives. Recommend contacting local Police and Fire departments for helpful information regarding specific practices you can undertake to protect the safety of the occupants of your home.

Lot Drainage

- **Improve:** The lot grading and drainage throughout (particularly in areas impacting foundation walls) should always be monitored and improved as necessary to promote the flow of storm water away from the house. Ideally, the ground should slope away from the house, at a rate of one inch per foot for at least the first ten feet. Water management is usually as simple as providing adequate gutters and downspouts, drained mechanically or to an approved drain facility.

Hardscape

- **Monitor:** The driveway/walkway/patio/sidewalk shows evidence of cracking.

Fencing

- **Improve:** The fencing is in only fair condition. Minor repairs are needed.

Garage

- **Safety Issue:** Proper fire separation between the garage and overhead living quarters is recommended. Any openings or damaged sections in or between stucco/gypsum boards at the walls and ceilings of attached garages should be properly repaired with the appropriately fire-rated material where they abut living space. The side and partition walls separating the garage should also be sheathed with the appropriately rated sheet-rock; suggest further review by a licensed contractor prior to the close of escrow.
- **Safety Issue:** The door between the house and garage should be fire rated, weather-stripped and fitted with an automatic closer.
- **Improve:** Concrete/wood curb noted at the base of the garage overhead door; suggest removal. Also, the structure above the roll up door should have a single structural beam designed to carry the load.

Exterior Walls

- **Improve/Safety Issue:** It is crucial to have house numbers properly displayed on or around the home. Properly locating the address of the home is very important during a vital situation (emergency workers such as police or paramedics).
- **Monitor:** Typical minor cracking/flaking was observed on the exterior walls of the house. This implies that some structural movement of the building has occurred, as is typical of most houses.



- **Improve:** Tree branches/vegetation should be trimmed away from the house.

Doors

- **Improve:** No weather stripping noted at the rear exterior bathroom door.

Windows

- **Monitor:** Replacement windows have been installed. This is often a difficult installation to weatherproof and replacement windows are sometimes prone to leakage. Interior space around windows should be monitored for signs of leakage.
- **Improve:** It may be desirable to replace window screens where missing /damaged. The owner should be consulted regarding any screens that may be in storage.

LIMITATIONS OF EXTERIOR INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the exterior was limited by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions and/or site stability.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service
Service Entrance Wires:	•Overhead
Main Disconnect:	•Main Service Rating 50 Amps •Breakers Fuses •Located: Exterior West Wall
Service Ground:	•Water Pipe Connection
Main Distribution Panel:	•Breakers •Located: Exterior •Panel Rating: Unknown
Branch/Auxiliary Panel(s):	•None Visible
Distribution Wiring:	•Copper & Knob and Tube
Receptacles:	Ungrounded
Ground Fault Circuit Interrupters:	•Bathroom

ELECTRICAL OBSERVATIONS

Positive Attributes

Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly.

General Comments

Major Concern: Inspection of the electrical system revealed the need for repairs. These should be high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the repairs recommended below.

RECOMMENDATIONS / OBSERVATIONS

Outlets

- **Improve / Safety Issue:** Although not required at the time of construction, the installation of ground fault circuit interrupter (GFCI) devices is advisable on all exterior, garage, all bathroom and all kitchen sink counter outlets. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.
- **Improve/Safety Issue:** Although "legal nonconforming" – having been installed properly at the time of construction – 2 prong outlets in many older homes are substandard. Many of the original outlet locations are therefore ungrounded 3-prong outlets. Ungrounded 3-prong outlets should be improved. However, as this may be cost prohibited, client is advised that upgrading certain outlets as needed would be beneficial. A disadvantage is that most surge-protection devices on computers are ineffective without grounding. Also, most appliances require grounding.
- **Improve:** All damaged, loose, inoperative and over-painted outlets should be repaired/replaced as needed.

Wall Covers

- **Safety Issue:** Missing electrical outlet and wall switch cover noted at various locations; suggest covering.

Lights

- **Safety Issue:** Light fixture has not been installed at the exterior wall adjacent to the front and rear exterior doors. Recommend installation by a licensed electrical contractor.
- **Safety Issue:** A light switch was observed in close proximity to the tub/shower. Suggest modification or relocation of electrical for safety reasons.
- **Improve:** Cracked/loose plastic lens panels noted at the kitchen ceiling light fixture.
- **Improve:** Section of the light(s) in the kitchen is inoperative. If the bulbs are not blown, the circuit should be investigated.

Distribution wiring

- **Safety Issue:** Running splices and or open junction boxes noted at the attic space and garage; running splices noted at the attic space (older knob and tube wiring was observed in the attic to be connected to new wiring; such connections are often suspect); all electrical connections should be made within covered junction boxes; suggest conforming installation.



- **Safety Issue:** Exposed romex/improper wiring noted in the garage (improper usage of material). All visible wiring should be enclosed within flexible or rigid metal conduit; suggest conforming installation.
- **Monitor:** Older knob and tube wiring was visible. Care should be taken when working with this type of wiring. Insulation should not be permitted to cover this wiring. During any planned renovation, it may be wise to consider replacement of this wiring.

Panel

- **Improve:** It is suggested that all circuit breakers and/or fuses be clearly and permanently labeled.
- **Monitor:** Unable to verify the size of a couple of circuit breakers; labels are not readable.

LIMITATIONS OF ELECTRICAL INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, security systems, video systems, TV cable, or timers. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage may have restricted access to some electrical components.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring systems and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection leakage contract for a detailed explanation of the scope of this inspection.



Heating

DESCRIPTION OF HEATING

Primary Energy Source: •Gas
 Heating System Type: •Wall

HEATING OBSERVATIONS

General Comments

The heating system is old and may be approaching the end of its life.

RECOMMENDATIONS / OBSERVATIONS

General

- **Improve:** There is no heating source for the lower level living space.
- **Monitor:** The pilot light was off at the heater thereby preventing a test of the heating system at the time of the inspection. Suggest further evaluation by the Gas Company prior to the close of escrow.
- **Monitor:** The heating unit is an older system. The typical life expectancy for most heaters is 20-25 years. Recommend further evaluation of the heater by the gas company prior to close of escrow. Replacement and a higher level of maintenance should be expected with older units.
- **Monitor:** Given the age of the furnace(s), replacement should be anticipated at some point in the future. To ensure maximum life span and efficiency, all heating systems should have regular servicing. During servicing noisy units should be investigated for loose panels, loose grills and evidence of rust. As heating systems become older, they may require a higher level of maintenance, and may be more prone to component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

LIMITATIONS OF HEATING INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. The inspection was limited by (but not restricted to) the following conditions:

- **We do not test for indoor air pollution, which the Consumer Product Safety Commission rates fifth among contaminants. Nevertheless, inasmuch as health is a personal responsibility, we recommend that you have the indoor air quality tested as a prudent investment in environmental hygiene, and particularly if you or any member of your family suffers from allergies or asthma.**
- The adequacy of heat distribution is difficult to determine during a one-time visit to a home.
- Determining operability and/or integrity of radiant heating coils is beyond the scope of this inspection.
- **Note:** Determining the operability and/or performance characteristics of the electronic air filter is beyond the scope of this inspection. Seller inquiry is advised.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, and dehumidifier are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•None
Exterior Wall Insulation:	•Unknown
Roof Ventilation:	•Vents installed
Exhaust Fan/vent Locations:	•Kitchen •Bathrooms

INSULATION / VENTILATION OBSERVATIONS

General Comments

Upgrading insulation levels in a home is an improvement rather than a necessary repair.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Roof vents

- **Improve:** Various attic ventilation screens are been obstructed/damaged/missing. Suggest repairs as needed.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of insulation and ventilation was limited by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Unknown
Service Pipe to House:	•Copper
Main Valve Location:	•Exterior Front Wall of Garage
Supply Piping:	•Copper •Steel
Waste System:	•Unknown
Drain / Waste / Vent Piping:	•Plastic •Cast Iron •Steel
Water Heater:	•Gas •Approximate Capacity (in gallons): 40 • Age: 4 years old

PLUMBING OBSERVATIONS

Positive Attributes

The water pressure supplied to the fixtures is reasonable. A typical drop in flow was experienced when two fixtures were operated simultaneously. The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life. The plumbing system requires some typical minor improvements. The plumbing system is showing signs of age. Updating the system will be required over time. The plumbing fixtures are old. Upgrading fixtures would be a logical long term improvement. In the interim, a higher level of maintenance will likely be required.

RECOMMENDATIONS / OBSERVATIONS

Waste/Supply Plumbing

- **Monitor:** It is suggested that the buyer inquire with the seller as to the type of sewer and source of supply water.

Gas

- **Improve:** Gas supply pipe at the water heater is embedded in concrete without the benefit of pipe wrap. This tape will prevent corrosion of the pipe and allow it some movement during seismic activity.
- **Improve:** Although not currently required in all locations, it is suggested that a seismic valve be installed at the gas meter as a prudent precaution.
- **Monitor:** As a safety precaution, it recommended that the gas company perform a safety check on all associated gas-burning appliances for safe operation; this is a free service provided by most gas utilities.
- **Improve:** A "drip leg" (sediment trap) is normally required for gas appliance connections. The water heater should be investigated for a drip leg; suggest reviewing the manufacturer's specifications for conforming installation.

Water Heater

- **Safety Issue:** The water heater is not strapped. Water heaters in seismic zones should be **properly double** strapped snug to the wall with approved straps at the top and bottom third of the unit (the upper strap should not be no closer than 9" from the top and the lower strap should be no lower than 4 inches above the gas connection) to resist any horizontal movement during earthquake conditions; suggest conforming installation. Note: The straps should not cover the water heater manufacture's date plate.
- **Safety Issue:** Water heater Temperature and Pressure Relief (TPR) valve rigid discharge pipe should be installed. This rigid metal pipe should ideally be routed to the exterior and extend no closer than 6" and no further than 24" above the ground and pointing downward. Such drains may terminate at other approved locations. *The lack of such a valve/pipe assembly is a safety concern.* Suggest conforming installation.
- **Improve/Safety Issue:** The vent pipe serving the water heater is of insufficient height and requires improvement. The pipe should be extended 2 feet above the adjacent roofline; suggest further review by a licensed plumbing contractor prior to the close of escrow or contingency period.
- **Improve:** The water heater does not appear to be "bonded"; bonding is recommended; suggest further review by a qualified and licensed electrician prior to the close of escrow or contingency period.

Fixtures

- **Improve:** The lower level shower head spout and mixing valve are loose in the wall.
- **Improve:** Defective/missing bathroom sink drain stops noted.

Waste / Vent

- **Monitor:** For the most part, the waste piping is older. It may be prone to unexpected problems. Improvement is recommended on an as needed basis.
- **Improve:** Although no issues were observed at the time of the inspection, client is advised to obtain a video analysis of the waste system due to its age to insure the integrity of the lines underground that could not be inspected.

Water Supply

- **Safety Issue:** The garage waste line assembly consists of plastic ABS pipe that penetrates the firewall; steel is required in this application.
- **Improve:** Connections between copper and steel galvanized plumbing were noted which do not have proper separation between them. Wherever these exist there is increased potential for corrosion due to contact between the non-compatible metals. Copper and Galvanized connections should be separated by the inclusion of a 6 inch brass nipple separation. Improvement is suggested.

LIMITATIONS OF PLUMBING INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.
- Clothes washing machine connections and valves are not tested or inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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Interior

DESCRIPTION OF INTERIOR

Wall and Ceiling Finishes:	•Drywall/Plaster •Paneling
Floor Surfaces:	•Carpet •Tile •Vinyl/Resilient
Windows Style and Glazing:	•Sliders •Casement •Fixed Pane •Single Pane
Doors:	•Metal •Sliding Glass •Hollow Core

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas.

General Condition of Windows and Doors

The majority of the doors and windows are modest quality. While there is no rush to substantially improve these doors and windows, replacement units would be a logical long term improvement.

General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb.

RECOMMENDATIONS / OBSERVATIONS

Smoke Alarms

- **Safety Issue:** Contemporary building standards require smoke alarms. Depending on local building codes, alarms should be placed within and/or outside of all sleeping areas and at each level of multi-story structures. **The upper level bedroom and first floor level lack smoke alarms.** It is strongly recommended these installation standards be implemented. Unfortunately, it is difficult to verify the type of smoke alarm that is present during a home inspection. Industry strongly recommends that the smoke alarms be of the photoelectric type versus that ionization type which majority of the smoke alarms are. The photoelectric type is better in responding to the majority of the type of deaths that occur. Client may wish to subscribe or contact the CPSC (Consumer Product Safety commission). Consult with local municipalities and manufacture specifications as to the proper location and installation of these units. *The alarms should be tested at the final walk-through, receive fresh batteries at move-in (if applicable) and be tested periodically.*

Wall / Ceiling Finishes

- **Improve:** Wall damage at the window sills in the east bedroom and bathroom both on the upper level. Water intrusion from the windows is suspect.
- **Monitor:** Minor cracks were noted.
- **Monitor:** Tile shower stalls, by their nature, have a limited life expectancy. The life of a shower stall usually varies from 3 to 20 years, depending on the quality of the installation (usually not verifiable during a visual inspection) and the level of maintenance. At some point (typically when leakage occurs), rebuilding the tile shower stall becomes necessary.

Doors

- **Improve:** Installation of door stops will help prevent wall damage.

Windows

- **Improve:** Various slider windows are stiff to operate; cleaning the rollers is the first step to improvement.
- **Monitor:** Replacement windows have been installed. This is often a difficult installation to weatherproof and replacement windows are sometimes prone to leakage. Interior space around windows should be monitored for signs of leakage.

Cabinets

- **Improve:** The kitchen cabinet doors and or drawers require repair/adjustments to operate properly.

Stairway

- **Safety Issue:** For improved safety, it is recommended that a handrail be provided for the upper section of the stairway.

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- **Safety Issue:** The openings in the stairway railing are large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety.
- **Improve:** The size and/or orientation of the stairway first riser may make the stairway difficult to negotiate. Ideally, this condition should be altered for improved safety.

Environmental Issues

- **Monitor:** Based on the age of this home, there is a possibility the ceiling texture may contain some asbestos. This can only be verified by laboratory analysis which is beyond the scope of this inspection. *The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers).* If any sections of the above listed areas are indeed friable, or become friable over time, a specialist should be engaged. Due to the age of construction, there may be other materials within the home that contain asbestos but are not identified by this inspection report.
- **Monitor:** There is the potential for lead content in the drinking water within the home. Lead in water may have two sources; the piping system of the utility delivering water to the house and/or the solder used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection.
- **Monitor:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection.
- **Monitor:** Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) for further guidance. It would be wise to consider the installation of carbon monoxide detectors within the home.

Discretionary Improvements

It may be desirable to install new exterior lock sets upon taking possession of the home.

LIMITATIONS OF INTERIOR INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs or other repairs that may be needed after removal of existing wall hangings, wall coverings, wallpaper or furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:

- Furniture, storage, appliances, wall coverings, wallpaper and/or wall hangings restricted the inspection of the interior.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.
- Detecting the presence of Chinese drywall is beyond the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:	•Waste Disposer
Laundry Facility:	•None
Other Components Tested:	•Kitchen Exhaust Hood •Kitchen Exhaust Fan

APPLIANCES OBSERVATIONS

General Comments

The appliances are middle aged. As such, they will become slightly more prone to breakdowns; however, several years of serviceable life should remain.

RECOMMENDATIONS / OBSERVATIONS

Kitchen Exhaust Hood/Fan

- **Improve:** The kitchen exhaust hood light and fan are inoperative.

Door Bell

- **Improve:** The door bell is inoperative.

LIMITATIONS OF APPLIANCE INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. Appliances are tested by turning them on for a short period of time. It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house). The inspection of the appliances was limited by (but not restricted to) the following conditions:

- Thermostats, timers and other specialized features and controls are not tested.
- The effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- Central vacuum cleaners are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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Photo Summary

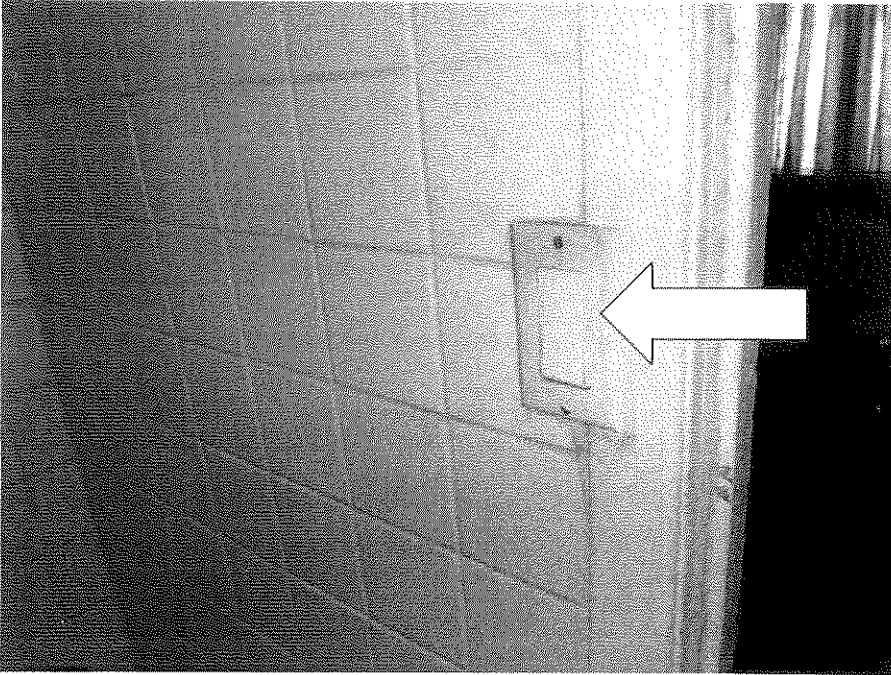


Figure 1-switch inside enclosure

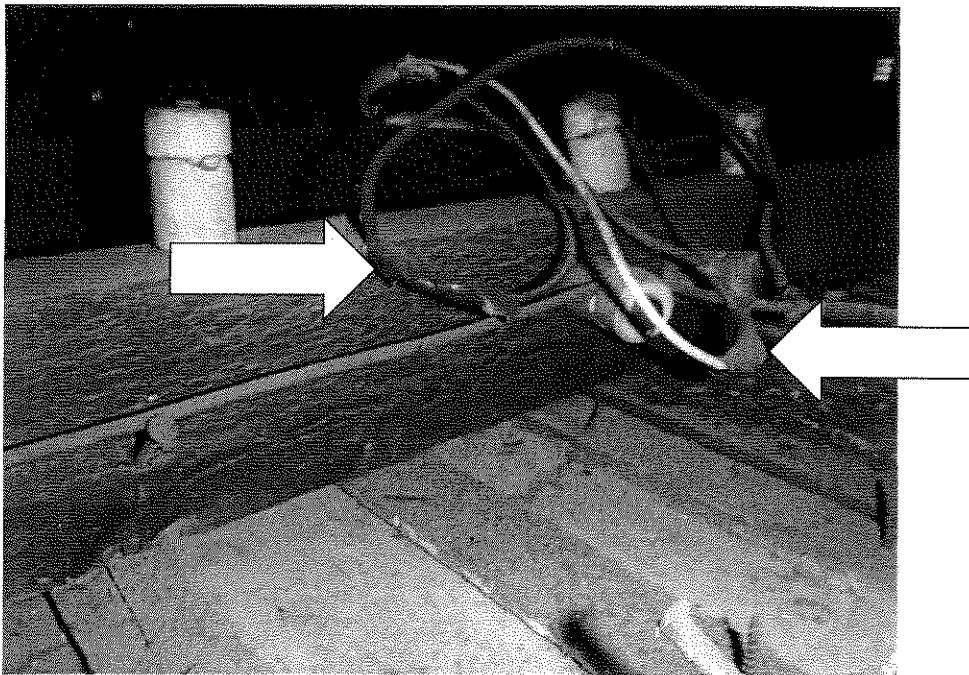


Figure 2-running splices new to old wiring

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Photo Summary

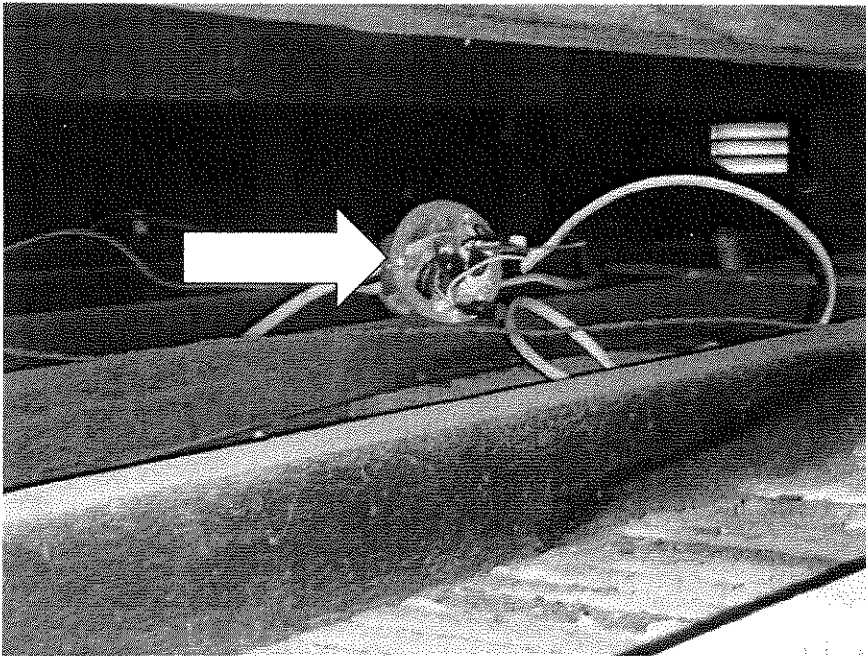


Figure 3-open and loose junction box over the living room

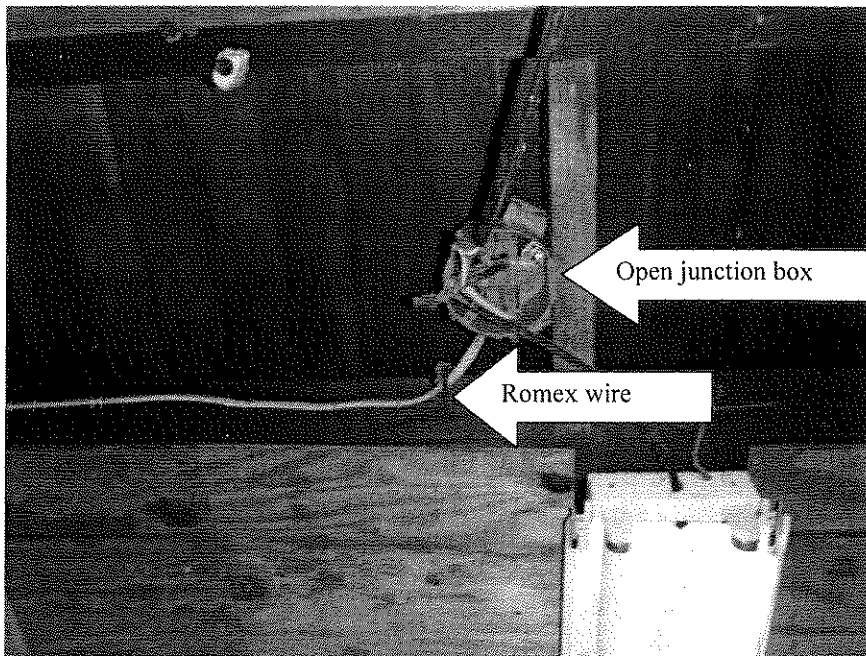


Figure 4-open junction box and exposed Romex wiring in the garage

Photo Summary

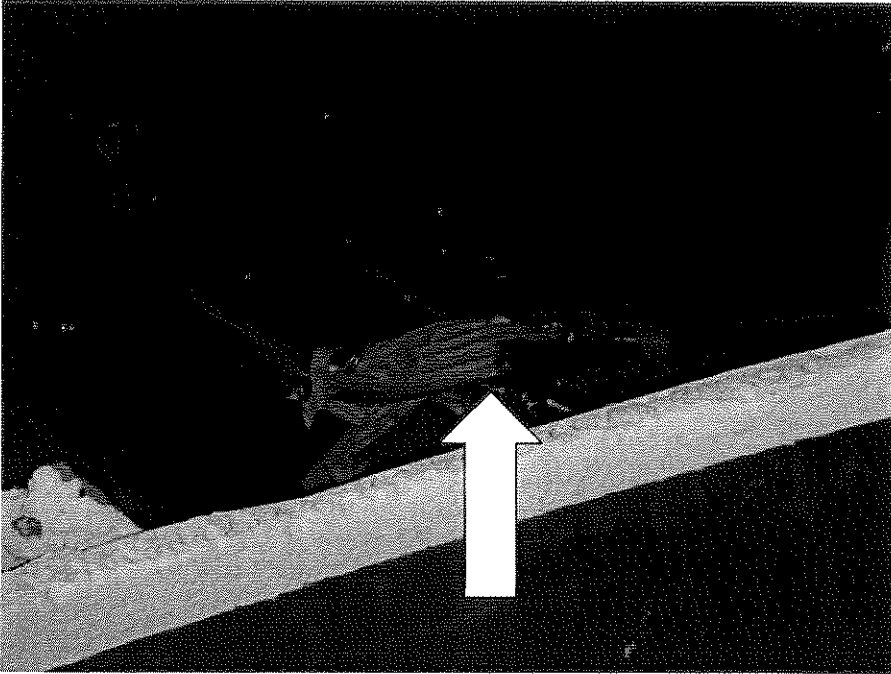


Figure 5-running splice in garage west wall

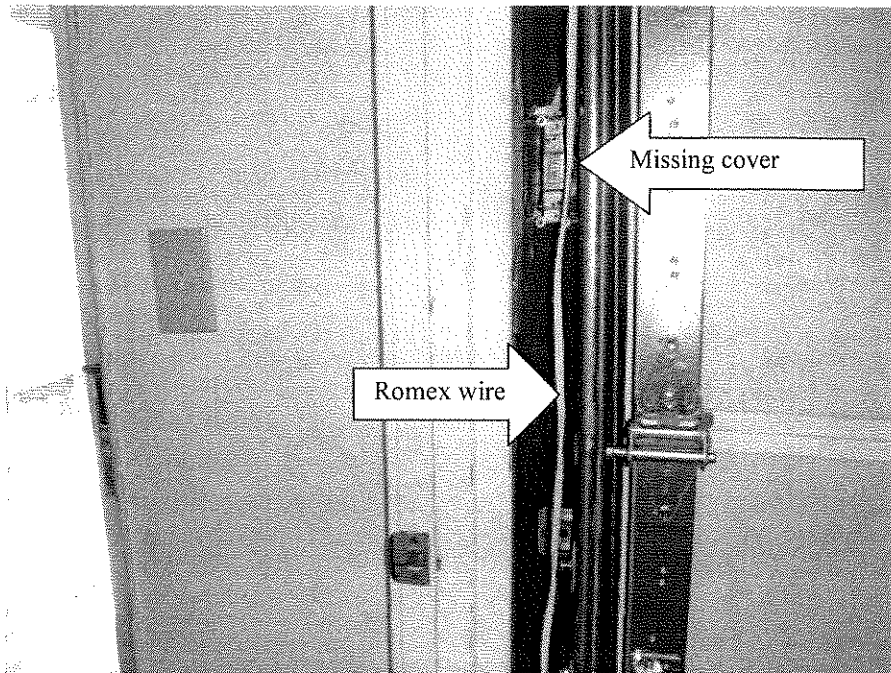


Figure 6-exposed Romex wiring and missing outlet and switch wall plates



Photo Summary

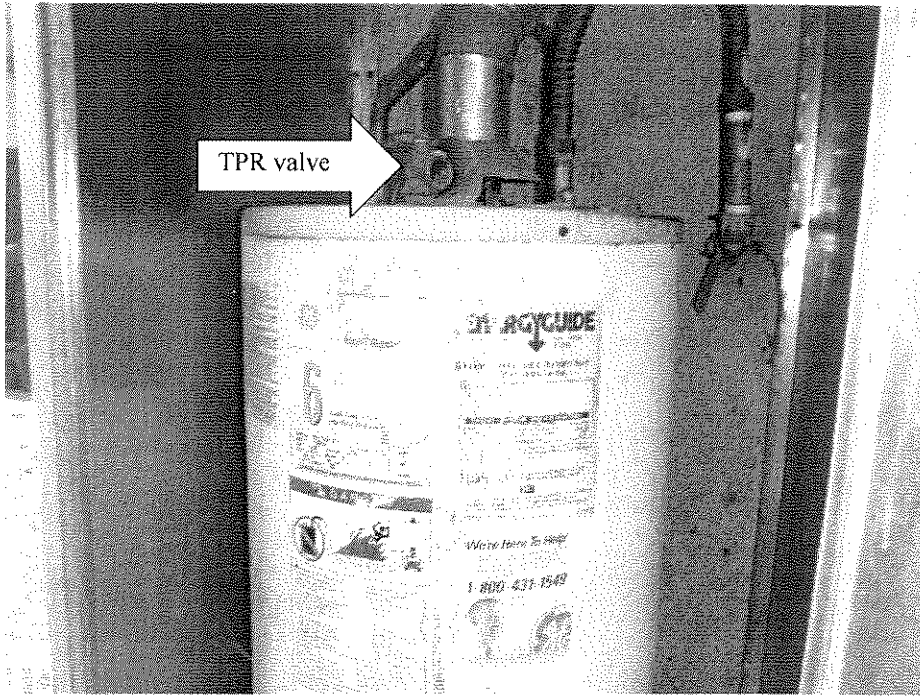


Figure 7-water heater is not strapped; no Temperature and Pressure Relief (TPR) Valve discharge pipe



Figure 8-no handrail at the top section of the stairway

Photo Summary

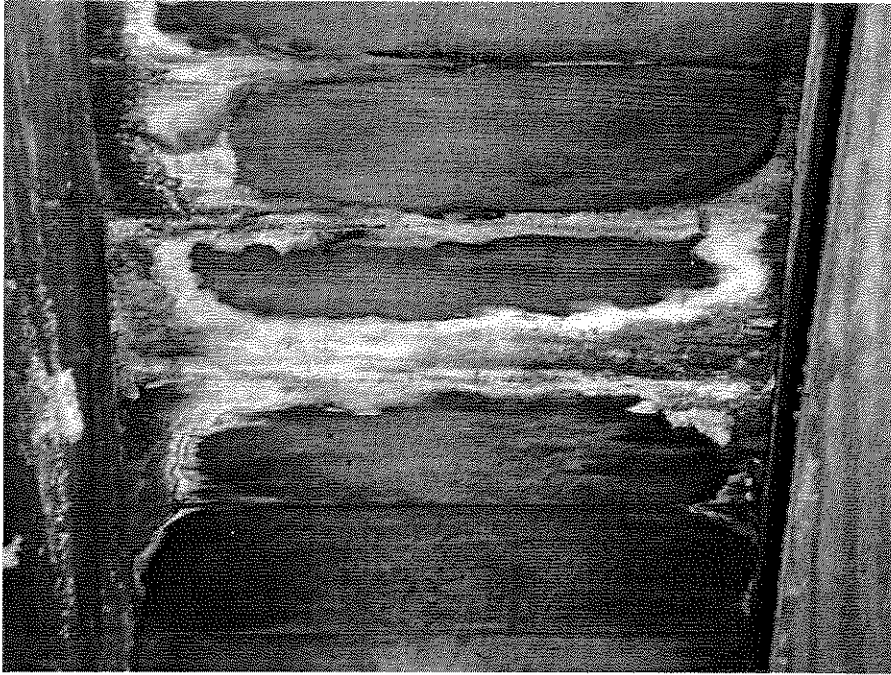


Figure 9-wood deterioration below upper level bathroom



Figure 10-one the many damaged/missing attic ventilation screens



Photo Summary

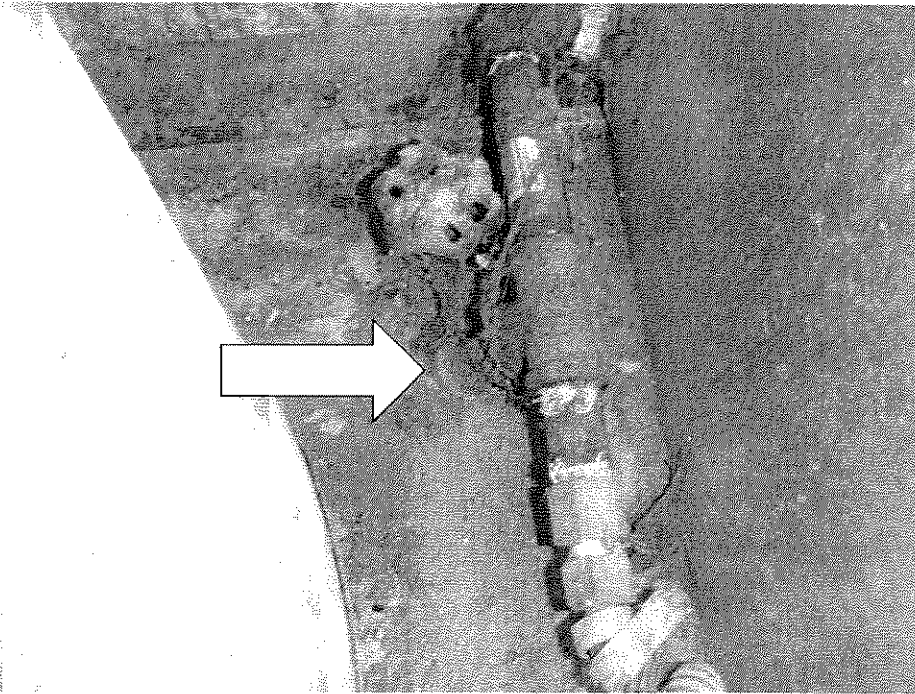


Figure 11-gas line embedded in concrete

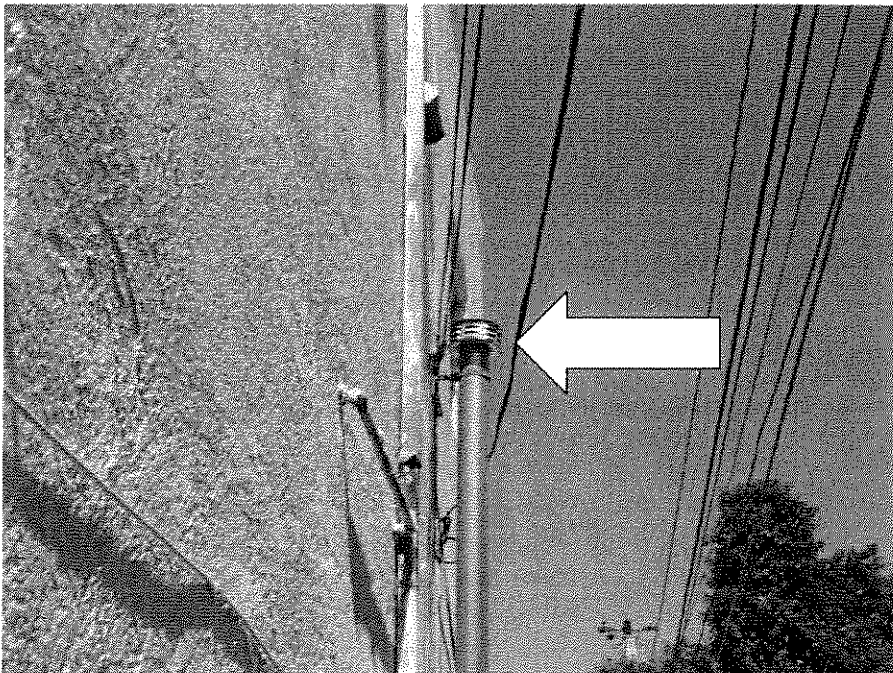


Figure 12-water heater vent does not discharge pass roof

Photo Summary

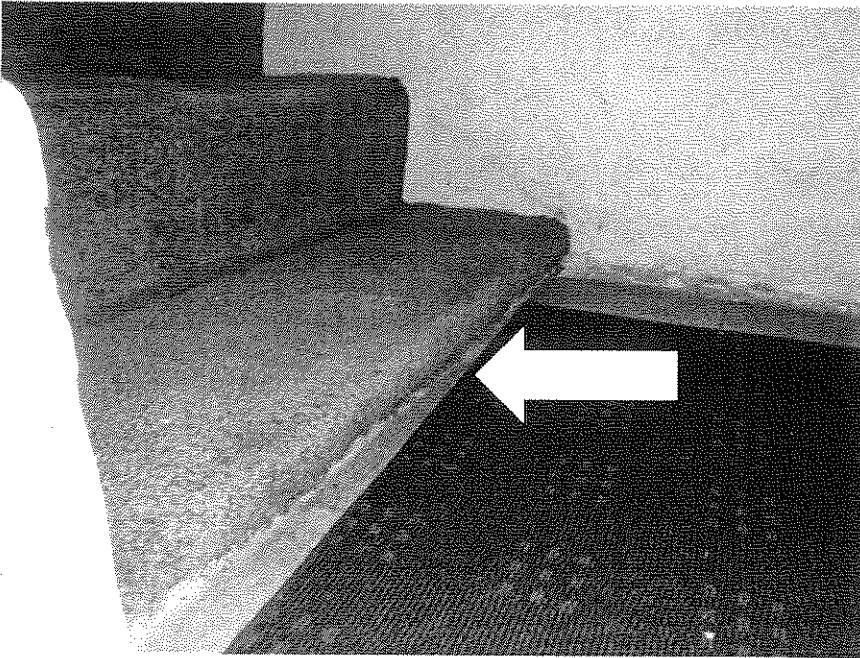


Figure 13-uneven height of the first riser with the other risers

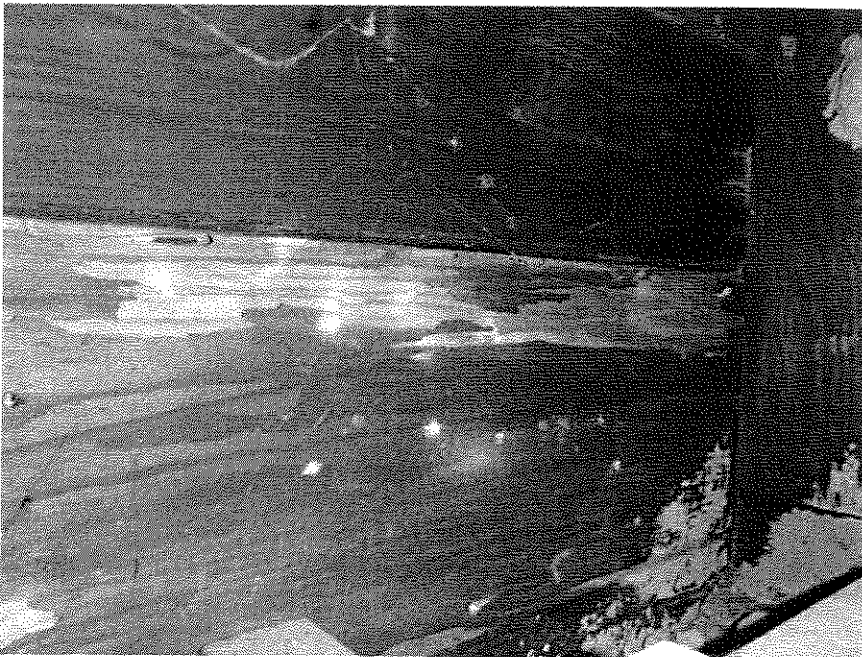
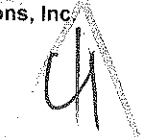


Figure 14-wood boring insect activity in the attic at the SW corner



Second Dwelling Unit Checklist for Planning Commission

Property Address: 2708 – 2710 East Adams Street

Application #: Conditional Use Permit No. 796-10

Date 1st Dwelling Unit Built: 1929

Date 2nd Dwelling Unit Built: 1965

Applicable Development Standards per Section 9125.6

MINIMUM LOT SIZE

Meets Code: No

7,500 square feet for RS zone

Comments:

The lot size is 5,550 square feet. The site does not meet the minimum lot size requirement of 7,500 square feet.

UNIT SIZE

Meets Code: No

0 bdrm, 1 bthrm and kitchen: 500 s.f. max.

Attached d.u. same as above, but no more

1 bdrm, 1 bthrm and kitchen: 650 s.f. max.

than 40% of main d.u.

2 bdrms, 1 bthrm and kitchen: 700 s.f. max.

Comments:

The second dwelling unit is 1,259 square feet. The second dwelling unit has two bedrooms, 1 bath, living room, and kitchen. The unit does not meet the maximum unit size requirements.

SETBACK REQUIREMENTS

Meets Code: No

10' from primary residence

15' rear yard

6' from accessory structure

If above accessory structure, 10' min. side yard

5' side yard

Comments:

The second dwelling unit is a 2-story and has a rear yard setback of 5 feet. For a two-story structure, the required rear yard is 15 feet. The site yard setback is 4 feet 6 inches, however the required side yard is 5 feet. The site does not meet rear and side yard setbacks. In addition, the second dwelling unit is 8 feet 5 inches from the detached one-car garage. The required separation setback is 6 feet.

OFF –STREET PARKING

Meets Code: No

Studio: 1 uncov. sp. outside of FYSB

2 bdrms or over 700 s.f.: 2 spcs. within garage

1 bdrm: 1 sp. in 10'x20' gar. or 9'x20' carport

Main dwelling unit parking provided

Comments:

The second dwelling unit requires a two garage. The site provides a detached one car garage space for the primary unit and a one-car garage for the second unit.

EXHIBIT NO. 4

EXHIBIT NO. 4



OWNER OCCUPIED

Meets Code: Yes

Comments:

The site is owner occupied.

Per Section 9122.8, the Commission may require additional improvements to the property, or any buildings or structure thereon, which may include but are not limited to the following:

1. Condition of landscaping

Staff's evaluation: Good

Comments:

On-site landscaping is in good condition.

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

Wall Paint: Good

Doors: Good

Building Material: Fair

Windows: Good

Building Trim: Good

Porch: Good

Roof: Good

Accessory structure: Not applicable

Eaves: Good

Other: Not applicable

Comments:

During the CUP process, the property owner has provided several upgrades and improvements to the site. The garage door has been removed and replaced.

3. General repairs to vehicular maneuvering or parking areas

Staff's evaluation: Good

Comments:

Vehicular maneuvering and parking areas are adequate.

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

Staff's evaluation: Existing is Acceptable

Comments:

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



Second Dwelling Unit Checklist for Planning Commission

structure will be in compliance. Conditions have been added to ensure the site will be in conformance with all building code and planning requirements.

OTHER Garage Conversion: **No**
ISSUES:

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

Planner: Sharon Song, Associate Planner

Date Completed: 6/30/2011

