



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: October 9, 2012

SUBJECT: Conditional Use Permit No. 899-12

APPLICANT/PROPERTY OWNER: Ronnie M. Santos
20948 South Main Street
Carson, CA 90745

REQUEST: To approve an auto repair business on a site located in the ML-D (Manufacturing, Light – Design Overlay) zoning district

PROPERTY INVOLVED: 20948 South Main Street

COMMISSION ACTION

☐ Concurred with staff

☐ Did not concur with staff

☐ Other

COMMISSIONERS' VOTE

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

I. Introduction

The applicant and property owner, Ronnie M. Santos is requesting approval of Conditional Use Permit (CUP) No. 899-12 to authorize an existing auto repair use (Carson Smog Test Only Station) located at 20948 South Main Street (Exhibit No. 2).

The existing auto repair use provides smog test only and does not provide any other additional auto repair services. 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. Smog test is considered an auto repair use and the project site is directly adjacent to a residential use, therefore subject to the requirements of Ordinance No. 04-1322 and CMC Section 9138.2.

II. Background

The subject property is zoned ML-D (Manufacturing, Light – Design Overlay) and has a General Plan land use designation of Light Industrial. The property is bound by an iron works business to the north, single family residences to the east, Dominguez Street to the south and Main Street to the west.

The existing 850-square-foot building was originally constructed in 1948 as a restaurant/bar. Since then, the building and site have been through several upgrades to accommodate changing times. In the early 1990s, the site operated as a materials/vehicle storage lot until 1998, when the site was purchased to operate as an auto repair business. In 2003, significant improvements were made to the building and site when the current property/business owner occupied/purchased the site. At that time, planning staff required that the existing building be modified to meet current auto repair requirements such as reconfiguring the building to ensure no openings faced the residential uses to the east. In addition to the new configuration, a new garage door was installed and the existing bathroom was upgraded for ADA compliance. Shortly after the modifications, City Council adopted Ordinance No. 04-1322, requiring a conditional use permit for all auto repair businesses within 100 feet of residential uses.

III. Analysis

Conditional Use Permit

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 Light Industrial and zoned ML-D (Manufacturing, Light – Design Overlay). 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 site generally meets the City's design and development standards. The applicant has proposed site upgrades which include additional landscaping, replacement of chain link fence to wrought iron fence, and restriping of parking spaces.

All auto repair activities will be conducted within the enclosed service area. An entry door to the waiting area does face the residential area to the east, however auto repair activities will not be conducted in this area. The site is in general compliance with the requirements of CMC Section 9138.2 – Vehicle Service and Repair.

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, five (5) parking spaces are required on-site. The site provides a total of seven (7) 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, and 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, and installation of new wrought iron fencing. The site also went through significant upgrades in 2003, bringing the site into further compliance with current requirements.

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 120 days from the approval of the conditional use permit.

With the recommendations stated in the property 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. As stated in Section III (b) above, the project generally satisfies the minimum requirements stated within this section. 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 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.

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.



IV. Environmental Review

Pursuant to Section 15301(a) – Existing Facilities (Class 1) of the California Environmental Quality Act (CEQA) Guidelines, 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. 899-12; and
- WAIVE further reading and ADOPT Resolution No. 12-____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 899-12 TO PERMIT AN EXISTING VEHICLE SERVICE AND REPAIR USE LOCATED AT 20948 SOUTH MAIN STREET."

VI. Exhibits

1. Draft Resolutions
2. Site Map
3. Property Inspection Report
4. Development Plan

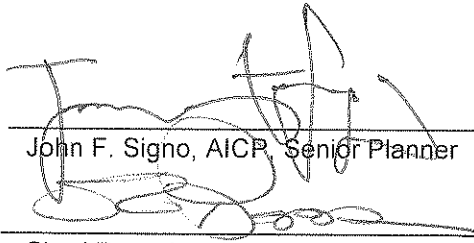
Prepared by:


Sharon Song, AICP, Associate Planner

Reviewed by:


John F. Signo, AICP, Senior Planner

Approved by:


Sheri Repp-Loadsman, Planning Officer

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 12-XXXX

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT
NO. 899-12 TO PERMIT AN EXISTING VEHICLE SERVICE AND
REPAIR USE LOCATED AT 20948 SOUTH MAIN 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 Ronnie M. Santos (Carson Smog Test Only Station), with respect to real property located at 20948 South Main Street, and described in Exhibit "A" attached hereto, requesting the approval of Conditional Use Permit (CUP) No. 899-12 to authorize an existing vehicle service and repair use in the ML-D (Manufacturing, Light – Design Overlay) 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 October 9, 2012, 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 Light Industrial and bears a consistent zoning classification of ML-D (Manufacturing, Light – Design Overlay). 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 ML-D 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, and the installation of a new wrought iron gate. 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 seven (7) parking spaces are proposed that exceed the minimum parking requirement of five (5) spaces.
- 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 2003. 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(a) of the CEQA (California Environmental Quality Act) Guidelines.

Section 4. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit No. 899-12 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 9th DAY OF October, 2012

CHAIRMAN

ATTEST:

SECRETARY



Exhibit "A"

The "Real Property" located in LOS ANGELES County, State of California:

THE WEST 126 FEET OF LOT 32 AND THE NORTH 10 FEET OF THE WEST 125 FEET OF LOT 33 OF TRACT NO. 5927 IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 84 PAGE 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE NORTH 10 FEET OF THE WEST 125 FEET OF SAID LOT 32.

The Real Property or its address is commonly known as 20948 Main Street, Carson, CA 90745.



CITY OF CARSON
ECONOMIC DEVELOPMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 899-12

GENERAL CONDITIONS

1. If planning inspection for the installation of landscaping, wrought iron fence, or restriping of parking spaces are not requested and satisfied within one year from the date of approval of Conditional Use Permit No. 899-12, 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. 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.



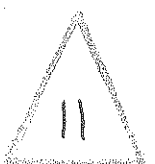
8. The owner/applicant shall stripe parking spaces for the appropriate number of parking spaces and bumper stops as required in the Carson Municipal Code.
9. All chain link fencing must be removed and replaced with wrought iron or similar material as approved on the site plan.
10. All construction/site 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 its zoning district.
12. 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.
13. 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.
14. All operations such as work or repair on vehicles must be conducted within the building. No work shall be permitted within the parking lot.
15. 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.
16. All repair activities shall be confined to the hours between 7:00 a.m. to 9:00 p.m. daily.
17. 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.

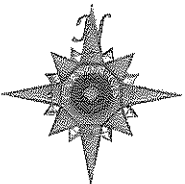
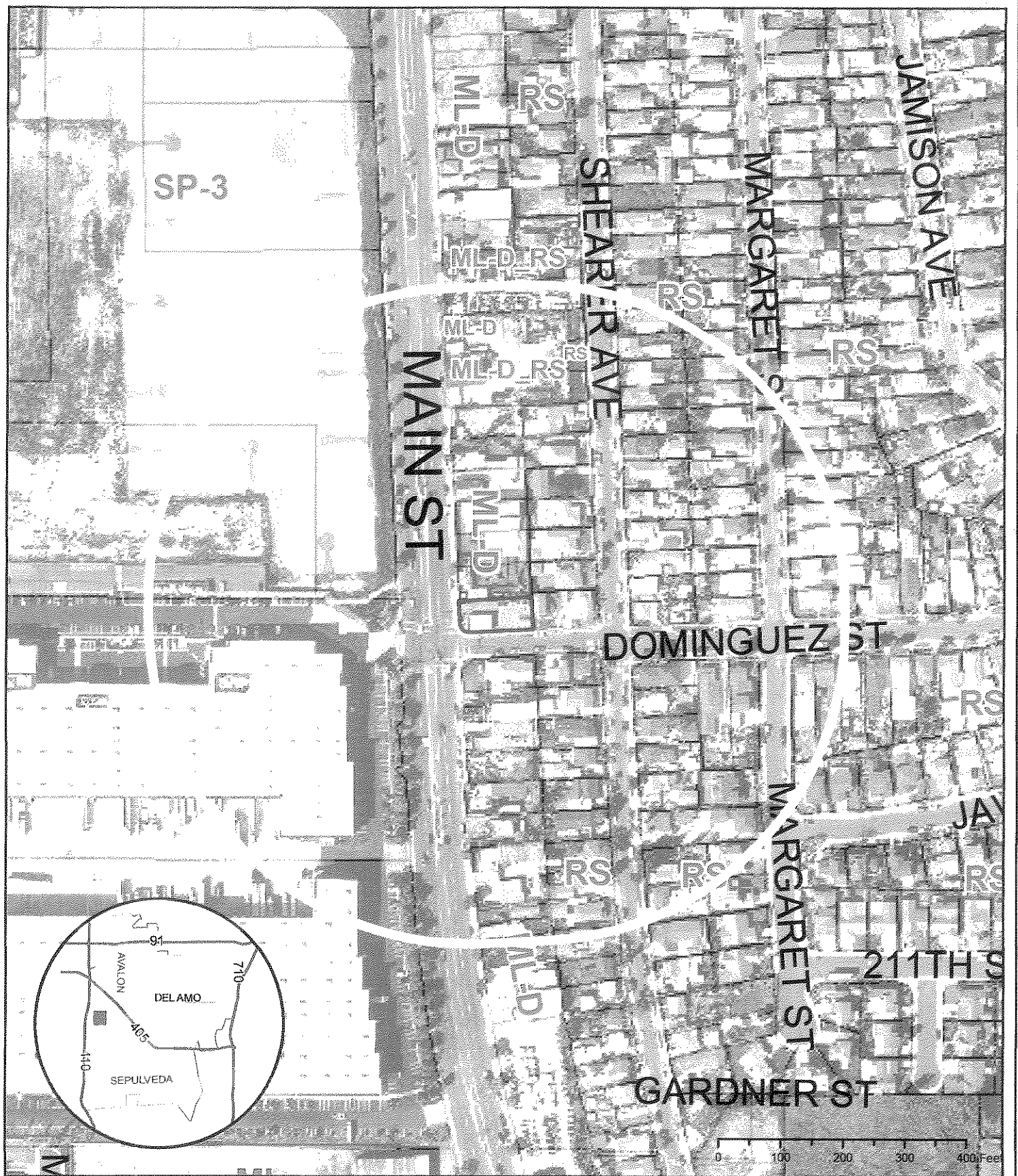


18. Prevent storm water pollutants of concern such as oil and grease, solvents, car battery acid, coolant and gasoline from entering into the storm water conveyance system.
19. Avoid hosing down work areas. If work areas are washed, collect and direct wash water to sanitary sewer. Use dry sweeping if possible.
20. Post signs at sinks to remind employees not to pour wastes down drains.
21. 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.
22. 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.
23. 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. 899-12. 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

24. 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
 20948 S. Main Street

EXHIBIT NO. 2 -

12



Property Inspection Report



**20948 S. Main St.
Carson, CA 90745
September 6, 2012**

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

EXHIBIT NO. 3 -



Equity Building Inspection
(310)540-0200

Re: 20948 S. Main St.
Carson, CA 90745

Dear Ronnie Santos

At your request, and in your presence, a visual inspection of the above referenced property was conducted on 09/06/2012 . This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

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

Thank you for your business!

Sincerely,

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



PLUMBING SYSTEM

PLUMBING CONDITIONS:

WASTE PIPING:

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

BATHROOMS

WAITING ROOM RESTROOM

SINK/PLUMBING:

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

INTERIOR OVERALL

WORKSHOP AREA

SINK/PLUMBING:

5. Corrugated plastic used as drain piping, this material is not approved for this application, the corrugations trap bacteria. We recommend correcting the condition(s) noted.



20948 S. Main St.
Carson, CA 90745

Read The Inspection Report

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

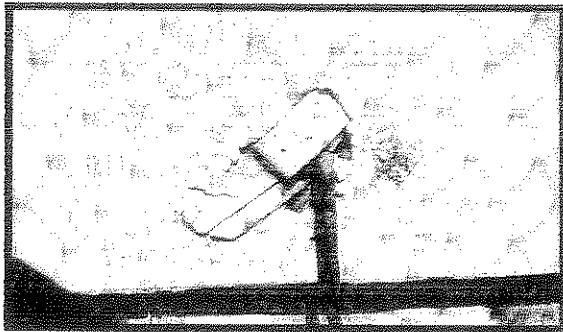
[CR] Corrections Recommended [RU] Recommended Upgrade

EXTERIORS

EXTERIOR CONDITIONS:

STUCCO SIDING:

1. The stucco siding appeared serviceable, with minor cracking and common signs of aging/wear, no action needed at this time.
[CR] There were cracks/holes in the stucco siding. These conditions are conducive to moisture intrusion/deterioration. We recommend further evaluation and corrections by a specialist in the appropriate trade. (right side)



EXT TRIM:

2. [FE] There were damaged/deteriorated trim surfaces noted at the following sections of the building. exterior window trim, (numerous) We recommend further evaluation and corrections by a specialist in the appropriate trade prior to the close of escrow.



Table of Contents

INSPECTION CONDITIONS	6
FOUNDATION/UNDER-FLOOR AREAS	9
EXTERIORS	10
GROUNDS	12
ROOF COVERINGS	13
ATTIC AREAS & ROOF FRAMING	14
PLUMBING SYSTEM	15
WATER HEATERS	17
ELECTRICAL SYSTEMS	18
HEATING SYSTEMS	19
KITCHEN	20
BATHROOMS	20
INTERIOR OVERALL	20



INSPECTION CONDITIONS

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

We strongly recommend visually rechecking the property for previously hidden defects or deficiencies immediately prior to closing, after the previous residents belongings, builders materials, etc. have been removed. We have included a pre-closing checklist to assist you in conducting your final pre-closing walkthrough. Assessment and prioritization of repair items is subjective. Only you, the client, can determine what observed conditions are acceptable to you. We appreciate having this opportunity to serve you and hope that you find this report both informative and useful.

[CR] Corrections Recommended [RU] Recommended Upgrade

CLIENT & SITE INFORMATION:

DATE OF INSPECTION

September 6, 2012

CLIENT NAME:

Ronnie Santos

ADDRESS:

20948 S. Main St.

CITY, STATE, ZIP

Carson, CA 90745

WEATHER/SOIL:

Weather conditions during the inspection: clear, 80-90 degrees.

BUILDING CHARACTERISTICS:

MAIN ENTRY:

Faces: West.

STRUCTURE:

Commercial Building.

TYPE OF STRUCTURE

Stucco, One story building.

FOUNDATION:

Foundation types: concrete slab on grade.



UTILITY SERVICES:

ELECTRICITY:

Municipal.

GAS:

Municipal.

WATER/SEWER:

Municipal.

UTILITIES:

Municipal.

OTHER INFORMATION:

COMMENTS:

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

INTRODUCTORY NOTES:

IMPORTANT INFORMATION

[NOTE] Home inspectors are not licensed by the State of California. The California Business and Professions Code 7195- 7199 sets the standard of care and regulations for home inspection in the State of California. For pertinent information on the standard of care for home inspection in California, please go to:

http://www.on-siteinspections.com/system/files/userfiles/CALIFORNIA_B_P_Code_7195-7196.pdf.

[NOTE] Any statements made in the body of this inspection report pertaining to left, right, front or rear are referenced to standing in front of and facing the building. [NOTE] We recommend obtaining equipment operating manuals and documentation for all warranted items of the building. [FE] We recommend inquiring about any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building, and/or any known conditions that may have been inadvertently left out of the disclosure statements. [NOTE] We recommend having the locks on all of the exterior doors re-keyed after taking possession of the building for security reasons. [NOTE] Photographs when used, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed. [NOTE] Buildings built before 1978 may have products in them that contain some amounts asbestos or lead, determining the presence of these products is beyond the scope of this report. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet. [NOTE] We are not soil or geotechnical engineers and cannot render an opinion regarding soil stability or potential soil movement. If desired, qualified specialists should be consulted on these matters.

[NOTE] We are not soil or geotechnical engineers and cannot render an opinion regarding soil stability or potential soil movement. If desired, qualified specialists should be consulted on these matters. [NOTE] Buildings built before 1978 may have products in them that contain some amounts asbestos or lead, determining the presence of these products is beyond the scope of this report. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.



We recommend inquiring about any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building, and/or any known conditions that may have been inadvertently left out of the disclosure statements.

ENVIRONMENTAL CONCERNS

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

If this home was built before 1978, it stands a high risk of having lead based paint present. Not only is lead not good for your health, under the EPA ruling 40 CFR Part 745 effective April 22, 2010, any renovation, remodeling or painting not performed by yourself must be done by a certified contractor following leadsafe practices and this could lead to higher prices than similar contracts performed on homes that do not have lead based paint present. It is recommended that a preliminary screening for lead based paint be conducted to determine the likelihood of the presence of lead before closing if this is a concern for you.

ENERGY INFORMATION

Consumer-related questions regarding energy conservation in and around the home, and programs available to assist the homeowner in financing energy conservation projects, can be obtained by contacting the California Energy Commission. Their web site is www.consumerenergycenter.org. Tele. 1-800-555-7794, and their mailing address is:

California Energy Commission
Media and Public Communications Office
1516 Ninth Street, MS-29 Sacramento, CA 95814-5504.

OBSTRUCTED AREAS

Walls or ceilings covered or freshly painted, Below floor coverings.

DEFINITIONS:

SAFETY CONCERNS:

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

FURTHER EVALUATION:

Conditions noted that warrant further evaluation by specialists in the appropriate trades prior to the close of escrow..

CORRECTIONS

RECOMMENDED:

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

RECOMMENDED

UPGRADE:

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

SERVICEABLE:

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

FUNCTIONED:

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

FAILED:

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

SPECIALIST:

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

FOUNDATION/UNDER-FLOOR AREAS

All directional references to left, right, front, or rear assume the reader is standing in the street, facing the front doors of the building being referenced. The following opinion is based on an inspection of the visible portion of the foundation and structural components. Masonry foundation walls commonly develop minor settlement or shrinkage cracks over time, and should be caulked or sealed as part of ongoing maintenance. Any cracks that are significant in the opinion of the inspector are discussed below. Periodic entry of ground water should be expected at basement walls during times of prolonged rainfall. As a first attempt to remedy, check the grading and water runoff around the perimeter of the house for needed improvements. This report is not intended as a termite clearance. We recommend you obtain the services of a licensed pest control operator to determine the presence of any termite infestation. Your inspector probes a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible. This report is not intended to provide any engineering or architectural service or to offer an opinion as to the adequacy of any structural system or component.

[CR] Corrections Recommended [RU] Recommended Upgrade

FOUNDATION:

TYPE:

Type of foundation: Concrete slab on grade.

BOLTS/BRACING:

The wall surfaces or design/configuration of the building prevented access to visually verify the presence or condition of anchor bolts.

SLAB ON GRADE:

EXT CONDITION:

The visible exterior areas of the concrete foundation showed no sign of unusual cracking or movement. NOTE: We are unable to verify foundation bolting at the mud-sill and foundation due to the structure's construction which is built on a slab foundation or covered mud sill. Recommend checking with the County Building Department for verification of foundation bolting, permits, and final Certificate of Occupancy.

INT CONDITION:

09/06/2012
20948 S. Main St.
Carson, CA 90745

The current condition of the concrete slab could not be confirmed by visual inspection due to wall to wall floor coverings.

EXTERIORS



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

[CR] Corrections Recommended [RL] Recommended Upgrade

EXTERIOR INFORMATION:

SIDING TYPE:

Materials: Stucco.

EXT TRIM TYPE:

Materials: Wood.

EXT DOOR TYPE:

Materials: Wood and metal.

WINDOW TYPE:

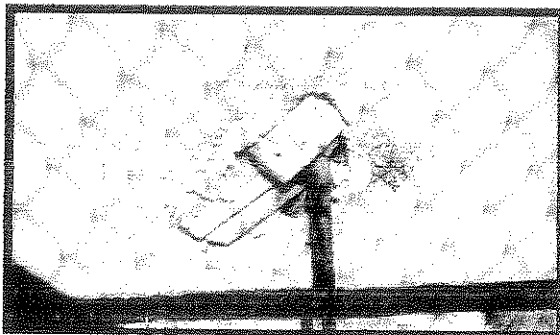
Type: horizontal sliding.

WINDOW MATERIALS:

Materials: Metal.

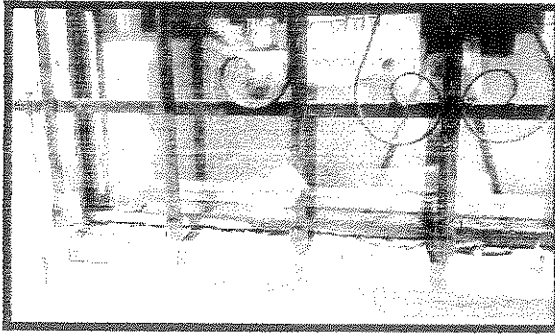
EXTERIOR CONDITIONS:

STUCCO SIDING:



The stucco siding appeared serviceable, with minor cracking and common signs of aging/wear, no action needed at this time. [CR] There were cracks/holes in the stucco siding. These conditions are conducive to moisture intrusion/deterioration. We recommend further evaluation and corrections by a specialist in the appropriate trade. (right side)

EXT TRIM:



[FE] There were damaged/deteriorated trim surfaces noted at the following sections of the building. exterior window trim, (numerous) We recommend further evaluation and corrections by a specialist in the appropriate trade prior to the close of escrow.

EXT DOORS:

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

WINDOWS:

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

MOIST CONTROL:

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

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

[CR] Corrections Recommended [RU] Recommended Upgrade

GROUNDS INFORMATION:

DRIVEWAY:

Materials: asphalt.

WALKWAYS:

Materials: Concrete.

FENCING & GATES:

Materials: Metal.

GROUNDS CONDITION:

DRIVEWAY:

There were common cracks in the driveway, no action is needed at this time.

WALKWAYS:

There were common cracks noted in the walkways, no action is needed at this time.

FENCING & GATES:

The yard fencing appeared serviceable, with common signs of aging and wear present. Periodic maintenance is recommended to minimize damage and extend the service life.

GRADING/DRAINAGE/LANDSCAPING INFORMATION:

SITE GRADING:

Proper grading and drainage is important to maintaining proper foundation performance, preventing water penetration, avoiding wood rot and preventing conditions which are conducive to wood destroying insect intrusion and mold growth.

SITE DRAINAGE:

Surface drainage.

LOW VOLT LIGHTS:

NOTE: Low voltage lighting systems are outside of the scope of the inspection agreement and are not inspected.

GRADING/DRAINAGE/LANDSCAPING CONDITION:

SITE GRADING:

The grading at the foundation and appeared to be adequate to drain excess surface water away from the building.

SITE DRAINAGE:

The exposed areas of the surface drainage system appeared serviceable.

ROOF COVERINGS

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

[CR] Corrections Recommended [RU] Recommended Upgrade

ROOF INFORMATION:

INSPECTION METHOD:

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

ROOF COVERING:

Materials: Built-up with a cap sheet surface.

ROOF LAYERS:

undetermined number of layers.



ROOF DRAINAGE:

Materials: integral [built into the roof]

ROOF CONDITION:

BUILT UP ROOF:



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

FLASHINGS:

The visible flashings appeared serviceable.

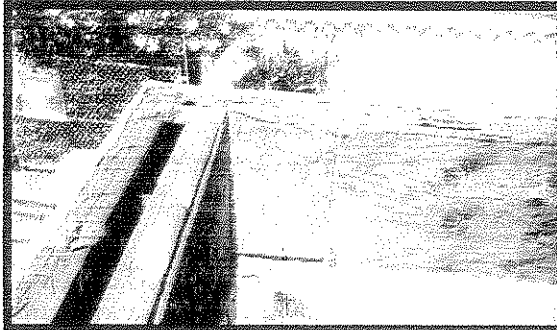
ROOF DRAINAGE:

The visible areas of the roof drainage system appeared serviceable.

DOWNSPOUTS:

The visible downspouts appeared serviceable.

COMMENTS:



ATTIC AREAS & ROOF FRAMING

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

[CR] Corrections Recommended [RU] Recommended Upgrade

09/06/2012
20948 S. Main St.
Carson, CA 90745

ATTIC/FRAMING INFORMATION:

ATTIC ACCESS:

There is no attic access provided in this building or unit.

PLUMBING SYSTEM



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

[CR] Corrections Recommended (U) Unobserved/Unusable

PLUMBING INFORMATION:

MAIN WATER LINE:

Materials: Copper piping is viewed coming out of the ground near the building and as the main line runs underground from the street to the building, this appears to be the main water line. As the underground portion is not seen, no assumption is made as to its condition or material.

WATER SHUTOFF:

Street Vault.

WATER PRESSRE:

60-70 PSI.

WATER PIPING:

copper piping where visible.

WASTE LINES:

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

PLUMBING CONDITIONS:

WATER SHUTOFF:

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

WATER PRESSRE:

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

WATER PIPING:

The visible water supply piping appeared serviceable.

WATER FLOW:

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

HOSE FAUCETS:

The accessible hose faucets were serviceable.

WASTE PIPING:

The visible waste piping appeared serviceable.

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



WASTE FLOW:

A number of drains were emptied simultaneously and appeared serviceable.

VENT PIPING

The visible areas of the vent pipes appeared serviceable.

GAS PIPING:

The visible areas of the gas piping appeared serviceable.

WATER HEATERS

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

[CR] Corrections Recommended [RU] Recommended Upgrade

WATER HEATER INFORMATION:

LOCATION:

Bathroom.

MANUFACTURER:

Ariston.

MANUFACTURER DATE:

Unknowns.

SIZE / GALLONS:

4.2.

ENERGY TYPE:

Electric.

WATER HEATER CONDITIONS:

WATER PIPES:

[RU] The shutoff valve and visible water supply connectors appeared serviceable, they were not insulated. We recommend insulating the exposed water piping to minimize heat loss.

T&P VALVE:

[RU] A temperature & pressure relief valve and discharge line were installed as required. The discharge line did not extend to the exterior. We recommend it be extended to the exterior and terminated close to the ground facing downward.

TANK:

The water heater tank appeared serviceable, no leakage noted.

COMMENTS:

NOTE: Water heating unit was not plugged in or in use.

ELECTRICAL SYSTEMS

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

[CR] Corrections Recommended [R] Recommended Upgrade

ELECTRICAL SERVICE INFORMATION:

SERVICE TYPE:

Overhead.

MAIN PANEL:

Located at the left side of the building.

SERVICE RATING:

120/240 volt system, rated at 100 Amperes.

SERVICE WIRING:

Material: copper.

BRANCH WIRING:

Material observed: copper.

DISCONNECT TYPE:

Circuit breakers.

GROUNDING:

Water piping & foundation rebar system.

ELECTRICAL SERVICE CONDITIONS:

SERVICE WIRING:

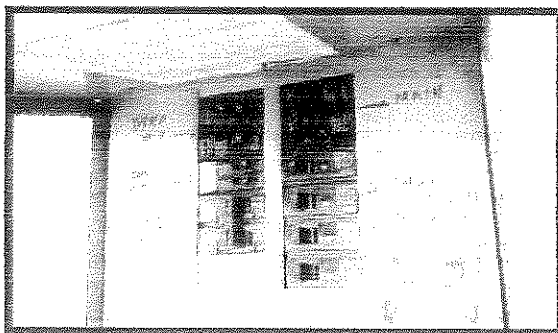
The overhead service wires and weatherhead appeared to be serviceable.

GROUNDING:

The visible ground connections appeared serviceable.

MAIN PANEL:





WORKMANSHIP:

The wiring within the panel appeared serviceable.

BREAKERS/WIRE:

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

HOUSEHOLD COMPONENT CONDITIONS:

SWITCHES:

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

FIXTURES:

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

RECEPTACLES:

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

HEATING SYSTEMS

The visible areas of the furnace units, electrical and gas connections, ducting and filters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for their basic operation. Determining the condition of heat exchangers is beyond the scope of this report. The inspector does not light pilot lights. Thermostats are not checked for calibration or timed functions. Routine maintenance is recommended per the manufacturers specifications and operating conditions. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods. We strongly recommend cleaning and/or changing of filters every 3 months in the heating or cooling season. This will help keep the units running efficiently. Filters are usually located at the return air vents or inside the air handlers.

[CR] Corrections Recommended [RU] Recommended Upgrade

HEATING SYSTEM DESCRIPTION:

**LOCATION OF PRIMARY
UNIT:**

There was no visible heat source for this building.

KITCHEN

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

[CR] Corrections Recommended [RU] Recommended Upgrade

KITCHEN APPLIANCES

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

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

[CR] Corrections Recommended [RU] Recommended Upgrade

WAITING ROOM RESTROOM

ALL OK

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

VENTILATION:

The exhaust fan functioned.

SINK/PLUMBING:

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

TOILETS:

[CR] The toilet installed is not a water saving 1.6 GPF unit. We recommend upgrading this toilet.
The toilet(s) functioned, no leakage observed.

INTERIOR OVERALL

The visible areas of the walls, ceilings, floors, cabinets and counters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment are checked for basic operation. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. In general almost all insulated glass window seals will fail and can fail at any time. Fireplaces with gas lines should have the damper fixed so it will not close and the gas line should be sealed to the wall where it enters the fireplace. All fireplaces should be cleaned and inspected on a regular basis to

insure safe operation. Smoke detectors should be installed within 15 feet of all sleeping rooms, to examine or test is outside the scope of this report. We recommend older homes be upgraded to meet the current smoke detector installation standards for added occupant safety. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[CR] Corrections Recommended [RI] Recommended Upgrade

INTERIOR ROOMS INFORMATION:

SMOKE DETECTORS:

[SC] This house does not appear to have any fire extinguishers installed. We recommend installing (ABC type) at least three extinguishers at strategic locations within the house such as the garage, kitchen and second floor. Standards require installation of smoke detectors in each sleeping room and the hallway accessing each sleeping area. Multi story dwellings would require a smoke detector on each level. Future installation of additional smoke detectors at any unprotected location is recommended for increased fire safety. We have listed the present areas where a smoke detector is located. We recommend that the units be tested at move-in and at the manufacturers recommended intervals.

WORKSHOP AREA

ROOM OVERALL

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

WALLS/CEILING:

The visible areas of the walls and ceiling appeared serviceable with some minor cracking noted.

FLOORS OVERALL

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

INT DOORS:

The door(s) were serviceable with exceptions noted within.

EXT DOORS:

The door(s) were serviceable with exceptions noted within.

WINDOWS:

The accessible window(s) were serviceable with exceptions noted within.

SINK/PLUMBING:



Corrugated plastic used as drain piping, this material is not approved for this application, the corrugations trap bacteria. We recommend correcting the condition(s) noted.

American Society of Home Inspectors

Standards of Practice

Effective on October 15, 2006

1.1 The American Society of Home Inspectors®, Inc. (ASHI®) is a not-for-profit professional society established in 1976. Membership in ASHI is voluntary and its members are private home inspectors. ASHI's objectives include promotion of excellence within the profession and continual improvement of its members' inspection services to the public.

2.1 The purpose of these Standards of Practice is to establish a minimum and uniform standard for home inspectors who subscribe to these Standards of Practice. Home inspections performed to these Standards of Practice are intended to provide the client with objective information regarding the condition of the systems and components of the home as inspected at the time of the home inspection. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the home inspection is provided for emphasis only.

2.2 Inspectors shall:

A. adhere to the Code of Ethics of the American Society of Home Inspectors.

B. inspect readily accessible, visually observable, installed systems and components listed in these Standards of Practice.

C. report:

1. those systems and components inspected that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives.
2. recommendations to correct, or monitor for future correction, the deficiencies reported in 2.2.C.1, or items needing further evaluation. (Per Exclusion 13.2.A.5 inspectors are NOT required to determine methods, materials, or costs of corrections.)
3. reasoning or explanation as to the nature of the deficiencies reported in 2.2.C.1, that are not self-evident.
4. systems and components designated for inspection in these Standards of Practice that were present at the time of the home inspection but were not inspected and the reason(s) they were not inspected.

2.3 These Standards of Practice are not intended to limit inspectors from:

- A. including other inspection services or systems and components in addition to those required in Section 2.2.B.
- B. designing or specifying repairs, provided the inspector is appropriately qualified and willing to do so.
- C. excluding systems and components from the inspection if requested by the client.

Electrical System

7.1 The inspector shall:

A. inspect:

1. service drop.
2. service entrance conductors, cables, and raceways.
3. service equipment and main disconnects.
4. service grounding.
5. interior components of service panels and sub panels.
6. conductors.
7. overcurrent protection devices.
8. a representative number of installed lighting fixtures, switches, and receptacles.
9. ground fault circuit interrupters.

B. describe:

1. amperage and voltage rating of the service.
2. the location of main disconnect(s) and sub panels.
3. presence of solid conductor aluminum branch circuit wiring.
4. presence or absence of smoke detectors.

5. wiring methods.

7.2 The inspector is NOT required to:

A. inspect:

1. remote control devices.
2. alarm systems and components.
3. low voltage wiring systems and components.
4. ancillary wiring systems and components not a part of the primary electrical power distribution system.

B. measure amperage, voltage or impedance.

Heating system

8.1 The inspector shall:

A. open readily openable access panels.

B. inspect:

1. installed heating equipment.
2. vent systems, flues, and chimneys.

C. describe:

1. energy source(s).
2. heating systems.

8.2 The inspector is NOT required to:

A. inspect:

1. interiors of flues or chimneys that are not readily accessible.
2. heat exchangers.
3. humidifiers or dehumidifiers.
4. electronic air filters.
5. solar space heating systems.

determine heat supply adequacy or distribution balance.

Air conditioning system

9.1 The inspector shall:

A. open readily openable access panels.

B. inspect:

1. central and through-wall equipment.
2. distribution systems.

C. describe:

1. energy source(s).

2. cooling systems.

9.2 The inspector is NOT required to:

- A. inspect electronic air filters.
- B. determine cooling supply adequacy or distribution balance.
- C. inspect window air conditioning units.

Interior

10.1 The inspector shall inspect :

- A. walls, ceilings, and floors.
- B. steps, stairways, and railings.
- C. countertops and a representative number of installed cabinets.
- D. a representative number of doors and windows.
- E. garage doors and garage door operators.

10.2 The inspector is NOT required to inspect :

- A. paint, wallpaper, and other finish treatments.
- B. carpeting.
- C. window treatments.
- D. central vacuum systems.
- E. household appliances.
- F. recreational facilities.

Insulation and ventilation

11.1 The inspector shall:

- A. inspect:
 - 1. insulation and vapor retarders in unfinished spaces.
 - 2. ventilation of attics and foundation areas.
 - 3. mechanical ventilation systems.

B. describe:

1. insulation and vapor retarders in unfinished spaces.

Fireplace and solid fuel burning appliances

12.1 The inspector shall:

A. inspect:

1. system components.
2. chimney and vents.

B. describe:

1. fireplaces and solid fuel burning appliances.
2. chimneys.

12.2 The inspector is NOT required to:

A. inspect:

1. interiors of flues or chimneys.
2. firescreens and doors.
3. seals and gaskets.
4. automatic fuel feed devices.
5. mantles and fireplace surrounds.
6. combustion make-up air devices.
7. heat distribution assists (gravity fed and fan assisted).

B. ignite or extinguish fires.

C. determine draft characteristics.

D. move fireplace inserts and stoves or firebox contents.

4. dismantle any system or component, except as explicitly required by these Standards of Practice.

5. absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The inspector is NOT required to disturb insulation.

See 13.2.A.11 and 13.2.A.12.

END

Pool and Spa inspection Standards can be found at
http://www.homeinspector.org/membersonly/docs/pool_standards.pdf

16. soil conditions relating to geotechnical or hydrologic specialties.

B. Inspectors are NOT required to offer:

1. or perform any act or service contrary to law.
2. or perform engineering services.
3. or perform work in any trade or any professional service other than home inspection.
4. warranties or guarantees of any kind.

C. Inspectors are NOT required to operate:

1. any system or component that is shut down or otherwise inoperable.
2. any system or component that does not respond to normal operating controls.
3. shut-off valves or manual stop valves.

D. Inspectors are NOT required to enter:

1. any area that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
2. under-floor crawl spaces or attics that are not readily accessible.

E. Inspectors are NOT required to inspect:

1. underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
2. items that are not installed.
3. installed decorative items.
4. items in areas that are not entered in accordance with 13.2.D.
5. detached structures other than garages and carports.
6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

F. Inspectors are NOT required to:

1. perform any procedure or operation that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
2. describe or report on any system or component that is not included in these Standards and was not inspected.
3. move personal property, furniture, equipment, plants, soil, snow, ice, or debris.

General limitations and exclusions

13.1 General limitations:

- A. The inspector is NOT required to perform any action or make any determination not specifically stated in these Standards of Practice.
- B. Inspections performed in accordance with these Standards of Practice :
 - 1. are not technically exhaustive.
 - 2. are not required to identify concealed conditions, latent defects, or consequential damage(s).
- C. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

13.2 General exclusions:

A. Inspectors are not required to determine:

- 1. conditions of systems or components that are not readily accessible.
- 2. remaining life expectancy of any system or component.
- 3. strength, adequacy, effectiveness, or efficiency of any system or component.
- 4. the causes of any condition or deficiency.
- 5. methods, materials, or costs of corrections.
- 6. future conditions including, but not limited to, failure of systems and components.
- 7. the suitability of the property for any specialized use.
- 8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
- 9. market value of the property or its marketability.
- 10. the advisability of purchase of the property.
- 11. the presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans including molds or mold-like substances.
- 12. the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
- 13. the effectiveness of any system installed or method utilized to control or remove suspected hazardous substances.
- 14. operating costs of systems or components.
- 15. acoustical properties of any system or component.

Structural system

3.1 The inspector shall

A. inspect

1. the structural components including the foundation and framing.
2. by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible or presumed to exist.

B. describe

1. the methods used to inspect under-floor crawl space and attics.
2. the foundation.
3. the floor structure.
4. the wall structure.
5. the ceiling structure.
6. the roof structure.

3.2 The inspector is NOT required to

- A. provide any engineering or architectural service or analysis.
- B. offer an opinion as to the adequacy of any structural system or component

Exterior

4.1 The inspector shall:

A. inspect:

1. siding, flashing and trim.
2. all exterior doors.
3. attached or adjacent decks, balconies, stoops, steps, porches, and their associated railings.
4. eaves, soffits, and fascias where accessible from the ground level.
5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.
6. adjacent or entryway walkways, patios, and driveways.

B. describe :

1. siding.

4.2 The inspector is NOT required to inspect:

A. screening, shutters, awnings, and similar seasonal accessories.

B. fences.

C. geological and/or soil conditions.

D. recreational facilities.

E. outbuildings other than garages and carports.

F. seawalls, break-walls, and docks.

G. erosion control and earth stabilization measures.

Roof system

5.1 The inspector shall:

A. inspect:

1. roofing materials .

2. roof drainage systems.

3. flashing.

4. skylights, chimneys, and roof penetrations.

B. describe:

1. roofing materials.

2. methods used to inspect the roofing.

5.2 The inspector is NOT required to inspect:

A. antennae.

B. interiors of flues or chimneys that are not readily accessible.

C. other installed accessories.

Plumbing system

6.1 The inspector shall:

A. inspect:

1. interior water supply and distribution systems including all fixtures and faucets.
2. drain, waste and vent systems including all fixtures.
3. water heating equipment and hot water supply system.
4. vent systems, flues, and chimneys.
5. fuel storage and fuel distribution systems.
6. drainage sumps, sump pumps, and related piping.

B. describe:

1. water supply, drain, waste, and vent piping materials.
2. water heating equipment including energy source(s).
3. location of main water and main fuel shut-off valves.

6.2 The inspector is NOT required to:

A. inspect:

1. clothes washing machine connections.
2. interiors of flues or chimneys that are not readily accessible.
3. wells, well pumps, or water storage related equipment.
4. water conditioning systems.
5. solar water heating systems.
6. fire and lawn sprinkler systems.
7. private waste disposal systems.

B. determine:

1. whether water supply and waste disposal systems are public or private.
2. water supply quantity or quality.

C. operate automatic safety controls or manual stop valves.