



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: October 27, 2009  
SUBJECT: Conditional Use Permit No. 745-09  
APPLICANT: America's Tire Company  
C/o: Steven J. Eichberg, Esq.  
2046 Kirsten Lee Drive  
Westlake Village, CA 91361  
REQUEST: Conditional Use Permit approval to facilitate exterior improvements to an America's tire sales/repair store on a site located in the CR-D (Commercial, Regional-Design Overlay Review) zone district  
PROPERTY INVOLVED: 20741 S. Avalon Boulevard

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### COMMISSION ACTION

Concurred with staff  
 Did not concur with staff  
 Other

### COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Graber
		Vice-Chair Saenz			Park
		Brimmer			Schaefer
		Brown			Verrett
		Gordon			

***Item No. 11-A***

## I. Introduction

*Date Application Received*-September 1, 2009

- Conditional Use Permit No. 745-09

*Property Owner*

- Carson Building LLC (America's Tire Co.) 29676 Meadowmist WY, Agoura Hills, CA 91301

*Project Applicant*

- America's Tire Company, C/o: Steven J. Eichberg, Esq., 2046 Kirsten Lee Drive, Westlake Village, CA 91361

*Project Address*

- 20741 S. Avalon Boulevard, Carson, CA 90746

*Project Description*

- America's Tire Company has been operating continuously as a tire sales/repair store at the subject property since 1974. Pursuant to Sections 9138.2 and 9182.22 of the Carson Municipal Code (CMC), which were adopted and amended in 2004 respectively, a conditional use permit is required by November 4, 2009 for any legal nonconforming vehicle service and repair use located in the CR-D (Commercial, Regional – Design Overlay) zoning district. Conditional Use Permit No. 745-09 would fulfill that requirement making the use conforming to the CMC.

## II. Background

*Current Use of Property*

- The property is developed with a commercial building consisting of approximately 26,756 square feet. The building was built in 1974 with auto repair service starting in 1986 and not being offered after 1993.

*Previously Approved Discretionary Permits*

- Plot Plan No. 74-15 was approved for the building without discretionary review in May 1974. On December 17, 1974, the Planning Commission approved Zone Exception Case No. 76-74 allowing 1,061 square feet for a pole sign and wall signs.

*Public Safety Issues*

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

*Ordinance No. 04-1322*

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



A CUP can only be approved by the Commission if certain findings can be made, including providing adequate onsite parking and meeting applicable development standards contained in Section 9138.2. Furthermore, a report must be prepared by the applicant showing that Building, Plumbing, Electrical, and Fire Code deficiencies are eliminated. The Commission may require additional improvements to the property, or any buildings or structures thereon, which may include but are not limited to the following:

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

### III. Analysis

#### *Location/Site Characteristics/Existing Development*

- The subject property is located at 20741 Avalon Boulevard.
- The subject site consists of a commercial building with 7,056 square feet that was built in 1974.
- Regional Commercial uses surround the subject property.
- The lot area is approximately 0.61 acre, or 26, 756 square feet.
- The existing commercial building is developed with 30 parking spaces.

#### *Zoning/General Plan/Redevelopment Area Designation*

- The subject property is zoned CR-D (Commercial Regional – Design Overlay) and surrounding properties share the same zoning with exception to the South Bay Pavilion located to the east which is zoned CR-MUR-D (Mixed Use Residential).
- The subject property has a General Plan Land Use designation of Regional Commercial.

As identified in the May 12, 2009 Planning Commission auto repair workshop, America's Tire Company is a major auto repair business that is being presented to the Planning Commission for review and approval of a conditional use permit (CUP) under Ordinance No. 04-1322 (Exhibit 3).

America's Tire Company sells and services tires and wheels and provides no auto repair services. The hours of operation are 8:00 a.m. to 6:00 p.m. Monday through Friday, 8:00 a.m. to 5:00 p.m. on Saturdays, and is closed on Sundays. There is no oil recycling services offered at this location.

The building is constructed with split-faced concrete block on the north and south exterior walls and with plain concrete block on the west. The exterior walls are painted in medium brown/tan color. The roof design offers a Spanish tile mansard roof along the front of the building facing Avalon Boulevard.



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

The applicant is proposing new landscaping on all planting areas with an automatic drip irrigation system. The existing planting strip fronting Avalon Boulevard will be planted with evergreen ground cover, flowers and with three Tabebuia (Pink Trumpet/White Cedar) trees.

Regarding signage, staff recommends removal of the non-conforming over-height pole sign (over 30 feet in height) and its replacement with a monument sign. However, the applicant is proposing to remove the pole sign and replace it with company signage on the north wall. The erection of signage on the north wall would encroach upon the adjoining property; however, the applicant is securing an "air-encroachment easement" from the adjoining property owner which should mitigate any property encroachment concerns. The proposed north wall sign meets the total allowable sign area of 1,061 square feet which previously was approved by the Planning Commission and City Council via Zone Exception Case No. 76-74 in 1974.

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

#### *Applicable Zoning Ordinance Regulations*

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

#### *Required Findings: Conditional Use Permit*

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

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



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

*Issues of Concern:*

- Issue – Aesthetic Improvements: Pursuant to Ordinance No. 04-1322 and CMC Section No. 9138.2(B), Vehicle Service and Repair, the applicant shall provide plans that enhance the architectural character of the existing structure which illustrates compatibility with the South Bay Pavilion shopping center.
- - *Mitigation:* The applicant shall provide building elevations and landscaping/irrigation plans that illustrate proposed building and ground improvements compatible with the surrounding built environment located in the Commercial Regional zone district. Furthermore, the applicant shall remove the front industrial roll-up metal doors and replace with doors that are more compatible with a quality Regional Commercial Regional zone district.
  - *Mitigation:* The property owner/applicant provided a property inspection report that identifies any plumbing, electrical and building fire code deficiencies that may exist and the proposed plans/requirements to correct any existing or potential deficiencies in compliance with State Uniform Building and Fire Codes.

**IV. Environmental Review**

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

**V. Recommendation**

That the Planning Commission:

- **WAIVE** further reading and **ADOPT** Resolution No.\_\_\_\_\_, entitled “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 745-09 FOR EXTERIOR IMPROVEMENTS FOR AN AUTOMOBILE TIRE SALES AND REPAIR BUSINESS LOCATED AT 20741 S. AVALON BOULEVARD.”

**VI. Exhibits**

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



Prepared by:

  
Zak González II, Planner

Reviewed by:

  
John F. Signo, AICP, Senior Planner

Approved by:

  
Sheri Repp, Planning Officer



**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO. 09-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT  
NO. 745-09 FOR EXTERIOR IMPROVEMENTS FOR AN  
AUTOMOBILE TIRE SALES AND REPAIR BUSINESS LOCATED  
AT 20741 S. AVALON BOULEVARD**

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

**Section 1.** An application was duly filed by the applicant, America's Tire Company, with respect to real property located at 20741 S. Avalon Boulevard, and described in Exhibit "A" attached hereto, requesting the approval of a Conditional Use Permit (CUP No. 745-09) for exterior improvements to an America's Tire sales/repair store in the CR-D (Commercial, Regional-Design Overlay Review) zoning district. Pursuant to Sections 9138.2 and 9182.22 of the Carson Municipal Code (CMC), a conditional use permit is required for any legal nonconforming vehicle service and repair use located in the CR-D (Commercial, Regional – Design Overlay) zoning district.

A public hearing was duly held on October 27, 2009, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

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

**Section 3.** The Planning Commission finds that:

- a) The General Plan designates the property as Commercial Regional which is compatible with the proposed use. The proposed commercial building remodel will be consistent with the surrounding commercial uses and is appropriate for the subject property.
- b) The project is compatible in design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area.
- c) The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development. The surrounding land uses are primarily light industrial uses and the proposed project is compatible with those uses. The site is 0.61 acres, relatively flat, and is located in a commercial area.
- d) The circulation and street parking on the adjacent public streets will not be adversely impacted since the proposed use at the site for auto repair and sales will not change. Safety and convenience of vehicular and pedestrian access is provided.



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

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

**Section 5.** Based on the aforementioned findings, the Commission hereby grants Conditional Use Permit No. 745-09 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

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

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

**PASSED, APPROVED AND ADOPTED THIS 27<sup>th</sup> DAY OF OCTOBER, 2009**

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

**ATTEST:**

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





EXHIBIT "A"

Parcel 2, in the City of Carson, County of Los Angeles, State of California, as shown on Parcel Map No. 3579, filed in Book 44 page 1 of Parcel Maps, in the Office of the County Recorder of said County except 100 percent of the oil, gas, petroleum, and other hydrocarbon substances which lie below a plane parallel to and 500 feet below the natural surface of said land without, however, any right to enter upon the surface of said land to explore for, develop, or remove said substances, but with full right to explore for, develop and remove the same by means of wells or equipment, having surface locations outside the outer boundaries of said real property, in and under or recoverable from said real property, as excepted in the deed from Del Amo Estate Company, a Corporation, recorded November 8, 1963, in Book D-2250 Page 752, Official Records.

08 2080791



**CITY OF CARSON**  
**ECONOMIC DEVELOPMENT**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**

**CONDITIONAL USE PERMIT NO. 745-09**

GENERAL CONDITIONS

1. If a business license permit for said use is not issued within one year of the date of approval of Conditional Use Permit No. 745-09, said permit shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. Upon activation, the Conditional Use Permit shall become automatically null and void if said use has been suspended or has ceased to exist for a period of one year, unless an extension of time is requested prior to expiration and approved by the Planning Commission.
3. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
5. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission. Any minor revisions shall be reviewed and approved by the Planning Division prior to Building and Safety plan check submittal.
6. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
7. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.



8. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
9. In accordance with Ordinance No. 04-1322, the owner/applicant provided a building inspection report which includes plans to eliminate or mitigate any building, plumbing, electrical and fire code deficiencies that may exist on the subject commercial building located at 20741 S. Avalon Boulevard. All recommendations identified in the report shall be completed within 90 days of approval of this Conditional Use Permit. The applicant shall notify the Planning Division once the improvements are complete for compliance with this condition.
10. The owner/applicant shall re-slurry the front, rear and side parking lot areas and fill/repair any existing "pot-holes" and re-paint all parking spaces in compliance with CMC requirements.
11. The owner/applicant shall comply with the Standard Urban Storm Water Plan (SUSUMP) requirements. Owner/applicant shall coordinate with the city's Development Services Department, Public Works Division.
12. The owner/applicant shall provide for public use above ground storage tanks to hold used automotive oil for recycling purposes in accordance to industry "Best Management" practices. The Planning Division shall approve the location and signage for company "used oil recycling" services.
13. The owner/applicant submitted a landscape and irrigation plan identifying the planting of new shrubs, flowering evergreen ground cover, and three new Tabebuia (Pink Trumpet/White Cedar) trees along Avalon Boulevard frontage. All trees and new shrubs planted shall be maintained by an automatic drip irrigation system. Existing landscaping shall be removed as noted on plans and replaced by the approved landscaping plan. Failure to maintain landscaping will result in Code Enforcement action against the property owner. Said landscape and irrigation plan shall be presented to the Planning Division for review and approval.
14. The owner/applicant shall remove the existing non-conforming over-height (over 30 feet high) pole sign and apply for a separate sign permit for the proposed north wall sign. Said permit shall be subject to Planning Division review and approval for proper size, height, type, material, and design standards to be applied consistently with all auto repair uses within the CR (Commercial, Regional) zoning district adjacent to the South Bay Pavilion.
15. The owner/applicant shall secure an "air-encroachment" easement signed and notarized by the abutting property owner to the north to facilitate the proposed north wall sign. Said easement shall be approved by the Planning Division and recorded with the Los Angeles County Recorder's Office.
16. In order to promote compatibility of existing buildings/structures with surrounding development the owner/applicant shall replace existing metal industrial "work bay" roll-up doors facing Avalon Boulevard with new architecturally compatible roll-up doors approved by the Planning Division.



17. Any future building expansions will require a modification request to the Conditional Use Permit.
18. 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. 745-09. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

#### ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

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

#### BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

20. 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.



ters mounted to facade or canopy, internally and externally illuminated projecting signs, sign cabinets with distinctive curvilinear form.

c. Internally illuminated sign cabinets with a rectangular form are strongly discouraged. (Ord. 07-1392, § 9)

### § 9138.2 Vehicle Service and Repair.

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

1. Vehicle repair and service located within one hundred (100) feet of any residential zone, as measured from lot line to lot line, shall be subject to the approval of a Conditional Use Permit by the Planning Commission pursuant to CMC 9172.21. Within the CR (Commercial, Regional) Zone and MUR (Mixed-Use Residential) Overlay District, a Conditional Use Permit is required regardless of the one hundred (100) foot distance requirement.

2. All operations shall be conducted within an enclosed building.

3. All areas or structures in which such operations are conducted shall be so located or sound-proofed as to prevent annoyance or detriment to surrounding property. In no case shall doors or windows be permitted in any wall within one hundred (100) feet of and facing a residential zone.

4. All damaged or wrecked vehicles awaiting repair shall be effectively screened so as not to be visible from surrounding property or from any adjoining public street or walkway.

5. All repair activities shall be confined to the hours between 7:00 a.m. to 9:00 p.m. daily.

6. No damaged or wrecked vehicles shall be stored for purposes other than repair and shall not constitute a vehicle wrecking, dismantling, or impounding yard, or junk or salvage yard.

7. Dismantling of vehicles for purposes other than repair is prohibited.

8. All display and storage shall be located within an enclosed building. Vehicles awaiting service may be parked in an unenclosed area for a period not to exceed seventy-two (72) hours. Vending machines shall be placed indoors.

9. The entire ground area of the site, except building and planting areas, shall be paved with asphaltic compound or concrete to City standards and shall comply with the Standard Urban Storm Water Mitigation Plan (SUSMP) requirements as

stated in Article V, Sanitation and Health, Chapter 8, Storm Water and Urban Runoff Pollution Control, Section 5809 of the Carson Municipal Code.

10. Design a repair/maintenance bay drainage system to capture all washwater, leaks and spills. Connect drains to sump for collection and disposal or connect to clarifier then sanitary sewer.

11. That development and architectural plans indicating compliance with the provisions of this Section and embodying acceptable design standards shall be submitted for approval by the Planning Division and made a condition of an approved Conditional Use Permit.

12. All entrances to restrooms shall be located within the building in such a manner as not to be visible from adjacent property.

13. Parking shall be provided as follows:

a. One (1) automobile parking space shall be provided for each employee on the largest shift.

b. Two (2) parking spaces shall be provided for each service bay.

c. Spaces are to be striped and provided, as deemed necessary, with bumper guards or wheel stops approved by the Planning Division.

d. Vehicles may only be parked in designated parking spaces.

e. Parking for all other uses shall comply with CMC 9162.21.

14. That landscaping shall be provided as follows:

a. Landscaped planters shall be provided along the full length of building facades facing streets or public parking areas.

b. All landscaped areas shall be protected by a curb not less than six (6) inches in height or a raised planter wall between the landscaping and paved areas.

c. Landscaped planters not less than three (3) feet in width shall be provided along all interior lot lines.

d. 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.

e. All landscaped areas shall be properly maintained in a neat, orderly and safe manner. Such landscaping and maintenance shall include, but not be limited to, the installation and use of an irrigation system, permanently and completely installed, which delivers water directly to all landscaped areas.

15. A solid decorative masonry wall or wrought iron fencing with appropriate landscaping or other such appropriate screening material to the discretion of the Director, six (6) feet in height shall be installed and maintained along interior property lines not occupied by a building, except that any screening located within the required front setback area shall not exceed three and one-half (3-1/2) feet in height.

16. That the requirements and limitations contained in this Section shall be considered minimum standards; provided, however, that the Planning Commission may:

a. Require such additional conditions as are deemed necessary within the intent of 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.

17. Signage shall be of appropriate design as approved pursuant to the Site Plan and Design Review procedures (including number of signs and sign structures to be permitted) as provided in CMC 9172.23. (Ord. 79-479, § 7; Ord. 04-1322, § 7)

\*For servicing and repair incidental to a retail petroleum outlet, see CMC 9138.11 through 9138.14.

**§ 9138.21 Vehicle Auctions.**

In connection with vehicle auctions, the following requirements shall be met:

1. Vehicle auctions may not be conducted on any property of less than five (5) acres.

2. The vehicles placed up for auction must be operable under their own power to and from the subject auction site. No dismantled or wrecked vehicles are allowed to be stored or repaired and be placed up for auction.

3. Vehicle auctions shall provide off-street parking based upon a place of public assembly, pursuant to CMC 9162.21(C)(1) or based upon approval of a Development Plan pursuant to CMC 9172.23.

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

5. All activities not conducted within an enclosed building shall be confined to the hours between 7:00 a.m. and 9:00 p.m. daily.

6. No loudspeakers or sound equipment shall be used for the amplification of voices or sounds to a level exceeding allowable noise control standards pursuant to Chapter 5, Article V, entitled Noise Control Ordinance of the Carson Municipal Code. (Ord. 96-1085, § 3; Ord. 04-1322, § 6)

**§ 9138.22 Church Uses within the CR (Commercial, Regional) Zone.**

The establishment of churches, temples or other places of religious worship are a permitted use within the CR (Commercial, Regional) Zone, subject to the following:

1. The principal building shall be a free-standing structure for the exclusive use of a church, temple or other place of religious worship and permitted accessory uses.

2. No accessory use shall be permitted other than a school, daycare center or church-affiliated community or social center. No accessory use and/or facility shall be permitted unless it is clearly subordinate to the principal church use.

3. Church uses shall be subject to the requirements of CMC 9172.23 (Site Plan and Design Review) and CMC 9182.25 (Continuation of Churches, Temples or Other Places of Religious Worship Located within the CR (Commercial, Regional) Zone). (Ord. 97-1115, § 2)

**§ 9138.3 Golf Facilities.**

In connection with golf facilities including golf courses, golf driving ranges, or pitch-and-putt courses, the following requirements shall be met:

Screens or nets shall be provided wherever necessary, as determined by the Director, to prevent the travel of golf balls beyond the lot lines of the site on which a golf facility is located.

Such screens or nets shall be continuously maintained so as not to fall into disrepair and shall be subject to the applicable height restrictions unless otherwise approved by the Director.

The entire site of the golf facility, or other than paved areas and land occupied by structures, shall be covered with turf or other landscaping.

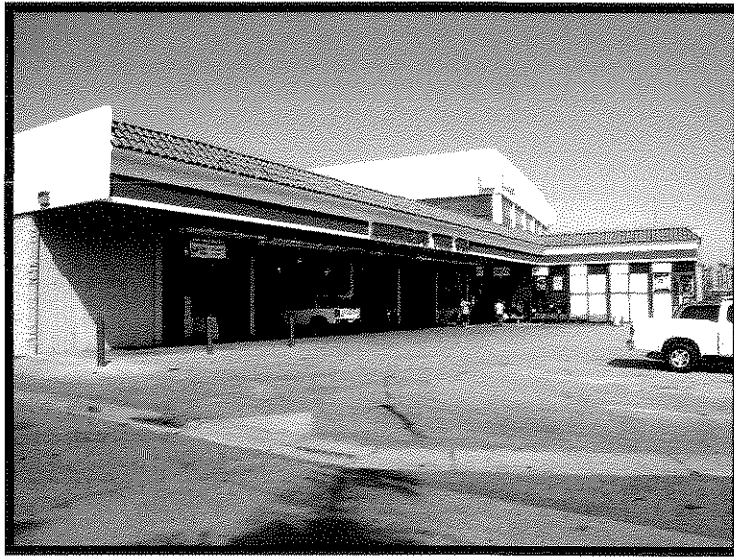
**§ 9138.4 Arcade Facilities.**

In connection with the operation of an arcade, the following requirements shall be met:





# Property Inspection Report



**20741 Avalon Blvd.  
Carson, CA  
September 9, 2009**

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

Exhibit No. 4



**Equity Building Inspection**  
**(310)540-0200**

Re: 20741 Avalon Blvd.  
Carson, CA

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

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

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

Thank you for your business!

Sincerely,

Michael J. Boeger, CCI  
Equity Building Inspection  
[www.equityinspection.com](http://www.equityinspection.com)  
310-540-0200





# Inspection Action Items Report

20741 Avalon Blvd.  
Carson, CA

## Read The Inspection Report

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

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

## GROUNDS

### GROUNDS CONDITION:

#### PARKING LOT:

1. [CR] The asphalt parking lot had deteriorated to the point where repairs will be needed. We recommend correcting the condition(s) noted. There were common cracks in the parking lot, no action is needed at this time.(front concrete section)



## ELECTRICAL SYSTEMS

### ELECTRICAL SERVICE CONDITIONS:

#### MAIN PANEL:

2. [SC] There were missing twist-outs/unused breaker slots in the panel. This condition is a safety hazard. We recommend correcting the condition(s) noted.



ELECTRICAL SUBPANEL:

ELECTRIC PANEL:

3. [SC] The buildings main electrical service panel was manufactured by Federal Pacific / Stab-Lok. This panel has been known to present latent hazards by malfunctioning under certain conditions resulting in jammed circuit breakers. The breakers may not trip (disconnect) under imposed load conditions. Failure can also occur at the connections to the bus bars due to inadequate bending space for the service entrance conductors. We recommend further evaluation by a specialist in the appropriate trade.



**BATHROOMS**

BOTH BATHROOMS.

SINK/PLUMBING:

4. [CR] There was no water coming from the hot water side of the faucet. We recommend repair or replacement. (guest bathroom)

**INTERIOR**

WORK AREAS.

HANDRAILS:

5. The handrail(s) were serviceable, with exceptions noted.

a. [SC] The handrail(s) were not properly secured. We recommend correcting the condition(s) noted.(left set of stairs, right handrail)

WAITING ROOM.

WALLS/CEILING:

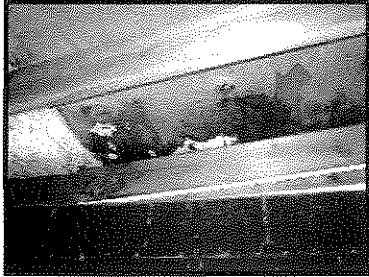
6. [CR] Moisture stains were noted on the wall(s)/ceiling. We recommend locating and correcting the source and any damaged materials. (numerous areas) These areas appeared dry We recommend locating and correcting the source and any damaged materials.



REAR STORAGE AREA.

*WALLS/CEILING:*

7. [CR] Moisture stains were noted on the wall(s)/ceiling. We recommend locating and correcting the source and any damaged materials. The area tested dry during the inspection. We recommend locating and correcting the source and any damaged materials.



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## INSPECTION CONDITIONS

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

### CLIENT & SITE INFORMATION:

**DATE OF INSPECTION**

September 9, 2009

**CLIENT NAME:**

LLC 20741 Avalon

**ADDRESS:**

20741 Avalon Blvd.

**CITY, STATE, ZIP**

Carson, CA

**APPROX. AGE:**

Unknown.

### CLIMATIC CHARACTERISTICS:

**WEATHER/SOIL:**

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

### BUILDING CHARACTERISTICS:

**MAIN ENTRY:**

Faces: East.

**STRUCTURE:**

Commercial Building / Tire Company

**FOUNDATION:**

Foundation types: concrete slab on grade.

### UTILITY SERVICES:

**ELECTRICITY:**

Municipal.

**GAS:**

Municipal.

**WATER/SEWER:**

Municipal.

**UTILITIES:**

Municipal:



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## OTHER INFORMATION:

### ATTENDING:

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

### OCCUPIED:

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

### COMMENTS:

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

## INTRODUCTORY NOTES:

### IMPORTANT INFORMATION:

[NOTE] Any statements made in the body of this inspection report pertaining to left, right, front or rear are referenced to standing in front of and facing the building. [NOTE] We recommend obtaining equipment operating manuals and documentation for all warranted items of the building. [FE] We recommend inquiring about any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building, and/or any known conditions that may have been inadvertently left out of the disclosure statements. [NOTE] 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" This inspection did not include examination of the trade fixtures, appliances or special systems. However, qualified individuals could be retained to evaluate the condition of these elements.

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

### ENVIRONMENTAL CONCERNS:

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



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recommended. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

## DEFINITIONS:

### SAFETY CONCERNS:

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

### FURTHER EVALUATION:

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

### CORRECTIONS RECOMMENDED:

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

### RECOMMENDED UPGRADE:

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

### SERVICEABLE:

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

### FUNCTIONED:

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

### FAILED:

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

### SPECIALIST:

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



## FOUNDATION/UNDER-FLOOR AREAS

### FOUNDATION:

**TYPE:**

Type of foundation: Concrete slab on grade.

**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.

## GROUNDS

### GROUNDS INFORMATION:

**PARKING LOT:**

Materials: asphalt. and, concrete.

### GROUNDS CONDITION:

**PARKING LOT:**

[CR] The asphalt parking lot had deteriorated to the point where repairs will be needed. We recommend correcting the condition(s) noted. There were common cracks in the parking lot, no action is needed at this time.(front concrete section)





## ROOF COVERINGS

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

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

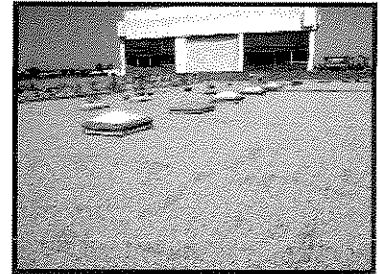
### ROOF INFORMATION:

**INSPECT METHOD:**

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

**ROOF COVERING:**

Materials: built-up with a cap sheet surface.



**ROOF LAYERS:**

undetermined number of layers.

**ROOF DRAINAGE:**

Materials: metal rain gutters.

### 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:**

NOTE: Some of the skylight flashings were starting to deteriorate. We recommend periodic inspection and maintenance to insure water tightness.

**SKYLIGHTS:**

The visible skylight(s) appeared serviceable, with no evidence of leakage.

**ROOF DRAINAGE:**

The visible areas of the roof drainage system appeared serviceable.

## PLUMBING SYSTEM

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

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

### PLUMBING INFORMATION:

**WATER SHUTOFF:**

Not located.

**WATER PIPING:**

copper piping where visible.

**WASTE LINES:**

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

**GAS SHUTOFF:**

Not located.

### PLUMBING CONDITIONS:

**WATER PRESSRE:**

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

**WATER PIPING:**

The visible water supply piping appeared serviceable.

**WATER FLOW:**

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

**WASTE PIPING:**

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

**WASTE FLOW:**

A number of drains were emptied simultaneously and appeared serviceable.

**VENT PIPING**

The visible areas of the vent pipes appeared serviceable.

**GAS PIPING:**

The visible areas of the gas piping appeared serviceable.



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## WATER HEATERS

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

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

### WATER HEATER INFORMATION:

**LOCATION:** The water heater was located in the warehouse.( 2nd level )  
**MANUFACTURER:** General Electric.  
**MANUFCTR DATE:** 2006.  
**SIZE / GALLONS:** 10 ga.  
**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:** A temperature & pressure relief valve and discharge line were installed. The discharge line extended to the exterior and terminated close to the ground facing downward.

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



## ELECTRICAL SYSTEMS

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

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

### ELECTRICAL SERVICE INFORMATION:

**MAIN PANEL:** Located at the rear of the building (interior)  
**SERVICE RATING:** 120/240 volt system, rated at 400 Amperes.  
**SERVICE WIRING:** Material observed: copper.  
**BRANCH WIRING:** Material observed: copper.  
**DISCANNCT TYPE:** Circuit breakers.  
**GROUNDING:** Unknown.

### ELECTRICAL SERVICE CONDITIONS:

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

**MAIN PANEL:** [SC] There were missing twist-outs/unused breaker slots in the panel. This condition is a safety hazard. We recommend correcting the condition(s) noted.



**WORKMANSHIP:** The wiring within the panel appeared serviceable.

**BREAKERS/WIRE:** The breakers to wire connections appeared compatible where visible within the panel.

### ELECTRICAL OVERALL

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**OVERALL COMMENTS:**

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

**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.

**GFCI DEVICES:**

[RU] There was no GFCI protection provided at the areas where required today. We recommend upgrading by providing GFCI protection at the appropriate locations.

**ALARM SYSTEM:**

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

**ELECTRICAL SUBPANEL:**

**LOCATION:**

Interior rear. Panels A & B.

**PANEL RATING:**

Unknown, no main breaker or identification.

**DISCONNCT TYPE:**

Circuit breakers.

**ELECTRIC PANEL:**

[SC] A number of breakers were not labeled. We recommend they be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs.

**WORKMANSHIP:**

The wiring within the panel appeared serviceable.

**BREAKERS/WIRE:**

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

**ELECTRICAL SUBPANEL:**

**LOCATION:**

Interior rear.

**PANEL RATING:**

Unknown, no main breaker or identification.

**DISCONNCT TYPE:**

Circuit breakers.



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**ELECTRIC PANEL:**

[SC] The buildings main electrical service panel was manufactured by Federal Pacific / Stab-Lok. This panel has been known to present latent hazards by malfunctioning under certain conditions resulting in jammed circuit breakers. The breakers may not trip (disconnect) under imposed load conditions. Failure can also occur at the connections to the bus bars due to inadequate bending space for the service entrance conductors. We recommend further evaluation by a specialist in the appropriate trade.



**WORKMANSHIP:**

The wiring within the panel appeared serviceable.

**BREAKERS/WIRE:**

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

**COMMENTS:**

[FE] We recommend further evaluation of the conditions noted by a specialist in the appropriate trade.

## 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.

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

### HEATING SYSTEM INFORMATION:

**MANUFACTURER:**

Carrier.

**MANUFCTR DATE:**

No identifiable manufactured date.

**LOCATION, TYPE &**

**FUEL:**

Location  
The unit was located on the roof.  
Forced air natural gas fired system.

**APPROX. BTU'S:**

Unknown.

**FILTER TYPE:**

Washable.

### HEATING SYSTEM CONDITIONS:

**VENTING SYSTEM:**

The visible areas of the flue vent piping were intact and secured at the connections.

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**SUPPLY PLENUM:**

The supply air plenum appeared serviceable.

**HEATING UNIT:**

The furnace was serviceable.

**COMBUSTION AIR:**

The combustion air supply for the furnace appeared adequate.

**ENERGY SUPPLY:**

The gas shutoff valve appeared serviceable.

**BURNERS:**

The burner flame(s) appeared typical for this type of unit.

**HEAT EXCHANGER:**

[NOTE] The heat exchanger was not visible to inspect without dismantling the unit, which is beyond the scope of the inspection.

**BLOWER / FILTER:**

The blower and filter appeared serviceable.

**RETURN PLENUM:**

The return air ducting appeared serviceable.

**THERMOSTAT:**

The thermostat was operated and the system responded.

## CENTRAL COOLING SYSTEMS

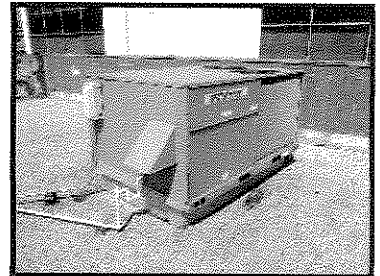
The visible areas of the condensing units, electrical connections, coolant lines and evaporative coil units were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic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

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

### AIR CONDITIONING SYSTEM INFORMATION:

**LOCATION(S):**

The unit was located on the roof.



**MANUFACTURER:**

Carrier.

**MANUFCTR DATE:**

The date was not identifiable.

**SYSTEM TYPE:**

"Packaged Unit" Gas fired furnace with an electric powered air conditioning system.

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## AIR CONDITIONING SYSTEM CONDITIONS:

### ENERGY SUPPLY:

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

### CONDNSNG UNIT:

The condensing unit was serviceable.

### SYSTEM CONDTN:

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

### THERMOSTAT:

The thermostat was operated and the system responded.

## DUCTING SYSTEM:

### TYPE:

Plastic covered and insulated flexible ducting.

### CONDITION:

The visible areas of the conditioned air ducts appeared serviceable.

## 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.

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

### KITCHEN APPLIANCES

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





## BATHROOMS

### BOTH BATHROOMS.

**ALL OK**

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

**VENTILATION:**

The exhaust fan functioned.

**SINK/PLUMBING:**

[CR] There was no water coming from the hot water side of the faucet. We recommend repair or replacement. (guest bathroom)

**TOILETS:**

The toilet(s) functioned, no leakage observed.

## INTERIOR

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

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

### WORK AREAS.

**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.

**HANDRAILS:**

The handrail(s) were serviceable, with exceptions noted.

- a. [SC] The handrail(s) were not properly secured. We recommend correcting the condition(s) noted. (left set of stairs, right handrail)

### WAITING ROOM.

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**WALLS/CEILING:**

[CR] Moisture stains were noted on the wall(s)/ceiling. We recommend locating and correcting the source and any damaged materials. (numerous areas) These areas appeared dry. We recommend locating and correcting the source and any damaged materials.



**WORK AREA.**

**REAR STORAGE AREA.**

**WALLS/CEILING:**

[CR] Moisture stains were noted on the wall(s)/ceiling. We recommend locating and correcting the source and any damaged materials. The area tested dry during the inspection. We recommend locating and correcting the source and any damaged materials.

