CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: April 12, 2011

SUBJECT: Conditional Use Permit No. 860-11

APPLICANT/REPRESENTATIVE: Andres Mondragon
2739 East Jackson Street
Carson, CA 90810

PROPERTY OWNER: Robert Baylis
20260 Pingreen Way
Yorba Linda, CA 92887

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

PROPERTY INVOLVED: 2730 East Jackson Street

COMMISSION ACTION

___ Concurred with staff
___ Did not concur with staff
___ Other

COMMISSIONERS' VOTE

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Item No. 11A
I. Introduction

The applicant, Andres Mondragon, is requesting approval of Conditional Use Permit (CUP) No. 860-11 on behalf of the property owner Robert Baylis pursuant to Carson Municipal Code (CMC) Section 9172.21, “Conditional Use Permit” and 9182.3, “Nonconforming Residential Density” for an existing second dwelling unit within the RS (Residential, Single-Family) zoning district located at 2730 East Jackson Street (Exhibit No. 1).

II. Background

The project site is a 5,500-square-foot parcel and is occupied by two attached dwelling units. The dwelling units are attached by an enclosed patio/recreation room that was legally constructed in 1963. Prior to 1983, the units were detached. According to the Los Angeles County Assessor records, the 1,608-square-foot primary dwelling unit (square footage includes the enclosed patio/recreation room) with an attached one-car garage was legally constructed in 1948 and is located in the front of the site. The 587-square-foot second dwelling unit was also legally constructed with Los Angeles County Building permits in 1941 and is located in the rear of the site. The rear dwelling unit is considered the second dwelling unit and under consideration for a conditional use permit since it is the smaller unit. The second unit has one bedroom, one bath, kitchen, and living room (Exhibit No. 2).

A Residential Property Report (RPR) is required by the city whenever a residential property is being sold. An RPR was completed on January 13, 2011 for the project site. The RPR identified code violations including an illegal conversion of the attic space and the outstanding Conditional Use Permit requirement for the second dwelling unit. The applicant submitted a development for the second dwelling unit on February 1, 2011 and submitted an application for a demolition permit for the attic space on March 30, 2011. With all requirements satisfied, the RPR was closed out on April 7, 2011 to allow the title and responsibility for compliance with the CUP to transfer to the buyer.

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

III. Analysis

Conditional Use Permits

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

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

The proposed project is consistent with the General Plan of the city of Carson in that the subject property is designated for Low Density Residential and zoned RS
b. The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development.

The proposed project generally meets the design and development standards in the CMC. CMC Section 9182.3 states, “When approving a conditional use permit, the Commission shall make findings regarding the adequacy of on-site parking and applicable development standards contained in CMC 9125.6.”

The second dwelling unit does not meet the minimum lot size, parking, and the minimum side yard setback requirements.

Per CMC Section 9125.6, the minimum lot size in order to have a second dwelling unit within the RS zone is 7,500 square feet. The lot size of the property is 5,500 square feet. The required minimum side yard setback is five (5) feet. The second dwelling unit is attached to the primary unit by an enclosed patio/recreation area and the structure has a variable side yard setback of 1 foot 6 inches to 14 feet 6 inches. The majority of the side yard setback is 3 feet 3 inches and adequate access to the second dwelling unit is provided.

Per the requirements in CMC Section 9125.6, a one-bedroom second dwelling unit is required to provide a one car garage or carport on-site. The property is limited in space and additional parking cannot be provided on-site. The site provides a one car garage that is attached to the primary structure and driveway space is available. CMC Section 9182.3 allows the Planning Commission discretion to determine if the existing parking is appropriate and can continue. In order to mitigate parking impacts, staff has included a condition of approval limiting additions or intensifications to the property unless all parking requirements are met. This issue of concern is discussed in more detail in Section IV.

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

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

Since the second dwelling unit was lawfully constructed in 1948 and the applicant agrees to the conditions of approval to mitigate parking impacts, staff recommends the nonconformities be allowed to continue with the approval of a conditional use permit.
The applicant has provided staff with a property inspection report that was prepared by a qualified/certified property inspector, per the requirements of the CUP (Exhibit No. 3). The inspection report included recommendations to eliminate or mitigate any building, plumbing, electrical and fire code deficiencies. No safety or hazardous concerns were identified in the report. The applicant will be conditioned to address the items identified in the property inspection report to the satisfaction of the Planning division within 90 days from the approval of the conditional use permit.

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

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

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

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

The second dwelling unit and primary structure were constructed in 1941 and 1948, therefore adequate water supply for fire protection already exists.

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

The existing two residential units were constructed in 1941 and 1948 as single family residences. The property will remain as single family residences therefore no change is proposed to the intended character of the area. The existing use is compatible with the intended character of the area.

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

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

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

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

Staff believes no additional requirements or limitations are needed. A reasonable and appropriate amount of landscaping is provided within the front yard and areas
visible to the public. In addition, the applicant will be removing outdated ramps and replacing with additional landscaping and hardscape.

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

IV. Issues of Concern

Parking

The second dwelling unit does not meet the parking requirements stated in CMC Section 9162.21 and is required to provide one (1) space within either a garage or carport. The applicant cannot provide additional parking on-site due to the lack of available space. Staff recommends the following condition be added to mitigate and prevent an intensification of street parking:

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

Second dwelling unit (Address, water, gas, and electrical meter)

The RPR identified that the second dwelling unit is not addressed and separate water, gas, and electrical meters are not provided. The applicant will be required to install separate water, gas, and electrical meters and post a second address. The following conditions of approval have been added to address this issue:

1. The applicant shall provide a separate water, gas, and electrical meter for the second dwelling unit within 60 days of Planning Commission approval.

2. The applicant shall register a separate address for the second dwelling unit to the post office and building and safety for approval within 60 days of Planning Commission approval.

Lot Merger

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

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

V. Environmental Review

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

VI. Recommendation

That the Planning Commission:

- APPROVE Conditional Use Permit No. 860-11 subject to the conditions of approval attached as Exhibit “B” to the Resolution; and

- WAIVE further reading and ADOPT Resolution No. 11- , entitled “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 860-11 FOR AN EXISTING SECOND DWELLING UNIT LOCATED AT 2730 EAST JACKSON STREET.”

VII. Exhibits

1. Draft Resolution
2. Site Map
3. Property Inspection Report for 2730 East Jackson Street
4. Second Dwelling Unit Checklist
5. Development Plans

Prepared by: Sharon Song, Associate Planner

Reviewed by: John F. Signo, AICP, Senior Planner

Approved by: Sheri Repp, Planning Officer

Planning Commission Staff Report
April 12, 2011
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CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 11-XXXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 860-11 FOR AN EXISTING SECOND DWELLING UNIT LOCATED AT 2730 EAST JACKSON STREET

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

Section 1. An application was duly filed by the applicant, Andres Mondragon on behalf of property owner Robert Baylis, with respect to real property located at 2730 East Jackson Street, and described in Exhibit "A" attached hereto, requesting the approval of an attached second dwelling unit located within the RS (Residential, Single Family) zoning district. The second dwelling unit is a one-bedroom unit that is approximately 587 square feet, located in the rear of the property. The existing second dwelling unit was legally constructed in 1941, prior to the adoption of Ordinance No. 03-1290 in 2003, which requires a conditional use permit for legal nonconforming second dwelling units that do not meet the development standards in Section 9125.6 of the Carson Municipal Code (CMC).

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

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

Section 3. The Planning Commission finds that:

a) The existing second dwelling unit meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. The proposed project is identified in the Carson Municipal Code as a permitted use for this land use category subject to Conditional Use Permit approval. The surrounding properties are developed with residential single family dwellings and the proposed project is compatible with the neighborhood.

b) The site is adequate in size, shape, topography, location, and utilities to accommodate the second dwelling unit.

c) The property will not generate or intensify parking impacts to the adjacent public street with implementation of conditions of approval. The conditions of approval contained in Exhibit "B" of this Resolution require that future expansions and/or additions meet all current parking requirements. The existing second dwelling unit is not in compliance with current parking requirements and the primary unit is legal non-conforming with a one-car garage. Adequate driveways are provided on-site and the project will not affect or impact the safe circulation of either pedestrian or vehicular traffic.

d) Adequate water supply is provided.
e) The second dwelling unit generally conforms to all applicable design standards and guidelines that have been adopted pursuant to Section 9125.6, "Second Dwelling Unit Development Standards" of the Carson Municipal Code.

f) All of the required findings pursuant to Section 9171.21(d), "Conditional Use Permit, Approval Authority and Findings and Decision" can be made in the affirmative.

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

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves the categorical exemption and grants Conditional Use Permit No. 860-11 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

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

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

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

__________________________
CHAIRMAN

ATTEST:

__________________________
SECRETARY

SS/c860-11_041211
LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1780 AND 1781, OF TRACT NO. 7644, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 84 PAGE 47 AND 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Assessor's Parcel Number: 7308-015-013
CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 860-11

GENERAL CONDITIONS

1. If Conditional Use Permit No. 860-11 is not used within one year of its effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.

2. The applicant shall comply with all city, county, state and federal regulations applicable to this project.

3. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission.

4. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division within 90 days of receiving approval by the Planning Commission, if applicable.

5. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.

6. It is further made a condition of this approval that if any condition is violated or if any law, statute, or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.

7. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceedings against the City or its agents, officers, or employees to attack, set aside, void or annul, an approval of the City, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 860-11. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by
the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

8. A property inspection report was prepared by a qualified/certified property inspector that includes plans to eliminate or mitigate any building, plumbing, electrical and fire code deficiencies. The deficiencies described in the inspection report shall be eliminated or mitigated within 90 days to the satisfaction of the Planning Division. The Planning Division shall inspect the property for compliance with the corrective measures. An extension of time to complete necessary corrective measures may be granted for up to an additional 90 days, subject to the discretion of the Planning Division.

9. Per Carson Municipal Code Section 9125.6.8 (L)(1), the applicant shall submit a deed restriction stating that:

   a. The second dwelling unit shall not be sold separately;

   b. The second dwelling unit is restricted to the maximum size allowed per the conditional use permit;

   c. Any expansion/addition of the secondary unit or primary unit will constitute as an intensification of use and the nonconforming parking privilege for the second unit will not longer be continued. The site must meet the parking requirements stated in CMC Section 9162.21 prior to the approval of any expansions to the second unit or primary unit including but not limited to the addition of bedrooms, other habitable areas, and additional square footage;

   d. The restrictions shall be binding upon any successor in ownership of the property and lack of compliance shall void the approval of the unit and may result in legal action against the property owner; and

   e. The deed restriction shall state that if the property owner agrees to sell the dwellings prior to the completion of a city initiated parcel merger the property owner will be responsible for the completion of the parcel merger of their property prior to the close of escrow. In lieu of this condition, the property owner may merge the parcels at his/her own cost and effort.

10. The deed restriction shall be recorded at the County Recorder’s Office within 90 days after it is reviewed and approved by the Planning Division. Proof of recordation shall be furnished to the Planning Division.

SECOND DWELLING UNIT EXPANSION/PARKING/OTHER

11. Any expansion/addition of the secondary unit or primary unit will constitute as an intensification of use and the nonconforming parking privilege for the second unit
will no longer be continued. The site must meet the parking requirements stated in CMC Section 9162.21 prior to the approval of any expansions to the second unit including but not limited to the addition of bedrooms, other habitable areas, and additional square footage. Any major improvements shall require review and approval by the Planning Division and issuance of a building permit, if applicable.

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

13. The applicant shall provide a separate water, gas, and electrical meter for the second dwelling unit within 60 days of Planning Commission approval.

14. The applicant shall register a separate address for the second dwelling unit to the post office and building and safety for approval within 60 days of Planning Commission approval.

BUILDING & SAFETY

15. All building improvements shall comply with City of Carson Building and & Safety Division requirements.

16. Any exterior areas of the second dwelling unit that are deteriorated or exposes natural wood must be re-painted or touched-up to the satisfaction of the Planning Division.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

17. All requirements by the Los Angeles County Fire Department shall be met.

18. There shall be no storage allowed within any required building setback yard area to promote fire safety.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

19. Per section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.
This agreement is between the client named on page 2 of this contract and the Inspection Company.

I (Client) hereby request a limited visual inspection of the structure at the address on page 2 of this contract, for my sole use and benefit. I warrant that I will read the following agreement carefully. I understand that I am bound by all the terms of this contract. I further warrant that I will read the entire inspection report when I receive it and promptly call the inspector with any questions I may have.

SCOPE OF INSPECTION

The scope of the inspection and report is a limited visual inspection of the general systems and components of the home to identify any system or component listed in the report which may be in need of immediate major repair. The inspection will be performed in compliance with generally accepted standards of practice, a copy of which is available upon request or included with this report. The scope of the inspection is limited to the items listed within the report pages indicated as included on the bottom of the Key page.

OUTSIDE THE SCOPE OF THE INSPECTION

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing, or any other thing not included in this inspection.

The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection.

Whether or not they are concealed, the following are outside the scope of this inspection:

Building code or zoning ordinance violations.
Geological stability or soils condition.
Structural stability or engineering analysis.
Termites, pests, or other wood destroying organisms.
Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any environmental hazards.
Building value appraisal or cost estimates.
Condition of detached buildings.
Pools or spas bodies and underground piping.
Specific components noted as being excluded on the individual system inspection forms.
Private water or private sewage systems.
Saunas, steam baths, or fixtures and equipment.
Radio-controlled devices, automatic gates, elevators, lifts, dumbwaiters and thermostats or time clock controls.
Water softener or purifier systems or solar heating systems.
Furnace heat exchangers, freestanding appliances, security alarms or personal property.
Adequacy or efficiency of any system or component.
Prediction of life expectancy of any item.
(Some of the above items may be included in this inspection for additional fees - check with your inspector)

This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law.

Your inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any craft or trade. If your inspector recommends consulting other specialized experts, Client must do so at Client's expense.

ARBITRATION: Any dispute concerning the interpretation of this agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of a recognized arbitration association except that the parties shall select an arbitrator who is familiar with the home inspection industry. The arbitrator shall conduct summary judgement motions and enforce full discovery rights as a court would as provided in civil proceeding by legal code. I have read and agree to the above Arbitration Clause.

CONFIDENTIAL REPORT: The inspection report to be prepared for Client is solely and exclusively for Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client may distribute copies of the inspection report to the seller and the real estate agents directly involved in this transaction, but said persons are not specifically intended beneficiaries of this Agreement or the inspection report. Client and Inspector do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this Agreement or the inspection report. Client agrees to indemnify, defend, and hold Inspector harmless from any third party claims arising out of Client's unauthorized distribution of the inspection report.

ATTORNEY'S FEES: The prevailing party in any dispute arising out of this agreement, the inspection, or report(s) shall be awarded all attorney's fees, arbitrator fees and other costs.

SEVERABILITY: Client and Inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

DISPUTES: Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as limited herein above, shall be made in writing and reported to the Inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions, Client or Client's agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a reinspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.
Overview
2730 East Jackson

# 6 - Railing at front porch is damaged
# 10 - Facia board at eave is damaged
# 13 - need anti-siphon valve at outside water faucets
# 14 - Gutter downspout needs routed away from wall
# 25 - Drain at kitchen sink leaking under house
# 26 - Need earth quake wrench at gas shut off valve
# 27 - Water heater enclosure door & panel is damaged
# 44 - G F I outlets needed in garage-kitchen & bathrooms
    Cover plate at electrical outlet missing at rear unit
# 54 - Smoke detectors needed in bed rooms
# 55 - Hot & cold water lines reversed at laundry area in garage
# 63 - Auto reverse inop at garage lift door
# 66 - Self closer inop to garage & entry door
# 72 - Toilet in hall bathroom is loose at floor
# 73 - Hall bathroom sink is clogged & leaking at drain under sink
The report overview page is provided as a courtesy for quicker access to the information within the inspection report. It is not intended as a substitute for reading the inspection report. Items checked below will be discussed further on the corresponding page.

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<td>64. ELECTRICAL</td>
</tr>
<tr>
<td></td>
<td></td>
<td>65. COMMENTS</td>
</tr>
<tr>
<td></td>
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<td></td>
</tr>
<tr>
<td>PAGE 6 FOUNDATION</td>
<td>PAGE 11 ELECTRICAL</td>
<td>PAGE 15 KITCHEN</td>
</tr>
<tr>
<td>15. GRADING</td>
<td>39. SERVICE</td>
<td>66. KITCHEN SINK(S)</td>
</tr>
<tr>
<td>16. SLAB ON GRADE</td>
<td>40. MAIN PANEL</td>
<td>67. KITCHEN (GENERAL)</td>
</tr>
<tr>
<td>17. CRAWLSPACE</td>
<td>41. CONDUCTORS</td>
<td>68. DISPOSAL</td>
</tr>
<tr>
<td>18. BASEMENT</td>
<td>42. SUB-PANEL(S)</td>
<td>69. RANGE/COOKTOP</td>
</tr>
<tr>
<td></td>
<td>43. PANEL NOTES</td>
<td>70. DISHWASHER</td>
</tr>
<tr>
<td></td>
<td>44. WIRING NOTES</td>
<td>71. SPECIAL FEATURES</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PAGE 7 ROOF</td>
<td>PAGE 12 INTERIOR 1</td>
<td>PAGE 16 BATHROOM(S)</td>
</tr>
<tr>
<td>19. ASPHALT SHINGLE</td>
<td>45. DOORS (Entry)</td>
<td>72. TOILET</td>
</tr>
<tr>
<td>19. WOOD SHAKE</td>
<td>46. DOORS (Interior)</td>
<td>73. SINK</td>
</tr>
<tr>
<td>19. WOOD SHINGLE</td>
<td>47. DOORS (Exterior)</td>
<td>74. VENT/HEAT</td>
</tr>
<tr>
<td>20. CLAY TILE</td>
<td>48. WINDOWS</td>
<td>75. BATHTUB</td>
</tr>
<tr>
<td>20. CONCRETE TILE</td>
<td>49. INTERIOR WALLS</td>
<td>76. SHOWER</td>
</tr>
<tr>
<td>20. FIBROUS TILE</td>
<td>50. CEILINGS</td>
<td></td>
</tr>
<tr>
<td>20. SLATE / METAL</td>
<td>51. FLOORS</td>
<td></td>
</tr>
<tr>
<td>21. BUILT-UP ROCK</td>
<td></td>
<td></td>
</tr>
<tr>
<td>21. BUILT-UP CAP SHEET</td>
<td></td>
<td></td>
</tr>
<tr>
<td>21. SINGLE-PLY / FOAM</td>
<td></td>
<td></td>
</tr>
<tr>
<td>21. ROLL COMPOSITION</td>
<td></td>
<td></td>
</tr>
<tr>
<td>22. EXPOSED FLASHINGS</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Review the sections of the report checked on this page, in addition to the entire report!
The "Matrix" Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.

When "APPEARS SERVICEABLE" is checked it means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions are checked, if applicable, in the body of the report.

Significantly deficient systems or components will be identified as: Not functional, unsafe, worn, near end of lifespan. The reason an item is "significantly deficient" will be checked within the body of the report. Please read the entire report for all items checked.

NOTICE: This report contains technical information. If you were not present during this inspection please call the office to arrange for a verbal consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents.

Symbol Key

* Items that have an (*) Asterisk next to them: This item or component warrants additional attention, repair or monitoring;

1. Items that have a (1) Circle Number next to them:
   The Circle Numbers are defined as follows:

1. Recommend further review by a qualified licensed structural engineer/geotechnical engineer.

2. Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

3. Recommend further review for the presence of any wood destroying pests or organisms by a qualified Pest Inspector.

4. This item is a safety hazard - correction is needed.

5. Upgrades are recommended for safety enhancement. This building may have been built before the era of current safety standards.

NOTICE: AN ABRIDGED VERSION OF THIS KEY IS PRINTED AT THE TOP OF EACH PAGE

If you do not understand how to read this report please contact our office

PRESENT DURING THE INSPECTION: ☐ Buyer ☐ Seller ☐ Seller's agent ☐ Buyer's agent ☐

WEATHER CONDITIONS: ☐ Dry ☐ Rain today / Recently ☐ Snow today / Recently ☐ TEMPERATURE: ° F

INSPECTION DATE: 2-2-7 START TIME: 9:30 FINISH TIME: 1:35 INSPECTOR: 

PROPERTY INFORMATION:

☒ Single family ☐ Duplex ☐ Triplex ☐ Fourplex ☐ Residential Units ☐ Commercial
☐ Townhome ☐ Condominium
☐ Occupied ☐ Vacant ☐ Partial furnishings ☐ HOUSE FACES: N S E W ☐ Unknown

Approximate age of building: _____________________________ Stated by: _____________________________

Approximate age of roof: _______________________________ Stated by: _____________________________

Additions or Alterations: ________________________________

NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted.

PAGES INCLUDED ARE:

Page 1/2 CONTRACT Page 7 ROOF Page 12 INTERIOR 1
Page 3 KEY Page 8 PLUMBING Page 13 INTERIOR 2
Page 4 GROUNDS Page 9 HEATING 1 Page 14 GARAGE
Page 5 EXTERIOR Page 10 HEATING 2 & A/C Page 15 KITCHEN
Page 6 FOUNDATION Page 11 ELECTRICAL Page 16 BATHROOM

Optional Pages:

☐ POOL/SPA ☐ PERMIT REVIEW
☐ STANDARDS ☐ GENERAL NOTES
☐ REPORT OVERVIEW

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### Page 4: Grounds

#### Key:
- Recommend evaluation by a structural/geotechnical engineer
- Recommend evaluation and repairs by a licensed contractor
- Refer to qualified termite report for further information
- This item is a safety hazard - correction is needed
- Upgrades are recommended for safety enhancement
- * This item warrants attention/repair or monitoring

#### 1. Driveway
- **Asphalt**
- **Concrete**
- **Gravel**

- **Appears serviceable**
  - Not functional / Unsafe / Worn / Near end of lifespan*
  - Eroded Asphalt*
  - No cracks found

- **Comments:**

#### 2. Sidewalks
- **Concrete**
- **Brick**
- **Paver / Tile**
- **Gravel**

- **Appears serviceable**
  - Not functional / Unsafe / Worn / Near end of lifespan*
  - No cracks found

- **Comments:**

#### 3. Retaining Walls
- **Concrete / Block / Stucco / Wood**

- **Appears serviceable**
  - Not functional / Unsafe / Worn / Near end of lifespan*
  - No cracks found

- **Comments:**

#### 4. Patio
- **Concrete / Brick / Paver / Tile / Block**

- **Appears serviceable**
  - Not functional / Unsafe / Worn / Near end of lifespan*
  - No cracks found

- **Comments:**

#### 5. Deck
- **Open Design / Covered Roof (Refer to Roof Page*)

- **Appears serviceable**
  - Not functional / Unsafe / Worn / Near end of lifespan*
  - Unsecure / Improper attachment to house*

- **Comments:**

#### 6. Decks/Porch
- **Wood**
- **Concrete**
- **Waterproof Coating**

- **Appears serviceable**
  - Cracks / Moisture Stains / Damage*
  - Deck appears unsound*
  - Porch / steps settled away from house*

- **Comments:**

#### 7. Fences & Gates
- **Fences Not Inspected**
- **Wood / Chainlink / Wrought Iron / Masonry**

- **Appears serviceable**
  - Loose / Rotted Posts*
  - Common cracks

- **Comments:**

---

* 1997 - 2004 I.T.A. REPRODUCTION OR UTILIZATION OF THIS REPORT WITHOUT WRITTEN AUTHORIZATION BY I.T.A. IS NOT PERMITTED
## Exterior Stairs

<table>
<thead>
<tr>
<th>Location(s):</th>
<th>A</th>
<th>B</th>
<th>C</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Appear serviceable</strong></td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td><strong>Not functional</strong>**/Unsafe/Worn/Near end of lifespan**</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td><strong>Not fully visible</strong></td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td><strong>Moisture stains/damage/earth contact</strong></td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td><strong>Uneven rise/run on steps/loose steps</strong></td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td><strong>Improper/no landing</strong></td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td><strong>Railings serviceable</strong></td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td><strong>Railings loose/improper/too low/none installed</strong></td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td><strong>Openings in rails too large</strong></td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td><strong>Comments:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

## Exterior Walls

| Structure: | WOOD FRAME/MASONRY/BRICK/LOG/POST & BEAM | ☐ |
| Wall covering: | WOOD/VINYL/METAL/FIBROUS SIDING/STUCCO | ☐ |

| Appears serviceable | ☐ | ☐ | ☐ |
| Not functional****/Unsafe/Worn/Near end of lifespan | ☐ | ☐ | ☐ |
| Not fully visible | ☐ | ☐ | ☐ |
| No cracks found | ☐ | ☐ | ☐ |
| Common cracks | ☐ | ☐ | ☐ |
| Major cracks | ☐ | ☐ | ☐ |
| Cracks/ reopenings need repair | ☐ | ☐ | ☐ |
| Soil contact | ☐ | ☐ | ☐ |
| Moisture stains/damage | ☐ | ☐ | ☐ |
| Damaged/ cracked bricks/mortar/siding/paint/finish/caulking | ☐ | ☐ | ☐ |
| Nail defects | ☐ | ☐ | ☐ |
| Comments: | | | |

---

## Chimney(s)

<table>
<thead>
<tr>
<th>Location(s):</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
</tr>
</thead>
</table>

| Appears serviceable | ☐ | ☐ | ☐ | ☐ |
| Not functional****/Unsafe/Worn/Near end of lifespan | ☐ | ☐ | ☐ | ☐ |
| Not fully visible | ☐ | ☐ | ☐ | ☐ |
| Chimney/ brick/ mortar is: cracked/ deteriorated/ leaning | ☐ | ☐ | ☐ | ☐ |
| Settlement | ☐ | ☐ | ☐ | ☐ |
| Flashing is improper/not visible | ☐ | ☐ | ☐ | ☐ |
| Spark screen present | ☐ | ☐ | ☐ | ☐ |
| Spark screen: Missing/improper/not visible | ☐ | ☐ | ☐ | ☐ |
| Raincap/ screen recommended | ☐ | ☐ | ☐ | ☐ |
| Cracks/ or separations/ sealing needed at wall/ roof | ☐ | ☐ | ☐ | ☐ |
| Unlined flue | ☐ | ☐ | ☐ | ☐ |
| Ash dump/ door: is: Rusted/ corroded/ damaged/ missing | ☐ | ☐ | ☐ | ☐ |
| Damage/deterioration/defect | ☐ | ☐ | ☐ | ☐ |
| Chimney: A B C D | ☐ | ☐ | ☐ | ☐ |
| Comments: | | | | |

---

## Sprinklers

| Appears serviceable | ☐ | ☐ | ☐ | ☐ |
| Not functional****/Unsafe/Worn/Near end of lifespan | ☐ | ☐ | ☐ | ☐ |
| Not fully visible | ☐ | ☐ | ☐ | ☐ |
| Valve/ head/ line: Leaks/ missing/not functioning | ☐ | ☐ | ☐ | ☐ |
| Anti-siphon valves needed | ☐ | ☐ | ☐ | ☐ |
| Adjust spray away from structures, fences, sidewalks, etc | ☐ | ☐ | ☐ | ☐ |
| Areas of inadequate spray coverage/ adjust heads | ☐ | ☐ | ☐ | ☐ |
| Comments: | | | | |

---

## Hose Faucets

| Appears serviceable | ☐ | ☐ | ☐ | ☐ |
| Some inoperative/ corroded | ☐ | ☐ | ☐ | ☐ |
| Leaks | ☐ | ☐ | ☐ | ☐ |
| Missing/ broken handle(s) | ☐ | ☐ | ☐ | ☐ |
| Comments: | | | | |

---

## Gutters & Downspouts

| Appears serviceable | ☐ | ☐ | ☐ | ☐ |
| Not functional****/Unsafe/Worn/Near end of lifespan | ☐ | ☐ | ☐ | ☐ |
| Not fully visible | ☐ | ☐ | ☐ | ☐ |
| Drains blocked | ☐ | ☐ | ☐ | ☐ |
| Debris filled | ☐ | ☐ | ☐ | ☐ |
| Gutters/downspouts: Loose/damaged/disconnected/rusted/ corroded/ leak | ☐ | ☐ | ☐ | ☐ |
| Add gutters & downspouts/ splashblocks for drainage | ☐ | ☐ | ☐ | ☐ |
| Route downspouts away from building | ☐ | ☐ | ☐ | ☐ |
| Roof/ gutters not draining properly | ☐ | ☐ | ☐ | ☐ |
| No secondary drain(s) on roof | ☐ | ☐ | ☐ | ☐ |
| Subsurface drains not tested | ☐ | ☐ | ☐ | ☐ |
| Comments: | | | | |

---

Notice: Gutter and downspout terminals are not sized for capacity. Regular maintenance of drainage systems is required to prevent water problems at the foundation. *
15 Grading
- LEVEL SITE
- SLOPE MINOR/MODERATE/STEEP
- BANKS

- Drainage of site: slope of soil at foundation is proper based upon visual observation
- Improper soil slope toward foundation
- Plants/trees touch house/roof
- Surface drains noted, not tested—underground pipes cannot be judged

COMMENTS:

Notice: This inspection does not include geological conditions or subsurface information. For information concerning these conditions, a geologist or soils engineer should be consulted.

16 Slab-on-grade 17 Crawlspace 18 Basement

- FOUNDATIONS: CONCRETE/FILLED CONCRETE/MASONRY BLOCK/BRICK/STONE/PIERS/WOOD/NOT VISIBLE
- COLUMNS: CONCRETE/STEEL/WOOD/MASONRY BLOCK/BRICK/NOT VISIBLE
- Entered crawlspace
- Door/cover: OK
- Foundations:
  - Viewable
  - Partially Visible
  - Not visible at *

- Appear serviceable
- No cracks found
- No moisture present
  - Moisture / stains / damage
  - Excessive moisture / damage

- Unable to inspect: walls / frame / floor due to: furniture / cabinet / stored items / paneling / tile / floor coverings

- Slab visible / not visible due to carpet / floor covering - no readily visible problem noted today
- Slab not visible due to carpet and floor covering - recommend further evaluation by removal of floor covering due to:
- Cracks found
- Uneven floors in areas of flooring

VENTILATION
- Serviceable
- Vents blocked / needed
- Vent screen(s) damaged / missing

COMMENTS:

Notice: All visible experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent concealment of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, remodel, provide the client removes floor covering and otherwise the inspector from findings caused by this process. Floor coverings are not removed during this inspection.

FLOOR CONSTRUCTION: JOISTS
- TRUSSES
- CONCRETE
- NOT VISIBLE

WOOD FRAME: CONVENTIONAL WOOD FRAMING
- TRUSS

- Appears serviceable
- Broken / cut / sagging framing
- Damaged / missing / unsecured piers / posts / beams
- Joists / beams / posts / columns appear: overspanned / bearing poorly / twisting / overnotched / cracked / rotted
- Concrete floors: improperly sloped / cracked / deteriorated / settled
- Anchor bolts installed
- Shear installed

INSULATION:
- **Fiberglass / Mineral wool / Celotex / Vermiculite / Foam**: None / not visible / loose / installed incorrectly

VAPOR RETARDER
- Installed
- Not installed

SUMP PUMP
- Serviceable
- Not functional

BASEMENT STAIRS
- Serviceable
- Uneven rise / run / loose step(s)
- Ceiling is low / hazard
- Railings loose / improper / missing / rails too wide

COMMENTS:

Notice: The inspector does not determine the effectiveness of any system installed to control or contain hazardous substances. No engineering is performed during this inspection.

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### Roof Evaluation Report

**Page 7**

**ROOF**

**KEY:**
- Recommend evaluation by a structural/geo-technical engineer
- Recommend evaluation and repairs by a licensed contractor
- Refer to qualified termite report for further information
- This item is a safety hazard - correction is needed
- Upgrades are recommended for safety enhancement
- This item warrants attention/repair or monitoring

<table>
<thead>
<tr>
<th>Roof style:</th>
<th>Hip</th>
<th>Flat</th>
<th>Mansard/Shed</th>
<th>Gable</th>
</tr>
</thead>
<tbody>
<tr>
<td>How inspected:</td>
<td>Walked</td>
<td>Viewed from ladder</td>
<td>Not fully visible due to height</td>
<td>weather, snow, type, debris</td>
</tr>
</tbody>
</table>

**Location:**

<table>
<thead>
<tr>
<th>Location:</th>
<th>asphalt/composition shingle</th>
<th>wood shake</th>
<th>wood shingle</th>
<th># of layers</th>
</tr>
</thead>
</table>

- Appears serviceable / within useful life
- Not functional / Unsafe / Worn / Near end of lifespan
- Typical maintenance recommended. This usually consists of repairs/repairs of damaged/missing ridge and other shakes/shingles.
- Maintenance should help ensure the water tightness of the building and be performed on a regular basis.
- General condition favorable with signs of weathering and aging: regular maintenance and inspection advised.
- Few/many damaged or missing shakes/shingles needing repair/repairs
- Moisture damaged / moss covered
- Weathering / aging
- Burnt through / Cracking
- Loose / displaced / damaged / missing: field / ridge / edge
- Roof material appears to be improperly installed
- Roof appears to be nearing / at end of useful life

**COMMENTS:**

---

**Location:**

<table>
<thead>
<tr>
<th>Location:</th>
<th>clay/concrete/fibrous tile</th>
<th>slate/metal</th>
<th>fiberglass panel</th>
</tr>
</thead>
</table>

- Appears serviceable / within useful life
- Not functional / Unsafe / Worn / Near end of lifespan
- Typical maintenance recommended. This usually consists of repairs/repairs of damaged/missing ridge and other shakes/shingles.
- Maintenance should help ensure the water tightness of the building and be performed on a regular basis.
- General condition favorable with signs of weathering and aging: regular maintenance and inspection advised.
- Few/many damaged or missing shakes/shingles needing repair/repairs
- Moisture damaged / moss covered
- Weathering / aging
- Burnt through / Cracking
- Loose / displaced / damaged / missing: field / ridge / edge
- Holes / openings / exposed / deteriorated membrane
- Pitch appears insufficient
- Moss covered
- Roof material appears to be improperly installed
- Prior repairs
- Insufficient pitch
- Moss covered

**COMMENTS:**

---

**Roof Notes**

- NOTICE: Roof is part of Home Owners’ Association: Not inspected at this time.

---

**Exposed Flashings**

- Flashings appear serviceable
- Not functional / Unsafe / Worn / Near end of lifespan
- Separation(s) / improper flashing at: Roof / wall / edge / skylight / chimney / vent pipes
- Vent caps appear serviceable
- Damaged flashing
- Improper / no visible flashing at:
- Skylights appear serviceable

**COMMENTS:**

---

**Notice:** The report is an opinion of the general quality and condition of the roofing. The inspector makes no warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer.
## PLUMBING

**Page 8**

### 23 Main Line

<table>
<thead>
<tr>
<th>Key:</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑</td>
</tr>
<tr>
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<td>☑</td>
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<td>☑</td>
</tr>
<tr>
<td>☑</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Note</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑</td>
<td>Appears serviceable</td>
<td>Not functional / Unsafe / Worn / Near end of lifespan*</td>
</tr>
<tr>
<td>☑</td>
<td>Not functional</td>
<td>Not visible</td>
</tr>
<tr>
<td>☑</td>
<td>Valve not tested*</td>
<td>Copper not protected from concrete*</td>
</tr>
<tr>
<td>☑</td>
<td>Water softener installed</td>
<td>Leaks at water conditioner*</td>
</tr>
</tbody>
</table>

**Comment:** Cannot determine

### 24 Supply Lines

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Note</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑</td>
<td>Appears serviceable</td>
<td>Not functional / Unsafe / Worn / Near end of lifespan*</td>
</tr>
<tr>
<td>☑</td>
<td>Not functional</td>
<td>Not visible</td>
</tr>
<tr>
<td>☑</td>
<td>Copper / galvanized contact*</td>
<td>Exposed lines not insulated</td>
</tr>
</tbody>
</table>

**Comment:** Cannot determine

### 25 Waste Lines

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Note</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑</td>
<td>Appears serviceable</td>
<td>Not functional / Unsafe / Worn / Near end of lifespan*</td>
</tr>
<tr>
<td>☑</td>
<td>Not functional</td>
<td>Not visible</td>
</tr>
<tr>
<td>☑</td>
<td>Copper / galvanized contact*</td>
<td>Exposed lines not insulated</td>
</tr>
</tbody>
</table>

**Comment:** Cannot determine

### 26 Fuel System

<table>
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<th>Description</th>
<th>Note</th>
</tr>
</thead>
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<td>Appears serviceable</td>
<td>Not functional / Unsafe / Worn / Near end of lifespan*</td>
</tr>
<tr>
<td>☑</td>
<td>Not functional</td>
<td>Not visible</td>
</tr>
<tr>
<td>☑</td>
<td>Copper / galvanized contact*</td>
<td>Exposed lines not insulated</td>
</tr>
</tbody>
</table>

**Comment:** Cannot determine

### 27 Water Heater(s)

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Note</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑</td>
<td>Appears serviceable</td>
<td>Not functional / Unsafe / Worn / Near end of lifespan*</td>
</tr>
<tr>
<td>☑</td>
<td>Not functional</td>
<td>Not visible</td>
</tr>
<tr>
<td>☑</td>
<td>Copper / galvanized contact*</td>
<td>Exposed lines not insulated</td>
</tr>
</tbody>
</table>

**Comment:** Cannot determine

---

*Notice: Underground pipes or pipes inside walls cannot be judged for listing, leaks or corrosion.*

---

**Note:** For a comprehensive report, contact a licensed plumber for further information and evaluation.
### PAGE 9 HEATING

**KEY:**
1. Recommend evaluation by a structural/geotechnical engineer
2. Recommend evaluation and repairs by a licensed contractor
3. Refer to qualified termite report for further information
4. This item is a safety hazard - correction is needed
5. Upgrades are recommended for safety enhancement
6. This item warrants attention/repair or monitoring

#### 28 Description

<table>
<thead>
<tr>
<th>Location A</th>
<th>Approximate BTU's</th>
<th>Unit A</th>
<th>Unit B</th>
<th>Unit C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heating Type</td>
<td>Boiler / steam</td>
<td>□</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>Floor/wall/gravity</td>
<td>Radiant</td>
<td>□</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>Heat Pump</td>
<td>□</td>
<td>□</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>Fuel Type</td>
<td>Oil</td>
<td>□</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>Natural gas</td>
<td>Coal/wood</td>
<td>□</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>Electric</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Propane</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Location B</th>
<th>Heating Type</th>
<th>Boiler / steam</th>
<th>□</th>
<th>□</th>
<th>□</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floor/wall/gravity</td>
<td>Radiant</td>
<td>□</td>
<td>□</td>
<td>□</td>
<td></td>
</tr>
<tr>
<td>Heat Pump</td>
<td>□</td>
<td>□</td>
<td>□</td>
<td>□</td>
<td></td>
</tr>
<tr>
<td>Fuel Type</td>
<td>Oil</td>
<td>□</td>
<td>□</td>
<td>□</td>
<td></td>
</tr>
<tr>
<td>Natural gas</td>
<td>Coal/wood</td>
<td>□</td>
<td>□</td>
<td>□</td>
<td></td>
</tr>
<tr>
<td>Electric</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Propane</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Location C</th>
<th>Heating Type</th>
<th>Boiler / steam</th>
<th>□</th>
<th>□</th>
<th>□</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floor/wall/gravity</td>
<td>Radiant</td>
<td>□</td>
<td>□</td>
<td>□</td>
<td></td>
</tr>
<tr>
<td>Heat Pump</td>
<td>□</td>
<td>□</td>
<td>□</td>
<td>□</td>
<td></td>
</tr>
<tr>
<td>Fuel Type</td>
<td>Oil</td>
<td>□</td>
<td>□</td>
<td>□</td>
<td></td>
</tr>
<tr>
<td>Natural gas</td>
<td>Coal/wood</td>
<td>□</td>
<td>□</td>
<td>□</td>
<td></td>
</tr>
<tr>
<td>Electric</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Propane</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Notice: If a fuel burning heater/furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements.*

#### 29 Condition

- [ ] Pilot not on/utilities off/electric ignition malfunction - could not inspect
- [ ] Did not respond to normal controls
- [ ] System does not appear to have been serviced per manufacturer’s instructions, within the last year

**COMMENTS:**

*Notice: Inspector does not light pilots. If pilot is "OFF", a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION.*

#### 30 Venting

- [ ] Backventing
- [ ] Unable to fully inspect vent pipe

**COMMENTS:**

#### 31 Combustion Air

- [ ] Air supply blocked
- [ ] No/inadequate air supply

**COMMENTS:**

#### 32 Burners

- [ ] Burner flame appears typical
- [ ] Rust flakes / oil stains in burn chamber

**COMMENTS:**

*Notice: The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures.*

#### 33 Distribution

- [ ] Ducts/registers
- [ ] Pipes/convectors
- [ ] Pipes/radiators
- [ ] Electric/baseboard

**COMMENTS:**

*Notice: asbestos materials have been commonly used in heating systems.*

*Disclaimer: the presence of asbestos can only be performed by laboratory testing and is beyond the scope of this inspection.*

*It is suggested that all homes with fuel burning heating systems have a carbon dioxide detector installed in addition to others.*
**PAGE 10 HEAT 2 / COOLING**

**KEY:**
- Recommend evaluation by a structural/geotechnical engineer
- Recommend evaluation and repairs by a licensed contractor
- Refer to qualified termite report for further information
- Thermostat broken / loose / poor location
- Upgrade recommended for safety enhancement
- This item is a safety hazard - correction is needed
- This item warrants attention/repair or monitoring

### 34 Normal Controls

<table>
<thead>
<tr>
<th>Condition</th>
<th>Status</th>
<th>Unit</th>
<th>Description</th>
<th>Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appears serviceable</td>
<td>✔️</td>
<td>B C</td>
<td>Thermostat broken / loose / poor location</td>
<td>A B C</td>
</tr>
<tr>
<td>Controls / gauges need repair / replacement</td>
<td>✔️</td>
<td>A B C</td>
<td>Damage / deterioration / defects</td>
<td>A B C</td>
</tr>
<tr>
<td>Leaks / corrosion</td>
<td>✔️</td>
<td>A B C</td>
<td>Switch is missing / broken</td>
<td>A B C</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Expansion tank - rusted / leaks / water logged</td>
<td>A B C</td>
</tr>
</tbody>
</table>

**COMMENTS:**

Notice: Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection.

### 35 Air Filters

<table>
<thead>
<tr>
<th>Condition</th>
<th>Status</th>
<th>Unit</th>
<th>Description</th>
<th>Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appears serviceable</td>
<td>✔️</td>
<td>B C</td>
<td>Missing / wrong size / unable to inspect</td>
<td>A B C</td>
</tr>
</tbody>
</table>

**COMMENTS:**

Notice: Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual.

### 36 Heating Notes

<table>
<thead>
<tr>
<th>Condition</th>
<th>Status</th>
<th>Unit</th>
<th>Description</th>
<th>Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recommend complete system evaluation</td>
<td>✔️</td>
<td></td>
<td>Unable to locate heat in all rooms</td>
<td></td>
</tr>
<tr>
<td>Suggest cleaning &amp; servicing blower / motor / pilot / vent system / burners / boiler / pump</td>
<td>✔️</td>
<td></td>
<td>Fuel leak</td>
<td>✔️</td>
</tr>
<tr>
<td>Heater makes unusual noise during operation, further evaluation needed</td>
<td>✔️</td>
<td></td>
<td>Undercut doors off carpet / floor</td>
<td>✔️</td>
</tr>
<tr>
<td>Low / high - pressure / temperature</td>
<td>✔️</td>
<td></td>
<td>Air leaks at: furnace / plenum</td>
<td>✔️</td>
</tr>
<tr>
<td>Condensate lines: blocked / leak / disconnected / subject to freezing</td>
<td>✔️</td>
<td></td>
<td>Leaking at boiler / pipe / fittings</td>
<td>✔️</td>
</tr>
</tbody>
</table>

**COMMENTS:**

Notice: Verification of the location or condition of underground fuel storage tanks is not part of this inspection. Environmental risks, if any, are also not included.

### 37 Evaporative Cooler

<table>
<thead>
<tr>
<th>Condition</th>
<th>Status</th>
<th>Unit</th>
<th>Description</th>
<th>Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appears serviceable</td>
<td>✔️</td>
<td></td>
<td>Not functional / Unsafe / Worn / Near end of lifespan</td>
<td>✔️</td>
</tr>
<tr>
<td>Unit makes an unusual noise</td>
<td>✔️</td>
<td></td>
<td>Unit is not level</td>
<td>✔️</td>
</tr>
<tr>
<td>Pads are damaged</td>
<td>✔️</td>
<td></td>
<td>Flashing is missing / improper</td>
<td>✔️</td>
</tr>
<tr>
<td>No electrical disconnect provided at unit</td>
<td>✔️</td>
<td></td>
<td>Float valve / pump not functioning</td>
<td>✔️</td>
</tr>
<tr>
<td>Proper grounding not provided at unit</td>
<td>✔️</td>
<td></td>
<td>Improper / deteriorated / no conduit / roof flashing</td>
<td>✔️</td>
</tr>
<tr>
<td>Junction box / cover: loose / missing / improper</td>
<td>✔️</td>
<td></td>
<td>Termination location: Poor / not found</td>
<td>✔️</td>
</tr>
</tbody>
</table>

**COMMENTS:**

### 38 Air Conditioning

<table>
<thead>
<tr>
<th>Condition</th>
<th>Status</th>
<th>Unit</th>
<th>Description</th>
<th>Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>SPLIT SYSTEM / PACKAGE UNIT / WALL / WINDOW UNIT</td>
<td>✔️</td>
<td></td>
<td>Heat pump - air / ground / water source</td>
<td>✔️</td>
</tr>
<tr>
<td>Appears serviceable</td>
<td>✔️</td>
<td>B C</td>
<td>Not functional / Unsafe / Worn / Near end of lifespan</td>
<td>✔️</td>
</tr>
<tr>
<td>Air temp below 65° Fahrenheit / Unable to test systems!</td>
<td>✔️</td>
<td></td>
<td>One speed fan only</td>
<td>✔️</td>
</tr>
<tr>
<td>Not level / makes unusual noise</td>
<td>✔️</td>
<td></td>
<td>Temperature differential is incorrect</td>
<td>✔️</td>
</tr>
<tr>
<td>Condenser coil: damaged / poor air circulation</td>
<td>✔️</td>
<td></td>
<td>Recommend system service!</td>
<td>✔️</td>
</tr>
<tr>
<td>Electrical disconnect present</td>
<td>✔️</td>
<td></td>
<td>Can't inspect</td>
<td>✔️</td>
</tr>
<tr>
<td>Condensate: line installed</td>
<td>✔️</td>
<td></td>
<td>Line not fully visible</td>
<td>✔️</td>
</tr>
<tr>
<td>Condensate lines: blocked / leak / disconnected / subject to freezing / no trap</td>
<td>✔️</td>
<td></td>
<td>Termination location: Poor / not found</td>
<td>✔️</td>
</tr>
</tbody>
</table>

**COMMENTS:**

DATA PLATE:

Notice: The inspector tests and performs pressure tests on control systems. All data is reprinted as is. It is not the responsibility of the inspector to re-create or analyze the data. The data is intended to be used to determine the condition of the system.
### Electrical Evaluation

**KEY:**
- Recommend evaluation by a structural/technical engineer
- Recommend evaluation and repairs by a licensed contractor
- Refer to qualified termite report for further information
- This item is a safety hazard - correction is needed
- Upgrades are recommended for safety enhancement
- This item warrants attention/repair or monitoring

#### 39 Service
- **OVERHEAD**
- **UNDERGROUND**
- **NUMBER OF CONDUCTORS**
- **AMPS**
- **AMPS NOT DETERMINED**

- **Appears serviceable**
- Defects / Deterioration / Unsafe / Near end of lifespan
- No drip loop on service wires
- Loose / damaged connections / flashing at roof / mast
- Conductors too close to ground / drive / roof / pool
- Ground present
  - Ground loose / disconnected at:
- Main disconnect inspected at:
- Panel rating: Not verified

**COMMENTS:**

- Notice: Six or fewer breakers usually do not require a main breaker. However, this may indicate light electrical capacity.
- Notice: If the service entrance is less than 100, an upgrade may be needed to operate larger electrical appliances.

#### 40 Main Panel
- **#-LOCATION:**
- **Panel rating:**
- **Not verified**

- **Appears serviceable**
  - Power is off at main / no inspection performed - Recommend further evaluation

**COMMENTS:**

#### 41 Conductors
- **SERVICE WIRE**
- **COPPER**
- **ALUMINUM**
- **CANNOT DETERMINE**

- **BRANCH WIRE**
- **COPPER**
- **ALUMINUM**
- **CANNOT DETERMINE**

- **WIRING METHODS**
  - **NON-METALLIC CABLE**
  - **KNOB AND TUBE**
  - **METAL / PLASTIC CONDUIT**

#### 42 Sub-panels
- **LOCATION:**
  - **#B**
  - **#C**
  - **#D**

- **Panel #** is locked / inaccessible - could not inspect.
- Further evaluation is needed.

#### 43 Panel Notes
- **NUMBER OF OVERCURRENT PROTECTION DEVICES INSPECTED**

- **Appears serviceable**
- Improper wiring at panel #
- Two wires on one non-rated breaker at panel #
- Overfusing (fuse / breaker size too large for wire) panel #
- Direct tap - wires not protected by fuse/breaker at panel #
- Aluminum wiring noted at the general 120 volt circuits
  - Aluminum connections should be checked by a licensed electrician familiar with aluminum wire.
- Missing bushing / clamp on wire(s) at panel #
- Breakers / fuses: damaged / inoperable / not labeled at panel #
- Electrical system appears outdated by today's standards

**COMMENTS:**

- Defects / Not functional / Unsafe / Near end of lifespan
- Breaker is off at panel #* Have reason verified
- Scratching / melting / rust / corrosion at panel #
- Neutral and ground wires connected at sub-panel #
- Panel bond is not provided for safety at panel #
- Antioxidant not visible on aluminum wire connections
- Unprotected opening(s) in panel #
- Missing 240 volt - handle tie(s) at panel #
- Opening(s) / missing deadfront cover(s) at panel #
- Fused neutral wires at panel #

#### 44 Wiring Notes
- **Sample of fixtures, switches and outlets tested appear serviceable**

- **Furnishings prevent testing of all outlets and switches**

- Polarity and grounding of outlets within six feet of plumbing fixtures, in the garage and on the exterior appear serviceable

- Three prong outlets did not test properly grounded at:

- Evidence of overheating / arcing at:

- Light / lamp not operational / ungrounded at:

- Missing / damaged cover plates

- Extension cord used as wiring at:

- Open Neutral at:

- Crawlspace

- Basement

- Crawlspace

- Basement

- Crawlspace

- Basement

- GFCI, a safety device for outlets near water) recommended at:

- Exterior Crawlspace Bathrooms Kitchen Basement / Wetbar

- Doorbell worked / none - Not operational

**COMMENTS:**

*GFCI outlet needed at garage / bathroom

Kitchen, cover plate missing in bedroom and en-suite*
### 45 Doors (Entry)
- **Appears serviceable**
- **Weather stripping is serviceable**

- **Hardware operational**
- **Not operational**

**Comments:**

### 46 Doors (Int.)
- **Doors appear serviceable**
- **Hardware is operational**

**Comments:**

### 47 Doors (Ext.)
- **Exterior doors appear serviceable**
- **Tempered glass**
- **Latching hardware is operational**

**Comments:**

### 48 Windows
- **Sample tested appear serviceable**
- **Broken sash cords**
- **Caulking/glazing deteriorated**

**Comments:**

### 49 Interior Walls
- **General condition appears serviceable**
- **Common cracks**

**Comments:**

### 50 Ceilings
- **General condition appears serviceable**
- **Common cracks**

**Comments:**

### 51 Floors
- **General condition appears serviceable**
- **Cracked tiles at**

**Comments:**

---

**Notice:** Determining condition of all thermopane windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.

**Notice:** The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

**Notice:** Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For information contact the American Lung Association or asbestos specialist.

**Notice:** Determining odors or stains is not included. *Floor covering damage / stains may be hidden by furniture.* The condition of wood flooring below carpets is not inspected. *
### 52 Fireplace(s)

<table>
<thead>
<tr>
<th>Appearance</th>
<th>Location(s)</th>
<th>Masonry</th>
<th>Prefabricated</th>
<th>Freestanding</th>
<th>Wood Stove</th>
<th>Insert</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appears serviceable</td>
<td>UNIT A B C</td>
<td>Not functional / Unsafe / Worn / Near end of lifespan*</td>
<td>UNIT A B C</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Deteriorated mortar*</td>
<td>UNIT A B C</td>
<td>Cracked / loose bricks</td>
<td>UNIT A B C</td>
<td>Combustibles close</td>
<td>UNIT A B C</td>
<td></td>
</tr>
<tr>
<td>Improper gas piping</td>
<td>UNIT A B C</td>
<td>Gas valve in fireplace</td>
<td>UNIT A B C</td>
<td>Blue needs cleaning</td>
<td>UNIT A B C</td>
<td></td>
</tr>
<tr>
<td>Damper operational</td>
<td>UNIT A B C</td>
<td>Missing / non-operational*</td>
<td>UNIT A B C</td>
<td>Damper plater needed</td>
<td>UNIT A B C</td>
<td></td>
</tr>
<tr>
<td>Fans / blowers operated</td>
<td>N/A</td>
<td>Blower inoperative</td>
<td>UNIT A B C</td>
<td>Doors broken / inoperative</td>
<td>UNIT A B C</td>
<td></td>
</tr>
</tbody>
</table>

**COMMENTS:**

**Notice:** Recommended installing safety spacer or damper when gas logs are present. Wood and ashes are not weighed for inspection. Recommend cleaning debris and further evaluation.

---

### 53 Interior Features

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ceiling fans (are) operational</td>
<td>Fan is non-operational / vibrates / wobbles / improperly supported</td>
</tr>
<tr>
<td>Intercom system not part of this inspection</td>
<td></td>
</tr>
<tr>
<td>Interior stairs appear serviceable</td>
<td>Uneven rise / run on steps</td>
</tr>
<tr>
<td>Stair handrail appears serviceable</td>
<td>Railing is loose / improper / missing</td>
</tr>
<tr>
<td>Wet bar faucet appears serviceable</td>
<td>Faucet is not operational</td>
</tr>
<tr>
<td>Counter appears serviceable</td>
<td>Damage / deterioration to counter / cabinet</td>
</tr>
<tr>
<td>Plumbing under sink serviceable</td>
<td>Leaks</td>
</tr>
</tbody>
</table>

**COMMENTS:**

---

### 54 Smoke Detector

<table>
<thead>
<tr>
<th>Detector</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Indicator light</td>
<td>None found*</td>
</tr>
<tr>
<td>Test button responds</td>
<td>Did not respond to test button*</td>
</tr>
</tbody>
</table>

**COMMENTS:**

**Notice:** Additional smoke detectors in appropriate locations.

---

### 55 Laundry

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Piping (water &amp; waste) serviceable</td>
<td>Unable to view / not tested*</td>
</tr>
<tr>
<td>Electrical outlet grounded (120 volt)</td>
<td>Ungrounded*</td>
</tr>
<tr>
<td>240 volt outlet serviceable N/A</td>
<td>No 240 volt outlet</td>
</tr>
<tr>
<td>Gas piping appears serviceable N/A</td>
<td>No gas provided / Unable to view*</td>
</tr>
<tr>
<td>Dryer venting provided</td>
<td>Dryer venting not provided*</td>
</tr>
<tr>
<td>Laundry sink serviceable N/A</td>
<td>Damage / deterioration to sink*</td>
</tr>
<tr>
<td>Plumbing below sink serviceable</td>
<td>Corrosion / deterioration*</td>
</tr>
</tbody>
</table>

**COMMENTS:**

---

### 56 Attic

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof frame</td>
<td>TRUSS</td>
</tr>
<tr>
<td>Ceiling frame</td>
<td>TRUSS</td>
</tr>
<tr>
<td>Rafter framing</td>
<td>JOIST FRAMING</td>
</tr>
<tr>
<td>Access location</td>
<td>Gura</td>
</tr>
</tbody>
</table>

**Notice:** Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection.

---

**Notice:** Testing a home for flammables may cause damage to crawl - recommend non-invasive for damage after testing is completed.

---

**1977 - 2004 T.A. REPRODUCTION OR UTILIZATION OF THIS REPORT WITHOUT WRITTEN AUTHORIZATION BY T.A. IS NOT PERMITTED**

---

**Signature:**

---

**Date:**

---

**Page 13 INTERIOR 2**
PAGE 14  GARAGE

KEY: 1. Recommend evaluation by a structural/geo-technical engineer
2. Recommend evaluation and repairs by a licensed contractor
3. Refer to qualified termite report for further information
4. This item is a safety hazard - correction is needed
5. Upgrades are recommended for safety enhancement
6. This item warrants attention/repair or monitoring

GARAGE/CARPORT  □ ATTACHED  □ DETACHED  □ CARPORT

57 Floor  □ N/A  □ Not fully visible*  □ Possible flammable material on floor ⑩
□ Appears serviceable  □ Damage / deterioration / defects*
□ No cracks found  □ Common cracks  □ Major cracks ③  □ Floor raised / settled*
□ Poor drainage*

COMMENTS:

58 Walls/Ceiling  □ N/A  □ Not fully visible  □ Wall / ceiling / attic access cover  □ Ladder does not appear fire rated ⑧
□ Appears serviceable  □ Moisture stains / damage on: ceiling / wall / floor / post*
□ Framing: Sagging / bowed / damaged / altered ③  □ Exterior walls / soffit / facia / trim: damaged / deteriorated ③

COMMENTS:

59 Ventilation  □ N/A  □ Appears serviceable  □ Blocked / none*  □ Window / screens: damaged / inoperative*

COMMENTS:

60 Door To Living Space  □ SOLID  □ RATED DOOR  □ HOLLOW CORE (NON-FIRE RESISTIVE)*
□ Appears serviceable  □ Damage / deterioration*  □ Glass / pet door installed in fire door ⑩  □ Does not latch / seal / enters bedroom* ④
□ Self-closing operational  □ No  □ Closer non-operational / missing / needs adjustment*
□ Door lacks threshold / weatherstrip*

COMMENTS:

61 Exterior Door  □ N/A  □ Appears serviceable  □ Damaged / delaminated*  □ Needs adjustment*
□ Lock inoperative*  □ Jamb / threshold: damaged*  □ Not tested / blocked / locked / rubs jamb*

COMMENTS:

62 Vehicle Door  □ ROLL UP  □ HANG UP  □ SLIDING  □ SWINGING
□ Appears serviceable  □ Damage / deterioration / defects*
□ Tension rods loose*  □ Door warped*  □ Door needs adjustment / balancing*  □ Hinges loose / damaged*
□ Safety springs installed  □ Not safety type springs* ③ ④ ⑥  □ Broken springs / safety wire ③④ ⑥
□ Vehicle door(s) are locked - could not test*
□ Rollers / tracks damaged ②

COMMENTS:

63 Automatic Opener  □ N/A  □ Appears serviceable - # of units ①  □ Non-operational*  □ Opener / auto-reverse was not tested*
□ Unit needs securing*  □ Unit is disconnected*  □ Unit needs adjustment / lubrication*
□ Automatic reverse operated  □ Automatic reverse not functional ②④⑥  □ Electronic sensor: none / not functional* ②④⑥

COMMENTS:

64 Electrical  □ N/A  □ Appears serviceable  □ Damage / deterioration / defects*  □ Not fully visible
□ Improper wiring ②④  □ Exposed wiring subject to damage ⑥  □ Extension cords used as permanent wiring ②④
□ Open splices ②④  □ Junction boxes missing covers ②④  □ GFCI* recommended ② ⑥  □ defective ②④
□ Outlets serviceable  □ Open ground / Reverse polarity ②④  □ Improper light fixture wiring ②④
□ Some outlet(s) are inaccessible*  □ Outlet(s) not functional ② ④
□ Loose / damaged outlet ② ④  □ Cover*

COMMENTS:

65 Comments  □ N/A  □ Occupants' belongings block view of entire garage - unable to fully inspect*

Notice: Determining the rating of flammables is beyond the scope of this inspection. * Framing, wiring and piping covered with drywall cannot be inspected.

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### 66 Kitchen Sink(s)

<table>
<thead>
<tr>
<th>Item</th>
<th>Condition</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dishes block access to sink, could not inspect*</td>
<td>□</td>
<td>□ Hot &amp; cold water reversed*</td>
</tr>
</tbody>
</table>

### 67 Kitchen (general)

<table>
<thead>
<tr>
<th>Item</th>
<th>Condition</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Counters, Cabinets, Floor and Lights appear in serviceable condition</td>
<td>□</td>
<td>□ Not fully visible*</td>
</tr>
</tbody>
</table>

### 68 Disposal

<table>
<thead>
<tr>
<th>Item</th>
<th>Condition</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dishes block access to sink and disposal, could not inspect*</td>
<td>□</td>
<td>□ No inspection (power off)*</td>
</tr>
</tbody>
</table>

### 69 Range/Cooktop

<table>
<thead>
<tr>
<th>Item</th>
<th>Condition</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Free standing oven – not tested*</td>
<td>□</td>
<td>□ Ranges/ cooktops not inspected*</td>
</tr>
</tbody>
</table>

### 70 Dishwasher

<table>
<thead>
<tr>
<th>Item</th>
<th>Condition</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>The dishwasher is not part of this inspection*</td>
<td>□</td>
<td>□ No test (power / water off)*</td>
</tr>
</tbody>
</table>

### 71 Special Features

<table>
<thead>
<tr>
<th>Item</th>
<th>Condition</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Special features not inspected*</td>
<td>□</td>
<td>□ No key</td>
</tr>
</tbody>
</table>

**Notes:**
- Dishes block access to sink, could not inspect:
- Hot & cold water reversed:
- Recommend evaluation by a structural/geo-technical engineer:
- Recommended evaluation and repairs by a licensed contractor:
- Refer to qualified in-service report for further information:
- This item is a safety hazard - correction is needed:
- Upgrades are recommended for safety enhancement:
- This item warrants attention/repair or monitoring:
<table>
<thead>
<tr>
<th>LOCATION: Bath A</th>
<th>Bath B</th>
<th>Bath C</th>
<th>Bath D</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>72 Toilet</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Appears serviceable</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Toilet loose at floor*</td>
<td>❌</td>
<td>❌</td>
<td></td>
</tr>
<tr>
<td>Recommend new wax seal / caulking at base*</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
</tr>
<tr>
<td>Water runs continually in tank*</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
</tr>
<tr>
<td>Does not flush properly*</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
</tr>
<tr>
<td>COMMENTS: Toilet loose at floor at front hall bath</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>73 Sink</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Appears serviceable</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sink cracked / damaged*</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
</tr>
<tr>
<td>Faucet appears serviceable</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
</tr>
<tr>
<td>Sink faucet leaks*</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
</tr>
<tr>
<td>Low water volume*</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
</tr>
<tr>
<td>Drain appears serviceable</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
</tr>
<tr>
<td>Slow draining*</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
</tr>
<tr>
<td>Rust / corroded drain line*</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
</tr>
<tr>
<td>Leaking drain line*</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
</tr>
<tr>
<td>Counter &amp; Cabinet appear serviceable</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
</tr>
<tr>
<td>Damage / deterioration to counter*</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
</tr>
<tr>
<td>Grout / caulking needed at counter*</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
</tr>
<tr>
<td>COMMENTS: Hula sink at front, leaks at drainages plugged</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>74 Vent/Heat</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Appears serviceable</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exhaust fan did not operate*</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
</tr>
<tr>
<td>Window is broken / non operational*</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
</tr>
<tr>
<td>COMMENTS:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>75 Bathtub</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Appears serviceable</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Damage / deterioration to tub*</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
</tr>
<tr>
<td>Faucet appears serviceable</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
</tr>
<tr>
<td>Hot &amp; cold water reversed*</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
</tr>
<tr>
<td>Faucet / fixture: Leaks / corroded / damaged*</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
</tr>
<tr>
<td>Drain appears serviceable</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
</tr>
<tr>
<td>Slow draining at bathtub*</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
</tr>
<tr>
<td>COMMENTS:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>76 Shower</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Appears serviceable</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Damage / deterioration to shower walls*</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
</tr>
<tr>
<td>Grout / caulking needed at shower walls*</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
</tr>
<tr>
<td>Moisture damage to wall / floor*</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
</tr>
<tr>
<td>Slow draining at shower*</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
</tr>
<tr>
<td>Water valves / shower head: Leaks / drips*</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
</tr>
<tr>
<td>Hot &amp; cold water reversed*</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
</tr>
<tr>
<td>Enclosure appears serviceable</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
</tr>
<tr>
<td>Glass does not appear to be tempered*</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
</tr>
<tr>
<td>Broken glass / enclosure*</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
</tr>
<tr>
<td>Caulking needed at doors / enclosure*</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
</tr>
<tr>
<td>COMMENTS:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Notice: Determining whether shower pans are water tight is beyond the scope of this inspection. * Sources: steam bats and indoor water heating devices are not inspected.
Second Dwelling Unit Checklist for Planning Commission

Property Address: 2730 Jackson Street
Application #: Conditional Use Permit No. 860-11
Date 1st Dwelling Unit Built: 1941
Date 2nd Dwelling Unit Built: 1948

Applicable Development Standards per Section 9125.6

MINIMUM LOT SIZE
Meets Code: No
7,500 square feet for RS zone
Comments:
The lot size is 5,500 square feet. The site does not meet the minimum lot size requirement.

UNIT SIZE
Meets Code: Yes
0 bdrm, 1 bthrm and kitchen: 500 s.f. max.
1 bdrm, 1 bthrm and kitchen: 650 s.f. max.
2 bdrms, 1 bthrm and kitchen: 700 s.f. max.

Comments:
The second dwelling unit is 587 square feet and attached to the primary dwelling unit. The second dwelling unit has one bedroom, one bath, kitchen, and living area. The unit meets the maximum unit size requirements.

SETBACK REQUIREMENTS
Meets Code: No
10’ from primary residence
6’ from accessory structure
5’ side yard
15’ rear yard
If above accessory structure, 10’ min. side yard

Comments:
The second dwelling unit is attached therefore the minimum distance requirements from the primary structure does not apply. The traditional setback requirements for a single family residence is applied. The structure meets rear yard requirements, however does not meet side yard requirement of 5 feet. The structure provides a varying setback of 1 foot 6 inches on a small portion of the second dwelling unit, 3 feet 3 inches along the primary structure, and 14 feet 6 inches on the eastern side of the second dwelling unit. A condition of approval requiring all building setback yard areas to remain clear for fire prevention safety has been included.

OFF-STREET PARKING
Meets Code: No
Studio: 1 uncov. sp. outside of FYSB
1 bdrm: 1 sp. in 10’x20’ gar. or 9’x20’ carport
2 bdrms or over 700 s.f.: 2 spcs. within garage
Main dwelling unit parking provided

Comments:
Second Dwelling Unit Checklist for Planning Commission

The second dwelling unit requires one garage or carport space. The site provides one garage space for the primary unit and no on-site parking is available for the second dwelling unit. Based on the site limitations, additional parking on-site is unlikely. Staff has added a condition limiting any expansions or additions.

**OWNER OCCUPIED**

Meets Code: Yes

Comments:
The site is owner occupied.

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

1. Condition of landscaping

   Staff's evaluation: Good

   Comments:
   On-site landscaping is in good condition. Sufficient landscaping is provided on-site.

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

<table>
<thead>
<tr>
<th>Wall Paint</th>
<th>Doors</th>
</tr>
</thead>
<tbody>
<tr>
<td>Good</td>
<td>Good</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Material</th>
<th>Windows</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fair</td>
<td>Fair</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Trim</th>
<th>Porch</th>
</tr>
</thead>
<tbody>
<tr>
<td>Good</td>
<td>Fair</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Roof</th>
<th>Accessory structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fair</td>
<td>Not applicable</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Eaves</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fair</td>
<td>Not applicable</td>
</tr>
</tbody>
</table>

   Comments:
The property is currently being improved by the potential buyer. The site is in good to fair condition.

3. General repairs to vehicular maneuvering or parking areas

   Staff's evaluation: Good

   Comments:
   Vehicular maneuvering and parking areas are adequate.

4. Modifications designed to bring a structure more nearly into compliance with the applicable standards for second dwelling units.
Second Dwelling Unit Checklist for Planning Commission

Staff's evaluation: Existing is Acceptable

Comments:
The property inspection report identifies the modifications required to bring the structure more into compliance. The property has already addressed a majority of the issues identified in the report and is in the process of addressing the other outstanding issues. The new buyer is also making improvements to the property. Conditions have been added to ensure the structure will be in compliance.

OTHER ISSUES: Garage Conversion: No Unpermitted additions (rooms, patio, etc.): No

Planner: Sharon Song, Associate Planner Date Completed: 4/4/2011