CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: February 26, 2013

SUBJECT: Conditional Use Permit No. 918-12

APPLICANT: Daniel M. and Esther C. Mendez
2717 E. Madison Street
Carson, CA 90810

REQUEST: To consider a Conditional Use Permit to legalize an existing second dwelling unit

PROPERTY INVOLVED: 2717 E. Madison Street (APN 7308 016 021)

COMMISSION ACTION

_____ Concurred with staff

_____ Did not concur with staff

_____ Other

COMMISSIONERS' VOTE

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

Item No. 11A

I. Introduction

The proposal is to consider a Conditional Use Permit (CUP) to legalize the existing second dwelling unit on the property. Planning and Code Enforcement staff have been working with the applicant to clean up the site and correct some code deficiencies. The applicant has been very cooperative in this process and several corrections have already been completed.

II. Background

The subject property is 5,400 square feet. The improvements on the property include a 761 square foot main dwelling, a 310 square foot carport, a 342 square foot garage, a 561 square foot second unit, and an 85 square foot detached laundry room.

The applicant has completed the following corrections:

- The garage had been converted and was used as a bedroom/den. The applicant has converted the space back to a garage. The garage door is now operational.
- The carport was built too close to the property line and was attached to both the garage and driveway. The carport has been moved to meet the 5 foot side setback requirement. In addition, the carport has been detached from the garage and now has a 6 foot setback from the garage.
- Needed repairs to the cover of the front porch have been completed.
- The over grown vegetation and outside storage have been removed.
- The unpermitted toilet in the laundry structure has been removed.

III. Analysis

The applicant has applied for a second dwelling unit conditional use permit pursuant to Section 9122.8 of the Carson Municipal Code (CMC). This section states that all second units need to meet the following location criteria:

- One second dwelling unit may be located on any residentially zoned lot that principally allows single-family dwellings and contains only a legal, single-family detached dwelling.

- Second dwelling units shall not be allowed where roadways, public utilities and services are inadequate.

- Second dwelling units are not required to meet the density requirements of the General Plan, but shall otherwise be consistent with the General Plan text and diagrams.

The proposed second unit meets all three criteria. In addition, Section 9122.8 of CMC states that if all the requirements of Section 9125.6 of CMC cannot be met a CUP is required for the second unit. The following table provides a summary of compliance of the proposed project with Section 9125.6 of CMC:

Requirements for the Second Unit	Meets Requirement	Notes
Property must contain one single-family residence	Yes	--
No more than one second dwelling unit shall be located on a single lot	Yes	--
Subject lot shall not contain an accessory living quarters or other structure used for living purposes	Yes	--
Minimum lot size shall be 7,500 square feet within the RS Zone	No	Lot size 5,400
Maximum unit size shall be 650 square feet and shall not exceed 40% of existing dwelling unit's living area	No	2nd unit is 561 square feet; Main dwelling is 761 square feet and 2nd unit exceeds 40% of the main unit
Maximum building height shall be thirty (30) feet/ two (2) stories	Yes	--
1 parking space within either a garage or carport shall be provided (Main unit 2 spaces within a garage)	No	One covered space and a carport is provided, no room for additional spaces
The second unit shall have substantially similar architectural features, building materials and colors as the main dwelling unit	Yes	--
The second unit shall be on permanent foundation	Yes	--
Either the main residence or second dwelling unit shall be occupied by owner of the property	No	Main unit occupied by

		owner and 2nd unit is rented
Deed restriction shall include: the second dwelling unit shall not be sold separately; the second dwelling unit is restricted to the maximum size allowed per the development standards; the second dwelling unit shall be considered legal only so long as either the primary residence or the second dwelling unit is occupied by the owner of record of the property; 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	Yes	Conditions of Approval has been included to ensure compliance

As the above table demonstrates, the second unit does not meet all the required criteria to be approved administratively. Therefore a CUP is required pursuant to CMC 9172.21 and be subject to the provisions of CMC 9182.3.

Carson Municipal Code Section 9172.21

This section requires the Planning Commission to make the following findings:

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 is zoned RS. The adjacent properties to the east share the same zoning designation.

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

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

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

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

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

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

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

The main dwelling was built in the 1920s and the second unit was built in the 1930s and have continuously been used as residential units. The property will remain as residential 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 are discussed in this staff report.

Carson Municipal Code Section 9182.3

This section authorizes the Commission at its discretion to 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;

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

The general appearance of the structure is acceptable and consistent with surrounding residential structures in the vicinity. Staff has determined that additional improvements or modifications are not necessary.

In addition, this section authorizes the Commission to require a property inspection report be submitted by the applicant to provide and include plans to eliminate or mitigate any building, plumbing, electrical and fire code deficiencies. The applicant has submitted an inspection report and has agreed to make all necessary improvements.

Issues of Concern and Conditions of Approval

Parking

The property includes a 15'4" x 22'4" garage and a covered carport of roughly the same size. CMC requires the main unit to two garage spaces and the one bedroom second dwelling units to have either one garage or one carport space. However, the property has one oversized garage space and one oversized covered carport. The property does not have additional space to provide more spaces. Therefore, this site will not have adequate parking as defined by the Code.

IV. Environmental Review

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301, Existing Structures or Facilities, the City's approval of the proposed project is "Categorically Exempt".

V. Recommendation

That the Planning Commission:

- **APPROVE** Conditional Use Permit No. 918-12, subject to the conditions of approval attached as Exhibit "B" to the Resolution; and

- **WAIVE further reading** and **ADOPT** Resolution No._____, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 918-12 FOR AN EXISTING SECOND DWELLING UNIT FOR A PROPERTY LOCATED AT 2717 E. Madison STREET (APN 7308 016 021)."

Exhibits

1. Draft Resolution
2. Site Map
3. Site Plan
4. Property Inspection Report Dated January 22, 2013

Prepared by: _____
Saied Naaseh, Associate Planner

Approved by: _____
Sheri Repp, Planning Officer

ZG: srCUP898-12

CITY OF CARSON

PLANNING COMMISSION

RESOLUTION NO. 13-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 918-12 FOR AN EXISTING SECOND DWELLING UNIT FOR A PROPERTY LOCATED AT 2717 E. MADISON STREET (APN 7308 016 021).

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, Daniel M. and Esther C. Mendez , with respect to real property located at 2717 E. Madison Street, and described in Exhibit "A" attached hereto, requesting the approval of a Conditional Use Permit No. 918-12 to legalize an existing second dwelling unit, located at E. 2717 Madison Street (APN 7308 016 021).

A public hearing was duly held on February 26, 2013, 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. In approving the Conditional Use Permit, the Planning Commission finds that:

a) One second dwelling unit may be located on any residentially zoned lot that principally allows single-family dwellings and contains only a legal, single-family detached dwelling.

b) Second dwelling units shall not be allowed where roadways, public utilities and services are inadequate.

c) Second dwelling units are not required to meet the density requirements of the General Plan, but shall otherwise be consistent with the General Plan text and diagrams.

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

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

f) There will be adequate street access and traffic capacity.

g) There will be adequate water supply for fire protection.

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

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

Section 6. The Planning Commission further finds that the proposed use will not have a significant effect on the environment pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301, Existing Structures or Facilities, the City's approval of the is "Categorically Exempt".

Section 7. Based on the aforementioned findings, the Commission hereby grants Conditional Use Permit No. 918-13 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto on the property as shown in Exhibit "A", and approves the Categorical Exemption.

Section 8. The Secretary shall certify the adoption of this Resolution and shall transmit copies of the same to the applicant.

Section 9. 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 26th DAY OF FEBRUARY, 2013.

_____
CHAIRMAN

ATTEST:

_____
SECRETARY

EXHIBIT A

LEGAL DESCRIPTION

Tract 6720, Lot 180 and 181, Book 7308, Page 016, Parcel 021, in the City of Carson, County of Los Angeles, State of California.

2717 Madison Street, Carson, CA 90801

APN: **7308 016 021**

CITY OF CARSON

DEVELOPMENT SERVICES

PLANNING DIVISION

EXHIBIT "B"

CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 918-12

GENERAL CONDITIONS

1. If Conditional Use Permit No. 918-12 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 this application. 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. The driveway leading to the garage shall remain clear, except for automobiles, to facilitate automobile parking and access.

Prior to Issuance of any Building Permits

9. The applicant shall obtain all necessary building, electrical, mechanical permits necessary to complete the recommended improvements of the deficiencies identified in the property inspection report prepared by South Bay Home Inspections dated 1-22-2013.

10. The applicant/property owner shall coordinate with the Engineering Division to provide a 5-foot dedication of the property.

Within 90 Days of Approval

11. The street dedication process shall be completed.

12. The deficiencies described in the property inspection report prepared by South Bay Home Inspections dated 1-22-2013 shall be eliminated or mitigated to the satisfaction of the Planning Division. The Planning Division shall inspect the property for compliance with the corrective measures.

BUILDING & SAFETY

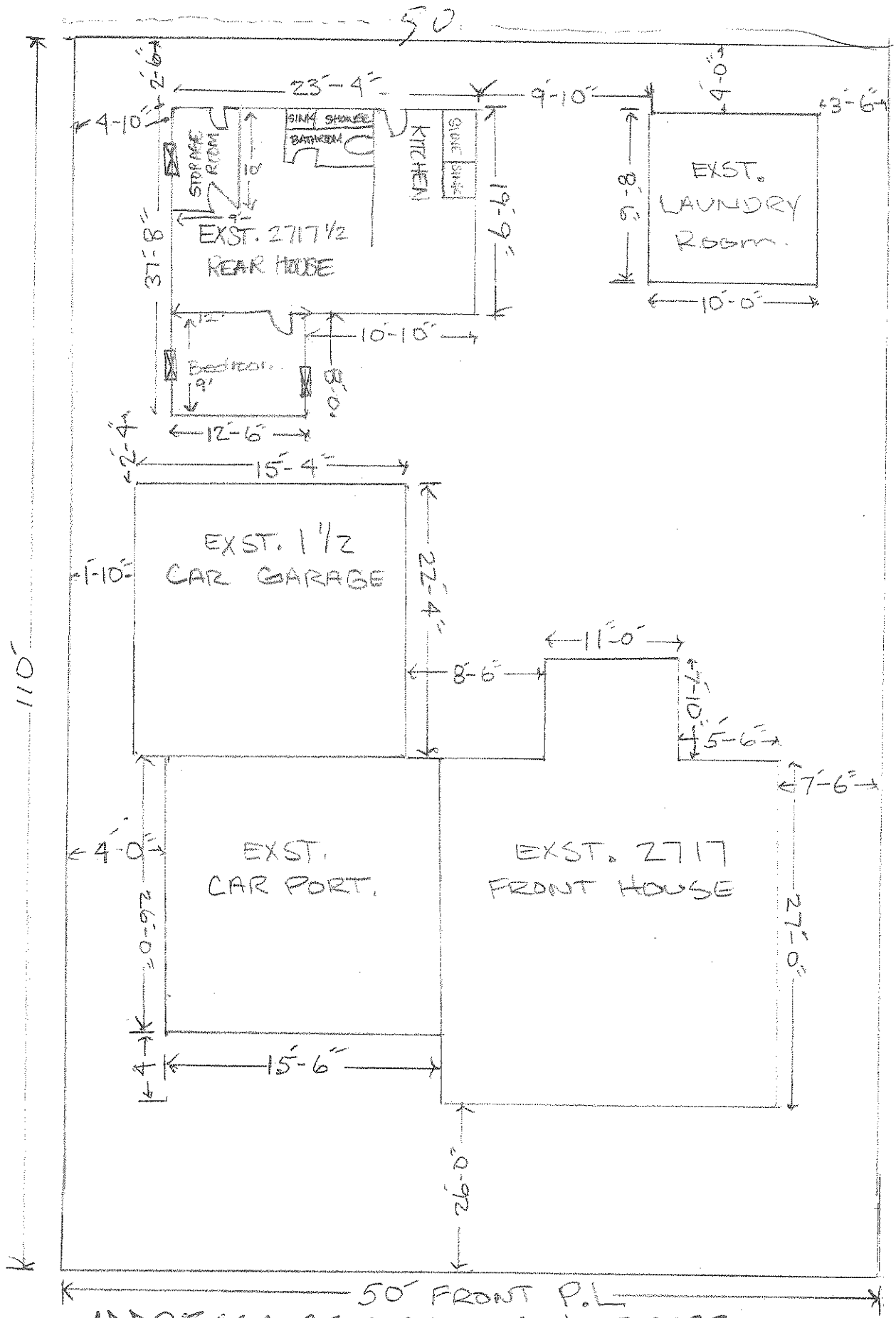
13. All building improvements shall comply with City of Carson Building and & Safety Division requirements.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

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

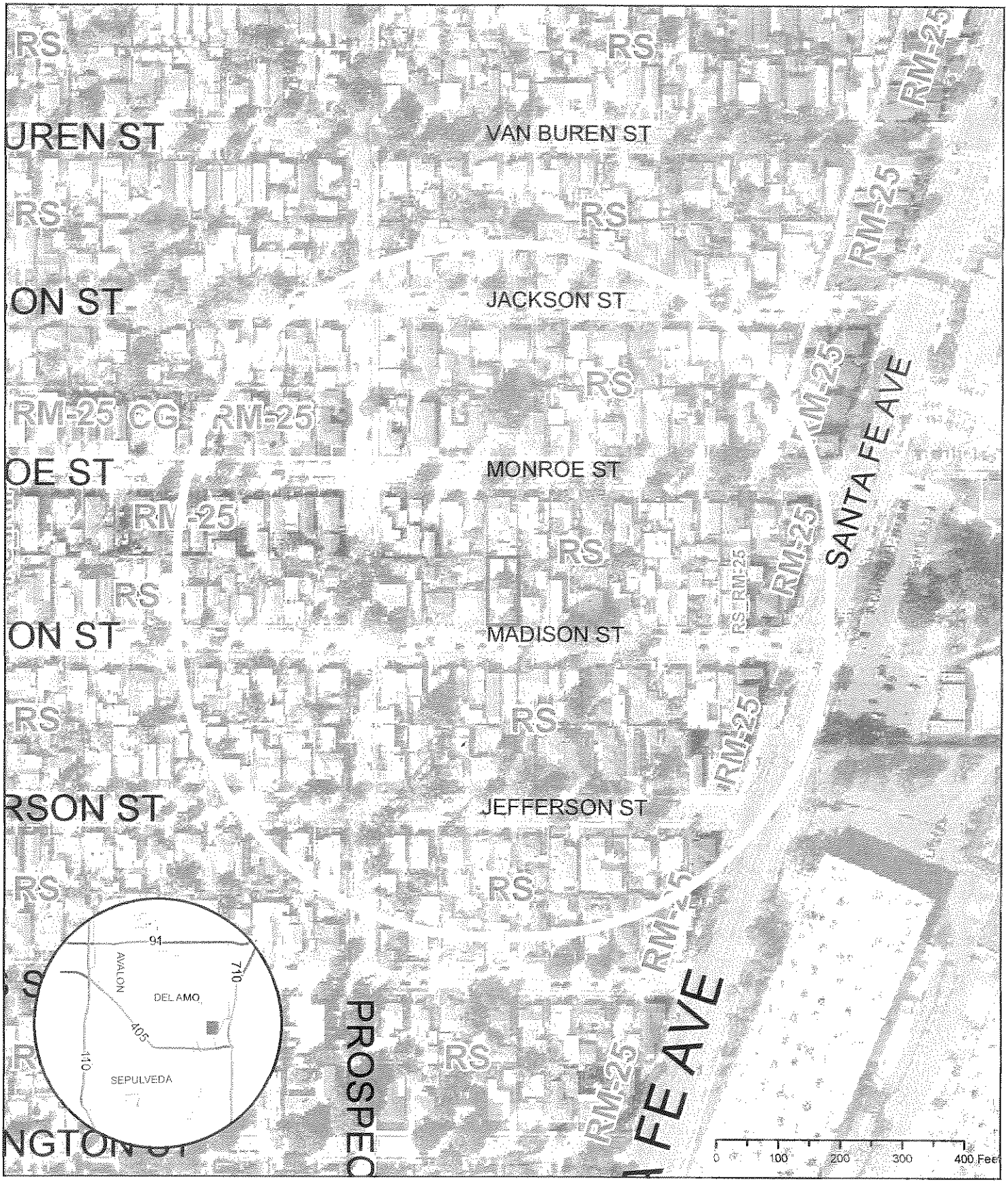
BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

15. 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.



ADDRESS: 2717 E. MADISON STREET

12



City of Carson
500 Foot Radius Map
2717 E. Madison Street

13

Date Printed: Tuesday, January 29, 2013
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Public Hearing Notices\ZoningMap.mxd

South Bay Home Inspections

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Daniel Mendez

INSPECTION ADDRESS

2717 E. Madison Ave., Carson, CA

INSPECTION DATE

1/22/2013 1:00 pm to 2:00 pm

Item No. IIA, Ex. 4

AMERICAN SOCIETY OF HOME INSPECTORS
STANDARDS OF PRACTICE

TABLE OF CONTENTS

HOME INSPECTIONS

Home inspections were being performed in the mid 1950s, and by the early 1970s were considered by many consumers to be essential to the real estate transaction. The escalating demand was due to a growing desire by homebuyers to learn about the condition of a house prior to purchase. Meeting the expectations of consumers required a unique discipline, distinct from construction, engineering, architecture, or municipal building inspection. As such, home inspection requires its own set of professional guidelines and qualifications. The American Society of Home Inspectors (ASHI) formed in 1976 and established the ASHI Standards of Practice and Code of Ethics to help buyers and sellers make real estate transaction decisions based on accurate, objective information.

American Society of Home Inspectors

As the oldest, largest and highest profile organization of home inspectors in North America, ASHI takes pride in its position of leadership. Its Membership works to build public awareness of home inspection and to enhance the technical and ethical performance of home inspectors.

Standards of Practice

The ASHI Standards of Practice guide home inspectors in the performance of their inspections. Subject to regular review, the Standards of Practice reflect information gained through surveys of conditions in the field and of the consumers' interests and concerns. Vigilance has elevated ASHI's Standards of Practice so that today they are the most widely-accepted home inspection guidelines in use and are recognized by many government and professional groups as the definitive standard for professional performance.

Code of Ethics

ASHI's Code of Ethics stresses the home inspector's responsibility to report the results of the inspection in a strictly fair, impartial, and professional manner, avoiding conflicts of interest.

ASHI Membership
Selecting the right home inspector can be as important as finding the right home. ASHI Members have performed no fewer than 250 fee-paid inspections in accordance with the ASHI Standards of Practice. They have passed written examinations testing their knowledge of residential construction, defect recognition, inspection techniques, and report-writing, as well as ASHI's Standards of Practice and Code of Ethics. Membership in the American Society of Home Inspectors is well-earned and maintained only through meeting requirements for continuing education.

ASHI STANDARDS OF PRACTICE

1. INTRODUCTION

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

2. PURPOSE AND SCOPE

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

2.2 Inspectors shall:
A.adher to the Code of Ethics of the American Society of Home Inspectors.
B.inspect readily accessible, visually observable, installed systems and components listed in these Standards of Practice.
C.report:
1. those systems and components inspected: The inspector is NOT required to: that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives.
2. recommendations to correct, or monitor for future correction, the deficiencies reported in 2.2.C.1, or items needing further evaluation. (Per Exclusion 13.2.A.5 inspectors are NOT required to determine methods, materials, or costs of corrections.)
3. reasoning or explanation as to the nature of the deficiencies reportd in 2.2.C.1, that are not self-evident.
4. systems and components designated for inspection in these Standards of Practice that were present at the time of the home inspection but were not inspected and the reason(s) they were not inspected.

2.3 These Standards of Practice are not intended to limit inspectors from:
A. including other inspection services or systems and components in addition to those required in Section 2.2.B.
B. designing or specifying repairs, provided the inspector is appropriately qualified and willing to do so.
C. excluding systems and components from the inspection if requested by the client.

3. STRUCTURAL COMPONENTS

3.1 The inspector shall:
A. inspect:
1. structural components including the foundation and framing.
2. by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible or presumed to exist.
B. describe:
1. the methods used to inspect under-floor crawl spaces and attics.
2. the foundation.
3. the floor structure.
4. the wall structure.
5. the ceiling structure.
6. the roof structure.

3.2 The inspector is NOT required to:
A. provide any engineering or architectural services or analysis.
B. offer an opinion as to the adequacy of any structural system or component.

4. EXTERIOR

4.1 The inspector shall:
A. inspect:
1. siding, flashing and trim.
2. all exterior doors.
3. attached or adjacent decks, balconies,stoops, steps, porches, and their associated railings.
4. eaves, soffits, and fascias where accessible from the ground level.
5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely inspectors from:
A. including other inspection services or systems and components in addition to those required in Section 2.2.B.affect the building.
6. adjacent or entryway walkways, patios, and driveways.
B. describe:
1. siding.

4.2 The inspector is NOT required to inspect:
A. screening, shutters, awnings, and similar seasonal accessories.
B. fences.
C. geological and/or soil conditions.
D. recreational facilities.
E. outbuildings other than garages and carports.
F. seawalls, break-walls, and docks.
G. erosion control and earth stabilization measures.

5. ROOFING

5.1 The inspector shall:
A. inspect:
1. roofing materials.
2. roof drainage systems.
3. flashing.
4. skylights, chimneys, and roof penetrations.
B.Describe:

1. roofing materials.
2. methods used to inspect the roofing.

5.2 The inspector is NOT required to inspect:
A. antennae.
B. interiors of flues or chimneys that are not readily accessible.
C. other installed accessories.

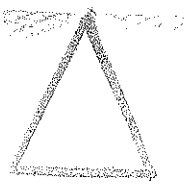
6. PLUMBING

6.1 The inspector shall:
A. inspect:
1. interior water supply and distribution systems including all fixtures and faucets.
2. drain, waste, and vent systems including all fixtures.
3. water heating equipment and hot water supply system.
4. vent systems, flues, and chimneys.
5. fuel storage and fuel distribution systems.
6. drainage sumps, sump pumps, and related piping.
B. describe:
1. water supply, drain, waste, and vent piping materials.
2. water heating equipment including energy source(s).
3. location of main water and fuel shut-off valves.

6.2 The inspector is NOT required to:
A. inspect:
1. clothes washing machine connections.
2. interiors of flues or chimneys that are not readily accessible.
3. wells, well pumps, or water storage related equipment.
4. water conditioning systems.
5. solar water heating systems.
6. fire and lawn sprinkler systems. 7. private waste disposal systems.
B. determine:
1. whether water supply and waste disposal systems are public or private.
2. water supply quantity or quality.
C. operate automatic safety controls or manual stop valves.

7.ELECTRICAL

7.1 The inspector shall:
A. inspect:
1. service drop.
2. service entrance conductors, cables, and raceways.
3. service equipment and main disconnects. 4. service grounding.
5. interior components of service panels and sub panels.
6. conductors.
7. overcurrent protection devices.
8. a representative number of installed lighting fixtures, switches, and receptacles.
9. ground fault circuit interrupters.
B. describe:
1. amperage and voltage rating of the service.
2. location of main disconnect(s) and sub panels.
3. presence of solid conductor aluminum branch circuit wiring.
4. presence or absence of smoke detectors. 5. wiring methods.



7.2 The inspector is NOT required to:
A. inspect:
1. remote control devices.
2. alarm systems and components.
3. low voltage wiring systems and components.
4. ancillary wireing systems and components. not a part of the primary electrical power distribution system.
B. measure amperage, voltage, or impedance.

8.HEATING

8.1 The inspector shall:
A. open readily openable access panels
B. inspect:
1. installed heating equipment.
2. vent systems, flues, and chimneys.
C. describe:
1. energy source(s).
2. heating systems

8.2 The inspector is NOT required to:
A. inspect:
1. interiors of flues or chimneys that are not readily accessible.
2. heat exchangers.
3. humidifiers or dehumidifiers
4. electronic air filters.
5. solar space heating systems.
B. determine heat supply adequacy or distribution balance.

9. AIR CONDITIONING

9.1 The inspector shall:
A. open readily openable access panels.
B. inspect:
1. central and through-wall equipment
2. distribution systems.
C. describe:
1. energy source(s).
2. cooling systems.

9.2 The inspector is NOT required to:
A. inspect electronic air filters.
B. determine cooling supply adequacy or distribution balance.
C. inspect window air conditioning units.

10. INTERIORS

10.1 The inspector shall inspect:
A. walls, ceilings, and floors.
B. steps, stairways, and railings.
C. countertops and a representative number of installed cabinets.
D. a representative number of doors and windows.
E. garage doors and garage door operators.

10.2 The inspector is NOT required to inspect:
A. paint, wallpaper, and other finish treatments.
B. carpeting.
C. window treatments.
D. central vacuum systems.
E. household appliances.
F. recreational facilities.

11. INSULATION & VENTILATION

11.1 The inspector shall:
A. inspect:
1. insulation and vapor retarders in unfinished spaces.
2. ventilation of attics and foundation areas.
3. mechanical ventilation systems
B. describe:
1. insulation and vapor retarders in unfinished spaces.
2. absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The inspector is NOT required to disturb insulation. See 13.2.A.11 and 13.2.A.12.

12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

12.1 The inspector shall:
A. inspect:
1. system components.
2. chimney and vents.
B. describe:
1. fireplaces add solid fuel burning appliances.
2. chimneys.

12.2 The inspector is NOT required to:
A. inspect:
1. interiors of flues or chimneys.
2. firescreens and doors.
3. seals and gaskets.
4. automatic fuel feed devices.
5. mantles and fireplace surrounds.
6. combustion make-up air devices.
7. heat distribution assists (gravity fed and fan assisted).
B. ignite or extinguish fires.
C. determine draft characteristics.
D. move fireplace inserts and stoves or firebox contents.

13. GENERAL LIMITATIONS AND EXCLUSIONS

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

13.2 General exclusions:
A. Inspectors are NOT required to determine:
1. conditions of systems or components that are not readily accessible.
2. remaining life expectancy of any system or component.
3. strength, adequacy, effectiveness, or efficiency of any system or component.
4. the causes of any condition or deficiency.
5. methods, materials, or costs of corrections.
6. future conditions including but not limited to failure of systems and components.
7. the suitability of the property for any specialized use.
8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
9. market value of the property or its marketability.
10. the advisability of purchase of the property.
11. the presence of potentially hazardous plants or animals including, but not limited to, wood destroying organisms or diseases harmful to humans including molds or mold-like substances.
12. the presence of any environmental hazards including, but not limited to, toxins, carcinogens, noise, and contaminants in soil, water, and air.
13. the effectiveness of any system installed or method utilized to control or remove suspected hazardous substances.
14. operating costs of systems or components.
15. acoustical
16. soil conditions relating to geotechnical or hydrologic specialties.
B. Inspectors are NOT required to offer:
1. or perform any act or service contrary to law.
2. or perform engineering services.
3. or perform any trade or any professional service other than home inspection.
4. warranties or guarantees of any kind.
C. Inspectors are NOT required to operate:
1. any system or component that is shut down or otherwise inoperable.
2. any system or component that does not respond to normal operating controls.
3. shut-off valves or manual stop valves.
D. Inspectors are NOT required to enter:
1. any area that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
2. under-floor crawl spaces or attics that are not readily accessible.
E. Inspectors are NOT required to inspect:
1. underground items including but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
2. items that are not installed. 3. installed decorative items.
4. items in areas that are not entered in accordance with 13.2.D.
5. detached structures other than garages and carports.
6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.
F. Inspectors are NOT required to:
1. perform any procedure or operation that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
2. describe or report on any system or component that is not included in these Standards and was not inspected.
3. move personal property, furniture, equipment, plants, soil, snow, ice, or debris.
4. dismantle any system or component, except as explicitly required by these Standards of Practice.

ASHI STANDARDS OF PRACTICE GLOSSARY OF ITALICIZED TERMS

Alarm Systems

Warning devices installed or freestanding including but not limited to smoke detectors, carbon monoxide detectors, flue gas, and other spillage detectors, and security equipment

Automatic Safety Controls
Devices designed and installed to protect systems and components from unsafe conditions

Component
A part of a system

Decorative Ornamental; not required for the proper operation of the essential systems and components of a home
Describe identify (in writing) a system or component by its type or other distinguishing characteristics

Dismantle
take apart or remove any component, device, or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal maintenance

Engineering
The application of scientific knowledge for the design, control, or use of building structures, equipment, or apparatus

Further Evaluation
Examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by the home inspection

Home Inspection
The process by which an inspector visually examines the readily accessible systems and components of a home and which describes those systems and components in accordance with these Standards of Practice
Household Appliances. Kitchen, laundry, and similar appliances, whether installed or free-standing

Inspect
examine any system or component of a building in accordance with these Standards of Practice, using normal operating controls and opening readily openable access panels

Inspector
A person hired to examine any system or component of a building in accordance with these Standards of Practice

Installed
Attached such that removal requires tools

Normal Operating Controls
Devices such as thermostats, switches, or valves intended to be operated by the homeowner

Readily Accessible
Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action that will likely involve risk to persons or property

Readily Openable Access Panel
A panel provided for homeowner inspection and maintenance that is readily accessible, within normal reach, can be removed by one person, and is not sealed in place

Recreational Facilities

Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment, and associated accessories

Report
Communicate in writing

Representative Number
One component per room for multiple similar interior components such as windows, and electric receptacles; one component on each side of the building for multiple similar exterior components

Roof Drainage Systems
Components used to carry water off a roof and away from a building

Shut Down
A state in which a system or component cannot be operated by normal operating controls

Siding
Exterior wall covering and cladding; such as: aluminum, asphalt, brick, cement/asbestos, EIFS, stone, stucco, veneer, vinyl, wood, etc.

Solid Fuel Burning Appliances
A hearth and fire chamber or similar prepared place in which a fire may be built and that is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney, and related factory-made parts designed for unit assembly without requiring field construction

Structural Component
A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads)

System
A combination of interacting or interdependent components, assembled to carry out one or more functions.

Technically Exhaustive
An investigation that involves dismantling, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means

Under-floor Crawl Space
The area within the confines of the foundation and between the ground and the underside of the floor

Unsafe
A condition in a readily accessible, installed system or component that is judged to be a significant risk of bodily injury during normal, day-to-day use; the risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards

Wiring Methods
Identification of electrical conductors or wires by their general type, such as non-metallic sheathed cable, armored cable,or knob and tube, etc.

ASHI CODE OF ETHICS - For the Home Inspection Profession

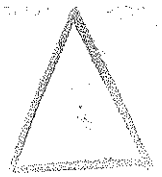
Integrity, honesty, and objectivity are fundamental principles embodied by this Code, which sets forth obligations of ethical conduct for the home inspection profession. The Membership of ASHI has adopted

this Code to provide high ethical standards to safeguard the public and the profession. Inspectors shall comply with this Code, shall avoid association with any enterprise whose practices violate this Code, and shall strive to uphold, maintain, and improve the integrity, reputation, and practice of the home inspection profession.

1. Inspectors shall avoid conflicts of interest or activities that compromise, or appear to compromise, professional independence, objectivity, or inspection integrity.
A. Inspectors shall not inspect properties for compensation in which they have, or expect to have, a financial interest.
B. Inspectors shall not inspect properties under contingent arrangements whereby any compensation or future referrals are dependent on reported findings or on the sale of a property.
C. Inspectors shall not directly or indirectly compensate realty agents, or other parties having a financial interest in closing or settlement of real estate transactions, for the referral of inspections or for inclusion on a list of recommended inspectors, preferred providers, or similar arrangements.
D. Inspectors shall not receive compensation for an inspection from more than one party unless agreed to by the client(s).
E. Inspectors shall not accept compensation, directly or indirectly, for recommending contractors, services, or products to inspection clients or other parties having an interest in inspected properties.
F. Inspectors shall not repair, replace, or upgrade, for compensation, systems or components covered by ASHI Standards of Practice, for one year after the inspection.

2. Inspectors shall act in good faith toward each client and other interested parties.
A. Inspectors shall perform services and express opinions based on genuine conviction and only within their areas of education, training, or experience.
B. Inspectors shall be objective in their reporting and not knowingly understate or overstate the significance of reported conditions.
C. Inspectors shall not disclose inspection results or client information without client approval. Inspectors, at their discretion, may disclose observed immediate safety hazards to occupants exposed to such hazards, when feasible.

3. Inspectors shall avoid activities that may harm the public, discredit themselves, or reduce public confidence in the profession.
A. Advertising, marketing, and promotion of inspectors' services or qualifications shall not be fraudulent, false, deceptive, or misleading.
B. Inspectors shall report substantive and willful violations of this Code to the Society.



GENERAL INFORMATION

Inspection Address: 2717 E. Madison Ave., Carson, CA
Inspection Date: 1/22/2013 Time: 1:00 pm to 2:00 pm

Weather: Clear and Dry - Temperature at time of inspection: 60-70 Degrees

Inspected by: Randy Pierson

Client Information: Daniel Mendez

Inspection Fee: $ 300.00

Structure Type: Wood Frame
Foundation Type: Raised Foundation
Furnished: Yes
Structure Occupied: Yes
Number of Stories: One

Structure Style: Single Family Residence

Structure Orientation: North East

People on Site At Time of Inspection: Owners

PLEASE NOTE:

This report is the exclusive property of South Bay Home Inspections and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of South Bay Home Inspections and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of practice provided by ASHI (American Society of Home Inspectors), and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: 01-22-13 2717

SCOPE OF WORK

You have contracted with South Bay Home Inspections to perform a generalist inspection in accordance with the standards of practice established by ASHI (American Society of Home Inspectors), a copy of which is available in this report and upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: http://www.epa.gov/iaq/molds/moldguide.html/, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of

paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent before the close of escrow.

Section 1.0 - Exterior

We evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Digital Photos

Digital Photos

Informational Conditions

1.1 - We use digital photos to help you understand the components being evaluated. Although we make every effort to document all issues safety and otherwise, the digital photos in this report are only a representative sample of what was discovered during the inspection. Not all digital photos of the defects will be included, and if there are several of the same issue, not all of them will be in the report.

Site and Other Observations

Transfer Disclosure Statement

Informational Conditions

1.2 - The Transfer Disclosure Statement, or TDS, is an important legal document that the sellers are required to
provide by civil code. You should read it very carefully, and seek a second opinion regarding any disclosure
that could become contentious or subject to interpretation. This is important, because sellers generally have the most intimate knowledge of a property and its components. For example, they might know the exact age of a roof, and be able to relate its maintenance history and report if there have been any leaks. These are facts that you deserve to be informed about, and that we may not necessarily discern during our relatively brief visit to the site.

Exterior Components

General Comments and Description

Informational Conditions

1.3 - It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Windows

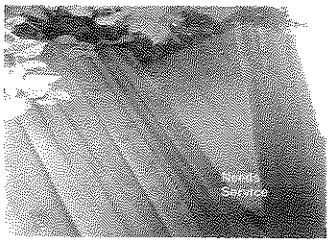
Informational Conditions

1.4 - In accordance with industry standards, we only test a representative sample of windows. The windows appear to be the same age as the house, and will not necessarily function smoothly. However, we do test every unobstructed window in every bedroom to ensure that they facilitate an emergency exit.

Fences and Gates

Components and Conditions Needing Service

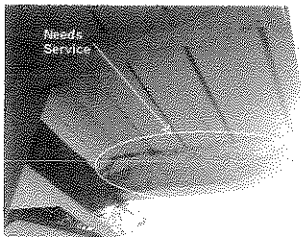
1.5 - Sections of the fence are leaning or damaged and should be repaired or replaced.



Fascia and Trim

Components and Conditions Needing Service

1.6 - The fascia board and wood trim, and particularly that on the south facing side that is exposed to the sun, are in poor condition and should be serviced.



House Wall Finish

Identification of House Wall Finish

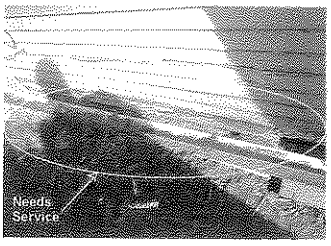
Informational Conditions

1.7 - The house walls are finished with wooden siding.

House Wall Finish Observations

Components and Conditions Needing Service

1.8 - Portions of the wood siding are dry rot or termite damaged, and should be evaluated by a termite inspector.



Section 2.0 - Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Various Hard Surfaces

Evaluation of Hard Surfaces

Informational Conditions

2.1 - The visible portions of the hard surfaces, such as the house walls, yard walls, walkways, and decks have no significant cracks that would tend to suggest structural movement.

Structural Elements

Identification of Wall Structure

Informational Conditions

2.2 - The walls are conventionally framed with wooden studs.

Identification of Floor Structure

Informational Conditions

2.3 - The floor structure consists of posts piers girders and joists sheathed with plywood or diagonal boards.

Identification of Ceiling Structure

Informational Conditions

2.4 - The ceiling structure consists of standard joists.

Identification of Roof Structure

Informational Conditions

2.5 - The roof structure is conventionally framed with rafters, purlins, collar-ties, et cetera.

Raised Foundation

General Comments & Description

Informational Conditions

2.6 - This residence has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue

with raised foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than ¼" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Description of Foundation Type

Informational Conditions

2.7 - The foundation is raised and bolted to the standards of the year in which it was constructed, which may well be adequate but which would not meet current structural standards.

Method of Evaluation

Informational Conditions

2.8 - Because of the restriction of ducts and pipes, we were not able to access all areas of the crawlspace, but we were able to see sufficiently to identify any significant defects or those that would require service or a second opinion.

Intermediate Floor Framing

Informational Conditions

2.9 - There are some deviations from plumb or level in the intermediate floor framing, which has little structural significance. It results when moist soils at the outside walls facilitates common settling, while the center remains dry and firm, and produces such deviations.

2.10 - There are stains or moisture damage beneath the bathroom area sub floor. The termite inspector is responsible for pressure testing shower pans, and will evaluate and comment on the condition of the shower pan and any resultant damage to the intermediate floor framing.

Section 3.0 - Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home

insurance policy, or that you obtain a roof certification from an established local roofing company.

Composition Shingle Roof

General Comments and Description

Informational Conditions

3.1 - There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

Method of Evaluation

Informational Conditions

3.2 - We evaluated the roof and its components by walking on its surface.

Estimated Age

Informational Conditions

3.3 - The roof appears to be relatively new, and is not original. However, this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty or guarantee that might be applicable.

Roofing Material

Informational Conditions

3.4 - The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

Gutters and Drainage

Components and Conditions Needing Service

3.5 - There are no gutters on the residence, which are recommended for the general welfare of the residence and its foundation, inasmuch as moisture is a perennial problem.

Section 4.0 - Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test if they are not in daily use, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern acrylonitrile butadiene styrene [ABS] ones to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material

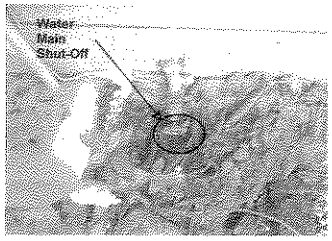
that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, which we recommend having video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Potable Water Supply Pipes

Water Main Location

Informational Conditions

4.1 - The main water shut-off valve is located at the front of the residence.



Copper Water Pipes

Informational Conditions

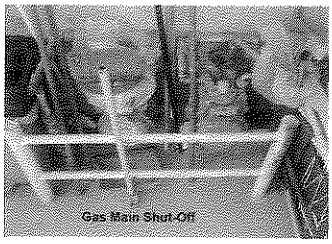
4.2 - The residence was originally plumbed with galvanized water pipes, but most if not all of them appear to have been replaced with copper ones. You should request documentation from the sellers, and any warranty or guarantee that might be applicable, which will confirm that the work was done to code and by a specialist, and may include a warranty or guarantee.

General Gas Components

Gas Main Shut-Off Location

Informational Conditions

4.3 - The gas main shut-off is located adjacent to the driveway . You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.



Gas Water Heaters

General Gas Water Heater Comments

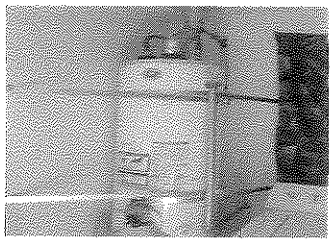
Informational Conditions

4.4 - There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

Age Capacity and Location

Informational Conditions

4.5 - Hot water is provided by a 1 year old, 30 gallon water heater that is located in the laundry room.



Water Shut-Off Valve and Connectors

Informational Conditions

4.6 - The shut-off valve and water connectors are functional.

Gas Shut-Off Valve and Connector

Informational Conditions

4.7 - The gas control valve and its connector at the water heater are functional.

Vent Pipe and Cap

Informational Conditions

4.8 - The vent pipe is functional.

Relief Valve and Discharge Pipe

Functional Components and Conditions

4.9 - The water heater is equipped with a mandated pressure-temperature relief valve.

Seismic Straps

Informational Conditions

4.10 - The water heater is seismically secured.

Waste & Drainage Systems

General Comments and Description

Informational Conditions

4.11 - We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However,

if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of rooter service, most of which are relatively inexpensive.

Type of Material

Informational Conditions

4.12 - The visible portions of the drainpipes are a combination cast iron & modern ABS - acrylonitrile butadiene styrene type, or ABS.

Section 5.0 - Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Main Panel

General Comments

Informational Conditions

5.1 - National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

Service Entrance

Informational Conditions

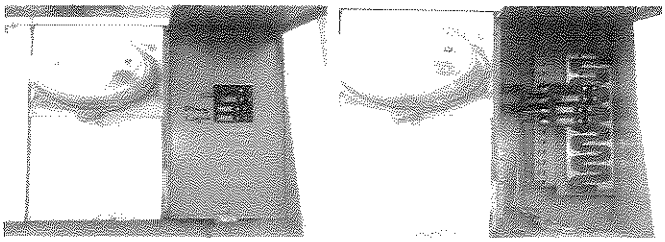
5.2 - The service entrance, mast weather head, and cleat are in acceptable condition.

Size and Location

Informational Conditions

5.3 - The main 100 amp, 240 volt panel is located in the house side yard.

The main panel is located in the house side yard - *Continued*



Main Panel Observations
Informational Conditions
5.4 - The panel and its components have no visible deficiencies.
Panel Cover Observations
Informational Conditions
5.5 - The exterior panel cover is in acceptable condition.
5.6 - The interior panel cover is in acceptable condition.
Wiring Observations
Informational Conditions
5.7 - The visible portions of the wiring has no visible deficiencies.
Circuit Breakers
Informational Conditions
5.8 - There are no visible deficiencies with the circuit breakers.

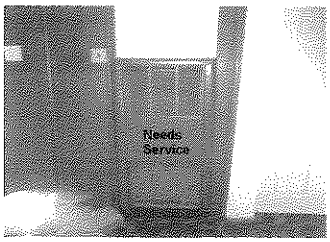
Section 6.0 - Heat

The components of most heating systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle any of the following concealed components: the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers .However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of all such systems, but we are not specialists. Therefore, in accordance with the terms of our contract, it is essential that any recommendation that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Wall Furnaces

Age and Location
Informational Conditions
6.1 - Heat is provided by what appears as the original wall furnace that is located in the living room.
Wall Furnace
Components and Conditions Needing Service
6.2 - Heat is provided by a wall furnace. Such furnaces are among the oldest and least efficient of heating systems. However, its pilot is off, which prevented it from being tested. It should be serviced and evaluated by an HVAC contractor.

The pilot is off to the wall furnace which should be serviced - *Continued*



Vent Pipe

Informational Conditions

6.3 - The vent pipe on the furnace is insulated with a known asbestos-containing material, which we do not endorse nor have the authority to evaluate. The Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne.

Section 7.0 - Living

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Main Entry

Furnished Residence Comment

Informational Conditions

7.1 - The residence is furnished, and in accordance with ASHI standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

Doors

Functional Components and Conditions

7.2 - The door is functional.

Living Room

Flooring
Informational Conditions
7.3 - The floor has no significant defects.
Walls and Ceiling
Informational Conditions
7.4 - The walls have typical cosmetic damage.
Single-Glazed Windows
Informational Conditions
7.5 - The windows are functional.
Outlets
Informational Conditions
7.6 - The ungrounded and obsolete outlets should be upgraded to include more modern and safer ones, which provide a pathway for the current to travel harmlessly to ground.

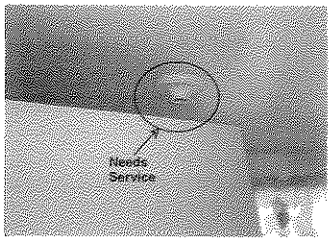
Section 8.0 - Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Kitchen

Flooring
Informational Conditions
8.1 - The floor is worn or cosmetically damaged, which you should view for yourself.
Walls and Ceiling
Informational Conditions
8.2 - The walls or ceiling have typical cosmetic damage
Lights
Informational Conditions
8.3 - The light is functional.
Outlets
Informational Conditions
8.4 - The ungrounded and obsolete wall outlets should be upgraded to more modern and safer ones, which provide a pathway for the current to travel harmlessly to ground.
Single-Glazed Windows
Informational Conditions
8.5 - The window is functional.
Sink & Countertop
Informational Conditions
8.6 - The counter top has typical cosmetic damage, which would not necessarily need to be serviced.
Cabinets
Informational Conditions
8.7 - The cabinets have typical, cosmetic damage, or that which is commensurate with their age.
Valves and Connectors
Functional Components and Conditions
8.8 - The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

Faucet
Functional Components and Conditions
8.9 - The sink faucet is functional.
Trap and Drain
Functional Components and Conditions
8.10 - The trap and drain are functional.
Kitchen Closet
Components and Conditions Needing Service
8.11 - The kitchen closet door will hit the light fixture and should be serviced.



Section 9.0 - Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

1st Guest Bedroom

Location
Informational Conditions
9.1 - The first guest bedroom is located on the western side.
Doors
Functional Components and Conditions
9.2 - The door is functional.
Flooring
Informational Conditions
9.3 - The flooring has no significant defects.
Walls & Ceiling
Informational Conditions
9.4 - The walls have typical cosmetic damage, you should view for yourself.
Dual-Glazed Windows
Informational Conditions
9.5 - The windows that were unobstructed were checked, and found to be functional.
Lights
Functional Components and Conditions
9.6 - The lights in the bedroom are functional.
Outlets
Informational Conditions
9.7 - The obsolete and ungrounded outlets should be replaced modern and safer ones, which provide a pathway for the electrical current to travel harmlessly to ground.

Section 10.0 - Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

1st Guest Bathroom

Size and Location

Informational Conditions

10.1 - The first guest bathroom is a full.

Doors

Functional Components and Conditions

10.2 - The door is functional.

Flooring

Informational Conditions

10.3 - The floor is worn or cosmetically damaged, which you should view for yourself.

Walls & Ceiling

Informational Conditions

10.4 - The walls have typical cosmetic damage that is commensurate with time and use.

Cabinets

Informational Conditions

10.5 - The cabinets have typical, cosmetic damage.

Sink Countertop

Informational Conditions

10.6 - The sink countertop has typical cosmetic damage.

Tub-Shower

Functional Components and Conditions

10.7 - The tub/shower is functional.

Toilet & Bidet

Functional Components and Conditions

10.8 - The toilet is functional.

Lights

Functional Components and Conditions

10.9 - The lights are functional.

Outlets

Informational Conditions

10.10 - The ungrounded outlets should be serviced to include ground-fault protection.

CERTIFICATIONS AND AFFILIATIONS

REPORT CONCLUSION

2717 E. Madison Ave., Carson, CA

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of rooter service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

Randy Pierson

South Bay Home Inspections
Office (310) 265-0833

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