



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: March 12, 2013

SUBJECT: Conditional Use Permit No. 923-12

PROPERTY OWNER: Jaime Negrette
2622 E. Adams Street
Carson, CA 90810

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

PROPERTY INVOLVED: 2620-2622 East Adams Street

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

Property Owner/Applicant

Jaime Negrette
2622 East Adams Street, Carson CA 90810

Project Address

2620-2622 East Adams Street

Project Description

Property owner, Jaime Negrette, is requesting approval of Conditional Use Permit (CUP) No. 923-12. The applicant is seeking a determination 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 2620-2622 East Adams Street (Exhibit No. 1).

II. Background

Existing Site Conditions/Current Use of Property

The 5,432-square-foot subject property is a flat, rectangular-shaped lot. According to the Los Angeles County Assessor records, the property lot width is 50-feet and 110-foot depth. The front yard setback is a well-maintained, landscaped area and the driveway entrance is off of Adams Street which leads to a 2-car garage and two 1-car garages (this area is entirely paved).

There are currently two structures on the subject site: a 1,314-square-foot, two-story single family dwelling with an attached 2-car garage in the front and a 760-square-foot second dwelling unit with two attached carports. Both dwellings were constructed in 1964. The property owner, Jaime Negrette, resides in the second dwelling unit located in the rear of the property and his mother lives in the front main single-family residential dwelling. At some point, the second dwelling unit's carports were converted to 1-car garages without appropriate permits.

Both structures are architecturally similar in terms of features, materials and colors. The second dwelling unit's floor plan consists of a living room, two bedrooms, one bathroom, and a kitchen (Exhibit No. 2). Pursuant to Section 9125.6, since the 2-bedroom, second dwelling unit is 760-square-feet; it exceeds 700 square feet of floor area and is subject to a conditional use permit. However, the CUP addresses all deficiencies on the site.

Previous Proposals/Approved Discretionary Permits

There were no discretionary permits found on record.

Public Safety Issues

There is an open code enforcement case regarding the property owner obtaining a conditional use permit to retain the existing second dwelling unit.

III. Analysis

The second dwelling unit incorporates substantially similar architectural features, building materials and colors as the main dwelling and is compatible with dwellings located on adjacent properties:

Location/Site Characteristics/Existing Development

The project site is located in the east portion of the City located within the Presidential Tract residential development (north of Carson Street, between Alameda Street and Santa Fe Avenue). It is located in a residential neighborhood of single-family homes that were predominantly built in the mid 1920's to mid-century.

Zoning/General Plan Designation:

The subject property as well as the adjacent properties to the north, south, east and west are zoned RS (Residential, Single-Family) and has a General Plan land use designation of low density. As such, the existing single-family dwelling and second dwelling unit are consistent with the RS zoning district and the General Plan land use designation of low density.

Conditional Use Permit No. 923-12

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

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

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

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

The 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, and minimum set back requirements from the primary residence and rear yard. However, it does meet the minimum parking 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 minimum setback required from the primary residence is 10 feet, the side yard setback is 5 feet, and the rear yard setback is 15 feet. The existing property lot size and the required setbacks for the second dwelling unit does not meet the minimum required standards: the property lot size is 5,433 square feet, the setback from the primary residence is 9 feet, the east side yard setback is about 4 ½ feet from the side yard property line and the structure is located 2 feet from the rear property line.

Per the requirements in CMC Section 9125.6, a two-bedroom second dwelling unit or a unit exceeding 700 square feet is required to provide a two-car garage. The 760-square-foot second dwelling unit consists of two bedrooms and has two, attached one-car garages. The applicant will be conditioned to record a deed restriction with the County Recorder's Office and to obtain the appropriate building permit for the conversion of the carports to 1-car garages.

CMC Section 9182.3 allows the Planning Commission discretion to determine if the existing nonconformities of side and rear yard setbacks, setback from primary residence, and minimum lot size are appropriate and can continue. In order to prevent further intensifications of non-conformities, staff has included a condition of approval restricting any additions to the property.

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 1964 and the applicant agrees to the conditions of approval addressing nonconformities, 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 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 considered adequate in size, shape, topography, location, and utilities to accommodate the proposed use.

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

The minimum driveway width is 10-feet and the existing driveway is about 9 feet wide. Staff believes adequate access is available for circulation and provides safety for pedestrians and motorists. Thus, 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 1964; 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 originally constructed in 1964 within a single-family neighborhood. The property will not change the intended character of the area as a single-family neighborhood.

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 than those included in the conditions of approval. A reasonable and appropriate amount of landscaping is provided within the front yard and areas visible to the public. Exterior modifications (replace windows, re-paint and stucco) to both of the residential dwellings have been done to improve the property.

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. Environmental Review

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

V. Recommendation

That the Planning Commission:

- **APPROVE** Conditional Use Permit No. 923-12 subject to the conditions of approval attached as Exhibit "B" to the Resolution;
- **WAIVE** further reading; and
- **ADOPT** Resolution No. 13-____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 923-12 FOR AN EXISTING SECOND DWELLING UNIT FOR A PROPERTY LOCATED AT 2620-2622 EAST ADAMS STREET."

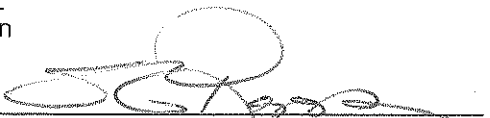
VI. Exhibits

1. Draft Resolution
2. Site Map
3. Property Inspection Report for 2622 East Adams Street
4. Development Plans (submitted under separate cover)

Prepared by:


McKina Alexander, Planning Technician

Reviewed and Approved by:


Sheri Repp-Loadsmen, Planning Officer

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO.

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT
NO. 923-12 FOR AN EXISTING SECOND DWELLING UNIT FOR
A PROPERTY LOCATED AT 2620-2622 EAST ADAMS STREET**

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

Section 1. An application was duly filed by the applicant, Jaime Negrette, with respect to real property located at 2620-2622 E. Adams Street, and described in Exhibit "A" attached hereto, requesting the approval of a second dwelling unit located within the RS (Residential, Single Family) zoning district. The second dwelling unit is a two-bedroom unit with two, attached one-car garages that is approximately 760-square-feet, located in the rear of the property. The existing second dwelling unit was legally constructed in 1964, 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 March 12, 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. 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. The second dwelling unit is not in conformance with minimum lot size requirements and setback requirements from the primary residence and rear yard, however is permitted through the approval of a Conditional Use Permit.
- c) The property will not generate or intensify non-conformities with the implementation of conditions of approval. The conditions of approval contained in Exhibit "B" of this Resolution restrict future expansions and/or additions to the site unless site development standards are met. Adequate driveways are provided on-site and the project will not affect or impact the safe circulation of either pedestrian or vehicular traffic.



- d) The size, shape, and topography of the site are similar in nature to the other adjacent and surrounding residential properties with legal second dwelling units. Like other surrounding properties the site does not meet the minimum lot size for a second dwelling unit since it was originally constructed in 1964, prior to the City's ordinance. The City's current ordinance requires two-car garage for a second dwelling unit exceeding 700-square-foot or consisting of two bedrooms. The 960-square-foot, two bedroom second dwelling unit has two attached one-car garages. As such, it is in compliance with the Zoning Ordinance off-street parking requirement for a second dwelling unit.
- e) Adequate water supply is provided.
- f) The second dwelling unit generally conforms to all applicable design standards and guidelines that have been adopted pursuant to Section 9125.6, "Second Dwelling Unit Development Standards" of the Carson Municipal Code.
- g) All of the required findings pursuant to Section 9171.21(d), "Conditional Use Permit, Approval Authority and Findings and Decision" can be made in the affirmative.

Section 4. The Planning Commission further finds that the second dwelling unit will not have a significant effect on the environment. The second dwelling unit will not alter the predominantly residential single family character of the surrounding area and meets or exceeds all city standards for protection of the environment. Therefore, the proposed project is found to be categorically exempt under the California Environmental Quality Act (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. 923-12 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 MARCH, 2013.

CHAIRMAN

ATTEST:

SECRETARY

MA/c923-12_031213



“EXHIBIT A”

LOT 645 OF TRACT NO. 6720, LOTS 644 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7308 PAGES 71, 79, 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS AND OTHER MINERALS AND ALL RIGHTS IN AND UNDER SAID LAND.

A.P.N. NO. 7316-003-033

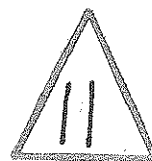
CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 923-12

GENERAL CONDITIONS

1. Obtain a miscellaneous permit and final inspection from the Building and Safety Division to legalize the converted second dwelling unit's attached carports to one-car garages.
2. If Conditional Use Permit No. 923-12 is not used within one year of their effective date, said permits shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
3. Approval by the Planning Division and issuance of appropriate building permits, if applicable, are required for any future alterations, expansions or repairs.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
5. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission.
6. 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.
7. 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.
8. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans and submitted to Planning division.
9. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.



10. 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.
11. 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; and
 - c. 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.
12. 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.
13. The property owner shall consent to an inspection of the interior and exterior of all buildings upon receipt of a written request by the City in order to determine compliance with these conditions and applicable Carson Municipal Code requirements.
14. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
15. 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.
16. 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. 923-12. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City



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

PARKING

17. Designated parking shall meet all applicable standards as outlined in the City of Carson development standards. No expansions, additions, or landscaping shall be constructed that precludes or prevents on-site parking.
18. Designated parking shall be provided on-site for the primary and secondary unit. A total of three garages (one attached 2-car garage for the primary dwelling and two, one-car garages for the second dwelling unit) shall be provided on-site.
19. All parking areas and driveways shall remain clear to facilitate automobile parking and access. No encroachment into parking areas and/or driveways shall be permitted.

BUILDING & SAFETY

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

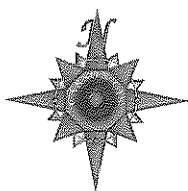
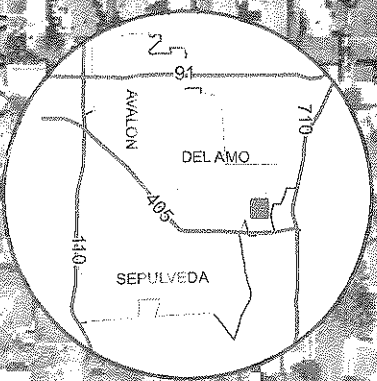
FIRE DEPARTMENT - COUNTY OF LOS ANGELES

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

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

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





City of Carson
 500 Foot Radius Map
 2620-2622 East Adams Street



Date Printed: Tuesday, February 19, 2013
 K:\Planning\Address\Jackson_S12730\Doc 860-111
 Public Hearing Notices\ZoningMap.mxd

EXHIBIT NO. 02

Property Inspection Report

Crest Home Inspection Services

(310)769-6703

Prepared by:

Andrew Papp

Prepared Exclusively For
Jaime Negrette

Inspection Date:
November 23, 2012

PLANNING DEPARTMENT
(310) 952-1761

DEC 12 2012

CITY OF CARSON
701 E. CARSON ST.
CARSON, CA 90745

EXHIBIT NO. 03

INTRODUCTION

We have inspected the major structural components and mechanical systems for signs of major defects, excessive or unusual wear and general condition. The following report is a list of the conditions observed on the date of the inspection. When repair or replacement is recommended, the determination of appropriate corrective action must necessarily be left to the professionals retained for detailed evaluation and repair. Minor deficiencies, provided as a courtesy only, are reported to provide a better understanding of the structure(s) and to give some direction for ongoing maintenance needed.

In this report, there may be specific notes regarding areas or items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible at the time of our inspection. If inspection of the inaccessible areas is desired, it will be performed upon arrangement at an additional cost after access is provided.

This report lists the components and systems inspected by this company. Components not found in this report are considered beyond the scope of this inspection. Items found in "functional" or "satisfactory" condition are defined as capable of being used, although they may show wear and tear. Items needing repair and/or further evaluation are reported in the body section of the report where applicable. **PLEASE READ THE ENTIRE REPORT FOR ALL ITEMS REPORTED.** It should be noted that some items listed on this report only apply to specific regions of the country and may not be applicable in your area.

NOTE: This report contains technical information that may not be easily understandable to the lay person. **THEREFORE, A VERBAL CONSULTATION WITH THE INSPECTOR IS ESSENTIAL.** If you choose not to consult with the inspector, the inspection company cannot be held liable for your uninformed interpretation of the report's contents. If you were not present during the inspection please call the office for your verbal consultation.

ATTENTION: THIRD PARTIES / OTHER PURCHASERS:

Receipt of this report is not authorized by this inspection company. We strongly advise against reliance on this report since this inspection was performed for a specific party and the condition of the property can change over time. An updated report may be ordered from our company. Note: This report is copyrighted. Unauthorized use is strictly prohibited.

SCOPE OF INSPECTION

Our goal is to identify existing major problems that would affect a typical purchaser's buying decision. We strive to add significantly to your knowledge of the building within the type of inspection ordered and performed. We will not tell you everything about the property, but our report will put you in a much better position to make your decision. Emphasis is placed on major problems and expenses. While some of the less important deficiencies are addressed, an all inclusive list of minor building flaws is not provided.

The inspection is performed in accordance with the Standards of Practice of the California Real Estate Inspection Association.®.

A copy of the Standards is available for your perusal at your request. This is not a Building Code or by-law compliance inspection. The report is a professional opinion based on a visual inspection of the accessible features of the building. Without dismantling the house or its systems, there are limitations to such an inspection. Throughout any inspection, inferences are often drawn which cannot be confirmed by direct observation. Therefore, it should be understood that we can reduce the risk of purchasing; however, we cannot eliminate it, nor do we assume it.

Every home will have some flaws not identified in this report. This is to be expected and we suggest a budget figure of roughly one percent of the value of the home be set aside every year for unforeseen repairs. In some years the expenditures will be less, in others more, but we have found this to be a good average figure.

OBSERVED CONDITION EVALUATION

CONDITION: Operational, serviceable, functional. A component or system which was found to be operating properly, or in adequate physical condition to perform its intended function at the time of the inspection and which the inspector feels in order to provide continued service. No repair implication is made regarding its expected longevity.

NOT PRESENT: The item does not exist in the structure being inspected.

NOT INSPECTED: The item was not inspected due to inaccessibility, seasonal impediments, or beyond scope of inspection.

MARGINAL: Items which would improve the condition but are not required to be repaired at this time, or are cosmetic in nature, or if not addressed; could develop into a problem.

DEFECTIVE: Corrective. Items representing a safety hazard, code violation, or have impaired or threaten to impair the structural integrity of the home or prohibit ability of obtaining financing. Repair or replace.

LIMITS

All ages, sizes, cost estimates, and repairs indicated are approximate. All estimates and repair limits should be obtained from and completed by a licensed contractor of that trade (s). A 30 day minimum guarantee should be obtained. Any and all major unsatisfactory items should be completed before closing.

RECOMMENDATIONS

Since **new homes** are unused and have not settled, problems may develop during the first year. It is our policy to recommend a re-inspection prior to builders warranty expiration.

We highly recommend a home buyer's (component) warranty on all re-sale homes.

INSPECTION REPORT

Crest Home Inspection Services

Phone (310)769-6703
Fax 310) 323-0021
E-Mail crestinspection@earthlink.net
Inspector: Andy Papp

Type of Inspection	Single Family Home
People Present	Owner - Jaime Negrette
Weather Conditions	Clear - 75 Degrees
Date of Inspection	November 23, 2012
Time Of Inspection	Start - 9:00 a.m. End - 11:30 a.m.

I. GENERAL PROPERTY INFORMATION

Property Address	2622 E. Adams St. Carson, California, 90810
Style of House	Single story
Bedrooms	2 bedrooms
Baths	1 bath
Home Is	Occupied by owner
Foundation Type	Slab On Grade
Public Water and Sewer	Yes
Utility Status	Water, gas and Electricity are on.

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

II. LOTS AND GROUNDS

1. WALKWAYS

Condition this report.	Concrete Walks	Minor cracks typically occur and are not addressed in
----------------------------------	----------------	---

2. BUILDING FRONT ENTRANCE

Condition	Porch	Front Porch appears to be in good condition. The porch appears to be sloped to drain away from the house.
------------------	-------	---

3. PATIOS, DECKS, PORCHES

Patio	None
-------	------

4. BLOCK WALLS

Condition Block Walls The block walls appeared to be in good condition at time of inspection.

5. FOLIAGE (Trees, shrubs, etc.)

Condition Foliage The foliage around the house appears to be in good condition.

6. DRIVEWAYS

Condition Driveway Cracks typically occur and are not addressed in this report. No repairs are recommended at this time.

7. SURFACE DRAIN

Not Inspected Surface Drainage Requires hard rain to check function. This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

9. YARD DRAIN

Drains No yard drains.

III. EXTERIOR COMPONENTS

1. EXTERIOR WALLS

Condition Stucco Common cracks were found that are typical for stucco. No repairs are recommended at this time.

2. TRIM (outside)

Condition Facia

Facia & eaves appeared to be in good condition at time of inspection. It appears as though the facia & eaves have been recently painted.

Notice damage. See the termite report for any information on wood damage.

3. EXTERIOR DOORS

Entry Doors

Condition Front Door The front door and its hardware appeared to be in fair working condition.

Condition Weather stripping Weather stripping was in fair condition.

4. INTERIOR DOORS

Condition Interior Doors All interior doors were in good working order unless otherwise noted.

5. WINDOWS

Condition Sample tested Windows were sample tested and appear to be in good condition. Furniture and drapes prevented the testing of all windows.

Condition Windows Windows are dual pane vinyl windows that are replacement windows.

Notice Windows - Insulated Use of double-paned windows increases the home's thermal efficiency and reduces transmission of noise. The space between the panes may be gas or vacuum sealed when manufactured. Should this seal break, moisture laden air will enter creating a fogged (cloudy)

condition. The integrity of the double-paned seal can only be determined by a visible accumulation of moisture.

Notice The report is an opinion of the general quality and condition of the windows. The inspector cannot, and does not, offer an opinion or warranty as to whether the windows have leaked in the past, leaks now, or may be subject to future leakage or that the windows have been installed correctly. This report is issued in consideration of the foregoing disclaimer.

IV. ROOFING AND COMPONENTS

1. METHOD OF INSPECTION Components were inspected from ground using binoculars or viewed from ladder.

2. ROOF DESIGN Flat Roof Flat roof.

3. ROOF COVERING

Notice Number of Covering's There is one roof covering that can be seen .

4. ROOF PENETRATIONS

Repair Roof Flashing Roof flashings around the pipes need to be re-tarred to prevent water from running down into the attic and beyond. Recommend that a licensed roofing contractor be consulted for further evaluation and repairs.

Notice Roof flashings need to be serviced about every three to four years by re-tarring the vent pipes, around skylights and chimney's and replacing any missing or damaged vent caps. Recommend that a licensed roofing contractor be consulted for further evaluation and repairs.

Notice Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection. Roofs, skylights and flashings are not water tested for leaks.

Notice The report is an opinion of the general quality and condition of the roofing. The inspector cannot, and does not, offer an opinion or 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.

Notice Tenting a home for fumigation may cause damage to roofs, recommend reinspection for damage after tenting is completed.

V. Garage

1. TYPE

Garage Attached Two separate one car garages attached to house.

2. FLOOR SURFACE

Condition Concrete Minor cracks typically occur and are not addressed in this report. Owners belongings block view of floor. Do a thorough inspection of the floor after the belongings have been removed before close of escrow.

3. DOORS

Condition Doors The doors of both garages are aluminum slide up doors and appear to be in good condition.

Condition Safety Springs Safety springs installed.

4. FIRE SEPARATION

Condition Fire Wall The fire wall appears to be in good condition. Firewall is the common wall between the garage and the living space of the house.

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

Notice There is no entry door from garage directly into the house.

VII. STRUCTURE

(Foundation and Walls)

Notice Wood Destroying Organisms We do not perform Wood destroying organisms inspections. Please refer to the termite report for any information on wood destroying organisms.

1. FOUNDATION TYPE(s)

Slab on Grade

Notice Slab on Grade Slab not visible due to floor covering, no readily visible problem noted at time of inspection.

Notice All slabs experience some degree of cracking due to the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, reinspect, provided the client removes floor covering and releases the inspector from damage caused by this process. Floor coverings are not removed during this inspection.

Not Inspected Anchor Bolts/ Straps Anchor bolts and straps, if any, are not visible because house is on a slab foundation.

VIII. PLUMBING

1. GAS PIPING

Notice Recommend installing Earthquake Automatic Gas shutoff valve as a safety upgrade. Most cities require the installation of the Earthquake Automatic Gas Shutoff valve. Check with the local building department for their requirements. It is recommended that a licensed plumber be consulted for further evaluation and repairs.

Notice Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe sizing.

2. LAUNDRY

Location Service area in kitchen. Washing machine only.

Notice Dryer Connections No gas line in laundry area that can be seen.

Notice 220 volt connection There is NO 220 volt connection available in laundry area.

Repair GFCI There was not a GFCI in the laundry area for the washer outlet. A GFCI needs to be installed. Recommend that a licensed electrical contractor be consulted for further evaluation and repairs.

3. BATH

Condition Toilet Toilet appears to be a low flush 1.6 gallons per flush toilet.

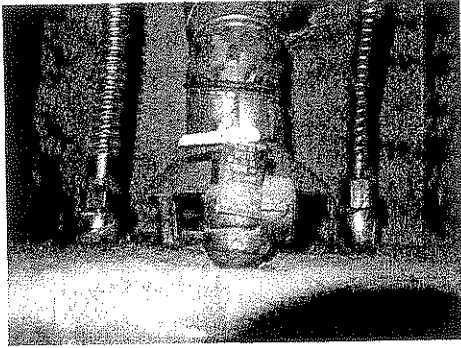
Condition GFCI GFCI in full bath was operational at time of inspection.

4. WATER HEATER

Manufacturer Rheem

This report is for the exclusive use of Jaime Negrette

	Size	Appears to be 40 Gallons
	Location	Hall Closet.
Condition	Pressure Relief Valve	Pressure relief valve is installed.
Repair	Pressure Relief Valve Pipe	Pressure relief valve pipe is not installed. Pipe needs to be installed and extended to the outside for safety. Recommend a licensed plumber be consulted for further evaluation and repairs.



Notice Water Heater Straps Water heater is braced by wood blocking not metal straps. The water heater is tightly secured and does not move. Recommend that a licensed plumber be consulted for further evaluation and repairs.



Safety Flexible Gas Line A copper flexible gas connector has been used. These connectors are no longer approved as the possibility for cracking and gas leaks exists. As an upgrade repair approved stainless steel flex lines need to be installed. Recommend that a licensed plumber be consulted for further evaluation and repairs.

Notice The water temperature is not verified/tested. Water that is hotter than the manufacturers recommended setting is a scald/safety hazard. The water temperature should never be set higher than the manufacturers recommended setting. We recommend that the temperature setting be checked at move-in for safety.

Notice Bonding Strap The water heater gas line electrical bonding strap not installed at time of inspection. Recommend that a licensed plumber be consulted for further evaluation and repairs.

5. OTHER PLUMBING COMPONENTS

Repair Hose Bibs (outside) The outside hose bibs do not have anti-siphon valves installed. Anti-siphon valves should be installed to prevent waste water from backing up into the fresh water lines.

IX. KITCHEN

Repair Stan alone Stove The stand alone stove did not appear to have anti-tip brackets installed. The anti-tip brackets will not allow the stove to tip over if the oven door is open and is used for a step. Recommend that anti-tip brackets be installed as a safety upgrade.

Safety A brass flexible gas connector has been used for a gas line to the stand alone stove. These connectors are no longer approved as the possibility for cracking exists. As an upgrade repair approved stainless steel flex lines should be installed.

Repair GFCI GFCI's need to be installed in the kitchen outlets as a safety upgrade. Recommend a licensed electrical contractor be consulted for further evaluation and repairs.

X. HEATING

1. PRIMARY EQUIPMENT

Type	Wall Heater
Location	Living Room.
Energy Source:	natural gas
Date Installed	It is unknown when this heater was installed but it appears to be an original heater. Remaining longevity of the heater cannot be determined.

Repair Gas Line Sediment Trap There is no gas line sediment trap installed on the gas lines. A sediment trap needs to be installed. Recommend that a licensed plumber be consulted for further evaluation and repairs.

Notice Product recalls and consumer product safety alerts are added almost daily to the U.S. Consumer Protection Safety Commission list of product defects. If client is concerned about appliances or other items installed in the home that may be on such lists, client may wish to visit the U.S. Consumer Protection Safety Commission (CPSC) web site <http://www.cpsc.gov> or www.recalls.com for further information. A basic home inspection does not include the identification or research for appliances and other items installed in the home that may be on the CPSC lists.

2. OPERATION AND TESTS

Notice Pilot light does not stay on. If pilots are "off", a full inspection is not possible. It is suggested that heating systems be activated and fully inspected by a licensed heating contractor prior to close of escrow.

Notice Thermostat This heater does not have a thermostat. Heater is operated by manual controls at the bottom of the heater.

Notice Exhaust System Venting Unable to fully inspect vent pipes that are enclosed in the walls.

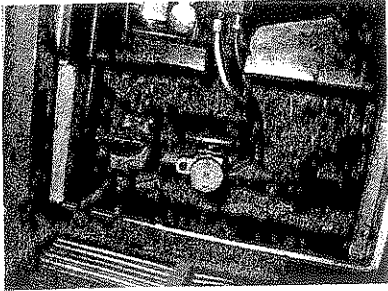
Notice It is suggested that all homes with natural gas burning heating systems have a carbon monoxide detector installed for added safety.

Not Inspected Burner Assembly Heat exchanger is a sealed unit and is not visible without dismantling burner assembly.

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. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. Safety devices are not tested by this company.

This report is for the exclusive use of Jaime Negrette

Repair Heater This is an older unit and it does not appear to have some of the safety devices installed that newer models of heaters have and efficiency of the heater appears to be very poor. Recommend a licensed heating contractor be consulted for further evaluation and repair.



Notice System does not appear to have been serviced per manufacture's instructions within the last year. Recommend a complete system evaluation by a licensed heating contractor.

XII. ELECTRICAL

1. SERVICE AND MAIN PANEL

Safety Service Cable Condition Service cable is overhead.

2. MAIN PANEL

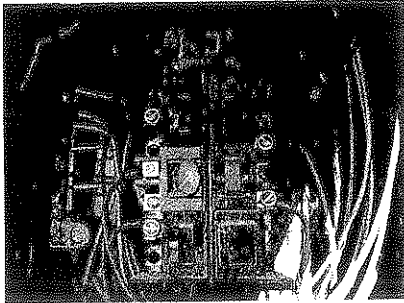
Condition Main Panel Located at Located in the back yard of the house.

Notice Breakers are used for over current protection devices.

Repair Circuit Breakers A lot of the circuit breaker wire connectors are rusty and will cause electrical problems. The breakers need to be replaced. It is recommended that the electrical panel be replaced. Recommend further evaluation and repair by an electrical contractor.



Repair **Circuit Breakers** A lot of the circuit breaker wire connectors are rusty and will cause electrical problems. The breakers need to be replaced. It is recommended that the electrical panel be replaced. Recommend further evaluation and repair by an electrical contractor.



2. SUB PANEL None

3. BRANCH CIRCUITS

Electric Branch Circuits Branch circuits are copper.

4. WIRING METHODS

Repair **Earth Grounding Rod** The earth grounding rod for the electrical panel cannot be located. The grounding rod needs to be installed for safety. Recommend that a licensed electrical contractor be consulted for further evaluation and repairs.

Condition **Water Pipe Ground** The water pipe ground was located at the hose bib at the rear of the house.

Condition **Outlets** Sample of fixtures, switches and outlets tested appear to be in good condition except as noted.

5. SAFETY DEVICES

Ground Fault Circuit Interrupters (GFCI) A electrical device which automatically opens the circuit when a current leak to the ground is detected. Device should be installed in all damp and wet areas.

Safety **GFCI Protection** Kitchen, baths, garage, Jacuzzi tubs, laundry area need to be GFCI protected. All outside electrical outlets need to be GFCI protected and in water proof boxes.

Repair **Smoke Detector** None of the bedrooms or hall have smoke detectors installed. Be sure that smoke detectors are installed before close of escrow.

XIII. ENVIRONMENTAL HAZARDS

For more information, go to www.epa.gov

Not Inspected **Lead Based Paint** We do not inspect for lead based paint presents but will report any suspicious looking material. The only way to tell with certainty if a paint is lead based is to have it tested by a certified laboratory.

Not Inspected **Mold and Fungus Testing** We do not inspect for mold or fungus presents but will report any suspicious looking material.

Notice Mold, mildew, fungus and other microbial organisms commonly occur in areas that show evidence of or have the potential for leaking, moisture intrusion and/or inadequate ventilation. The identification of the organisms is beyond the scope of the inspector. Any area or item exhibiting such conditions can be a health hazard to some people. If concerned about this possibility, we recommend further investigation be performed by a certified industrial hygienist to determine if there exists an ongoing climate for incubation or microbial contamination and that steps be taken to eliminate this climate.