



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: July 9, 2013

SUBJECT: Conditional Use Permit No. 937-13

PROPERTY OWNER: Hector and Luzvinia Lima
162 Lake Washington Drive
Kyle, Texas 78640

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

PROPERTY INVOLVED: 2742-2744 East Dominguez Street

COMMISSION ACTION

- Concurred with staff
- Did not concur with staff
- Other

COMMISSIONERS' VOTE

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

Item No. 11B



I. Introduction

Applicant

Paul Siverson
1140 West 3rd Street, San Pedro, CA 90731

Property Owner

Hector and Luzvinia Lima
162 Lake Washington Drive, Kyle TX 78640

Project Address

2742-2744 East Dominguez Street

Project Description

The property owners reside out-of-state. The property owners have designated their listing agent, Paul Siverson, to be the authorized representative regarding this matter. The proposal is to consider approval of Conditional Use Permit (CUP) No. 927-13. 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 2742-2744 East Dominguez Street (Exhibit No. 1).

II. Background

Existing Site Conditions/Current Use of Property

The 5,042-square-foot subject property is a relatively flat, rectangular-shaped lot. According to the Los Angeles County Assessor records, the property's lot width is 50-feet with a 102-foot depth. The front yard setback is a well-maintained, landscaped area enclosed with a worn chain link fence. There are two paved driveway approaches located on Dominguez Street; the westerly driveway leads to a one-car garage and the easterly driveway leads to a two-car garage.

There are currently four structures on the subject site: a 791-square-foot, one-story 2-bedroom single family dwelling (primary residence), a detached two-car garage, a 736-square-foot, one-story, 2-bedroom second dwelling unit, and a one-car detached garage. According to building permit records, the primary residence and detached two-car garage were constructed in 1952; and the second dwelling unit and detached one-car garage were built in 1958. The subject property is vacant and has been placed on the market for sale. As a result, before escrow can close, an approved Residential Property Report is required by the City pursuant to Ordinance Nos. 99-1155 and 13-1510 respectively. Staff has been advised that there is a prospective buyer for the subject property.

All of the structures are architecturally similar in terms of features, materials and colors. The second dwelling unit consists of two bedrooms, one bathroom, a living

room and kitchen (Exhibit No. 2). Pursuant to Section 9125.b, the 2-bedroom, 736-square-foot second dwelling unit exceeds the maximum allowable unit size of 700 square feet 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 no open code enforcement case.

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. Price Transfer Incorporation, a freight forwarder business, is located directly across Dominguez Street (north of the property).

Zoning/General Plan Designation:

The subject property as well as the adjacent properties to the south, east and west are zoned RS (Residential, Single-Family) and has a General Plan land use designation of Low Density. Industrial properties are located north of the subject property within the ML-D (Manufacturing, Light – Design Overlay) zone. The industrial properties were predominantly constructed in the mid 1970's (after the residential tract) with appropriate City approval. 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 along with the designated light industrial uses located across Dominguez Street.

Conditional Use Permit No. 937-13

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 south, east, and west share the same zoning designation and the properties located north are zoned ML-D

(Manufacturing, Light – Design Overlay) with a General Plan land use designation of Light Industrial. The ML-D zone is developed primarily for industrial uses which are not likely to have adverse effects upon each other or upon neighboring residential and commercial zones (CMC Section 9113.1); and are subject to site plan and design review so to achieve special standards of design, architectural quality, style and compatibility, and functional integration of neighboring developments (CMC Section 9113.1).

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 following site development standards: minimum lot size (Section 9125.6), minimum front yard setback (Section 9126.23), space between buildings (Section 9126.27), side yard encroachment for a one-story garage (Section 9126.29), rear yard and side yard setbacks (Section 9125.6), and minimum parking requirements (Section 9162.21).

The minimum lot size in order to have a second dwelling unit within the RS zone is 7,500 square feet, the minimum front yard setback to the primary residence is 20 feet, the side yard setback for the second dwelling unit is 5 feet, the rear yard setback is 15 feet, the space between buildings is 6 feet, the side yard encroachment setback for a garage (accessory structure) is 1-inch or 3 feet from the property line and a 2-car garage is required for a second dwelling unit exceeding 700-square-feet.

The property is 5,042 square feet. The front yard setback to the primary residence is 17 feet; the side yard setback for the second dwelling unit is 3 feet; and the rear yard setback for the second dwelling unit is 5.19 feet. There is a 3-foot separation between the two-car garage and second dwelling unit along with a 3-foot separation between the primary residence and one-car garage. The two-car garage is 1-foot from the side yard property line and a one-car garage was constructed for the second dwelling unit.

Additionally, per the requirements in CMC Section 9125.6, a two-bedroom second dwelling unit exceeding 700 square feet is required to provide a two-car garage. The 736-square-foot, two bedroom second dwelling unit and its one-car garage were built in 1958 (prior to the incorporation of the City) with permission from the Los Angeles County Regional Planning Commission and the Building and Safety Division pursuant to Section 733 of Ordinance No. 1494. Pursuant to Section 9125.6, a deed restriction will be recorded with the County Recorder's Office for the second dwelling unit and garage subject to approval of Conditional Use Permit No. 937-13.

CMC Section 9182.3 allows the Planning Commission discretion to determine if the existing nonconformities 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 over 50 years ago 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 has addressed the items identified in the property inspection report to the satisfaction of the Planning division and has cleared all of the RPR corrections except obtaining an approved conditional use permit for the second dwelling unit.

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. The original driveway leading to the two-car garage is 9 feet wide and the second driveway leading to the one-car garage is 10-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 primary residence and second dwelling unit were constructed and approved in 1952 and 1958, respectively; 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 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.

A reasonable and appropriate amount of landscaping is provided within the front yard and areas visible to the public. However, there is an existing dilapidated chain link fence located within the front yard setback and both of the driveways have chipped paint. Staff recommends the chain link fence should be removed or replaced and to repaint or remove the paint from both of the driveways subject to Planning Division approval.

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. 937-13 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. 937-13 FOR AN EXISTING SECOND DWELLING UNIT FOR A PROPERTY LOCATED AT 2742-2744 EAST DOMINGUEZ STREET."

VI. Exhibits

1. Draft Resolution
2. Site Map
3. Property Inspection Report for 2744 East Dominguez Street
4. Development Plans (submitted under separate cover)

Prepared by: 
McKina Alexander, Planning Technician

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

Approved by: 
Sheri Repp, 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. 937-13 FOR AN EXISTING SECOND DWELLING UNIT FOR
A PROPERTY LOCATED AT 2742-2744 EAST DOMINGUEZ
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 authorized agent and applicant, Paul Siverson on the property owner's behalf, with respect to real property located at 2742-2744 East Dominguez 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 located in the rear of the property and the one-car garage is located west of the front primary house. The 736-square-foot, two bedroom second dwelling unit and detached one-car garage (10' x 20') were legally constructed in 1958, 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 July 9, 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 adjacent properties are developed with residential single family dwellings with light industrial uses located north of the subject property (across Dominguez Street). 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, unit size, setback and parking requirements, but it is permitted through 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. 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.

- d) The size, shape, and topography of the site are similar in nature to the other adjacent residential properties with legal nonconforming 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 1958, prior to the City's incorporation and ordinance. The City's current ordinance requires a two-car garage for a second dwelling that exceeds 700-square-foot or consists of two bedrooms. The 936-square-foot, two bedroom second dwelling unit and detached one-car garage were constructed with appropriate approvals by the Los Angeles County Regional Planning Commission and Building and Safety Division in accordance to the code at that time.
- 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. 937-13 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 9th DAY OF JULY, 2013.

CHAIRMAN

ATTEST:

SECRETARY

MA/c937-13_070913

EXHIBIT "A"

LEGAL DESCRIPTION

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

Lot(s) 1019 and 1020, of Tract No. 7644, in the City of Carson, County of Los Angeles, State of California, as per Map recorded in Book 84, Page(s) 47 and 48 inclusive of Maps, in the office of the County Recorder of said County.

APN: 7308-003-017



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 937-13

GENERAL CONDITIONS

1. If Conditional Use Permit No. 937-13 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.
2. In order to prevent further intensifications of non-conformities, restriction of future expansions and/or additions to the site unless site development standards are met subject to Planning Commission approval.
3. The dilapidated chain link fence located within the front yard setback shall be either removed or replaced subject to the Planning Division approval.
4. The chipped paint located on both driveways shall be removed or stripped and repainted subject to the Planning Division approval.
5. All required setbacks are to remain clear for safe access.
6. Approval by the Planning Division and issuance of appropriate building permits, if applicable, are required for any future alterations, expansions or repairs.
7. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
8. 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.
9. 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.
10. 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.



11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.



19. 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. 937-13. 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

20. 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.
21. Designated parking shall be provided on-site for the primary and secondary unit. A total of two garages (one detached 2-car garage for the primary dwelling and one, one-car garage for the second dwelling unit) shall be provided on-site.
22. 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

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

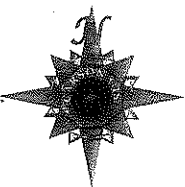
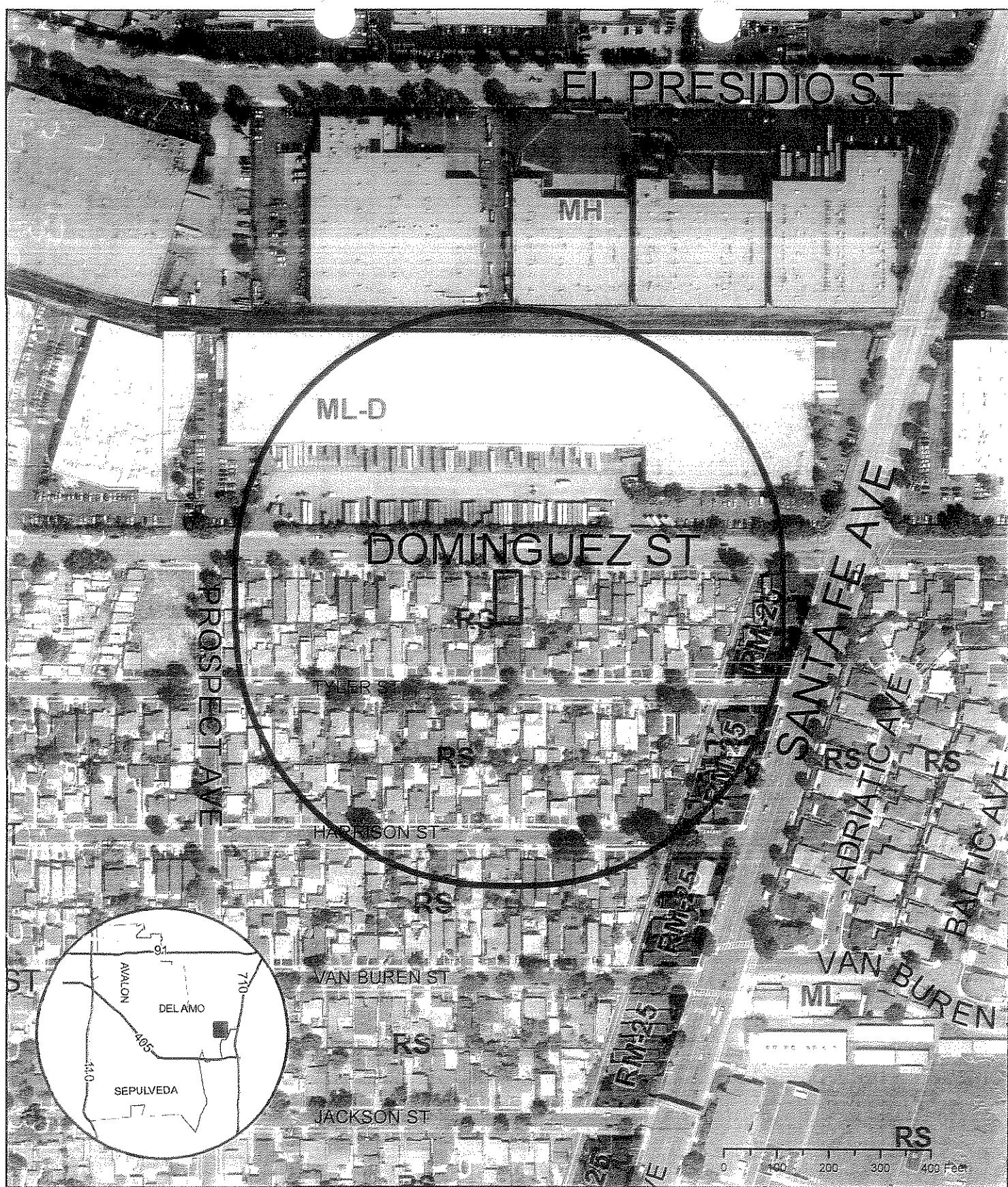
FIRE DEPARTMENT - COUNTY OF LOS ANGELES

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

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

26. 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
 2742-2744 E. Dominguez Street



Certificate of Completion

This is to certify that

Dimas Avila

Has Successfully Completed

Inspection Training Associates

A Kaplan Professional Company

**RESIDENTIAL
INSPECTION COURSE #1**

May 13-24, 2002

Date

Dimas Avila
Director of Education

Michael Gray
The President of Education

Certificate # 200272880Ca

This course is approved by State regulatory entities and most Home Inspection Associations for 90 hours of continuing education credit.

Classroom and Field Training Examinations have been taken and passed by:

- Structures
- Exteriors
- Roofing
- Plumbing
- Heating
- Electrical
- Interior
- Standards
- Air Conditioning
- Report Writing



Inspection Training Associates
1016 South Tremont Street
Oceanside, CA 92054
1-800-323-9225
(760)967-4184 Fax: (760)967-4184
www.iamtinspct.com

THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.

MAY 13 2013

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns.

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

This Agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

SEVERABILITY: Should any provision of this Agreement be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

MEDIATION: The parties to this Agreement agree to attend, in good faith, mediation with a retired judge or lawyer with at least 5 years of mediation experience before any lawsuit is filed. All notices of mediation must be served in writing by return receipt requested allowing 30 days for response. If no response is forthcoming the moving party may then demand binding arbitration under the terms and provisions set forth below.

ARBITRATION: Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by binding arbitration conducted in accordance with California Law, except that the parties shall select an arbitrator who is familiar with the real estate profession. The parties agree that they shall be entitled to discovery procedures within the discretion of the arbitrator. The arbitrator shall manage and hear the case applying the laws of the State of California to all issues submitted in the arbitration proceeding. The award of the arbitrator shall be final, and a judgment may be entered on it by any court having jurisdiction. Any disputes are to be arbitrated by:

Judicial Arbitration and Mediation Service (JAMS®)

Report #: _____
Client: Beatriz Rios
Address: _____
City, State, Zip: _____
Phone: 562-502-0380

INSPECTION FEE: \$ 490.-
discount FEE: \$ -90
TOTAL FEE: \$ 400
Form of Payment: money order

Client acknowledges having read and understood all the terms, conditions, and limitations of this Agreement and voluntarily agrees to be bound thereby and to pay the fee listed above.

Client: B/A = Pat C. McCallum Date: 4/8/13
Client: 2744 E. Dominguez St, Carson Date: _____
Inspector: SO Cal Property Inspections Date: _____



THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA REAL ESTATE INSPECTOR ASSOCIATION (CREIA). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. IF YOU DESIRE LEGAL ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. USE OF THIS FORM DOES NOT GUARANTEE THAT THE USER IS A QUALIFIED INSPECTOR MEMBER OF CREIA. TO LOCATE A QUALIFIED CREIA INSPECTOR CALL (909) 841-0101 OR VISIT WWW.CREIA.ORG. © 2005 CREIA. ALL RIGHTS RESERVED. CREIA IS A PUBLIC-BENEFIT, NON-PROFIT ORGANIZATION.

CONTRACT INCLUDES THE FRONT OF THIS PAGE →

16

PAGE 3 KEY TO THE MATRIX INSPECTION REPORT

The "Matrix" Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.

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

Significantly deficient systems or components will be identified as: Not functional / unsafe / worn / near end of lifespan. The reason an item is "significantly deficient" will be checked with in the body of the report. Review these findings and take recommended actions before close of the transaction. Please read the entire report for all items checked.

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

Symbol Key

- * Items that have an (*) Asterisk next to them: This item or component warrants additional attention, repair or monitoring.
- ① Items that have a (①) Circled Number next to them: The Circled Numbers are defined as follows:

- ① Recommend further review by a qualified licensed structural engineer/geotechnical engineer.
- ② Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.
- ③ Recommend further review for the presence of any wood destroying pests or organisms by a qualified Pest Inspector.
- ④ This item is a safety hazard - correction is needed.
- ⑤ Upgrades are recommended for safety enhancement. This building may have been built before the era of current safety standards.

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

Please read the special "NOTICES" in each section of the report for further information concerning the limitations of this inspection.

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

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

WEATHER CONDITIONS: Dry Rain today / Recently Snow today / Recently TEMP _____ ° F

INSPECTION DATE: 4/8/13 START TIME: 5:00 FINISH TIME: 6:30 INSPECTOR: _____

PROPERTY INFORMATION:

- Single family Duplex Triplex Fourplex Residential Units Commercial
- Townhome Condominium _____ Industrial
- Occupied Vacant Partial furnishings HOUSE FACES: N S E W _____

Approximate age of building: 30+ years Stated by: _____ Unknown

Approximate age of roof: _____ Stated by: _____ Unknown

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

PAGES INCLUDED ARE:

- Page 1/2 CONTRACT
- Page 3 KEY
- Page 4 GROUNDS
- Page 5 EXTERIOR
- Page 6 FOUNDATION
- Page 7 ROOF
- Page 8 PLUMBING
- Page 9 HEATING 1
- Page 10 HEATING 2 & A/C
- Page 11 ELECTRICAL

Optional Pages:

- Page 12 INTERIOR 1 POOL/SPA
- Page 13 INTERIOR 2 PERMIT REVIEW
- Page 14 GARAGE STANDARDS
- Page 15 KITCHEN GENERAL NOTES
- Page 16 BATHROOM REPORT OVERVIEW

PAGE 4 GROUNDS



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

1 Driveway

N/A

◇ ASPHALT ◇ CONCRETE ◇ GRAVEL ◇ _____

- Appears serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible: _____
- Eroded Asphalt* Maintenance / sealant needed* Evidence of deterioration / poor drainage* _____
- No cracks found Common cracks Major cracks* Surface raised / settled / trip hazards* _____

COMMENTS: _____

2 Sidewalks

N/A

◇ CONCRETE ◇ BRICK ◇ PAVER / TILE ◇ GRAVEL ◇ _____

- Appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible: _____
- No cracks found Common cracks Major cracks* Surface raised / settled / trip hazards* _____
- Concrete is above foundation / siding / stucco* Evidence of poor drainage* _____

COMMENTS: _____

3 Retaining Walls

N/A

LOCATION(S): _____ ◇ CONCRETE / BLOCK / STUCCO / WOOD _____

- Appear serviceable Not functional / Unsafe / Worn / Displacement / Near end of lifespan* Not fully visible*
- No cracks found Common cracks Major cracks③ Moisture penetration / No drainage openings*

COMMENTS: _____

4 Patio

N/A

LOCATION(S): _____ ◇ CONCRETE / BRICK / PAVER TILE / BLOCK _____

- Appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible: _____
- No cracks found Common cracks Major cracks* Surface raised / settled / trip hazards* _____
- Concrete is above foundation / siding / stucco* Evidence of poor drainage* _____

COMMENTS: _____

5 DECK PATIO PORCH Cover

N/A

LOCATION(S): _____ ◇ OPEN DESIGN / COVERED ROOF (REFER TO ROOF PAGE*)

- Appears serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible: _____
- Unsecure / improper attachment to house* Lacks: metal straps / bolts / nails* Earth contact③ _____
- Moisture / damage at: base of posts / roof / structure ②③ Wood appears overspanned / sagging / damaged ②

COMMENTS: _____

6 Decks/Porch

N/A

LOCATION: ◇ WOOD ◇ CONCRETE ◇ WATERPROOF COATING ◇ _____
 A _____ B _____ C _____ D _____

- Appears serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible: _____
- Cracks / Moisture stains / damage ②③ Deck on grade - unable to inspect* Piers / posts need straps / footings ②
- Deck appears unsound ①② Flashing not visible / improper ② Flashing missing at house ②
- Porch / steps settled away from house* Uneven step(s) at porch / deck* ④ Earth-to-wood contact ③
- Screens / panels damaged / torn / missing* Unable to determine active leakage* Evidence of poor drainage* _____
- Railings are serviceable n/a Railing damaged / loose / too low* ④ Railing too wide / missing* ④⑤

COMMENTS: _____

7 Fences & Gates

N/A

◇ FENCES NOT INSPECTED ◇ WOOD / CHAINLINK / WROUGHT IRON / MASONRY _____

- Appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible: _____
- Loose / rotted posts* Loose / missing blocks* Broken / loose / missing boards* Moisture damage*
- Common cracks Major cracks ② Rust / Leaning* Fence at pool / spa area is: missing / too low / climbable* ④⑤
- Gate / latch needs adjustment / repair / replacement* Self closing device / latch is: missing / not working* (at pool/spa) ④⑤

COMMENTS: _____

18

PAGE 5 EXTERIOR



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

8 Exterior Stairs N/A WOOD / METAL / CONCRETE / WATERPROOF COATING _____
LOCATION(S): A _____ B _____ C _____

Appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible: _____
 Moisture stains / damage / earth contact* Uneven rise/run on steps/loose steps ④ Improper / no landing ②④
 Railings serviceable: Railing loose / improper / too low / none installed ②④ Openings in rails too large ⑤

COMMENTS: _____

9 Exterior Walls N/A STRUCTURE: WOOD FRAME / MASONRY / BRICK / LOG / POST-&-BEAM _____
WALL COVERING: WOOD / VINYL / METAL / FIBROUS SIDING / STUCCO / VENEER / EIFS* (see note opposite page)

Appears serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible: _____
 No cracks found Common cracks Major cracks ④ Cracks / openings need repair ② Soil contact* ③
 Moisture stains / damage* Damaged / cracked bricks / mortar / siding / paint / finish / caulking* Nailing defects*

COMMENTS: _____

Notice: Wall insulation type and value is not verified* UFFI insulation or hazards are not identified* Conditions inside the wall cannot be judged* Lead paint testing is not performed*

10 Trim N/A WOOD / METAL / VINYL / BRICK / CONCRETE / MASONRY _____

Eaves, soffits, fascia & trim appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible
 Moisture stains / damage at: eaves / soffits / fascia / corner / window / wall trim ②③ Caulking / paint / finish needed*
 Flashings / Trim: damaged / loose / cracks / missing / not visible at: eaves / soffits / fascia / corner / window / wall trim ②

COMMENTS: _____

11 Chimney(s) N/A LOCATION(S) A _____ B _____ C _____ D _____
 BRICK / BLOCK / CONCRETE METAL FLUE / WOOD FRAME: STUCCO / SIDING

Appears serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible: _____
 Chimney / brick / mortar is: cracked / deteriorated / leaning* ② Settlement ② Flashing is improper / not visible*
 Spark screen present Spark screen: Missing / improper / not visible* Raincap / screen recommended*
 Cracks or separations / sealing needed at wall / roof* Unlined flue ② Cracks in chimney cap*
 Ash dump / door is: Rusted / corroded / damaged / missing* Damage / deterioration / defect* Chimney: A B C D

COMMENTS: _____

Notice: The interior of the flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue*

12 Sprinklers N/A Not inspected* Automatic timers not tested* Control box location: _____

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

COMMENTS: _____

Notice: Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested.*

13 Hose Faucets N/A Not inspected* Frost type: yes / no* Winterized - not tested* Anti-siphon valves: yes / no*

Appear serviceable Some inoperative / corroded ② Leaks ② Missing / broken handle(s)*

COMMENTS: _____

14 Gutters & Downspouts N/A FULL PARTIAL NONE INSTALLED

Appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible: _____
 Drains blocked* Debris filled* Gutters / downspouts: Loose / damaged / disconnected / rusted / corroded / leak*
 Add gutters & downspouts / splashblocks for drainage* Route downspouts away from building*
 Roof / gutters not draining properly* No secondary drain(s) on roof ② Subsurface drains not tested

COMMENTS: _____

Notice: Gutters and subsurface drains are not water tested for leakage or blockage.* Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.*

119

PAGE 6 FOUNDATION



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

15 Grading

- N/A LEVEL SITE SLOPE MINOR / MODERATE / STEEP ① / STAIRSTEPED BANKS

- Drainage of site / slope of soil at foundation is proper based upon visual observation
- Improper soil slope toward foundation*
- Plants / trees touch house / roof*
- Surface drains noted, not tested--underground pipes cannot be judged *
- Not fully visible*
- Soil / pavement is high at foundation*
- Trees planted close to structure*
- Earth-to-wood contact visible ③
- Overgrown landscaping*
- Signs of poor drainage / erosion*

COMMENTS: _____

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

16 Slab-on-grade 17 Crawl space 18 Basement

N/A

- FOUNDATIONS: POURED CONCRETE / MASONRY BLOCK / BRICK / STONE / PIERS / WOOD / NOT VISIBLE NONE
- COLUMNS: CONCRETE / STEEL / WOOD / MASONRY BLOCK / BRICK / NOT VISIBLE NONE

- Entered crawl space No access* Partial access* Viewed from access opening only*
- Door / cover: OK Damaged/missing* Crawlspace / basement not inspected due to:*

Foundations:

- Visible Partially Visible* Not visible at*
- Appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* Further evaluation needed ①
- No cracks found Common cracks/deterioration* Major cracks / deterioration / bulges / movement ①
- No moisture present Moisture / stains / damage* Excessive moisture / damage ① Exposed footing*
- Unable to inspect: walls / frame / floor due to: furniture / cabinetry / stored items / paneling / tile / floor coverings*

- Slab visible (not visible due to carpet and floor covering--no readily visible problem noted today)
- Slab not visible due to carpet and floor covering--recommend further evaluation by removal of floor covering due to:
- Cracks found* Uneven areas in flooring* Unusual cracks found on interior / exterior walls ①

VENTILATION

- N/A Serviceable Vents blocked / needed ② Vent screen(s) damaged / missing*

COMMENTS: _____

Notice: All slabs experience some degree of cracking due to shrinkage in 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.*

FLOOR CONSTRUCTION: JOISTS TRUSSES CONCRETE NOT VISIBLE

WOOD FRAME: CONVENTIONAL WOOD FRAMING TRUSS

- Appears serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible*
- Broken / cut / sagging framing ② Missing framing strap(s) / block(s) ② Moisture stains / damage ②③
- Damaged / missing / unsecured piers / posts / beams ② Earth-to-wood contact ②③ Debris under house*
- Joists / beams / posts / columns appear: overspanned / bearing poorly / twisting / overnotched / cracked / rotted ②
- Concrete floors: improperly sloped* / cracked* / deteriorated* / settled ① Evidence of moisture / water present*
- Anchor bolts installed Shear installed No anchor bolts / shear panels ① Bolts not visible*
- Probing where deterioration is suspected revealed: moisture / pests / rot ②③ Engineer recommended ①

INSULATION: _____ " Fiberglass / Mineral wool / Cellulose / Vermiculite / Foam / _____ None / not visible / loose / installed incorrectly*

VAPOR RETARDER N/A Installed Not installed* Not visible* Loose / installed incorrectly*

SUMP PUMP N/A Serviceable Not functional* Pump not tested* Sump pump needed*

COMMENTS: _____

BASEMENT STAIRS N/A

- Serviceable Uneven rise / run / loose step(s)* ②④ Ceiling is low / hazard* ④⑤
- Railing serviceable Railings loose / improper / missing / rails too wide ②④⑤ Stairs too steep ②④⑤

COMMENTS: _____

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



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

Roof style: Hip Gable Flat/low slope Mansard/Shed _____
 How inspected: Walked Viewed from ladder/ground/with binoculars (These inspections are limited)*
 Not fully visible due to: height weather snow type debris

19 Location: N/A ASPHALT / COMPOSITION SHINGLE WOOD SHAKE WOOD SHINGLE # OF LAYERS _____

- Appears serviceable / within useful life Not functional / Unsafe / Worn / Near end of lifespan*② Not fully visible*
- Typical maintenance recommended. This usually consists of repair/replacement of damaged/missing ridge and other shakes/shingles. This maintenance should help ensure the water tightness of the building and be performed on a regular basis.*
- General condition favorable with signs of weathering and aging--regular maintenance and inspection advised.*
- Few/many damaged or missing shakes/shingles needing repair/replacement② Moisture damaged / moss covered②
- Weathering / aging* Burnt through② Cracking* Holes / openings / exposed / deteriorated membrane ②
- Loose / displaced / damaged / missing: field / ridge / edge ② Pitch appears insufficient ② Moss covered*
- Roof material appears to be improperly installed② Exposed / lifted / missing fasteners ②
- Roof appears to be nearing / at end of useful life② Evidence of prior patching / repairs②

COMMENTS: _____

20 Location: N/A CLAY / CONCRETE / FIBROUS TILE SLATE / METAL FIBERGLASS PANEL _____

- Appears serviceable / within useful life Not functional / Unsafe / Worn / Near end of lifespan*② Not fully visible*
- Cracked / broken / separated / holes ② Exposed / lifted / missing fasteners② Dented / rusted / deteriorated paint ②
- Loose / displaced / damaged / missing: field / ridge / edge ② Holes / openings / exposed / deteriorated membrane②
- Roof material appears to be improperly installed② Prior repairs② Insufficient pitch② Moss covered*

COMMENTS: _____

Notice: Roofs of this material are not walked to avoid causing damage. Not all tiles/slates/panels are checked for attachment.* Inspection is limited.*

21 Location: N/A BUILT-UP ROOF: ROCK / CAP SHEET _____ SINGLE-PLY / MODIFIED BITUMEN / FOAM ROLL COMPOSITION

- Appears serviceable / within useful life Not functional / Unsafe / Worn / Near end of lifespan*② Not fully visible*
- Typical maintenance recommended. This usually consists of covering exposed/bare area with additional coating / aggregate material. Repair of open seams, cracks in flashings, deteriorated roof coverings, etc.*
- Excessive damage / deterioration② Roof material appears to be improperly installed②
- Blistering / cracking / alligatoring* Deteriorated surface ② Open seams ② Moss covered*
- Evidence of ponding / poor drainage② Bare areas exposed to the sun ② Exposed fasteners②
- Roof appears to be nearing / at end of useful life② Evidence of prior patching / repairs ②

COMMENTS: _____

Roof Notes

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

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.*

22 Exposed Flashings N/A Flashings appear serviceable Not functional / Unsafe / Worn / Near end of lifespan*②

- Separation(s) / improper flashing at: Roof / wall / edge / skylight / chimney / vent pipes*
- Vent caps appear serviceable Needs repair* Missing caps* Rusty flashing* Mastic covered*
- Damaged flashing* Improper / no visible flashing at: ② _____
- Skylight(s) appear serviceable Cracked / damaged / defects ② Non professional skylight ②

COMMENTS: _____

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: Tenting a home for fumigation may cause damage to roofs -- recommend reinspection for damage after tenting is completed.*

PAGE 8 PLUMBING



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

23 Main Line

N/A

◇ COPPER / GALVANIZED / PLASTIC (see "Notice" below) / LEAD (see "Notice" below)

◇ CANNOT DETERMINE ◇

SIZE: 3/4" PRESSURE: 60 PSI @ 5:30 AM / PM Above 80psi-- adjustment/ repair/ install regulator ②

- Appears serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible: _____
- Main valve location: _____ Not located* Operational Not operational ② Valve not tested*
- Valve/handle: broken/missing/leaks* Excessive corrosion on valve ② Copper not protected from concrete*
- Water softener installed -(water condition/quality is not tested*) Leaks at water conditioner ②

COMMENTS: _____

24 Supply Lines

N/A

◇ COPPER / GALVANIZED / PLASTIC (see "Notice" below) / LEAD (see "Notice" below)

◇ CANNOT DETERMINE ◇

- Appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible: _____
- Minor corrosion* Moderate rust / corrosion ② Major rust / corrosion ② Leaks ②
- Minor flow restriction* Moderate loss of water flow* Major loss of water flow when using multiple fixtures ②
- Noise in pipes ② Pipes lack support ② Cross connection(s) present ②
- Copper / galvanized contact ② Exposed lines not insulated* Evidence of prior repairs*

COMMENTS: _____

Notice: Underground pipes or pipes inside walls cannot be judged for sizing, leaks or corrosion. * Water quality testing or testing for hazards such as lead is not part of this inspection. *
 Notice: Be advised that some "Polybutylene" plastic piping systems have experienced documented problems. Contact the manufacturer or an expert for further information and evaluations. *

25 Waste Lines

N/A

◇ CAST IRON / GALVANIZED / COPPER / LEAD / PLASTIC (see "Notice" below)

◇ CANNOT DETERMINE ◇

- Appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible: _____
- Minor corrosion* Moderate / major rust / corrosion ② Pipes lack proper support ② Leaks ②
- Insufficient fall for adequate drainage ② Open waste / sewer line ②④ Improper / no visible trap / vent ②
- Plumbing vents/traps appear serviceable (however all vents/traps are not fully visible) Vent missing/terminates improperly ②

COMMENTS: _____

Notice: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined. *
 Notice: Be advised that some "ABS" plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluations. *

26 Fuel System

N/A

SHUT VALVE LOCATION: _____
 GAS METER / OIL TANK / LPG TANK

Fuel system is not on for inspection - suggest utilities company light and test appliances*

- Appears serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible: _____
- Pipes not corrosion proofed* / not protected in ground* / concrete* Pipe is corroded / under strain ②
- Leak / Improper piping at: ②④ _____ Copper / plastic pipe ② _____ Pipe is not 6" above ground ② _____
- No shutoff valve at: ② _____ Unions / bushings at: ② _____ Pipes lack proper support ② _____

COMMENTS: _____

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. *

27 Water Heater(s)

N/A

LOCATION UNIT A: side UNIT B: closet UNIT C: _____
 ◇ GAS / PROPANE ◇ ELECTRIC / SOLAR ◇ OIL ◇ GALLONS: #A _____ #B _____ #C _____

- Appears serviceable Not functional / Unsafe / Worn / Near end of lifespan* Pilot / system off--could not inspect*
- Rust flakes in burner chamber* Burner flame appears improper ② Heater leaks: water / gas / oil ②④
- Water shutoff valve installed (no test) Valve missing / broken / leaks ② Rust/corrosion on pipes / valve / tank*
- T P R valve installed on tank(s) No T P R valve installed ② P R valve on piping system only ②
- T P R pipe: improper type / reduced ② T P R pipe: missing / short / threaded / capped / reduced / unsafe termination ②
- Combustion air is available N/A Air supply blocked / none provided ② No gas line drip leg*
- Vent flue piping is serviceable N/A Pipe damaged / disconnected ② Improper / loose / missing vent ②
- Vent flue backdrafting noted ② Vent rise / angle is improper ② Elbows of 90 / multiple 60 degrees ②
- Insufficient clearance to combustible material ② Gas heater flame in garage is not 18" above floor ④⑤
- Seismic straps serviceable N/A Straps needed* ⑥ Improper straps* ⑤
- Thermal blanket serviceable N/A Blanket damaged / loose* Blanket needed*
- Missing a catch pan with an exterior routed drain line* Recommend protecting heater from physical damage*
- Enclosure / door missing / damaged* Improper firewall ②

COMMENTS: _____

Notice: Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recirculating pumps/systems are not part of this inspection. *

PAGE 9 HEATING



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

28 Description N/A Approximate BTU's Unit A _____ n/a Unit B _____ n/a Unit C _____ n/a

<p>Location A <u>None</u></p> <p>Heating Type:</p> <p><input type="checkbox"/> Forced air <input type="checkbox"/> Boiler/steam</p> <p><input type="checkbox"/> Floor/wall/gravity <input type="checkbox"/> Radiant</p> <p><input type="checkbox"/> Heat Pump <input type="checkbox"/> _____</p> <p>Fuel Type:</p> <p><input type="checkbox"/> Natural gas <input type="checkbox"/> Oil</p> <p><input type="checkbox"/> Electric <input type="checkbox"/> Coal/wood</p> <p><input type="checkbox"/> Propane <input type="checkbox"/> _____</p>	<p>Location B <u>None</u></p> <p>Heating Type:</p> <p><input type="checkbox"/> Forced air <input type="checkbox"/> Boiler/steam</p> <p><input type="checkbox"/> Floor/wall/grav <input type="checkbox"/> Radiant</p> <p><input type="checkbox"/> Heat Pump <input type="checkbox"/> _____</p> <p>Fuel Type:</p> <p><input checked="" type="checkbox"/> Natural gas <input type="checkbox"/> Oil</p> <p><input checked="" type="checkbox"/> Electric <input type="checkbox"/> Coal/wood</p> <p><input type="checkbox"/> Propane <input type="checkbox"/> _____</p>	<p>Location C _____</p> <p>Heating Type:</p> <p><input type="checkbox"/> Forced air <input type="checkbox"/> Boiler/steam</p> <p><input type="checkbox"/> Floor/wall/grav <input type="checkbox"/> Radiant</p> <p><input type="checkbox"/> Heat Pump <input type="checkbox"/> _____</p> <p>Fuel Type:</p> <p><input type="checkbox"/> Natural gas <input type="checkbox"/> Oil</p> <p><input type="checkbox"/> Electric <input type="checkbox"/> Coal/wood</p> <p><input type="checkbox"/> Propane <input type="checkbox"/> _____</p>
--	---	---

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

29 Condition N/A Pilot not on / utilities off / electric ignition malfunction - could not inspect* Unit: A B C

- System(s) appear serviceable Unit: A B C Did not respond to normal controls ④ Unit: A B C
- Not functional / Unsafe / Worn / Near end of lifespan / Damage / Deterioration / Defects* ② Unit: A B C
- System does not appear to have been serviced per manufacturer's instructions, within the last year* Unit: A B C

COMMENTS: _____

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

30 Venting N/A Backventing ② Unit: A B C Unable to fully inspect vent pipe* Unit: A B C

- Appears serviceable Unit: A B C Damage/deterioration/defects* Unit: A B C
- Vent lacks clearance from combustible ②④ Unit: A B C Improper vent rise/elbow angle ② Unit: A B C
- Improper materials used for vent pipe ②④ Unit: A B C Soot/rust on vent pipe/chamber ② Unit: A B C
- Vent terminates near window/opening ②④ Unit: A B C Defective barometric/vent damper/induced draft fan ② Unit: A B C

COMMENTS: _____

31 Combustion Air N/A Air supply blocked* Unit: A B C No/inadequate air supply ②④ Unit: A B C

- Appears serviceable Unit: A B C Damage/deterioration/defects* Unit: A B C
- Combustion and return air sources are too close or mixing ②④ Unit: A B C
- Recommend sealing platform at heater base/holes in platform* Unit: A B C

COMMENTS: _____

32 Burners N/A Closed system/unable to inspect* Unusual flame pattern ②④ Unit: A B C

- Burner flame appears typical Unit: A B C Damaged chamber/refractory ②④ Unit: A B C
- Rust flakes/oil stains in burn chamber ② Unit: A B C Soot/charring in burn chamber ② Unit: A B C

COMMENTS: _____

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

33 Distribution N/A DUCTS/REGISTERS PIPES/CONVECTORS PIPES/RADIATORS ELECTRIC/BASEBOARD

- Ducts: Damaged/crushed/disconnected/holes/openings/leak ② Unit: A B C
- Appears serviceable Unit: A B C Not fully visible* Unit: A B C Low air volume ② Unit: A B C
- Damaged/missing register(s)* Unit: A B C Insulation damaged/missing*
- Zone valve did not operate ② Unit: A B C Circulating pump - leaks/noisy/inoperative ② Unit: A B C
- Radiator/convector/fitting: Leaks/corroded/rusted/cold/damaged/inoperative ② Unit: A B C

COMMENTS: _____

Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*
 Notice: It is suggested that all homes with fuel burning heating systems have a carbon monoxide detector installed for added safety.*

PAGE 10 HEAT 2 / COOLING

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

- 34 Normal Controls** N/A Unable to inspect / utilities off* Thermostat broken / loose / poor location* Unit: A B C
 Appears serviceable Unit: A B C Damage / deterioration / defects* Unit: A B C
 Controls / gauges need repair / replacement ② Unit: A B C Switch is missing / broken* Unit: A B C
 Leaks / corrosion at: ② Unit: A B C Expansion tank - rusted / leaks / water logged ②

COMMENTS: _____

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

- 35 Air Filters** N/A Appear serviceable Missing / wrong size / unable to inspect* Unit: A B C
 Suggest cleaning / changing filter* Unit: A B C No hold-down* Unit: A B C

COMMENTS: _____

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

- 36 Heating Notes** N/A Recommend complete system evaluation ② Unable to locate heat in all rooms*
 Suggest cleaning & servicing blower / motor / pilot / vent system / burners / boiler / pump ② Fuel leak ②④
 Heater makes unusual noise during operation, further evaluation needed ② Undercut doors off carpet / floor*
 Low / high - pressure / temperature ② Air leaks at: furnace / plenum* Leakage at boiler / pipe fittings ②
 Condensate lines: blocked / leak / disconnected / subject to freezing* Termination location: Poor / not found*

COMMENTS: _____

Notice: Verification of the location or condition of underground fuel storage tanks is not part of this inspection.* Environmental risks, if any, are also not included.*
Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*

- 37 Evaporative Cooler** N/A LOCATION(S): UNIT A _____ UNIT B _____ 120 VOLT 240 VOLT
 Appears serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible: _____
 Unit makes an unusual noise ② _____ Unit is not level* Flashing is missing / improper*
 Pads are damaged* _____ Unit: rusted / corroded / leaks* _____ Float valve / pump not functioning* Leaking noted*
 No electrical disconnect provided at unit ② _____ Improper / deteriorated / no conduit / roof flashing ②
 Proper grounding not provided at unit ② _____ Junction box / cover: loose / missing / improper* ②

COMMENTS: _____

- 38 Air Conditioning** N/A LOCATION(S): UNIT A _____ UNIT B _____ UNIT C _____
 SPLIT SYSTEM / PACKAGE UNIT / WALL / WINDOW UNIT HEAT PUMP - AIR / GROUND / WATER SOURCE Unable to inspect / test*
 Appears serviceable UNIT: A B C Not functional / Unsafe / Worn / Near end of lifespan* UNIT: A B C
 Air temp below 65° Fahrenheit: Unable to test system(s)* (operation could cause damage) One speed fan only* UNIT: A B C
 Not level / makes unusual noise ② UNIT: A B C Temperature differential is incorrect ② UNIT: A B C
 Condenser coil: damaged / poor air circulation ② UNIT: A B C Recommend system service* ② UNIT: A B C
POWER: 120 VOLT 240 VOLT ELECTRICAL DISCONNECT PRESENT GAS*(NOT INSPECTED)
 No electrical disconnect provided: ② UNIT: A B C Grounding: Improper / not provided ② UNIT: A B C
 Box / conduit: Improper / loose / missing* ② UNIT: A B C Heat pump auxiliary heat not functional ② UNIT: A B C
CONDENSATE: _____ N/A Condensate line installed Line not fully visible*
 Condensate lines: blocked / leak / disconnected / subject to freezing / no trap* Termination location: Poor / not found*
REFRIGERANT LINES: _____ N/A Insulation installed on-lines Insulation damaged / missing* UNIT: A B C
 Lines not fully visible* Leaks at: Evaporator / condensor ② Line(s) appear damaged ② _____ Ice on lines / unit ②

COMMENTS: _____

DATA PLATE:

Notice: The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity.
Notice: Subjective judgment of system capacity is not part of the inspection. Window or portable units are not inspected.

24

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

39 Service

N/A

OVERHEAD 120V* UNDERGROUND 240V/120V NUMBER OF CONDUCTORS 3 AMPS AMPS NOT DETERMINED

- Appears serviceable Defects/Deterioration/Unsafe/Near end of lifespan* No drip loop on service wires 2
Loose/damaged connections/flashing at roof/mast 2 Wires: Frayed/improper splices/tap on main wires 2
Conductors too close to ground/drive/roof/pool 2,4 Wires touch trees* Contact utility company* 4
Ground present Ground loose/disconnected at: 2,4 Ground clamp/system not visible*
Main disconnect inspected at: More than six breakers with no main disconnect 2

COMMENTS:

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

40 Main Panel

N/A

#A-LOCATION: Panel rating Not verified

- Appears serviceable Defects/Deterioration/Unsafe/Near end of lifespan* Not accessible*

COMMENTS:

41 Conductors

N/A

SERVICE WIRE: COPPER ALUMINUM CANNOT DETERMINE
BRANCH WIRE: COPPER ALUMINUM CANNOT DETERMINE
WIRING METHODS: NON-METALLIC CABLE KNOB AND TUBE METAL/PLASTIC CONDUIT

42 Sub-panels

N/A

LOCATION: #B #C #D

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

43 Panel Notes

N/A

OVERCURRENT PROTECTION DEVICES INSPECTED BREAKERS/FUSES

- Appear(s) serviceable #A #B #C #D Defects/Not functional/Unsafe/Near end of lifespan*
Improper wiring at panel # 2,4 Breaker is off at panel #* Have reason verified*
Two wires on one non-rated breaker at panel # 2,4 Scorching/melting/rust/corrosion at panel # 2,4
Overfusing (fuse/breaker size too large for wire) panel # 2,4 Neutral and ground wires connected at sub-panel # 2,4
Direct tap - wires not protected by fuse/breaker at panel # 2,4 Panel bond is not provided for safety at panel # 2,4
Aluminum wiring noted at the general 120 volt circuits 2,4 Antioxidant not visible on aluminum wire connections*
Missing bushing/clamp on wire(s) at panel # 2,4 Unprotected opening(s) in panel # 2,4
Breakers/fuses: damaged/inoperable/not labeled at panel #* 2,4 Missing 240 volt - handle tie(s) at panel # 2,4
Electrical system appears outdated by today's standards 2 Opening(s)/missing deadfront cover(s) at panel #* 2,4
Fused neutral wire(s) at panel # 2,4

COMMENTS:

44 Wiring Notes

N/A

Sample of fixtures, switches and outlets tested appear serviceable Furnishings prevent testing of all outlets and switches*

- Polarity and grounding of outlets within six feet of plumbing fixtures, in the garage and on the exterior appear serviceable
Three prong outlets did not test properly grounded at: 2,4
Reverse polarity at: 2,4 Evidence of overheating/arcing at: 2,4
Outlet not operational at: 2,4 Light/fan not operational/ungrounded at:* 2,4
Loose/damaged/miswired: outlets/switches at: 2,4 Missing/damaged cover plates* 2,4
Not exterior rated wire/box/cover at: 2,4 Extension cord used as wiring at: 2,4
Exposed wiring needs protection at: 2,4 Open Neutral at: 2,4
Improper wiring at: 2,4 Garage/attic Kitchen/exterior Crawlspace Basement
Exposed splices at: 2,4 Garage/attic Kitchen/exterior Crawlspace Basement
Box cover missing at:* 4 Garage/attic Kitchen/exterior Crawlspace Basement
'GFCI'(s) responded to test 'GFCI' not operational at: 2,4
'GFCI' (a safety device for outlets near water) recommended at: 5 Exterior/Garage/Bathrooms/Kitchen/Basement/Wetbar
Doorbell worked/none Not operational 2 Fixture is unsafe/corroded/missing/damaged* 2,4

COMMENTS:

PAGE 12 INTERIOR



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

45 Doors (Entry) N/A **Appear serviceable** **Damage / deterioration / defects***
 Weather stripping is serviceable **Damaged*** **No weather stripping***
 Hardware operational **Not operational*** **Damaged door jamb***

COMMENTS: _____

46 Doors (Int.) N/A **Doors appear serviceable** **Need adjustment / damage / defect***
 Hardware is operational **Not operational / missing / loose***
 Several frames are not square - may indicate movement ① **Door(s) rub / stick / won't latch / damaged jamb***

COMMENTS: _____

47 Doors (Ext.) N/A **SLIDING GLASS** **FRENCH** _____
 Exterior doors appear serviceable **Door is damaged / in need of adjustment / difficult to operate***
 Tempered glass **Not tempered** ④⑤ **Unable to determine if glass is tempered***
 Latching hardware is operational **Not operational***
 Tracks serviceable **Deteriorated*** **Screen doors not checked*** **Few / many damaged / missing screens***

COMMENTS: _____

48 Windows N/A **ALUMINUM** **WOOD** **VINYL / METAL** **DUAL PANE** **SECURITY BARS**
 SLIDING **CASEMENT** **DOUBLE HUNG** **SINGLE HUNG** **LOUVER**
 Sample tested appear serviceable **Non-operational*** **Stains / damage***
 Broken sash cords* **Difficult to operate / slide*** **Dual-glaze fogged** ② **Won't lock / open / close***
 Caulking / glazing deteriorated* **Not safety glass** ④⑤ **Loose / cracked / broken glass***
 Screens not checked **Few / many damaged / missing*** **Security bars non-openable** ④⑤ / **not tested***

COMMENTS: _____

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

49 Interior Walls N/A **DRYWALL** **PLASTER** **PANELING** **WALLPAPER**
 General condition appears serviceable **Needs repair*** **Moist / dry - stains / damage***
 No cracks found **Common cracks** **Major cracks** ② **Nail pops*** **Holes / openings / exposed frame***
 Furnishings prevent full inspection - do a careful check on your final walkthrough* **Recommend review by engineer** ①

COMMENTS: _____

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

50 Ceilings N/A **DRYWALL** **ACOUSTIC SPRAY** **CEILING TILE** **PLASTER** **WOOD / BEAM**
 General condition appears serviceable **Damaged*** **Ceiling height appears low***
 Stains* **Moist*** ② **Dry*** **Unable to determine***
 No cracks found **Common cracks** **Major cracks*** **Recommend evaluation by engineer** ①

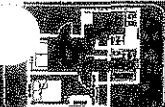
COMMENTS: _____

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

51 Floors N/A **CARPET** **VINYL** **WOOD** **TILE** _____
 General condition appears serviceable **Damage / deterioration*** **Uneven area in floor***
 Cracked tiles at:* **Wood / vinyl / tile / carpet damaged at:***
 Furnishings prevent full inspection - do a careful check on your final walkthrough* **Loose carpet / floor squeaks noted***

COMMENTS: _____

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



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

52 Fireplace(s)

N/A

LOCATION(S) A _____ B _____ C _____
 MASONRY PREFABRICATED FREESTANDING WOOD STOVE INSERT (Have checked by removal*)

- Appears serviceable UNIT A B C
- Deteriorated mortar* UNIT A B C
- Gas operational ___ N/A UNIT A B C
- Improper gas piping ②④ UNIT A B C
- Damper operational ___ UNIT A B C
- Fans/blowers operated ___ N/A
- Not functional / Unsafe / Worn / Near end of lifespan* UNIT A B C
- Cracked / loose bricks ② UNIT A B C
- Gas is inoperative ② UNIT A B C
- Gas valve in firebox ②④ UNIT A B C
- Missing / non-operational* UNIT A B C
- Blower inoperative ② UNIT A B C
- Combustibles close ②④ UNIT A B C
- Gas capped - no test* UNIT A B C
- Flue needs cleaning ② UNIT A B C
- Damper spacer needed ④⑤ UNIT A B C
- Doors broken / inoperative* UNIT A B C

COMMENTS:

Notice: Recommend installing safety spacer on damper when gas logs are present. * Wood and ashes are not moved for inspection. Recommend clearing debris and further evaluation. *

53 Interior Features

N/A

Central vacuum is operational Central vacuum is not operational ②

- Ceiling fan(s) is (are) operational
- Intercom system not part of this inspection*
- Interior stairs appear serviceable
- Stair handrail appears serviceable
- Wet bar faucet appears serviceable
- Counter appears serviceable
- Plumbing under sink serviceable
- Fan is non-operational / vibrates / wobbles / improperly supported ②
- Security system is not part of this inspection*
- Uneven rise / run on steps ②③
- Railing is loose / improper / missing*
- Faucet is not operational ②
- Leaks ②
- Stairway is too narrow / steep ②④
- Openings in rails are too wide ②⑥
- Faucet leaks ②
- Cold water only
- Icemaker not on

COMMENTS:

54 Smoke Detector

N/A

Indicator light on None found* ⑥ Not tested* Couldn't test / no test button*
 Test button responds Did not respond to test button* Suggest additional detectors in appropriate locations ⑥

COMMENTS:

55 Laundry

N/A

GARAGE BASEMENT SERVICE AREA _____

- Piping (water & waste) serviceable
- Electrical outlet grounded (120 volt)
- 240 volt outlet operational ___ N/A
- Gas piping appears serviceable ___ N/A
- Dryer venting provided
- Laundry sink serviceable ___ N/A
- Plumbing below sink serviceable
- Faucet operational
- Unable to view / not tested*
- Unable to test* Ungrounded*
- Inoperative* No 240 outlet
- No gas provided Unable to view*
- Dryer venting not provided*
- Damage / deterioration / defects*
- Not operational / miswired ②
- Not viewed / tested*
- No / improper gas valve / line ②
- Dryer vents into attic / crawlspace*
- Sink is loose / slow draining*
- Improper piping ② Leaks ②
- Faucet leaks ② Hot/cold reversed ④

COMMENTS:

Notice: Washing machines and dryers are not tested or moved during this inspection -- condition of walls or flooring under cannot be judged. The inspector does not test washing machine drains or supply valves. Water supply valves if turned may be subject to leaking.

56 Attic FULL PARTIAL

N/A

ROOF FRAME: TRUSS RAFTER FRAMING X ACCESS LOCATION
 CEILING FRAME: TRUSS JOIST FRAMING X C/O

- How Inspected: Entered Access blocked / small / none* Inspection limited to view from access*
- Appears serviceable Not functional / Unsafe / Worn / Near end of lifespan* Vent pipe disconnected / terminates ②
- No stains visible Small stains* Moderate / major stains / damage ② Unable to determine active leakage*
- Framing / truss(es) / sheathing: Sagging / broken / altered / cut / damaged / appears undersized ①② Missing wind resistant straps ②
- Vents provided Ventilation: None / poor / blocked / minimal* Screens damaged / missing / blocked / loose*
- Power ventilator operational ___ N/A Not tested* Not operational*
- _____ type insulation No insulation* Poor coverage* Compressed* Wrong side up*
- Approximate depth: _____ inches Insulation covers Knob & Tube wiring / lights / vents ②
- Air/vapor retarder present ___ N/A Air/vapor retarder not present* Air/vapor retarder not visible*

COMMENTS:

Notice: Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection. *
 Notice: Tenting a home for fumigation may cause damage to roofs -- recommend reinspection for damage after tenting is completed. *



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

GARAGE / CARPORT ATTACHED **DETACHED** CARPORT

57 Floor Not fully visible* Possible flammable material on floor ④
 Appears serviceable Damage / deterioration / defects*
 No cracks found Common cracks Major cracks ③ Floor raised / settled* Poor drainage*
 COMMENTS: _____

58 Walls/Ceiling Not fully visible* Wall / ceiling / attic access cover / ladder does not appear fire rated ④
 Appears serviceable Moisture stains / damage on: ceiling / wall / floor / post* Holes / damage / missing covering*
 Framing: Sagging / bowed / damaged / altered ② Exterior walls / soffit / fascia / trim: damaged / deteriorated ②
 COMMENTS: _____

59 Ventilation **Appears serviceable** Blocked / none* Window / screens: damaged / inoperative*
 COMMENTS: _____

60 Door To Living Space SOLID **RATED DOOR** HOLLOW CORE (NON-FIRE RESISTIVE)*
 Appears serviceable Damage / deterioration* Glass / pet door installed in fire door ②④ Does not latch / seal / enters bedroom* ④
 Self closer operational Closer non-operational / missing / needs adjustment* Door lacks threshold / weatherstrip*
 COMMENTS: _____

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

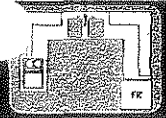
62 Vehicle Door ROLL UP **TILT-UP** SLIDING SWINGING
 Appears serviceable Damage / deterioration / defects* Door / jambs: Moisture stained / damaged*
 Tension rods loose* Door warped* Door needs adjustment / balancing* Hinges loose / damaged*
 Safety springs installed Not safety type springs* ④⑤ Broken springs / safety wire ②④
 Vehicle door(s) are locked - could not test* Rollers / tracks damaged ②
 COMMENTS: _____

63 Automatic Opener **Appears serviceable** - # of units _____ Non-operational* Opener / auto-reverse was not tested*
 Unit needs securing* Unit is disconnected* Unit needs adjustment / lubrication*
 Automatic reverse operated Automatic reverse not functional ②④⑤ Electronic sensor: none / not functional* ②④⑤
 COMMENTS: _____

64 Electrical **Appears serviceable** Damage / deterioration / defects* Not fully visible
 Improper wiring ②④ Exposed wiring subject to damage* ④ Extension cords used as permanent wiring ②④
 Open splices ②④ Junction boxes missing covers* ④ 'GFCI' recommended ⑤ / defective ②④
 Outlets serviceable Open ground / Reverse polarity ②④ Improper light fixture wiring ②④
 Some outlet(s) are inaccessible* Outlet(s) not functional ② Loose / damaged outlet ② / cover*
 COMMENTS: _____

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

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



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

66 Kitchen Sink(s) N/A Dishes block access to sink, could not inspect* Hot & cold water reversed* ④

Sink(s) appear(s) serviceable Minor wear Heavy wear / chipped* Slow draining*

Recommend sealing at sink to counter connection*

Faucet serviceable Non-operational / defective ② Faucet leaks / drips / is corroded* Spray wand defective/leaks*

Plumbing under sink serviceable Pipes are rusted / corroded / leaking* Improper piping ②

Moisture stains / damage below sink* Restricted view below sink* No hot water*

COMMENTS: _____

67 Kitchen (general) N/A Counters, Cabinets, Floor and Lights appear in serviceable condition Not fully visible*

Doors / drawers / counters: Minor / moderate / heavy wear / cracks / damage* Missing grout / caulking / handles*

COMMENTS: _____

68 Disposal N/A Dishes block access to sink and disposal, could not inspect* No inspection (power off)*

Appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible* Interior corroded*

Blades appear to be frozen / missing ② Unit makes unusual noise* Splash guard damaged / missing*

Wiring serviceable Improper wiring noted ②④ Loose / missing wire clamp at disposal*

Switch is in a hazardous location ②④ Exposed wire splices ②④ Missing junction box cover(s)*

COMMENTS: _____

69 Range/Cooktop N/A GAS ELECTRIC COMBINATION ELEC. IGNITION # OF OVENS _____

Free standing oven - not tested* Ranges / cooktops not inspected*

Appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* No inspection (power / gas off)*

Upper / lower - right / left - front / rear: element / burner not functional* Heavy corrosion / wear*

Oven door(s) appear(s) serviceable Damage noted* Door does not close properly* Cracked glass ②

Door(s) gasket(s) appear(s) serviceable Not applicable Damaged gasket* Clock appears non functional*

Separate cooktop serviceable _____ N/A Burner did not operate ② _____ Element did not operate ② _____

Gas shutoff valve installed _____ N/A Gas valve is not visible* Gas shutoff valve not provided ②④

Fan / hood operational None provided Fan / hood did not operate ② Filter missing / blocked / dirty*

COMMENTS: _____

Notice: Self- and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. * Appliances are not moved.*

70 Dishwasher N/A The dishwasher is not part of this inspection* No test (power / water off)*

Appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible: _____

Condition (door, liner, racks) serviceable Rust / damage at:*

Soap dish inoperative* Washer arm appears frozen ② Unit is not secured to cabinets*

Door seals appear serviceable Deteriorated* Leaking ② Door won't close / open properly*

DRAIN-LINE INSTALLATION: Air gap device Hi-loop method Drain line is improperly installed ②

Leaking noted at drain lines* No / improper air gap provided* Leaking noted at air gap device*

COMMENTS: _____

Notice: Determining adequacy of washing and drying functions of dishwashers is not part of this inspection.*

71 Special Features N/A Special features not inspected*

Trash compactor appears serviceable Non-operational ② Compactor not inspected* / no key

Microwave appears serviceable Non-operational ② Microwave not inspected*

Water purifier installed - not inspected* Instant hot water maker installed - not inspected*

Other features / appliances present but not inspected include:*

COMMENTS: _____

Notice: Refrigerators, freezers and built-in ice makers are not part of this inspection.*



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

LOCATION: Bath A _____ Bath B _____ Bath C _____ Bath D _____

72 Toilet	N/A	Appears serviceable	A	B	C	D		A	B	C	D
Toilet loose at floor*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Corrosion / leaking supply line*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recommend new wax seal/ caulking at base*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Loose / leaking toilet tank *	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water runs continually in tank *	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cracked tank / cover / bowl / base *	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does not flush properly *	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rust / foreign material in toilet / tank *	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
							Moisture / stains around toilet ②	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

73 Sink	N/A	Appears serviceable	A	B	C	D		A	B	C	D
Sink cracked / damaged*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hot & cold water reversed*④	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Faucet appears serviceable	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Corrosion / damage underside of sink*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sink faucet leaks*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Corrosion / damage at sink faucet / fixtures*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Low water volume *	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Leaks on supply valves below sink*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drain appears serviceable	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Corrosion on supply valves below sink*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Slow draining*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drain stopper non-functional / missing*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rust / corroded drain line *	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Improper drain trap ②	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leaking drain line ②	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Restricted view below sink*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Counter & Cabinet appear serviceable	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not applicable to this bathroom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Damage / deterioration to counter*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Damage / deterioration to cabinet*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grout / caulking needed at counter*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Moisture stains / damage below sink*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

74 Vent/Heat	N/A	Appears serviceable	A	B	C	D		A	B	C	D
Exhaust fan did not operate*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No / inadequate ventilation / heat*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Window is broken / non operational*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exhaust fan makes an unusual noise*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
							Recommend installing exhaust fan*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

75 Bathtub	N/A	Appears serviceable	A	B	C	D		A	B	C	D
Damage / deterioration to tub*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not applicable to this bathroom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Faucet appears serviceable	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Moisture damaged wall / floor ②③	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot & cold water reversed*④	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Whirlpool not functional ② / not tested*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Faucet / fixture: Leaks / corroded / damaged* ②	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Whirlpool jets / pipes / motor need cleaning / not visible*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drain appears serviceable	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Constant dripping / low water volume ②	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Slow draining at bathtub*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drain stopper not operational / missing*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
							Grout / caulking needed tub to wall / floor*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

76 Shower	N/A	Appears serviceable	A	B	C	D		A	B	C	D
Damage / deterioration to shower walls*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not applicable to this bathroom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grout / caulking needed at shower walls*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cracked / broken / missing / loose tile(s)*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Moisture damage to wall / floor ②③	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Caulking needed at floor*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Slow draining at shower*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shower floor needs grout / caulking*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water valve(s) / shower head: Leaks / drips ②	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Low water volume at shower ②	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot & cold water reversed* ④	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shower diverter non functional ②	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Enclosure appears serviceable	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Corroded / damaged shower fixtures*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Glass does not appear to be tempered*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not applicable to this bathroom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Broken glass / enclosure*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Unable to determine if glass is tempered*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Caulking needed at doors / enclosure*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Doors difficult to operate / does not seal*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
							Corroded / damaged door / enclosure*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

Notice: Determining whether shower pans are watertight is beyond the scope of this inspection. Saunas, steam baths and instant water heating devices are not inspected.



PAGE G/N GENERAL NOTES

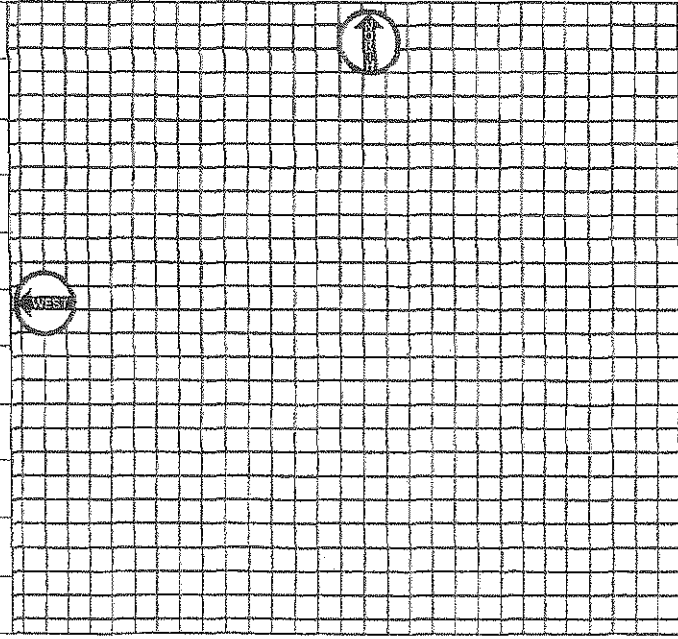


- KEY:**
- ① Recommend evaluation by a structural/geo-technical engineer
 - ② Recommend evaluation and repairs by a licensed contractor
 - ③ Refer to qualified termite report for further information

- ④ This item is a safety hazard—correction is needed
- ⑤ Upgrades are recommended for safety enhancement
- * This item warrants attention/repair or monitoring

- Electrical Panel has only 3 breakers

⑤
② ④



KAPLAN 800-323-9235

16452