

SITE INFORMATION

ADDRESS: 3905 Wisconsin St. Los Angeles CA 90037
LOT AREA: 4,294 SF (Narrow Lot - 38'x113')
APN: 5037-019-029

ACTIONS REQUESTS

1. Conditional Use Permit for the new construction of a 3 bedroom Single Family Dwelling with Home Office Suite.

ZI NO.2397

North University Park-Exposition Park-West Adams Neighborhood Stabilization Overlay (NSO) District
The construction, erection, addition to, enlargement of or reconfiguration of any one-family dwelling or multiple-family dwelling units or portions of dwelling units in the R2, RD, R3, R4, R5, CR, C1, C1.5, C2, C4, C5, or CM zones that create at least one dwelling unit with five or more habitable rooms.

A project shall not include any of the following uses:

- 1. Dormitories on an official college or university campus: or
- 2. Any qualifying Affordable Housing Units

2. Zoning Administrator’s Adjustment to permit a 3’-0” side yard setback in lieu of the 4.8’.

LAMC Section 12.09.1,B,2(a)

10% of lot width where lot is less than <50 ft wide; +1ft for each story over 2nd.

3. Zoning Administrator’s Adjustment to permit one uncovered parking space within the front yard setback.

LAMC Section 12.21-C,1(g)

No automobile parking space shall be provided or maintained within a required front yard. Except where a lot is developed with a building meeting the requirements of Section 12.08.3B1. not more than 50% of a required front yard shall be designed, improved or used for access driveways.

NOTES

This Project is seeking Planning ZI clearance. (All other clearances granted, including Historic Resource Verification.)
This Project is not in a Historic Preservation Zone.
This Project is not listed as a Historic Resource.
This Project is not listed as a Historical Landmark by the City of Los Angeles, State of California or National Registry.
This Project is not listed by SurveyLA after field surveys conducted from 2010 through 2017 covered the entire City of Los Angeles—over 880,000 legal parcels in an area of almost 500 square miles.

5/2/23, 11:47 AM

Permit and Inspection Report Detail

Los Angeles Department of Building and Safety

Certificate Information: 3905 S WISCONSIN ST 90037

Table with 2 columns: Field Name and Value. Fields include Application / Permit (21010-10000-00936), Plan Check / Job No. (B21LA03439), Group (Building), Type (Bldg-New), Sub-Type (1 or 2 Family Dwelling), Primary Use ((1) Dwelling - Single Family), Work Description (NEW 45'-1"X30' 3-STORY SINGLE FAMILY DWELLING 2,960 SF.), Permit Issued (No), and Current Status (Verifications in Progress on 11/16/2022).

Permit Application Status History

Table with 3 columns: Status, Date, and Applicant. Rows include Submitted (2/26/2021, APPLICANT), Assigned to Plan Check Engineer (3/18/2021, CHUNG-WEN CHUANG), Corrections Issued (3/26/2021, CHUNG-WEN CHUANG), Reviewed by Supervisor (4/3/2021, HERNAN ARREOLA), Building Plans Picked Up (4/12/2021, APPLICANT), and Applicant returned to address corrections (11/16/2022, CHUNG-WEN CHUANG).

Permit Application Clearance Information

Table with 4 columns: Clearance Item, Status, Date, and Approver. Items include ZI (Not Cleared, 3/26/2021, City Planning Department), Permit (Cleared, 4/19/2021, WALLIE JONG), Eng Process Fee Ord 176,300 (Cleared, 4/26/2021, WALLIE JONG), Historic Resource Verification (Cleared, 5/7/2021, MICAELA TORRES-GIL), Hydrant and Access approval (Cleared, 5/27/2021, MATTHEW CRAIG), Redevelopment Project Area (Cleared, 6/2/2021, GRACIELA ACOSTA), Low Impact Development (Cleared, 9/23/2021, JORGE MEJIA LEMUS), Roof/Waste drainage to street (Cleared, 12/7/2021, JEANETTE VONG), Sewer availability (Cleared, 1/12/2022, JEANETTE VONG), and Trees in Parkway (Cleared, 3/16/2022, ADALBERTO VERA).

Contact Information

Table with 2 columns: Role and Contact Info. Role: Engineer; Contact Info: Lin., Jason K; Lic. No.: S6095, 1529 W LONGHILL DR, MONTEREY PARK, CA 91754

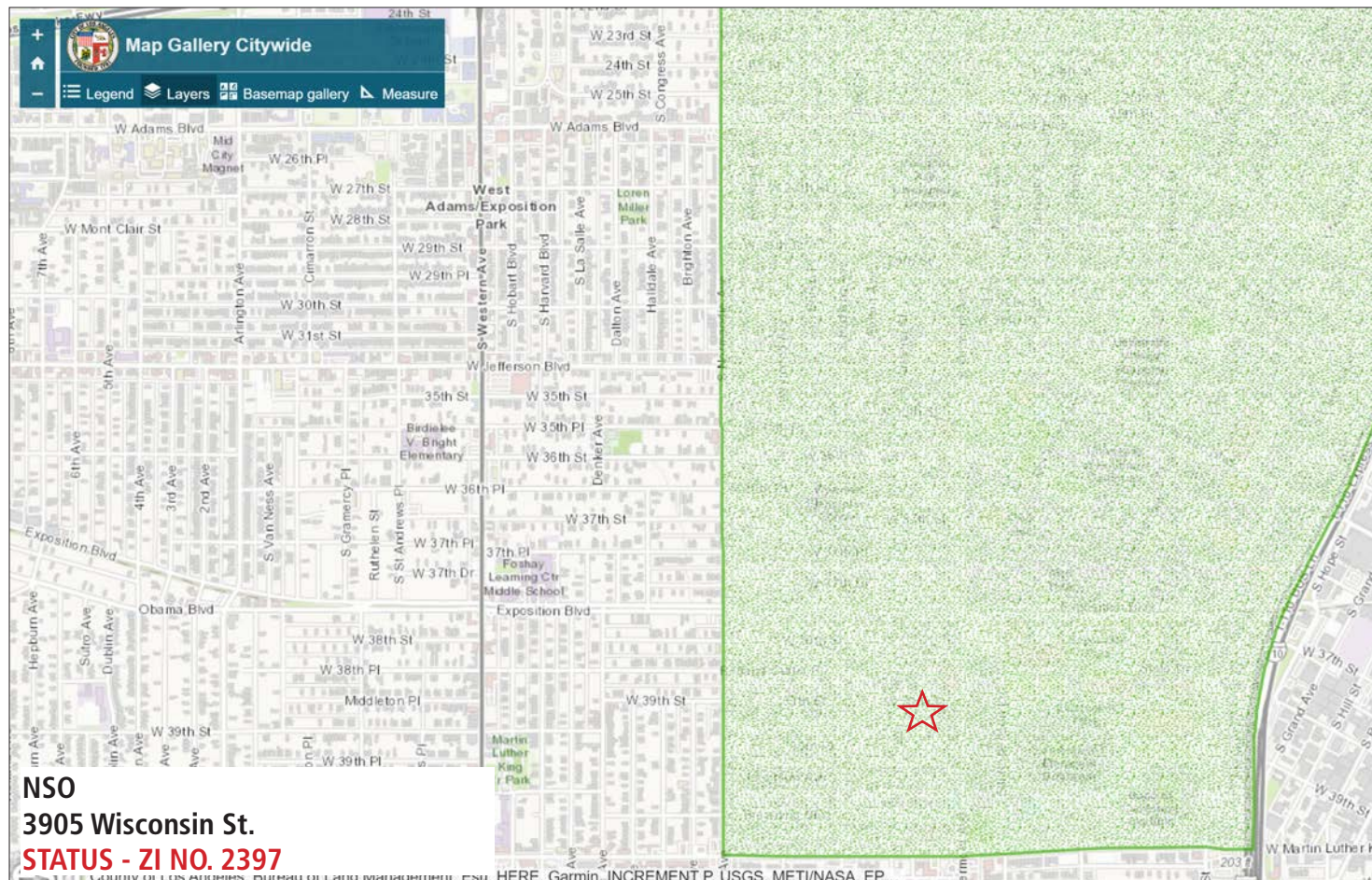
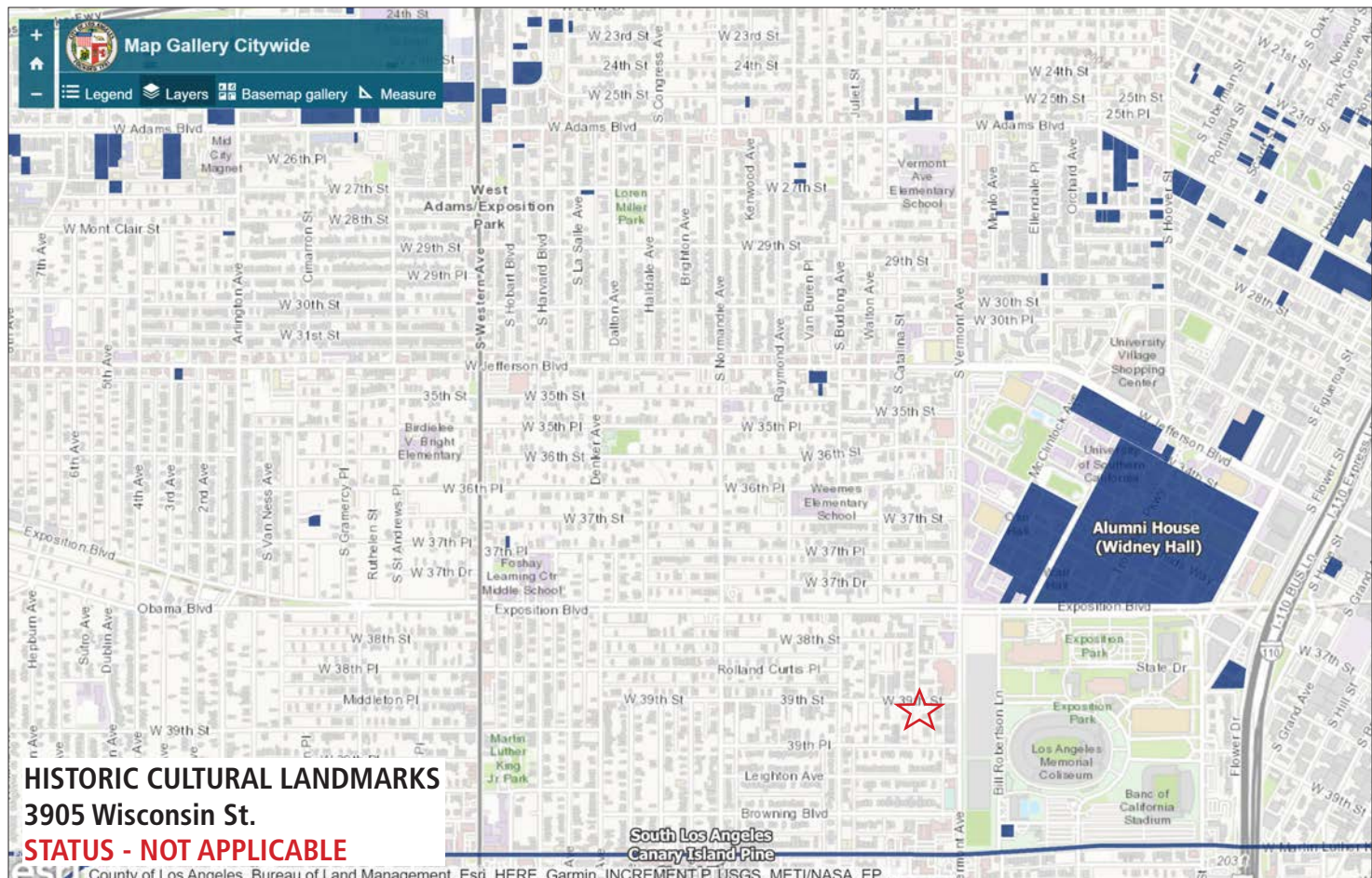
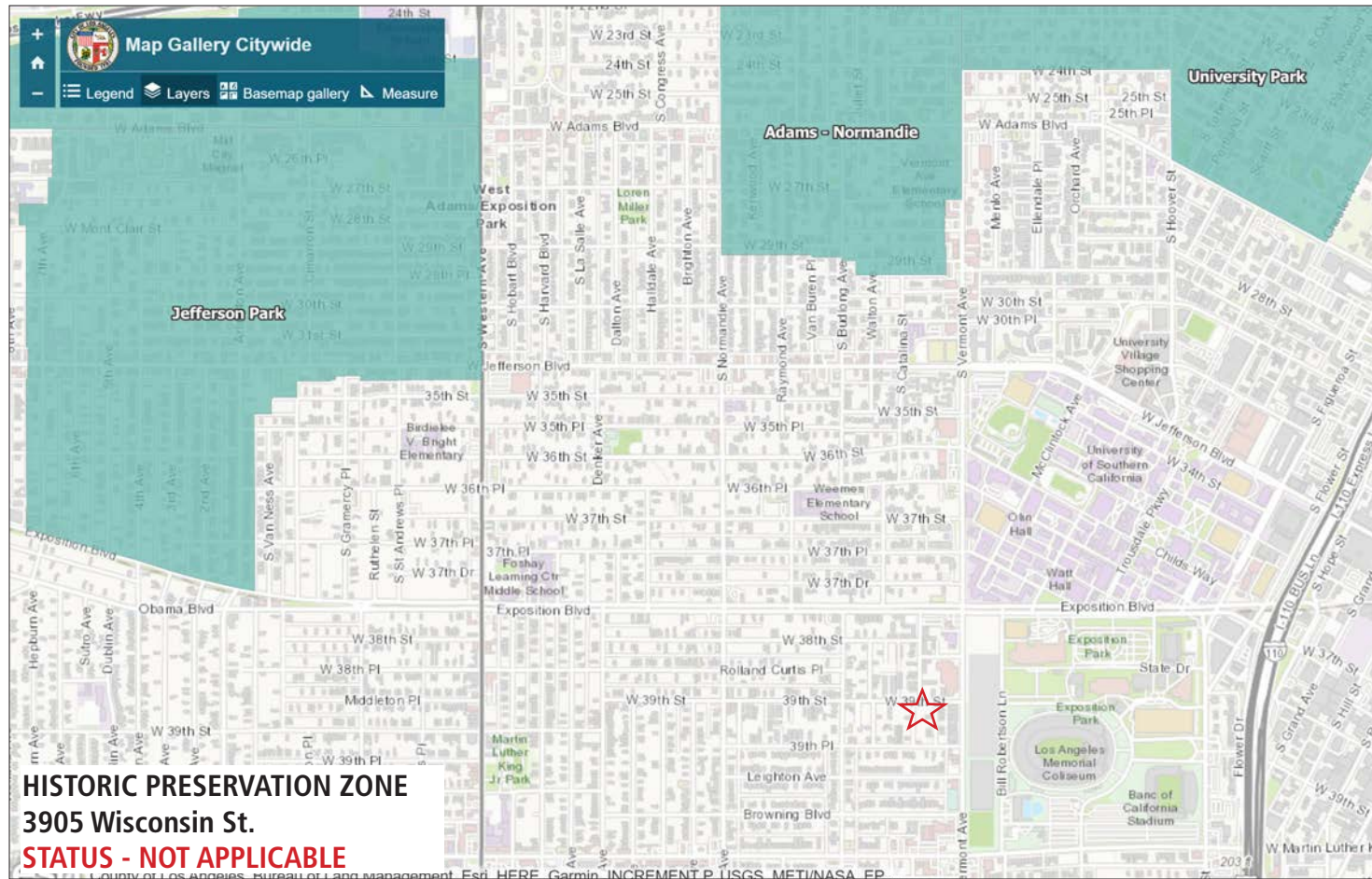
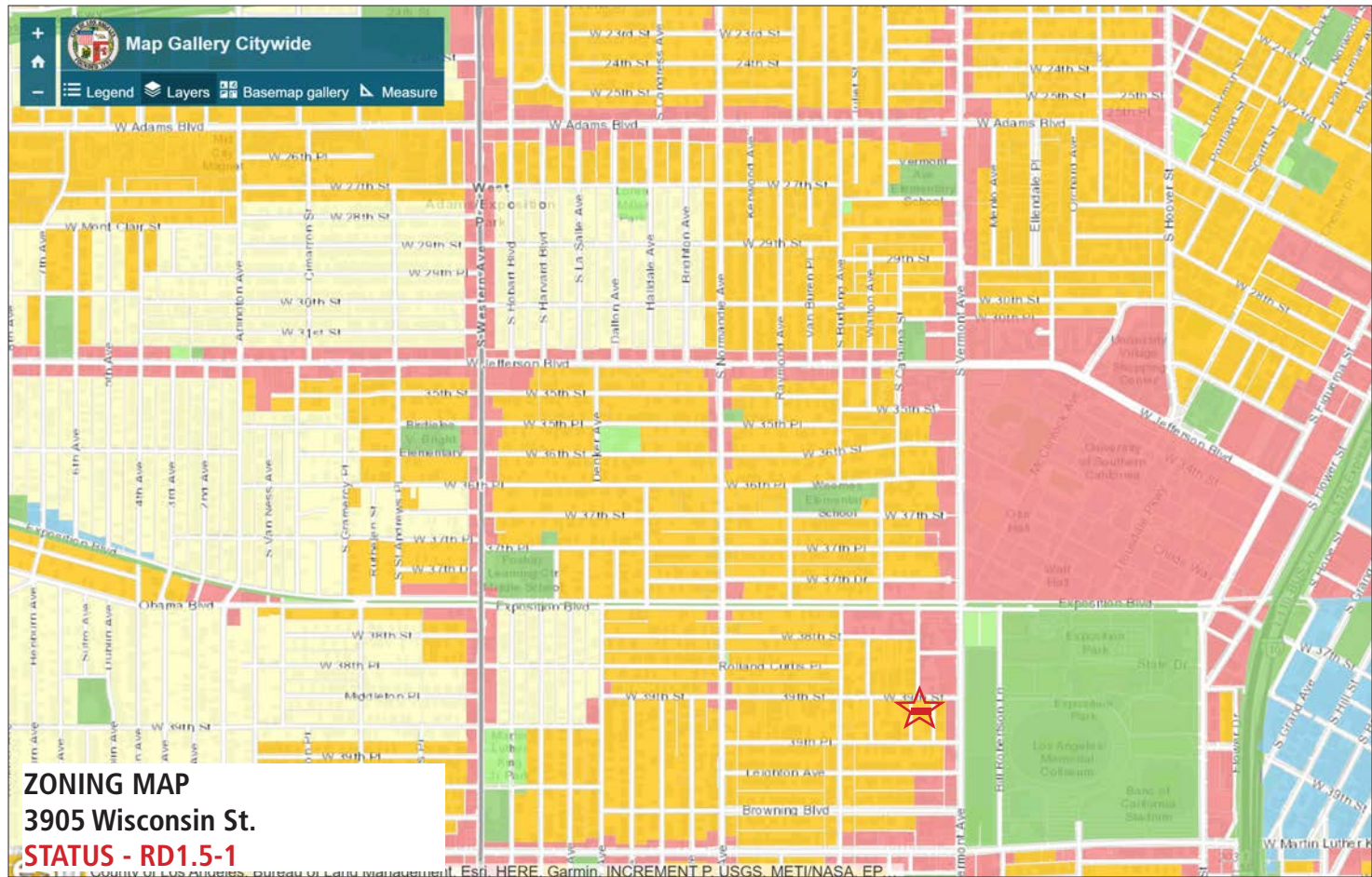
Inspector Information

Table with 1 column: Inspector Info. Value: No Data Available.

Pending Inspections

Table with 1 column: Pending Inspections. Value: No Data Available.

STATUS - ALL CLEARANCES OBTAINED ASIDE FROM PLANNING



Kyle Onaga
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CASE NO.
ZA-2021-3075-ZAA-CU

MAPPS

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ZIMAS

Search Reports Resources News!

Special Notes	None
Zoning	RD1.5-1
Zoning Information (ZI)	ZI-2397 Neighborhood Stabilization Ordinance: North University Park-Exposition Park-West Adams
Zoning Information (ZI)	ZI-1231 Specific Plan: South Los Angeles Alcohol Sales
Zoning Information (ZI)	ZI-2512 Housing Element Inventory of Sites
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles
Zoning Information (ZI)	ZI-2374 State Enterprise Zone: Los Angeles
Zoning Information (ZI)	ZI-2488 Redevelopment Project Area: Exposition University Park
General Plan Land Use	Low Medium II Residential
General Plan Note(s)	No
Hillside Area (Zoning Code)	No
Specific Plan Area	SOUTH LOS ANGELES ALCOHOL SALES
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	View
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	North University Park-Exposition Park-West Adams
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	None
SN: Sign District	No
SB 9 Eligibility	View
SB 35 Eligibility	View
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	None

Generalized Zoning

Not secure | historicplacesla.org/about_data

311 City Services

HISTORIC PLACES LA

LOS ANGELES HISTORIC RESOURCES INVENTORY

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ABOUT THE DATA

What data are included in HistoricPlacesLA?

Data entry into HistoricPlacesLA is ongoing:

- Designated Resources** - HistoricPlacesLA currently includes a significant percentage of data on resources listed as City Historic-Cultural Monuments (HCMs) and Historic Preservation Overlay Zones (HPOZs). Data on these resources, and resources designated under state and federal programs will be enhanced over time.
 - Until all designated resources data is in HistoricPlacesLA.org, continue to search for designated properties in ZIMAS (<http://www.zimas.lacity.org>).
- SurveyLA Resources** - HistoricPlacesLA includes information on properties identified as eligible for designation through SurveyLA, the Los Angeles Historic Resources Survey. **If you do not find SurveyLA information on a property in HistoricPlacesLA, it may mean that SurveyLA found that the property does not qualify as a historic resource.**
 - SurveyLA reports in PDF-format are available by Community Plan Area at <http://www.preservation.lacity.org/surveyla-findings-and-reports>
- Other Surveys** - Data from recent surveys completed by the Community Redevelopment Agency (CRA), and not covered by SurveyLA, will be added to HistoricPlacesLA over time. In the meantime, these survey results are available in PDF report format at <http://www.preservation.lacity.org/surveyla-findings-and-reports> under "Other Recent Historic Resources Surveys."

Questions about the data? Contact the Office of Historic Resources (<sara.cruz@lacity.org).

SurveyLA

SurveyLA

Los Angeles Historic Resources Survey

SurveyLA is the first comprehensive program to identify significant historic resources throughout the City of Los Angeles, and is scheduled to be completed in 2017. HistoricPlacesLA includes SurveyLA data published to date. Find out more about SurveyLA at: <http://www.preservation.lacity.org/survey>

Office of Historic Resources

Office of Historic Resources
Department of City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
(213) 847-3676 phone
Email: planning.historicplacesla@lacity.org
<http://www.preservation.lacity.org>

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ZA-2021-3075-ZAA-CU

MAPS

HISTORIC ASSESSMENT SURVEY REPORT

HISTORIC RESOURCES SURVEY UPDATE: HOOVER REDEVELOPMENT PROJECT AREA

City of Los Angeles

Prepared for
Community Redevelopment Agency
City of Los Angeles
354 South Springs Street
Suite 800
Los Angeles, California 90013

Prepared by
PCR Services Corporation
One Venture, Suite 150
Irvine, California 92618

March 2006

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary #
HRI #
Trinomial
CHRC Status Code: 5S3

Page 1 of 1 Resource Name or # 3905 Wisconsin St

Continuation Update

P2. Location: 3905 Wisconsin St

B10 Significance:

This Turn-of-the-Twentieth-Century cottage appears in good condition with no visible alterations since the property was last evaluated in the 1985 survey. Character defining features include the building's mass and scale, symmetry, hipped roof with center hipped dormer, exposed rafter tails, wood frame tripartite windows, recessed full-width front entry porch, and tapered Doric porch posts. Although the property does not appear to be individually eligible for listing in the National Register or California Register, it does appear eligible for individual listing as a City of Los Angeles Historic Cultural Monument as a very good and highly intact representative example of a Turn-of-the-Twentieth-Century cottage in the Exposition Park area.

P5b Description/Date of Photo: East elevation, looking west/July 2005



P8. Recorded by: Jan Ostashay, Peter Moruzzi, PCR Services, One Venture, Suite 150, Irvine, CA 92618

P9. Date Recorded: Thursday, September 01, 2005

**THE PROPERTY IS NOT ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OR CALIFORNIA REGISTER.
THE PROPERTY IS NOT LISTED AS A CITY OF LOS ANGELES MONUMENT.
THIS PROJECT IS NOT LISTED BY SURVEYLA AFTER FIELD SURVEYS CONDUCTED FROM 2010 THROUGH
2017 COVERED THE ENTIRE CITY OF LOS ANGELES—OVER 880,000 LEGAL PARCELS.**

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EXISTING



HOME INSPECTION AUTHORITY LLC
 800-950-8184
 john@homeinspectionauthority.com
 http://www.homeinspectionauthority.com



RESIDENTIAL REPORT

3905 Wisconsin St
 Los Angeles, Ca 90037

Kyle Onaga
 APRIL 27, 2019



Inspector
John Laforme
 Certified Inspector
 818-825-0512
 john@homeinspectionauthority.com

3905 Wisconsin St

Kyle Onaga

SUMMARY

1

MAINTENANCE ITEM

32

RECOMMENDATIONS

25

SAFETY HAZARD OR SYSTEM DEFECT

Congratulations on your new home and thank you for choosing Home Inspection Authority to perform your general home inspection. You have hired us to perform a limited visual inspection of the subject property to let you know the current condition of the home and its systems. It is important that you understand the results of our findings. We strongly recommend you read the entire inspection report including the limitations tabs and standards of practice. Often home buyers have unrealistic expectations of what the general home inspection process covers, the limitations tab may contain certain systems or components pertaining to the subject property that are outside the scope of this general home inspection (and will not be inspected or commented on) by the inspector. These systems or components should be inspected by a qualified licensed professional before the end of your inspection contingency period or the close of escrow to insure they are working as intended. Please read the standards of practice located at the bottom of the inspection report to better understand the limitations of this general home inspection.

- ⊖ 2.1.1 Roofing System - Roof Coverings: Damaged Coverings
- ⊖ 2.4.1 Roofing System - Roof Drainage Recommendations: Minimal or No Rain gutters & Downspouts Present
- ⊖ 4.1.1 Garage System - Garage floor : (Minor) Garage Floor Cracks
- ⚠ 4.2.1 Garage System - Garage GFCI: GFCI Not present
- ⊖ 4.4.1 Garage System - Vehicle Door : No Automatic Vehicle door Opener Present
- ⊖ 4.6.1 Garage System - Garage Framing System: Damaged Wood Framing
- ⚠ 5.1.1 Electrical System - Electrical Panels : Arching / Burn marks present
- ⚠ 5.1.2 Electrical System - Electrical Panels : Over Head Power Lines To Garage
- ⚠ 5.4.1 Electrical System - Wiring-Circuit Breakers & Fuses: Knob & Tube Wiring Present
- ⚠ 5.4.2 Electrical System - Wiring-Circuit Breakers & Fuses: Exposed wiring present
- ⚠ 5.4.3 Electrical System - Wiring-Circuit Breakers & Fuses: Wires Poorly Secured
- ⚠ 5.4.4 Electrical System - Wiring-Circuit Breakers & Fuses: Non standard electrical practices
- ⚠ 5.5.1 Electrical System - Switches, Receptacles, Outlets, Lighting Fixtures: Loose Receptacle (outlet)
- ⊖ 6.1.1 Exterior System - Wall Cladding & Trim: Wood Rot or Damage
- ⊖ 6.1.2 Exterior System - Wall Cladding & Trim: Exterior Siding Needs Sealing
- ⊖ 6.1.3 Exterior System - Wall Cladding & Trim: Stucco To Soil Contact No Visible Weep Scream
- ⚠ 6.3.1 Exterior System - Windows/Glazing: Window Security (Burglar) Bars Are Present
- ⊖ 6.4.1 Exterior System - Walkways-Patios-Driveways: Driveway Damaged or Cracked

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EXISTING

- ⊖ 6.4.2 Exterior System - Walkways-Patios-Driveways: Walkway / Patio Cracking
- ⚠ 6.5.1 Exterior System - Decks, Balconies, Porches & Steps: Missing Or Damaged Handrails/Guardrails
- ⚠ 6.5.2 Exterior System - Decks, Balconies, Porches & Steps: Stairs - Damaged
- ⊖ 6.6.1 Exterior System - Eaves, Soffits & Fascia: Fascia/Soffit Boards Damaged or Rotted
- ⊖ 6.6.2 Exterior System - Eaves, Soffits & Fascia: Wood Trim Needs Painting/Sealing
- ⊖
- 6.7.1 Exterior System - Vegetation-Grading-Drainage : Minimal Drainage present or No Area Drains Visible
- ⊖ 6.10.1 Exterior System - Fences/ Gates/ Retaining Walls: Fencing or gate damaged
- ⊖ 7.1.1 Water Heater System - Recommendations: Thermal Expansion Tank Not Present
- ⊖ 7.1.2 Water Heater System - Recommendations: Corrosion / Rust Present
- ⊖ 7.1.3 Water Heater System - Recommendations: No Drip Leg Present For Gas Supply Line
- ⚠ 7.1.4 Water Heater System - Recommendations: TPR Valve Discharge Tube Missing
- ⊖ 8.1.1 Attic Areas & Roof Framing - Attic Insulation: No Attic Insulation Present
- ⊖ 8.3.1 Attic Areas & Roof Framing - Roof / Attic Ventilation: Inadequate Roof/Attic Ventilation
- ⚠ 8.4.1 Attic Areas & Roof Framing - Roof Framing System: Collar Tie's Damaged or missing
- ⊖ 9.2.1 Interior's System - Floors: Floor Deflection Present
- ⚠ 10.2.1 Heating Ventilation & Cooling System (HVAC) - Heating Equipment: Heating System Inoperative
- ⊖
- 10.2.2 Heating Ventilation & Cooling System (HVAC) - Heating Equipment: Missing Sediment Trap (Drip Leg)
- ⚠ 10.2.3 Heating Ventilation & Cooling System (HVAC) - Heating Equipment: Red Tagged Furnace
- ⚠ 11.1.1 Bathroom System - GFCI Receptacle: GFCI Faulty
- ⊖ 11.3.1 Bathroom System - Faucets and Fixtures: Non Functional Flow at Faucet
- 🔧 11.4.1 Bathroom System - Water Supply Pipe: Rust or corrosion present
- ⊖ 11.9.1 Bathroom System - Shower enclosure: Glass and frame needs attention
- ⚠ 12.1.1 Kitchen System - GFCI Receptacles: Faulty GFCI
- ⚠ 12.8.1 Kitchen System - Range/Oven/Cooktop/Exhaust: Range Not Fastened
- ⊖ 12.12.1 Kitchen System - Kitchen Cabinets & Counters: Moisture Damage or Stains Under Sink
- ⊖ 13.2.1 Plumbing System - Water Pressure and Flow: Water Pressure Regulator needs attention
- ⊖ 13.2.2 Plumbing System - Water Pressure and Flow: Back Flow Prevention Device Not Present
- ⚠ 13.3.1 Plumbing System - Water Supply Piping: Water Supply Pipe Active Leak
- ⊖ 13.3.2 Plumbing System - Water Supply Piping: Plumbing System Further Evaluation
- ⊖ 13.3.3 Plumbing System - Water Supply Piping: By-pass Relief Valve Recommended
- ⚠ 13.3.4 Plumbing System - Water Supply Piping: Galvanized Steel Water Supply Pipe Present
- ⚠ 13.3.5 Plumbing System - Water Supply Piping: Cross Connections Present
- ⚠ 13.4.1 Plumbing System - Drain, Waste, & Vent Piping: Cast Iron & Galvanized Steel Drain Pipe Present
- ⚠ 13.4.2 Plumbing System - Drain, Waste, & Vent Piping: Corrosion/Rust present
- ⊖ 13.4.3 Plumbing System - Drain, Waste, & Vent Piping: Plumbing System Evaluation
- ⚠ 13.5.1 Plumbing System - Gas Meter & Components: Flexible Gas line Thru Walls
- ⚠ 14.1.1 Foundation, Basement and Under-floor Areas - Foundation System: Brick Foundation Present
- ⊖
- 14.2.1 Foundation, Basement and Under-floor Areas - Foundation Anchoring and Cripple Wall bracing: Retro Fit Upgrade Recommended
- ⊖
- 14.3.1 Foundation, Basement and Under-floor Areas - Floor Framing System : Damaged Wood floor framing
- ⊖ 14.3.2 Foundation, Basement and Under-floor Areas - Floor Framing System : Floor Framing Connections

Recommendations

14.1.1 Foundation System

⚠ Safety Hazard Or System Defect

BRICK FOUNDATION PRESENT

Needs Attention: Brick foundations built before 1935 may not have used cement and rebar, this means the brick foundation is considered Unreinforced Masonry Construction (URM). Furthermore, the mortar used to hold the bricks together tends to degrade over time to the point where the bricks will fall out. Secondly, brick foundations are classified as unreinforced masonry meaning there is no reinforcing steel (rebar) holding the brick together, there is no way to guarantee how it will perform in a moderate to significant earthquake. Because of this it is not possible to seismically retrofit a brick foundation. A foundation specialist may recommend adding a sister foundation underneath the home. I recommend immediate further evaluation by a qualified licensed foundation professional.

Recommendation

Contact a foundation contractor.



14.3.1 Floor Framing System

⊖ Recommendations

DAMAGED WOOD FLOOR FRAMING

CRAWLSPACE

Needs Attention: Wood damage was observed in the floor framing system. One or more floor beams, joists or sub flooring needs immediate attention and further evaluation by a qualified licensed professional. This condition can lead to failure of floor framing system if not repaired in a timely manner.

Recommendation

Contact a qualified professional.



split floor beam

14.3.2 Floor Framing System

⊖ Recommendations

FLOOR FRAMING CONNECTIONS

CRAWLSPACE


Needs Attention: Floor framing visible in crawlspace is poorly secured in some areas, Recommend further evaluation by a qualified licensed professional person to repair connections. This condition may cause structural movement if not repaired in a timely manner by a qualified licensed professional.

Recommendation

Contact a qualified professional.




WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building Address: 3905 Wisconsin St., Los Angeles, CA 90037		Date of Inspection 04/27/2019	Number of Pages 11
 7177 N Figueroa St. Los Angeles, CA 90042 Direct: 323-833-3367 Office: 323-255-PEST simon@economytermite.com	Report # W8118		
	Lic. Registration # PR 7079		
	Escrow #		
Ordered by: California Realty & Invs Adrian Sillas 7189 N. Figueroa St. Los Angeles, CA 90042 (323) 258-6335 - Company (323) 855-7279 - Personal	Property Owner and/or Party of Interest: California Realty & Invs Adrian Sillas 7189 N. Figueroa St. Los Angeles, CA 90042 (323) 258-6335 - Company (323) 855-7279 - Personal	Report Sent to: California Realty & Invs Adrian Sillas 7189 N. Figueroa St. Los Angeles, CA 90042 (323) 258-6335 - Company (323) 855-7279 - Personal	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: SINGLE FAMILY RESIDENCE, DETACHED GARAGE, COMPOSITION ROOF, WOOD SIDING, FRONT PORCH, BACK STEPS, SMALL COVER AND OCCUPIED AT TIME OF INSPECTION.		Inspection Tag Posted: Sub Area	
		Other Tags Posted: None	
An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.			
Subterranean Termites <input checked="" type="checkbox"/> Drywood Termites <input checked="" type="checkbox"/> Fungus / Dryrot <input checked="" type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input checked="" type="checkbox"/>			
If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for the details on checked items.			

The drawing is located on the final page.

This Diagram is not to scale

Inspected by: Simon Iniguez State License No. OPR12191 Signature 

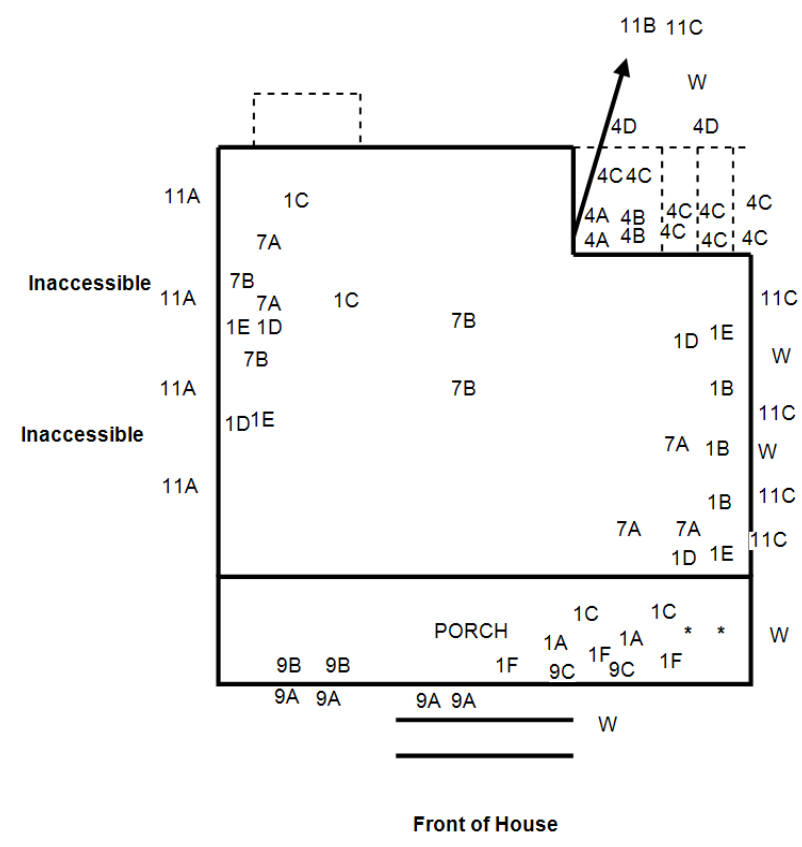
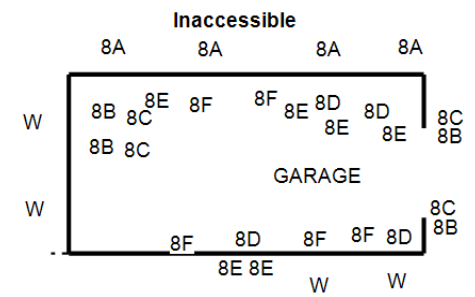
You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceeding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Ste. 1500, Sacramento, California 95815.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with the services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov

ELEVENTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 3905 Wisconsin St., Los Angeles, CA 90037 Date 04/27/2019 Report # W8118

This Diagram is not to scale



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EXISTING

THIRD PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 3905 Wisconsin St., Los Angeles, CA 90037

04/27/2019

W8118

Date

Report #

This is a separated report which is defined as Section I/Section II conditions evident on the date of the inspection. Section I contains items where there is visible evidence of active infestation, infection or conditions that have resulted in or from infestation of infection. Section II items are conditions deemed likely to lead to infestation or infection but where no visible evidence of such was found. Further inspection items are defined as recommendations to inspect area(s) which during the original inspection did not allow the inspector access to complete the inspection and cannot be defined as Section I or Section II.

FINDINGS AND RECOMMENDATIONS

Substructure: Raised

- 1A PRICE: \$1,195.00 (Section I)
FINDINGS: Evidence of subterranean termite infestation at the substructure wood members as indicated on the diagram.
RECOMMENDATION: Pressure "ROD" treat, trench application or low pressure spot spray as necessary. Break accessible sub tubes. We assume no responsibility for damage to any Plumbing, Gas, or Electrical lines, etc.; in the process of pressure treatment of concrete slab areas or replacements of concrete or structural timbers. During the process of treatment or replacement it may be necessary to drill holes through ceramic tiles or other floor coverings; these holes will then be sealed with concrete. We will exercise due care but assume no responsibility for cracks, chipping, or other damage to floor coverings.
- 1B PRICE: \$1,495.00 (Section I)
FINDINGS: Evidence of drywood termite infestation at the substructure wood members as indicated on the diagram.
RECOMMENDATION: Vacate the premises and seal the structure for fumigation with Vikane Gas. Remove or cover accessible evidence of infestation. Fumigation warranted for two years. Fumigation awareness notice must be signed prior to fumigation. See fumigation notice for terms and liabilities.
- 1C PRICE: \$255.00 (Section I)
FINDINGS: Surface fungus condition visible at time of inspection at the subflooring as indicated on the diagram.
RECOMMENDATION: Scrape and chemically treat fungus condition. Patch any minor surface damage found during treatment.
- 1D PRICE: Unknown (Section II)
FINDINGS: Water stains noted at time of inspection at the substructure wood siding.
RECOMMENDATION: Contact proper tradesman to inspect for cause of water stains and correct if needed.
- 1E PRICE: Unknown (Section II)
FINDINGS: Excessive moisture condition noted at time of inspection at the substructure wood siding as indicated on the diagram.
RECOMMENDATION: Contact proper tradesman to correct moisture condition and repair or replace water damaged wood members as necessary.
- 1F PRICE: \$995.00 (Section I)
FINDINGS: Evidence of subterranean termite damaged wood members noted at time of inspection at the joists and cripple studs as indicated on the diagram.
RECOMMENDATION: Replace, repair, and/or remove termite damaged wood members as necessary. Paint with a primer coat if required. If additional adverse conditions are uncovered during repairs, further inspection will be recommended and a supplemental report will be issued indicating any infection, or additional repairs and/or fumigation if needed. This estimate does not include any permit fees or upgrades that may be required by local city codes.

- Findings and Recommendations continued on next page -

FOURTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 3905 Wisconsin St., Los Angeles, CA 90037

04/27/2019

W8118

Date

Report #

- Findings and Recommendations continued from previous page -

- Stall Shower:** None
- Foundations:** Brick
- Porches - Steps:** Attached
- 4A PRICE: See 1A (Section I)
FINDINGS: Evidence of subterranean termite infestation at the enclosed steps at the landing planks as indicated on the diagram.
RECOMMENDATION: Pressure "ROD" treat, trench application or low pressure spot spray as necessary. Break accessible sub tubes.
- 4B PRICE: See 1F (Section I)
FINDINGS: Evidence of subterranean termite damaged wood members noted at time of inspection at the enclosed staircase landing planks as indicated on the diagram.
RECOMMENDATION: Replace, repair, and/or remove termite damaged wood members as necessary. See 1F
- 4C PRICE: See 1F (Section I)
FINDINGS: Dry-rot wood members found at time of inspection at the enclosed staircase landing planks and steps as indicated on the diagram.
RECOMMENDATION: Replace, repair, and/or remove dry-rot damaged wood members as necessary. See 1F
- 4D PRICE: Unknown (Further Inspection)
FINDINGS: Inaccessible areas at the enclosed staircase due to construction and/or storage or other condition preventing inspection.
RECOMMENDATION: Owner to make area accessible for further inspection, if practical. Issue a supplemental report with new findings.
- Ventilation:** Adequate
- Abutments:** None
- Attic Spaces:** Inspected
- 7A PRICE: See 1B (Section I)
FINDINGS: Evidence of drywood termite infestation at the attic space wood members as indicated on the diagram.
RECOMMENDATION: Vacate the premises and seal the structure for fumigation with Vikane Gas. Remove or cover accessible evidence of infestation. Fumigation warranted for two years. Fumigation awareness notice must be signed prior to fumigation. See fumigation notice for terms and liabilities.
- 7B PRICE: Unknown (Section II)
FINDINGS: Water stains noted at time of inspection at the attic ceiling.
RECOMMENDATION: Contact proper tradesman to inspect for cause of water stains and correct if needed.
- Garages:** Detached

- Findings and Recommendations continued on next page -

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EXISTING

Address 3905 Wisconsin St., Los Angeles, CA 90037 Date 04/27/2019 Report # W8118

- Findings and Recommendations continued from previous page -

- 8A PRICE: Unknown (Section I)
FINDINGS: Inaccessible areas at the garage due to construction and/or storage or other condition preventing inspection.
RECOMMENDATION: Owner to make area accessible for further inspection, If practical. Issue supplemental report with new findings.
- 8B PRICE: See 1A (Section I)
FINDINGS: Evidence of subterranean termite infestation at the garage wood members as indicated on the diagram.
RECOMMENDATION: Pressure "ROD" treat, trench application or low pressure spot spray as necessary. Break accessible sub tubes. See 1A
- 8C PRICE: \$3,150.00 (Section I)
FINDINGS: Evidence of subterranean termite damaged wood members noted at time of inspection at the roof boards and door jambs as indicated on the diagram.
RECOMMENDATION: Replace, repair, and/or remove damaged wood members as necessary. Roofing material repairs will need to be made by a licensed tradesman after Economy Termite Inspections has completed repair work. Paint with a primer coat, if required. If additional adverse conditions are uncovered during repairs, further inspection will be recommended and a supplemental report will be issued indicating any infection, or if additional repairs are needed. This estimate does not include any permit fees or upgrades that may be required by local city codes.
- 8D PRICE: See 1B (Section I)
FINDINGS: Evidence of drywood termite infestation at the garage wood members as indicated on the diagram.
RECOMMENDATION: Vacate the premises and seal the structure for fumigation with Vikane Gas. Remove or cover accessible evidence of infestation. Fumigation warranted for two years. Fumigation awareness notice must be signed prior to fumigation. See fumigation notice for terms and liabilities.
- 8E PRICE: See 8C (Section I)
FINDINGS: Evidence of termite damaged wood members noted at time of inspection at the garage ceiling joists, roof boards, cross bracing joists, and/or wood siding as indicated on the diagram.
RECOMMENDATION: Replace damaged wood members as necessary. Paint with a primer coat, if required. If additional adverse conditions are uncovered during repairs, further inspection will be recommended and a supplemental report will be issued indicating any infection, or additional repairs. This estimate does not include any permit fees or upgrades that may be required by local city codes.
- 8F PRICE: Unknown (Section II)
FINDINGS: Water stains noted at time of inspection at the garage ceiling.
RECOMMENDATION: Contact proper tradesman to inspect for cause of water stains and correct if needed.

Decks - Patios: None

- 9A PRICE: See 1B (Section I)
FINDINGS: Evidence of drywood termite infestation at the front porch planks as indicated on the diagram.
RECOMMENDATION: Vacate the premises and seal the structure for fumigation with Vikane Gas. Remove or cover accessible evidence of infestation. Fumigation warranted for two years. Fumigation awareness notice must be signed prior to fumigation. See fumigation notice for terms and liabilities.

- Findings and Recommendations continued on next page -

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- Findings and Recommendations continued from previous page -

- 9B PRICE: See 8C (Section I)
FINDINGS: Evidence of drywood termite damaged wood members noted at time of inspection at the front porch planks as indicated on the diagram.
RECOMMENDATION: Replace, repair, and/or remove termite damaged wood members as necessary. Paint with a primer coat, if required. See 8C
- 9C PRICE: See 8C (Section I)
FINDINGS: Dry-rot wood members found at time of inspection at the front porch planks as indicated on the diagram.
RECOMMENDATION: Replace, repair, and/or remove dry-rot damaged wood members as necessary. Paint with a primer coat, if required. See 8C

Other Interior: Inspected

Other Exterior: Inspected

- 11A PRICE: Unknown (Section I)
FINDINGS: Inaccessible areas at the structure due to construction and/or storage or other condition preventing inspection.
RECOMMENDATION: Owner to make area accessible for further inspection, if practical. Issue a supplemental report with new findings.
- 11B PRICE: See 8C (Section I)
FINDINGS: Evidence of subterranean termite damaged wood members noted at time of inspection at the wood siding of rear staircase/ steps as indicated on the diagram.
RECOMMENDATION: Replace, repair, and/or remove termite damaged wood members as necessary. Paint with a primer coat, if required. See 8C
- 11C PRICE: See 8C (Section I)
FINDINGS: Dry-rot wood members found at time of inspection at the wood siding and eaves as indicated on the diagram.
RECOMMENDATION: Replace dry-rot damaged wood members as necessary. Paint with a primer coat, if required. In the process of wood siding repairs, items recommended will be replaced as close as possible to original but are NOT GUARANTEED to match. See 8C

: Gas company regulations: Prior to fumigation, the gas must be turned off. This will be scheduled on your behalf by the fumigation company. Please make sure property is accessible to gas meters. Notes: Allow enough clearance for fumigation crew to drop tarps easily to the ground. Clean up any foliage in surrounding ground to ensure a tarp seal. Trim branches growing over the roof and cut back trees and shrubs near the structure. Economy Termite Inspections will sub-contract the following fumigation companies at the time of contract signed. United Fume, Inc PR-4171 Express Fumigation PR-7404

- NOTE: Deterioration and/or missing brick noted at foundation at time of inspection. A proper tradesman should be contacted to inspect and repair if deemed necessary by parties involved.
- NOTE: At time of inspection enclosed staircase/steps and front porch metal railings felt loose , unsafe, and deteriorated.
- NOTE: Weathered wood sidings noted at house and garage and/or front porch planks noted at time of inspection. This appears to be cosmetic damage not caused by wood destroying organisms. See "W*" on diagram.
- NOTE: Soft floor noted at time of inspection at the front porch landing. Contact contractor for further inspection if required. See "*" on diagram.
- NOTE: At time of inspection missing portion of bottom plate noted at the front of structure. Further inspection recommended by a licensed contractor.

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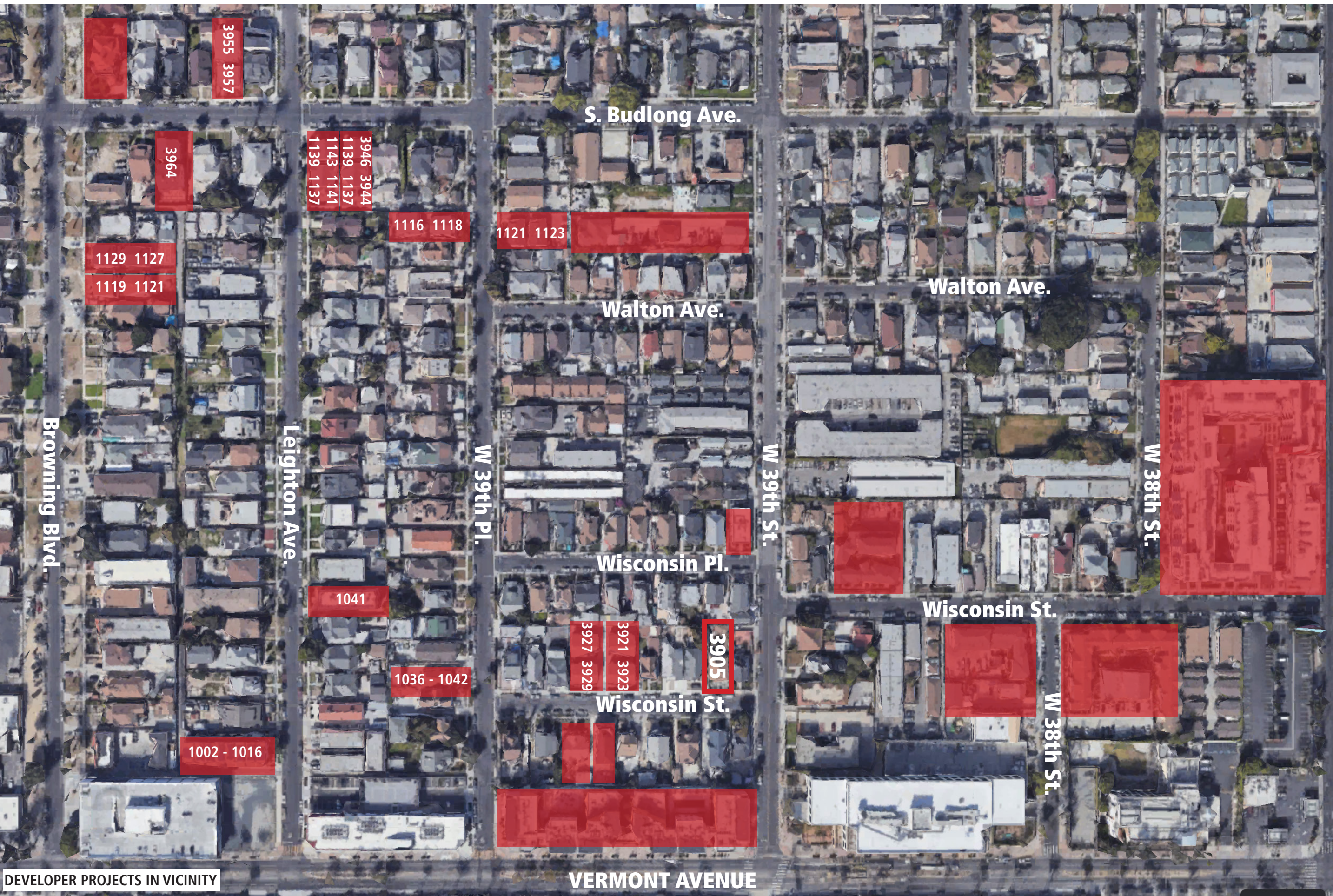
EXISTING

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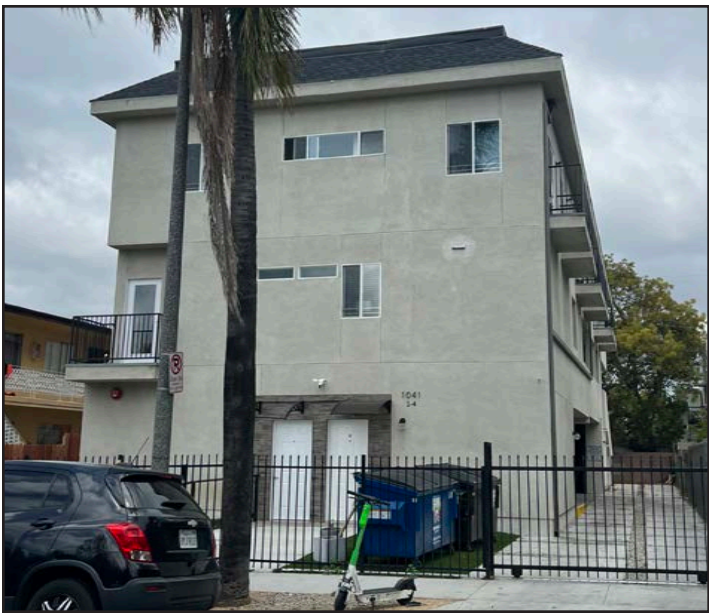
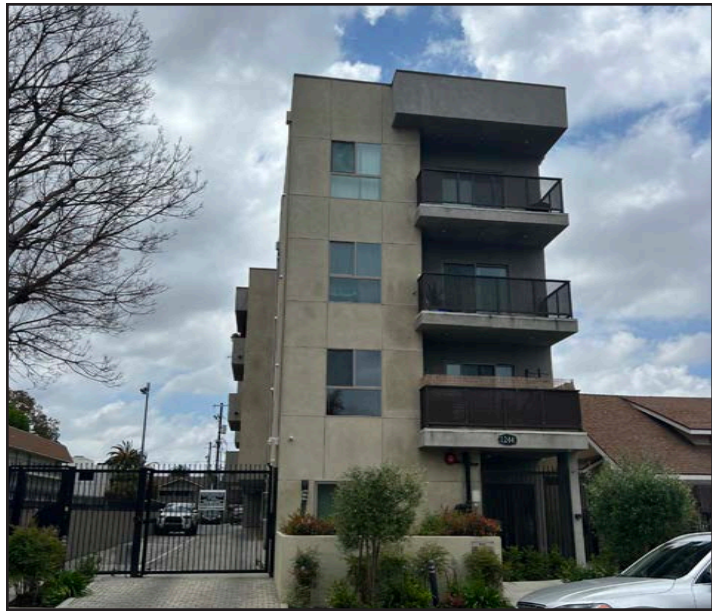
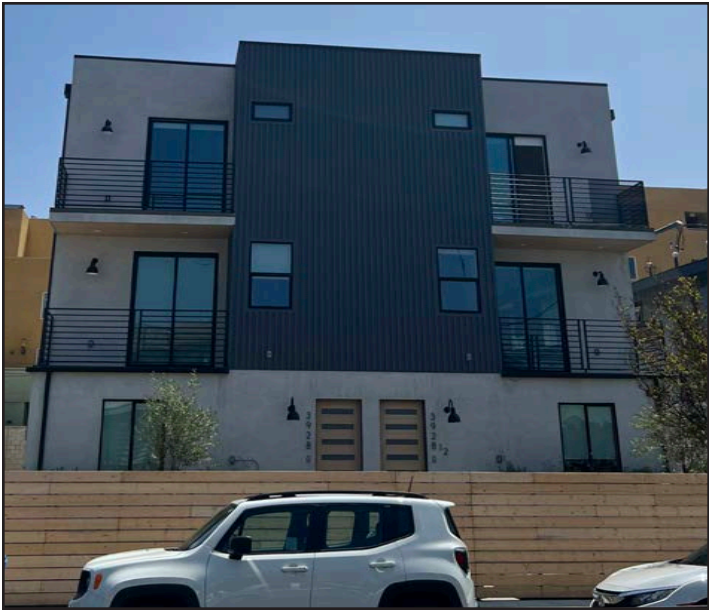
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DEVELOPMENTS

EXPOSITION BOULEVARD



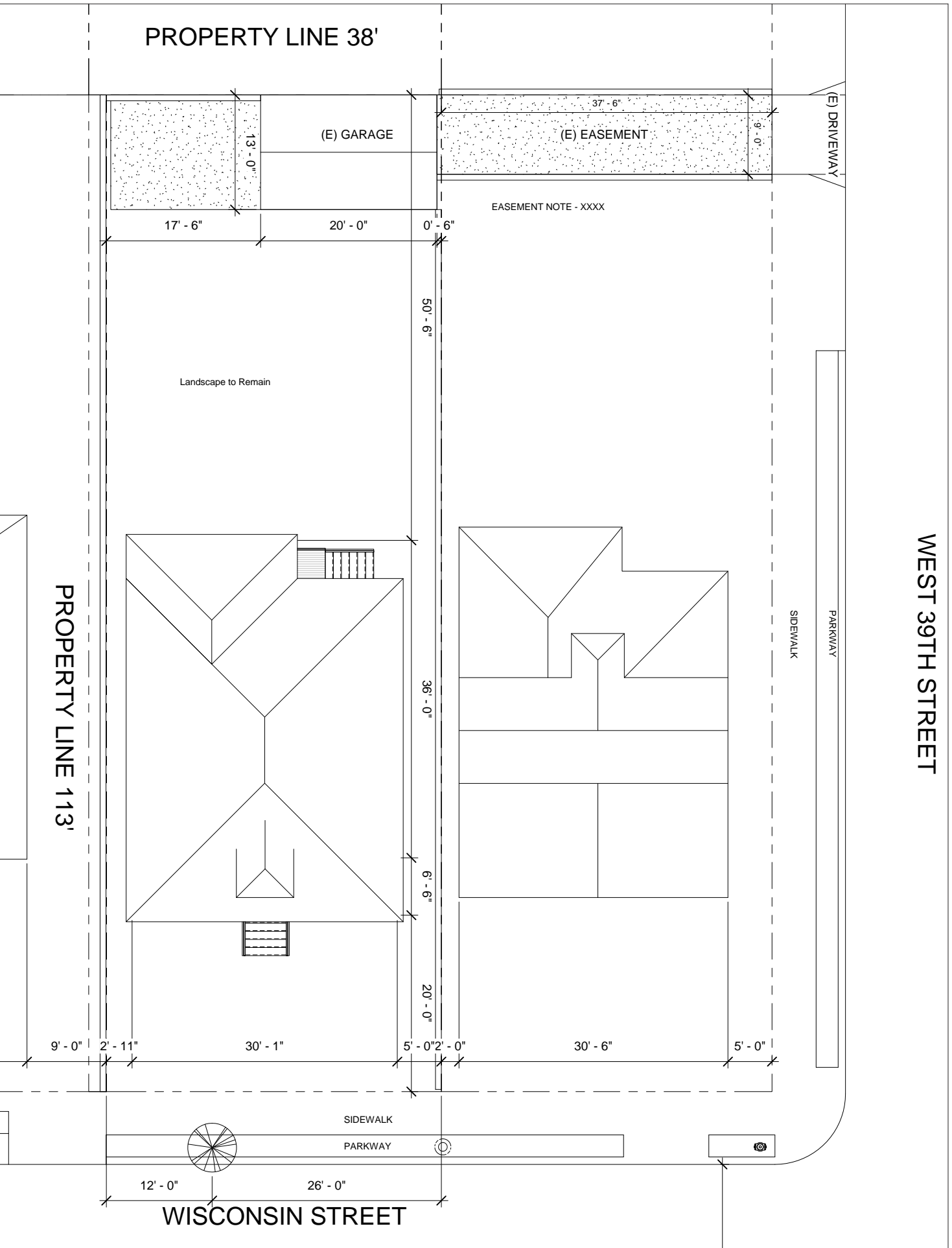
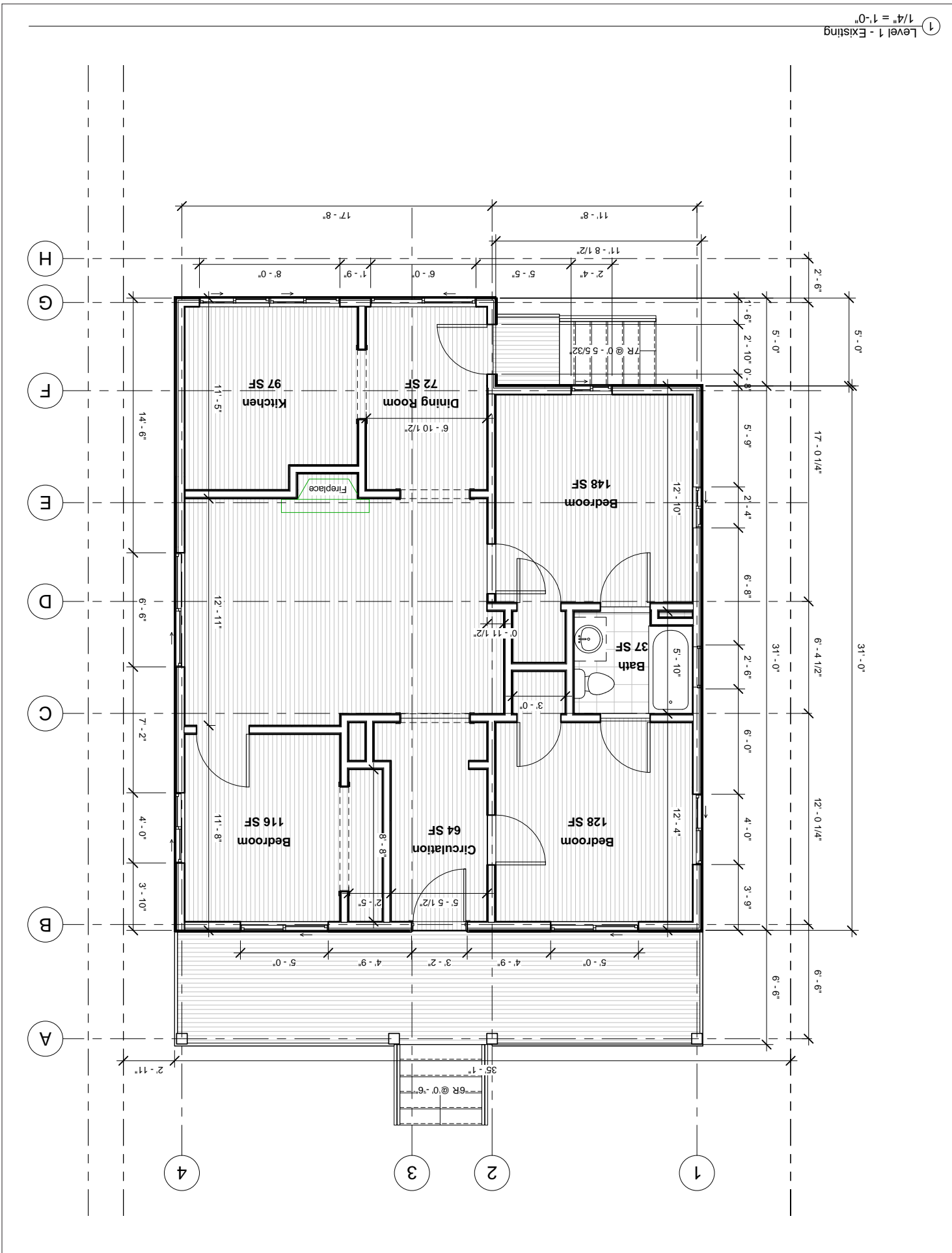
DEVELOPER PROJECTS IN VICINITY

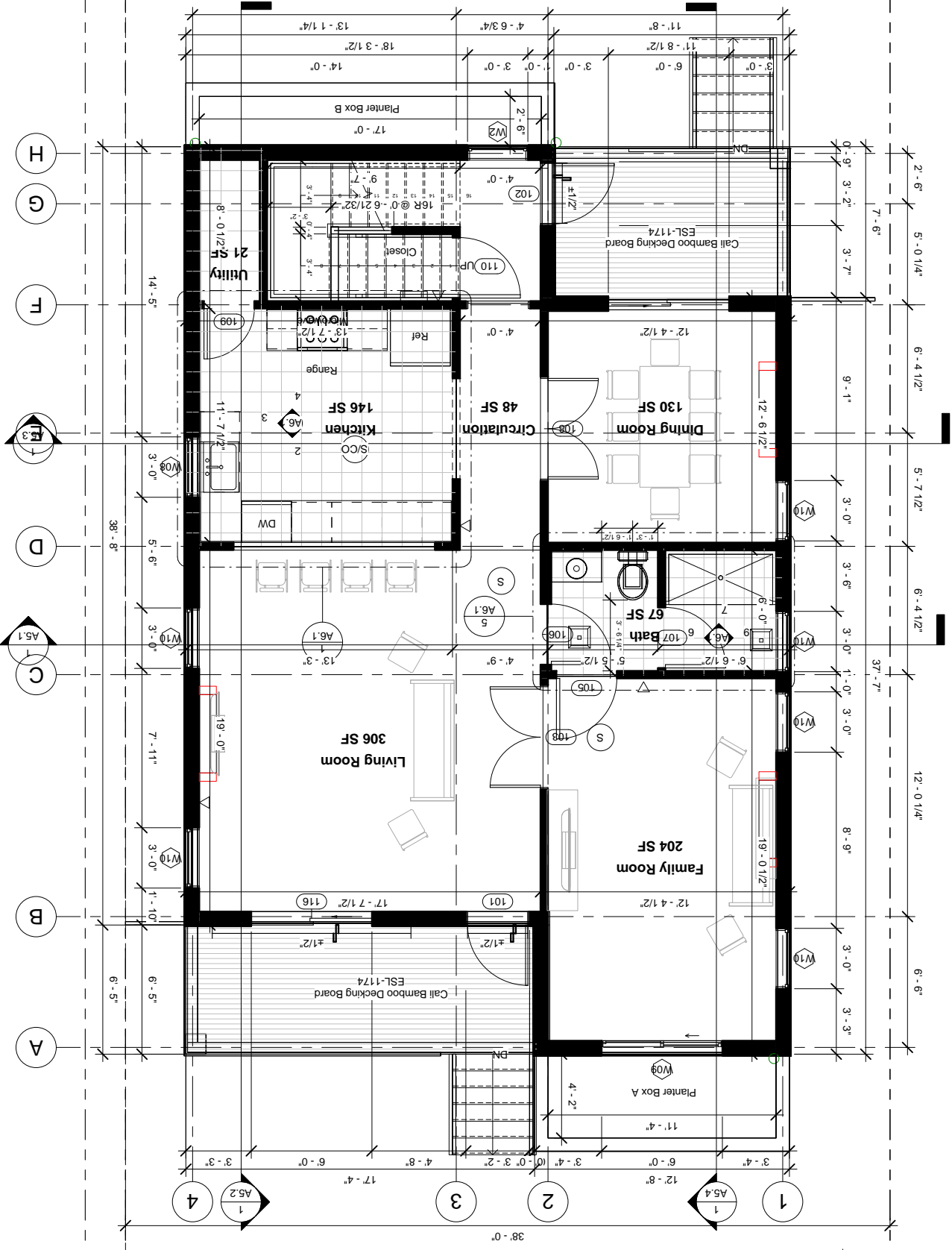


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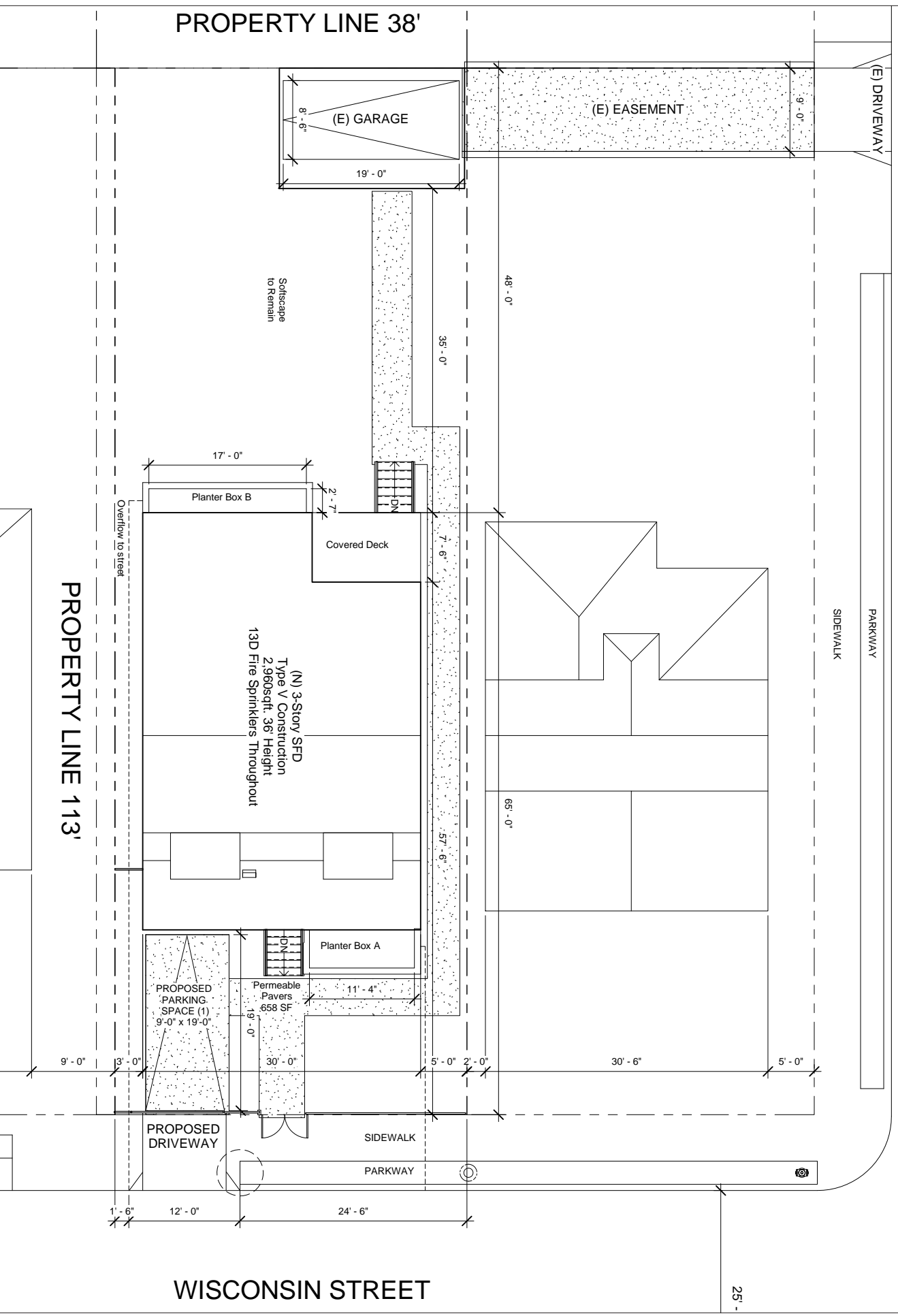
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DEVELOPMENTS





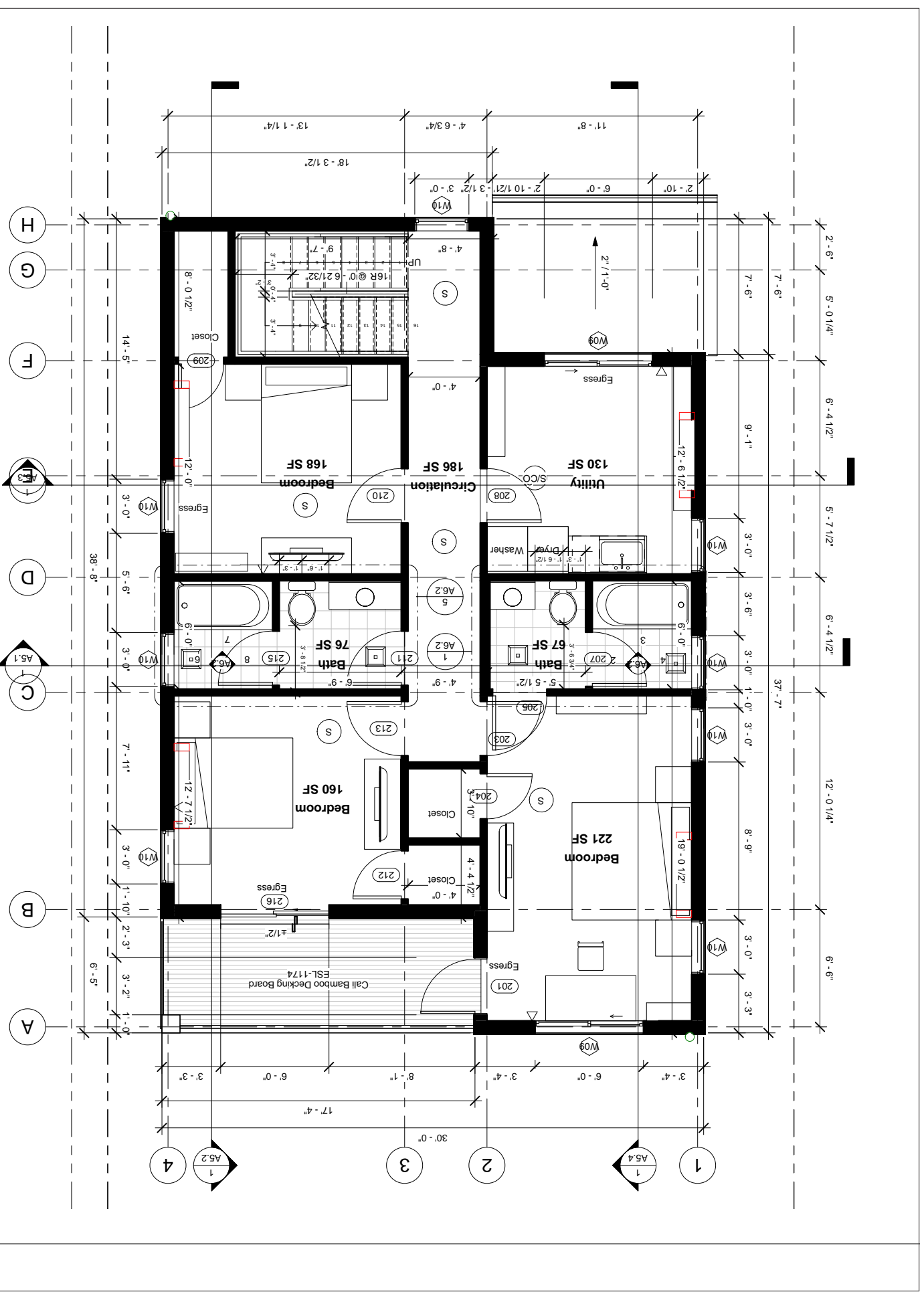
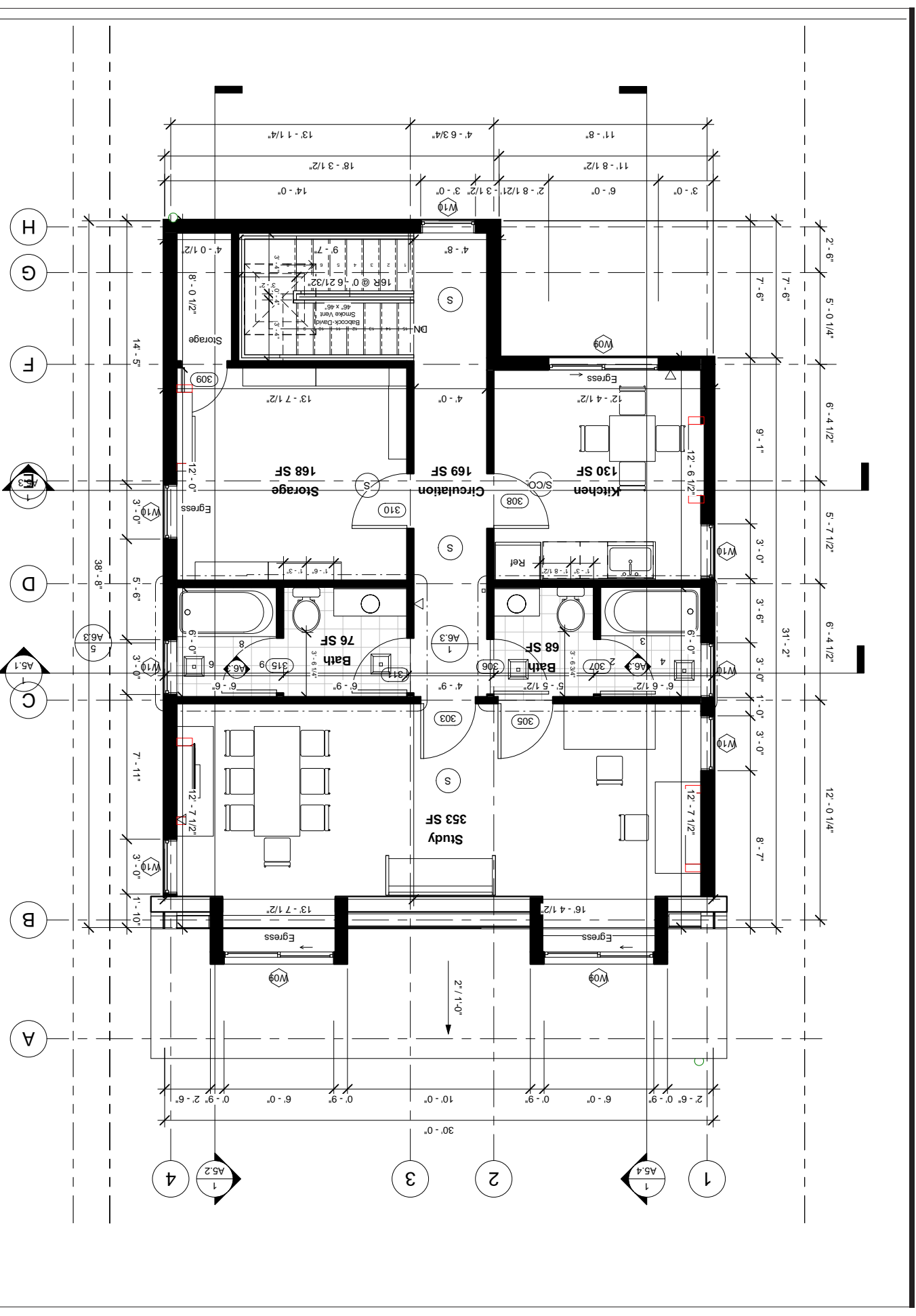
WEST 39TH STREET

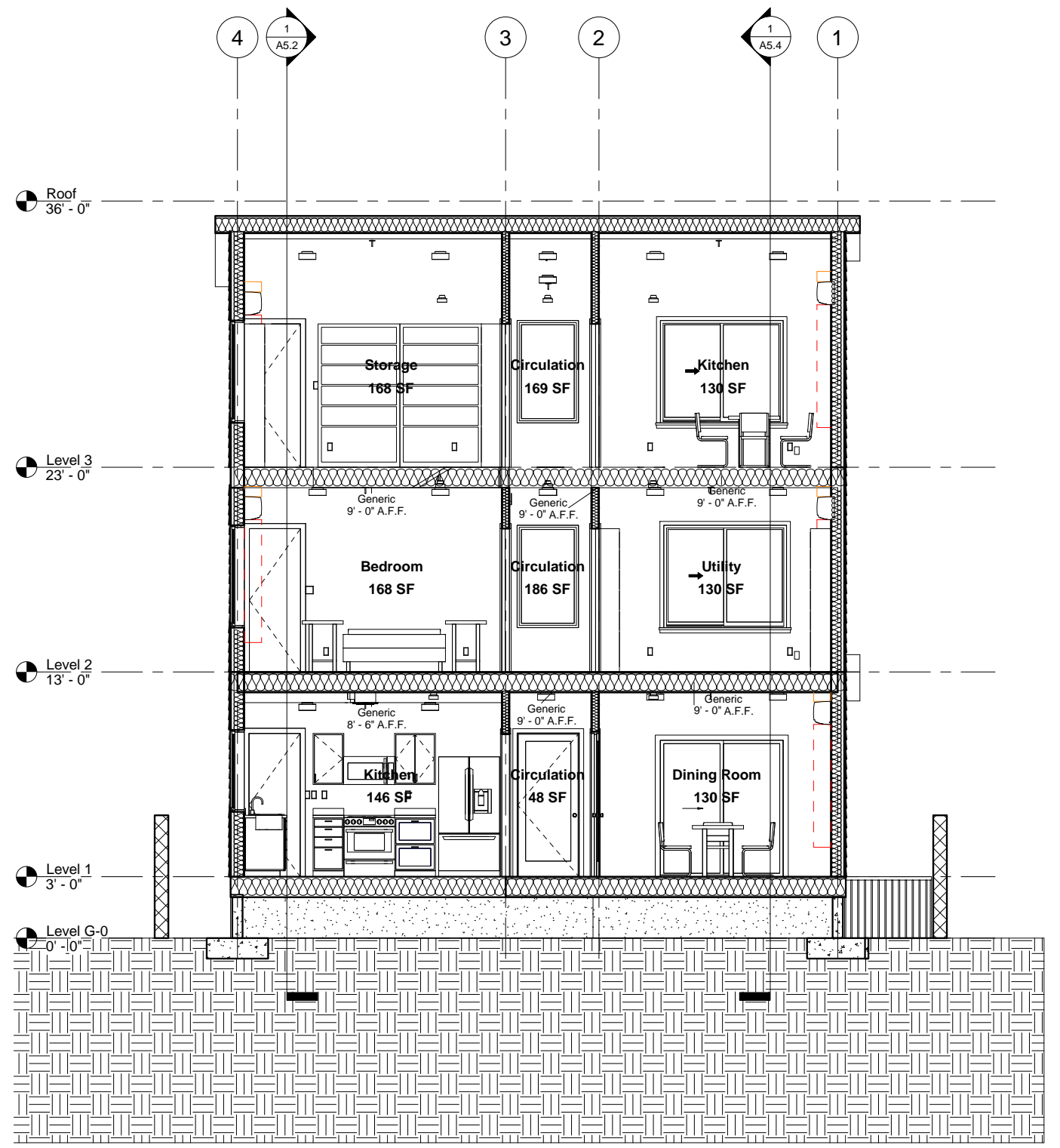


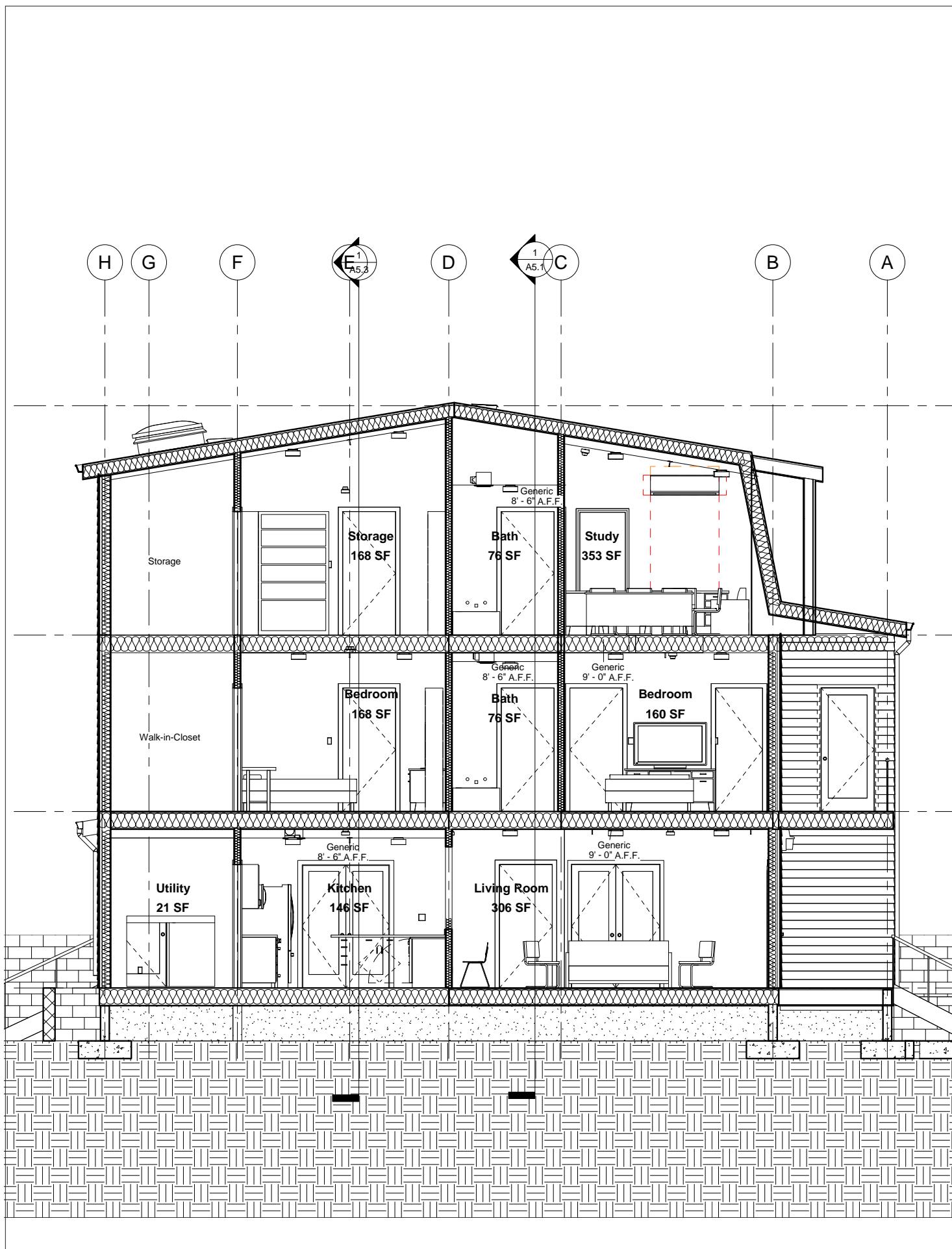
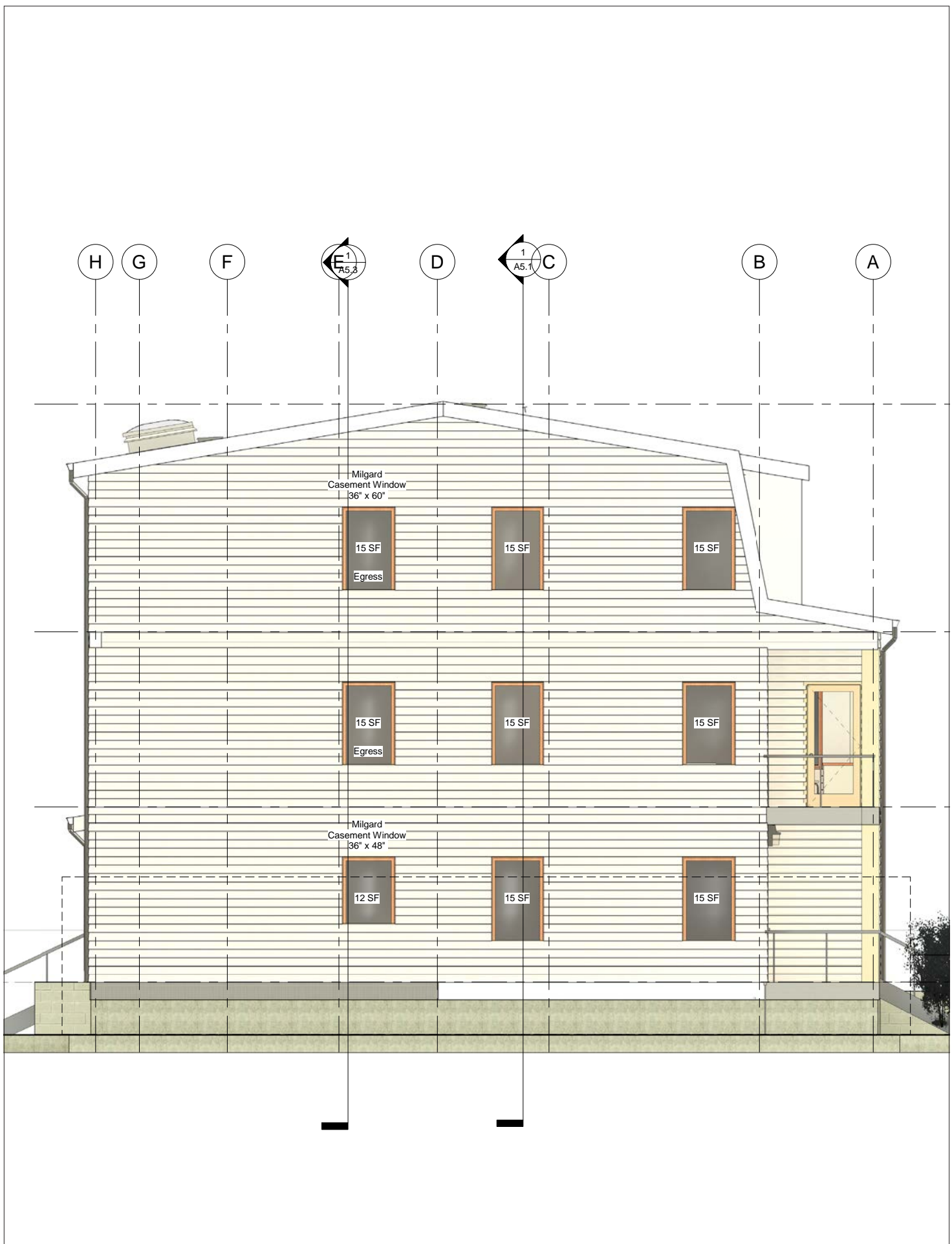
WISCONSIN STREET

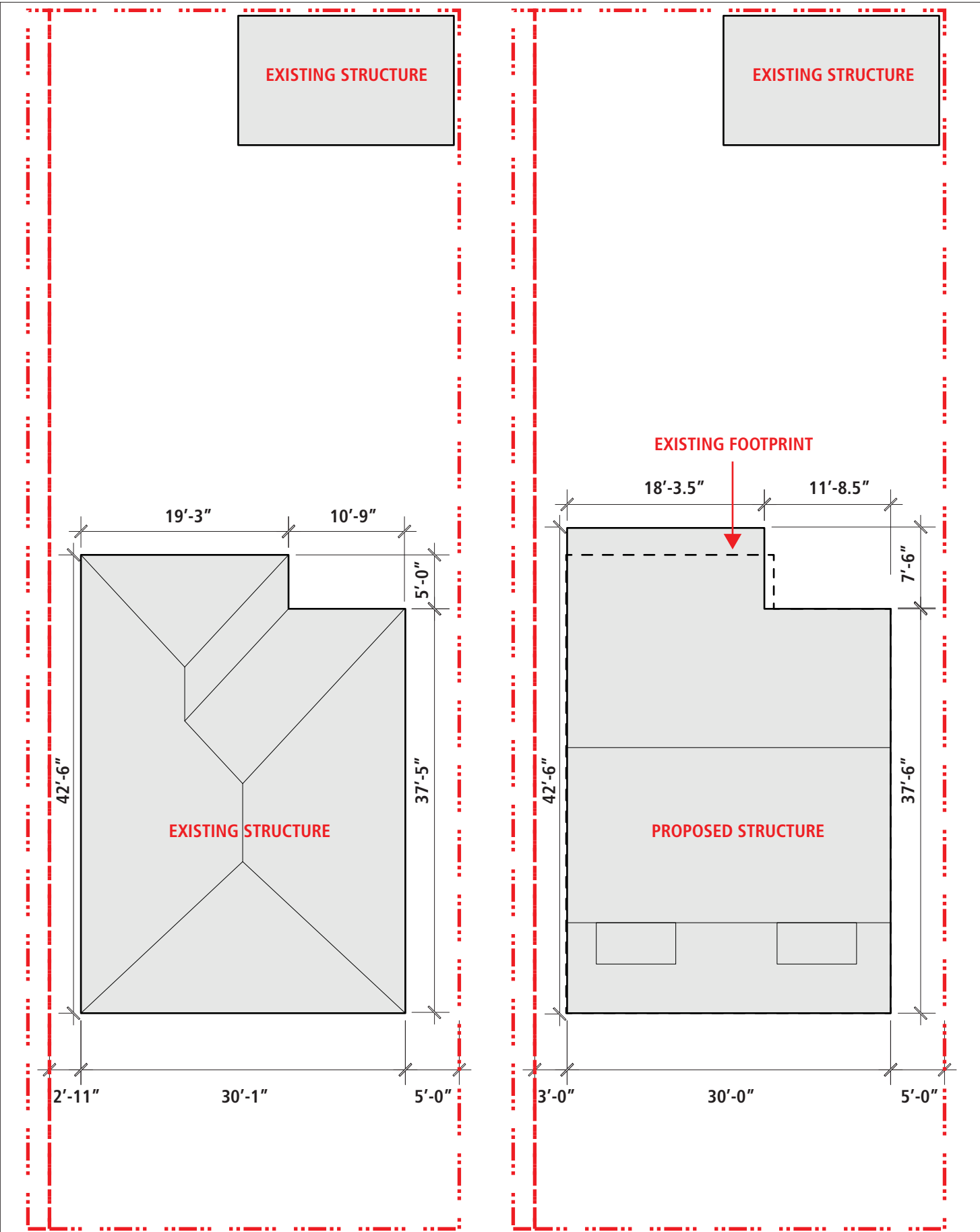
PROPERTY LINE 113'

PROPERTY LINE 38'

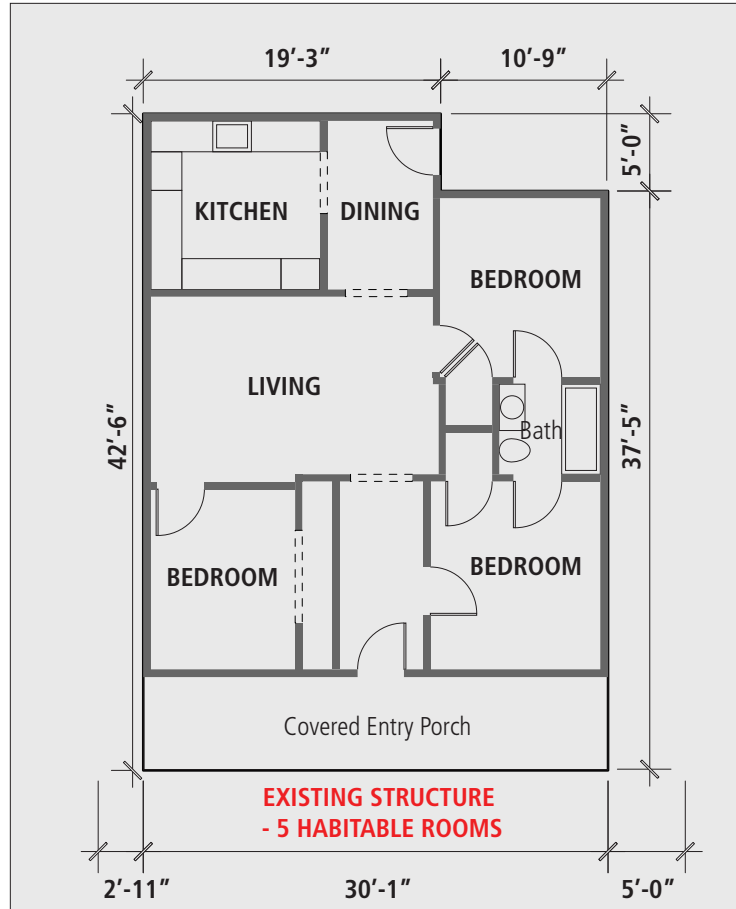




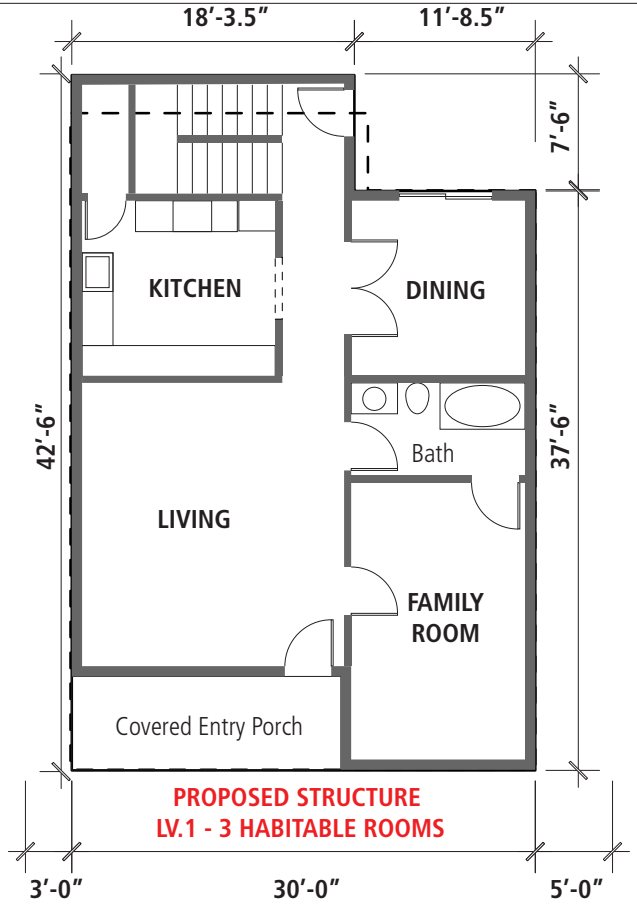




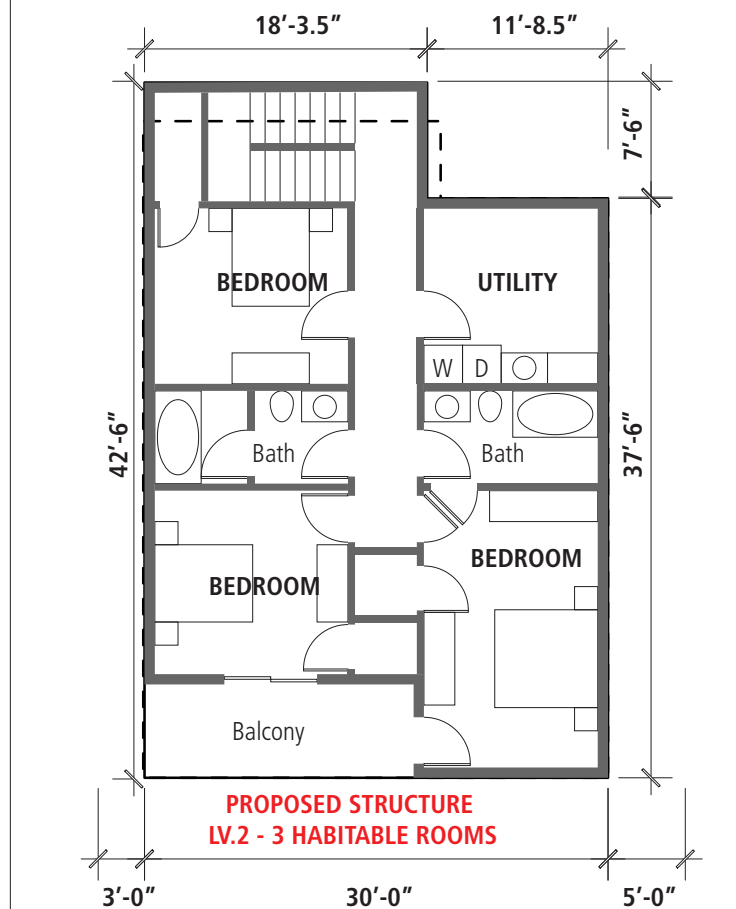
EXISTING BUILDING FOOTPRINT AND SETBACKS ARE RESPECTED TO MAINTAIN CHARACTER OF EXISTING STRUCTURE IN CADENCE WITH NEIGHBORHOOD



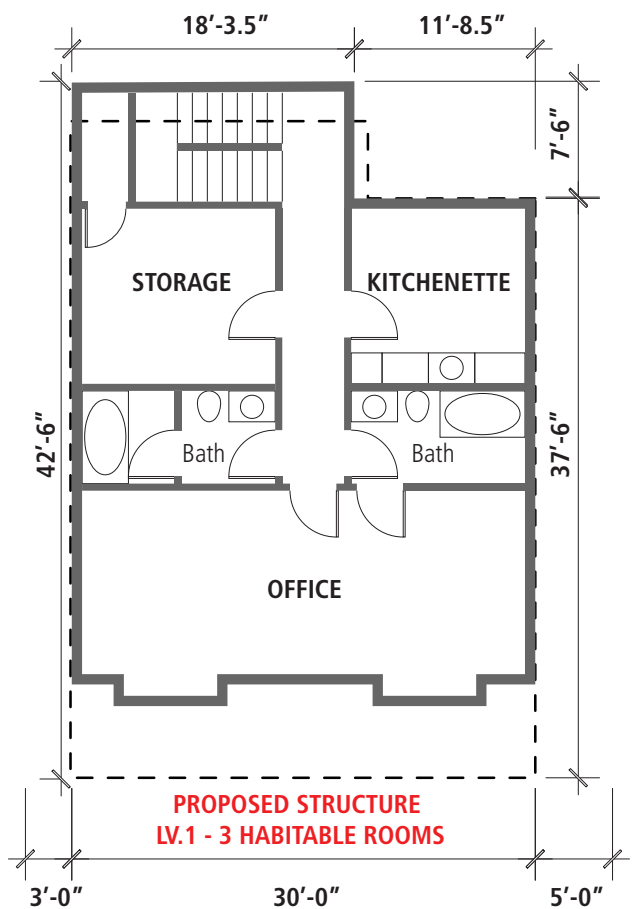
EXISTING STRUCTURE - 5 HABITABLE ROOMS



PROPOSED STRUCTURE LV.1 - 3 HABITABLE ROOMS



PROPOSED STRUCTURE LV.2 - 3 HABITABLE ROOMS



PROPOSED STRUCTURE LV.1 - 3 HABITABLE ROOMS

PROPOSED 3-BED + HOME OFFICE IS IN COMPLIANCE WITH ZI NO.2397 AND DOES NOT TO FUNCTION AS A DORMITORY AND/OR AFFORDABLE HOUSING.



PROPOSED PARKING IN FRONT YARD SETBACK IS COMMONPLACE. IT WILL BENEFIT NEIGHBORHOOD NOT CONTRIBUTING TO STREET PARKING SHORTAGE CREATED BY NEIGHBORING DEVELOPMENTS.



NEIGHBORING STRUCTURES ARE JUSTIFIED TO ONE SIDE YARD TO ACCOMMODATE DRIVEWAYS TO REAR GARAGES. PROPOSED BUILDING FOOTPRINT AND SETBACKS RESPECT NEIGHBORING STRUCTURES.



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PROPOSED



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PROPOSED