EXCLUSIVE PROPERTY BROCHURE

5502 Carfax Avenue

Lakewood, California 90713

A Complete Record of Permits, Upgrades & Property Care

1,496	2020	5.04 kWp	2031
SQ FT HOME	MASTER SUITE ADDITION	OWNED SOLAR ARRAY	ROOF WARRANTY THRU



Kyle Nishimi

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WHAT'S INSIDE

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Address, parcel details, and at-a-glance specifications

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A narrative walkthrough of the home's major upgrades, in the seller's words

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SECTION 01

Property Snapshot

AT A GLANCE

LIVING AREA

1,496 sq ft (approx., per Sq. Ft. Disclosure)

GARAGE

360 sq ft detached garage (20' x 18')

ADDITION

500 sq ft primary suite addition, built 2020

PARKING

Detached garage, auto opener; shared driveway

LOT / PARCEL

APN 7174-016-008 • Lot 117, Tract 18077

ROOF

Comp. shingle; 2009 re-roof, 2020 addition tie-in

OWNERSHIP & LEGAL

Sellers	Tyler & Kara Krie, Trustees of the Krie Family Trust
County	Los Angeles County
Water Source	City of Lakewood
Sewer	Public sewer system

WHY THIS PROPERTY STANDS OUT

- Permitted 500 sq ft primary suite addition (2020)
- Owned solar with 20-year Enphase inverter warranty
- Whole-home electrical, plumbing & HVAC modernization
- Finished, climate-controlled detached garage with EV charging

SECTION 02

The Improvement Story

In the Seller's own disclosures, Tyler and Kara Krie documented years of methodical, permitted investment in this home — from a full structural addition to a ground-up electrical, plumbing, and HVAC modernization. The five categories below summarize that record, condensed from the Seller's written Property Value-Add & Upgrade Disclosure.

Structural & Exterior

Primary suite addition, full stucco remediation, fencing, landscaping, hardscape

PAGE 05

Electrical & Solar

200A panel, underground utilities, rewiring, owned Enphase solar system (Maxeon panels)

PAGE 06

Plumbing & Waste

New 1" main water line, full PEX re-pipe, new water heater, new 3" ABS main sewer line

PAGE 07

HVAC & Garage

Bryant HVAC system, engineered ductwork, finished garage retrofit with EV charging

PAGE 08

Interior & Finishes

Hardwood restoration, kitchen & bath refresh, smart laundry room

PAGE 09

SECTION 02 • IMPROVEMENT STORY

Structural & Exterior

Premium Primary Suite Addition — 2020

A fully permitted 500 sq ft structural addition, featuring a spacious bedroom, a light-filled walk-in closet, a linen closet, and a primary bath with double vanity, double shower, and private water closet — plus a dedicated wine/coffee bar with filtered water and beverage fridge.

Exterior Envelope & Hardscape

- Full-home stucco remediation (2020): complete texture coat removal and new La Habra Blue Gray finish
- New retaining wall and white picket fence at front; vinyl privacy fencing with auto-locking gates at sides/rear
- New sod, automated sprinkler system, concrete walkways, and mow strips front and back
- Asphalt driveway removed and replaced with new concrete driveway

Premium Flatwork & Utility Screening

- All exterior concrete finished with Behr solid stain and matte clear coat with non-slip grit additive
- Custom feature wall built around AC condenser, utility meters, and trash storage area

SECTION 02 • IMPROVEMENT STORY

Electrical & Solar

Owned Solar Array, Free & Clear

A 5.04 kWp Enphase system with Maxeon A-Series 420W panels, fully owned by the Seller with no remaining loan balance. Grandfathered into the favorable NEM 2.0 net metering program. Full specifications in Section 06.

Service Upgrades & Utility Bury

- New 200-amp main electrical panel at rear of property, with sub-panel feeders run underground
- Fiber-optic data cables rerouted and trenched underground, clearing overhead utility lines
- Comprehensive evaluation of existing circuits; dedicated grounding conductors installed for outlets testing as ungrounded; GFCI protection in all code-required zones
- Eufy smart architectural lighting installed across the exterior perimeter

SYSTEM SIZE	PANELS	INVERTERS	NET METERING
5.04 kWp DC	12 × Maxeon A-Series 420W	Enphase Microinverters	NEM 2.0 (Grandfathered)

SECTION 02 • IMPROVEMENT STORY

Plumbing & Waste

Whole-Home Plumbing Modernization

Building on copper supply lines added during the 2005 remodel, the Seller recently completed a full under-house re-pipe and replaced the main water line and primary sewer line — supplemented by a new sewer cleanout and a recorded video sewer scope.

Main Line Modernization

- Main water service line replaced with new 1-inch line (same size, fully replaced)
- Complete under-house PEX re-pipe, replacing all legacy supply piping beneath the main structure
- New water heater system installed

Waste Line & Sewer Upgrades

- Primary 3-inch under-house sewer main line replaced with new ABS; laundry drain line also replaced
- New sewer cleanout installed in the front yard; sewer lateral cleaned and recorded on video (see Section 05)

Per the Seller's TDS, a transite pipe suspected for the front bath vent line (enclosed within wall/attic) has not been tested. See Section 08 for full disclosure language.

SECTION 02 • IMPROVEMENT STORY

HVAC & Garage

Bryant HVAC System & Finished Garage Retrofit

A fully permitted, high-efficiency Bryant system installed in 2019, paired with a completely retrofitted detached garage built for storage, hobbies, and EV charging.

Whole-Home Climate Control (2019)

- High-efficiency Bryant central A/C condenser paired with a two-stage gas furnace
- Entire home retrofitted with newly engineered structural ductwork for balanced airflow
- Attic professionally vacuumed clean and fitted with new premium blown-in insulation
- 26-point tune-up and inspection by Service Champions, completed 6/8/2026 — system passed certification

Fully Finished Structural Garage Retrofit

- Ceiling framing engineered and reinforced for heavy-duty overhead storage; Title 24 insulated
- Dedicated HVAC mini-split, EV charging station, and insulated double-steel door with Bluetooth opener
- Multi-coat solid epoxy floor finish with full flake broadcast

SECTION 02 • IMPROVEMENT STORY

Interior & Finishes

Restored Character, Modern Conveniences

The home's original hardwood was professionally restored in 2022, while the kitchen, bath, and laundry areas — first modernized in a 2005 remodel — received a thorough recent refresh with premium finishes.

Whole-Home Flooring Restoration (2022)

- Original solid hardwood flooring sanded, stained, and sealed with a high-durability protective finish

Kitchen, Bath & Laundry Refresh

- Solid quartz countertops, tiled backsplash, under-cabinet LED lighting, and range hood/vent system
- Pot-filler over the cooktop, new LG appliance suite, and under-sink iSpring reverse osmosis filter
- Rear half-bath modernized with new water supply lines, vanity, and water closet
- Smart laundry room with new gas dryer line, hard-piped vent, and slide-out butcher block counter

SECTION 03

Permits on File

Every major project at 5502 Carfax Avenue was completed with permits through the City of Lakewood and Los Angeles County. Full permit cards are reproduced in the appendix of the complete packet; this page summarizes what's on file.

Category	Description	Permit Reference	Status
Electrical	200-Amp Main Panel (Detached Garage)	EL 0401 1911120018	Finaled 7/29/21
Demolition	Patio Cover Removal (for Addition)	BL 0401 2002060018	Finaled 7/29/21
Structural	Primary Suite Addition	See Structural Plan Set	Approved & Stamped
Title 24	Energy Compliance — Addition	See T24 Report	Approved & Stamped
Garage	Electrical / Plumbing / Mechanical Retrofit	See Approved Plan Rev. 2	Full Set on File
HVAC	Bryant System Installation	On File	2019
Plumbing	Exterior Water Heater	On File	On File
Roofing	Re-Roof & Sheathing	On File	2009
Sewer	Sewer Line	On File	On File
Solar	Photovoltaic System Installation	On File	2021
Remodel	Kitchen & Laundry Remodel	On File	2005

SECTION 04

Features & Upgrades at a Glance

Systems

- 200-amp electrical panel
- Bryant HVAC (2019)
- Full PEX re-pipe
- New water heater
- Owned solar + Enphase

Structure

- 500 sf primary suite (2020)
- Full stucco remediation
- New roof tie-in + 2009 re-roof
- Engineered garage ceiling

Exterior

- New concrete driveway
- Sod + auto sprinklers
- Picket + vinyl privacy fencing
- Eufy smart lighting

Interior

- 2022 hardwood restoration
- Quartz kitchen counters
- New LG appliance suite
- RO drinking water system

Garage

- EV charging station
- HVAC mini-split
- Epoxy flake floor
- Bluetooth garage opener

Peace of Mind

- Roof warranty thru 2031
- Termite inspection & Section 1 clearance
- Recent HVAC certification
- Sewer lateral scoped

SECTION 05

Inspections & Warranties

Roof Certification & Limited Warranty

Elevate Roofing (Lic. #1102586) certified the roof in satisfactory condition with a 5-year leak warranty.

VALID 9/1/2026 – 9/1/2031

Termite Inspection & Clearance

Cal Coast Termite & Pest (Rpt. #33708, 6/26/2026) found drywood termites. All Section 1 items were completed via prior structural fumigation by Lethal Exterminating ($1,950). Documentation of both the inspection and the clearance is provided.

FUMIGATION COMPLETED 1/23/2025 • ALL SECTION 1 ITEMS CLEARED

HVAC 26-Point Tune-Up & Certification

Service Champions performed a full precision tune-up and cleaning; system passed all safety and performance checks.

COMPLETED 6/8/2026 • SYSTEM CERTIFIED

Sewer Lateral Video Scope

A full video scope of the 4-inch vitrified clay sewer lateral was recorded; the Seller's notes describe the line as in stable, sound condition with a clean tie-in to the city main.

RECORDED 6/8/2026 • VIDEO AVAILABLE

SECTION 06

Solar Energy System

Owned Outright — No Loan, No Lease, No Lien

The solar financing was paid in full prior to listing. The system transfers to the Buyer free and clear.

SYSTEM SIZE	5.04 kWp (DC)	PANELS	12 × Maxeon A-Series 420W
MOUNTING	InvisiMount system	INVERTERS	Enphase Microinverters (per-panel monitoring)
MONITORING	Enphase Enlighten app	INSTALLER	Top Tier Home Energy, LLC (Lic. CA 890895 B C10)
NET METERING	NEM 2.0 — grandfathered for the program's full remaining term	EST. YEAR-1 PRODUCTION	8,508 kWh (119% of estimated usage at install)

The Enphase system (inverters and monitoring) carries approximately 20 years of remaining warranty coverage. Warranty documents transfer with the home.

SECTION 07

Estimated Value Add

This is a qualitative summary, not an appraisal. It highlights where the Seller's documented, permitted investment is most likely to support the home's value — buyers and their lenders should rely on a licensed appraisal for valuation purposes.

Living Area Expansion

The 2020, fully permitted 500 sq ft primary suite addition increased the home's living area by roughly a third — typically one of the highest-return improvements a home can have, since added square footage is valued by both appraisers and buyers.

Owned Solar + Electrical Modernization

A debt-free solar array paired with a new 200-amp panel and full rewiring removes a major near-term capital expense for a buyer and supports lower utility costs going forward.

Systems Replacement Avoidance

A 2019 HVAC system, recently re-piped plumbing, and a new water heater mean a buyer is unlikely to face major mechanical replacement costs for years to come.

Documented Risk Reduction

An active roof warranty, a recent termite inspection with all Section 1 items cleared, and a documented HVAC certification give buyers a lower-risk purchase profile.

SECTION 07 • ESTIMATED VALUE ADD

Documented Recent Service Costs

Where the Seller's records include actual invoices, those figures are reproduced below exactly as billed — representing recent, out-of-pocket spend on maintaining the property's major systems.

Structural Fumigation (Section 1 Clearance)

Lethal Exterminating

1/23/2025

$1,950.00

HVAC 26-Point Tune-Up

Service Champions

6/8/2026

$88.00

These figures reflect recent service and treatment costs only — they do not represent the cost of the major capital improvements described in Sections 02–06, for which itemized contractor invoices were not included in the disclosure package.

SECTION 08

Seller Disclosures

In their Transfer Disclosure Statement (TDS) and Seller Property Questionnaire (SPQ), Tyler and Kara Krie disclosed the following material facts. These are the Seller's representations, not the Agent's or Broker's, and are not a substitute for the Buyer's own inspections.

Untested Vent Pipe

"Seller suspects transite pipe for front bath vent line (enclosed within wall/attic) has not been tested. Driveway has shared access."

— Seller's TDS, Section II.C explanation

Shared Driveway Access

The Seller discloses that the driveway has shared access with an adjoining property. See full SPQ Section 12 for boundary and access disclosures.

No Other Known Material Defects

Beyond the items above, the Seller's TDS/SPQ disclose no other known material defects, pending litigation, or undisclosed encroachments. Complete TDS and SPQ forms are included in the full document packet.

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Questions About This Property?

I'm happy to walk you through every detail in this brochure — or schedule your private showing.



Kyle Nishimi

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This brochure was prepared from documentation provided by the Seller and is believed accurate but not guaranteed. Buyers should verify all information, including permits, square footage, and warranty terms, to their own satisfaction.

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This packet contains 178 pages total: 17 brochure pages + 161 appendix pages.

Property: 5502 Carfax Ave., Lakewood CA 90713 • Prepared by: Kyle Nishimi, Realtor/Broker, Reassured Real Estate Inc.

SUPPORTING DOCUMENTS

Document Appendix

Permits, Inspections, Warranties & Solar Records

The following pages reproduce the Seller's source documentation in full, organized to mirror the brochure sections. Where a document spans multiple pages, all pages are included.

APPENDIX INDEX

What's Included

Disclosure Forms

- Transfer Disclosure Statement (TDS) & Seller Property Questionnaire (SPQ)

Permits — Structural & Addition

- Master Suite Addition Permit
- Structural Plans — Approved & Stamped
- Title 24 Energy Compliance — Approved & Stamped
- Structural Calculations
- Addition Architectural Plans

Permits — Electrical, Plumbing & Mechanical

- 200-Amp Panel Permit (Underground Conduit)
- Exterior Water Heater Permit
- HVAC / AC Permit
- Sewer Line Permit

Permits — Garage Retrofit

- Garage Approved Plan (Revision 2, Full Set)
- Completed Permits — House & Garage

Permits — Roofing & Remodel History

- Re-Roof & Sheathing Permit (2009)
- Kitchen & Laundry Remodel Permit (2005)

Permits — Solar

- Solar Installation Permit

Inspections & Warranties

- Termite Inspection Report — Cal Coast Termite & Pest Inc. (6/26/2026)
- Fumigation Invoice & Work Completion — Lethal Exterminating (1/23/2025)
- 5-Year Roof Certification & Warranty — Elevate Roofing
- Sewer Lateral Video Scope — Overview Letter
- HVAC 26-Point Tune-Up Invoice — Service Champions
- Square Footage Disclosure & Calculation

Solar System Documentation

- System Layout & Proposal — Top Tier Home Energy
- Installation Agreement
- Maxeon Panel Warranty Terms
- Edison Net Metering Agreement

APPENDIX SECTION 1 OF 8

Disclosure Forms

1 document in this section

DISCLOSURE FORMS

Transfer Disclosure Statement (TDS) & Seller Property Questionnaire (SPQ)

Source file: TDS and SPQ (edited).pdf

REAL ESTATE TRANSFER DISCLOSURE STATEMENT
(CALIFORNIA CIVIL CODE §1102, ET SEQ.)
(C.A.R. Form TDS, Revised 6/24)

☐ This property is a duplex, triplex or fourplex. A TDS is required for all units. This TDS is for ALL units (or ☐ only unit(s) ___).
THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF Lakewood, **COUNTY OF** _____, **STATE OF CALIFORNIA, DESCRIBED AS** 5502 Carfax Ave., Lakewood, CA 90713.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH § 1102 OF THE CIVIL CODE AS OF (DATE) _____. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

I. COORDINATION WITH OTHER DISCLOSURE FORMS

This Real Estate Transfer Disclosure Statement is made pursuant to § 1102 of the Civil Code. Other statutes require disclosures, depending upon the details of the particular real estate transaction (for example: special study zone and purchase-money liens on residential property).

Substituted Disclosures: The following disclosures and other disclosures required by law, including the Natural Hazard Disclosure Report/Statement that may include airport annoyances, earthquake, fire, flood, or special assessment information, have or will be made in connection with this real estate transfer, and are intended to satisfy the disclosure obligations on this form, where the subject matter is the same:

☑ Inspection reports completed pursuant to the contract of sale or receipt for deposit.
☑ Additional inspection reports or disclosures: _____

☐ *No substituted disclosures for this transfer.*

II. SELLER'S INFORMATION

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

Seller ☐ is ☐ is not occupying the property.

A. The subject property has the items checked below:*

- ☑ Range
- ☑ Oven
- ☑ Microwave
- ☑ Dishwasher
- ☐ Trash Compactor
- ☑ Garbage Disposal
- ☑ Washer/Dryer Hookups
- ☐ Rain Gutters
- ☐ Burglar Alarms
- ☑ Carbon Monoxide Device(s)
- ☑ Smoke Detector(s)
- ☐ Fire Alarm
- ☐ TV Antenna
- ☐ Satellite Dish
- ☐ Intercom
- ☑ Central Heating
- ☑ Central Air Conditioning
- ☐ Evaporator Cooler(s)
- ☐ Wall/Window Air Conditioning
- ☑ Sprinklers
- ☑ Public Sewer System
- ☐ Septic Tank
- ☐ Sump Pump
- ☐ Water Softener
- ☐ Patio/Decking
- ☐ Built-in Barbecue
- ☐ Gazebo
- ☑ Security Gate(s)
- ☑ Garage:
  - ☐ Attached ☑ Not Attached
  - ☐ Carport
  - ☑ Automatic Garage Door Opener(s)
  - ☐ Number Remote Controls 1
- ☐ Sauna
- ☐ Hot Tub/Spa:
  - ☐ Locking Safety Cover
- ☐ Pool:
  - ☐ Child Resistant Barrier
- ☐ Pool/Spa Heater:
  - ☐ Gas ☐ Solar ☐ Electric
- ☐ Water Heater:
  - ☑ Gas ☐ Solar ☐ Electric
- ☐ Water Supply:
  - ☑ City ☐ Well
  - ☐ Private Utility or Other _____
- ☑ Gas Supply:
  - ☐ Utility ☐ Bottled (Tank)
- ☑ Window Screens
- ☐ Window Security Bars
  - ☐ Quick Release Mechanism on Bedroom Windows
- ☐ Water-Conserving Plumbing Fixtures

Exhaust Fan(s) in Bath/kitchen 220 Volt Wiring in House/Garage Fireplace(s) in _____
Gas Starter _____ Roof(s): Type: Composite Shingle Age: 6 and 17 (approx.)
Other: _____

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition? ☐ Yes/☑ No. If yes, then describe. (Attach additional sheets if necessary): _____

(*see note on page 2)

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Reassured Real Estate Inc., 6721 Park Ave. Garden Grove CA 92845 Phone: 7146253842 Fax: 8007051240 Carfax
Kyle Nishimi Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Property Address: *5502 Carfax Ave., Lakewood, CA 90713* Date: _____

B. Are you (Seller) aware of any significant defects/malfunctions in any of the following? ☐ Yes/☑ No. If yes, check appropriate space(s) below.

☐ Interior Walls ☐ Ceilings ☐ Floors ☐ Exterior Walls ☐ Insulation ☐ Roof(s) ☐ Windows ☐ Doors ☐ Foundation ☐ Slab(s)
☐ Driveways ☐ Sidewalks ☐ Walls/Fences ☐ Electrical Systems ☐ Plumbing/Sewers/Septics ☐ Other Structural Components
(Describe: _____)

If any of the above is checked, explain. (Attach additional sheets if necessary.): _____

*Installation of a listed appliance, device, or amenity is not a precondition of sale or transfer of the dwelling. The carbon monoxide device, garage door opener, or child-resistant pool barrier may not be in compliance with the safety standards relating to, respectively, carbon monoxide device standards of Chapter 8 (commencing with § 13260) of Part 2 of Division 12 of, automatic reversing device standards of Chapter 12.5 (commencing with § 19890) of Part 3 of Division 13 of, or the pool safety standards of Article 2.5 (commencing with § 115920) of Chapter 5 of Part 10 of Division 104 of, the Health and Safety Code. Window security bars may not have quick-release mechanisms in compliance with the 1995 edition of the California Building Standards Code. § 1101.4 of the Civil Code requires all single-family residences built on or before January 1, 1994, to be equipped with water-conserving plumbing fixtures after January 1, 2017. Additionally, on and after January 1, 2014, a single-family residence built on or before January 1, 1994, that is altered or improved is required to be equipped with water-conserving plumbing fixtures as a condition of final approval. Fixtures in this dwelling may not comply with § 1101.4 of the Civil Code.

C. Are you (Seller) aware of any of the following:

1. Substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and contaminated soil or water on the subject property . . . . . ☑ Yes ☐ No
2. Features of the property shared in common with adjoining landowners, such as walls, fences, and driveways, whose use or responsibility for maintenance may have an effect on the subject property . . . . . ☑ Yes ☐ No
3. Any encroachments, easements or similar matters that may affect your interest in the subject property . . . . . ☐ Yes ☑ No
4. Room additions, structural modifications, or other alterations or repairs made without necessary permits. . . . . ☐ Yes ☑ No
5. Room additions, structural modifications, or other alterations or repairs not in compliance with building codes . . ☐ Yes ☑ No

(**Note to C4 and C5:** If transferor acquired the property within 18 months of accepting an offer to sell it, transferor shall make additional disclosures regarding the room additions, structural modifications, or other alterations or repairs on a Seller Property Questionnaire (C.A.R. Form SPQ).)

6. Fill (compacted or otherwise) on the property or any portion thereof . . . . . ☐ Yes ☑ No
7. Any settling from any cause, or slippage, sliding, or other soil problems . . . . . ☐ Yes ☑ No
8. Flooding, drainage or grading problems . . . . . ☐ Yes ☑ No
9. Major damage to the property or any of the structures from fire, earthquake, floods, or landslides . . . . . ☐ Yes ☑ No
10. Any zoning violations, nonconforming uses, violations of "setback" requirements . . . . . ☐ Yes ☑ No
11. Neighborhood noise problems or other nuisances . . . . . ☐ Yes ☑ No
12. CC&R's or other deed restrictions or obligations . . . . . ☐ Yes ☑ No
13. Homeowners' Association which has any authority over the subject property . . . . . ☐ Yes ☑ No
14. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) . . . . . ☐ Yes ☑ No
15. Any notices of abatement or citations against the property . . . . . ☐ Yes ☑ No
16. Any lawsuits by or against the Seller threatening to or affecting this real property, claims for damages by the Seller pursuant to § 910 or 914 threatening to or affecting this real property, claims for breach of warranty pursuant to § 900 threatening to or affecting this real property, or claims for breach of an enhanced protection agreement pursuant to § 903 threatening to or affecting this real property, including any lawsuits or claims for damages pursuant to § 910 or 914 alleging a defect or deficiency in this real property or "common areas" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) . . . . . ☐ Yes ☑ No

If the answer to any of these is yes, explain. (Attach additional sheets if necessary.): Seller suspects transite pipe for front bath vent line (enclosed within wall/attic):has not been tested. Driveway has shared access.

D. 1. The Seller certifies that the property, as of the close of escrow, will be in compliance with § 13113.8 of the Health and Safety Code by having operable smoke detector(s) which are approved, listed, and installed in accordance with the State Fire Marshal's regulations and applicable local standards.
2. The Seller certifies that the property, as of the close of escrow, will be in compliance with § 19211 of the Health and Safety Code by having the water heater tank(s) braced, anchored, or strapped in place in accordance with applicable law.

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller Tyler Krie Date _____

Seller Kara Krie Date _____

III. AGENT'S INSPECTION DISCLOSURE

(To be completed only if the Seller is represented by an agent in this transaction.)

THE UNDERSIGNED, BASED ON THE ABOVE INQUIRY OF THE SELLER(S) AS TO THE CONDITION OF THE PROPERTY AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY IN CONJUNCTION WITH THAT INQUIRY, STATES THE FOLLOWING:

☐ See attached Agent Visual Inspection Disclosure (AVID Form)
☐ Agent notes no items for disclosure.
☐ Agent notes the following items: _____

Agent (Broker Representing Seller) *Reassured Real Estate Inc.* (Please Print)

By _____ Date _____
(Associate Licensee or Broker Signature)

IV. AGENT'S INSPECTION DISCLOSURE

(To be completed only if the agent who has obtained the offer is other than the agent above.)

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

☐ See attached Agent Visual Inspection Disclosure (AVID Form)
☐ Agent notes no items for disclosure.
☐ Agent notes the following items: _____

Agent (Broker Obtaining the Offer) _____ (Please Print)

By _____ Date _____
(Associate Licensee or Broker Signature)

V. BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Seller _____ Date _____

Seller _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Agent (Broker Representing Seller) *Reassured Real Estate Inc.* (Please Print)

By _____ Date _____
(Associate Licensee or Broker Signature)

Agent (Broker Obtaining the Offer) _____ (Please Print)

By _____ Date _____
(Associate Licensee or Broker Signature)

§ 1102.3 OF THE CIVIL CODE PROVIDES A BUYER WITH THE RIGHT TO RESCIND A PURCHASE CONTRACT FOR AT LEAST THREE DAYS AFTER THE DELIVERY OF THIS DISCLOSURE IF DELIVERY OCCURS AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED PERIOD.

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

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SELLER PROPERTY QUESTIONNAIRE

(C.A.R. Form SPQ, Revised 12/25)

This form is not a substitute for the Real Estate Transfer Disclosure Statement (TDS). It is used by the Seller to provide additional information when a TDS is completed. If Seller is exempt from completing a TDS, Seller should complete an Exempt Seller Disclosure (C.A.R. Form ESD) or may use this form instead:

NOTE TO SELLER: YOU ARE STRONGLY ADVISED TO CAREFULLY REVIEW THE DISCLOSURE INFORMATION ADVISORY (C.A.R. Form DIA) BEFORE YOU COMPLETE THIS SELLER PROPERTY QUESTIONNAIRE. ALL SELLERS OF CALIFORNIA REAL PROPERTY ARE REQUIRED TO PROVIDE VARIOUS DISCLOSURES, EITHER BY CONTRACT, OR BY STATUTE OR CASE LAW. MANY DISCLOSURES MUST BE MADE WITHIN CERTAIN TIME LIMITS. TIMELY AND THOROUGH DISCLOSURES HELP TO REDUCE DISPUTES AND FACILITATE A SMOOTH SALES TRANSACTION.

Seller makes the following disclosures with regard to the real property or manufactured home described as ***5502 Carfax Ave.*** _____, Assessor's Parcel No. _____, situated in ***Lakewood***, County of _____ California ("Property").

☐ This property is a duplex, triplex or fourplex. A SPQ is required for all units. This SPQ is for ALL units (or ☐ only unit(s) _____).

1. **Disclosure Limitation: The following are representations made by the Seller and are not the representations of the Agent(s), if any. This disclosure statement is not a warranty of any kind by the Seller or any agents(s) and is not a substitute for any inspections or warranties the principal(s) may wish to obtain. This disclosure is not intended to be part of the contract between Buyer and Seller. Unless otherwise specified in writing, Broker and any real estate licensee or other person working with or through Broker has not verified information provided by Seller. A real estate broker is qualified to advise on real estate transactions. If Seller or Buyer desires legal advice, they should consult an attorney.**
2. **Note to Seller, PURPOSE:** To tell the Buyer about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.
   - Answer based on actual knowledge and recollection at this time.
   - Something that you do not consider material or significant may be perceived differently by a Buyer.
   - Think about what you would want to know if you were buying the Property today.
   - Read the questions carefully and take your time.
   - If you do not understand how to answer a question, or what to disclose or how to make a disclosure in response to a question, whether on this form or a TDS, you should consult a real estate attorney in California of your choosing. A broker cannot answer the questions for you or advise you on the legal sufficiency of any answers or disclosures you provide.
3. **Note to Buyer, PURPOSE:** To give you more information about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.
   - Something that may be material or significant to you may not be perceived the same way by the Seller.
   - If something is important to you, be sure to put your concerns and questions in writing (C.A.R. Form BMI).
   - Sellers can only disclose what they actually know. Seller may not know about all material or significant items.
   - Seller's disclosures are not a substitute for your own investigations, personal judgments or common sense.
4. **SELLER AWARENESS:** For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No." **A "Yes" answer is appropriate no matter how long ago the item being asked about happened or was documented unless otherwise specified. Explain any "Yes" answers in the space provided or attach additional comments and check paragraph 19.**
5. **DOCUMENTS:** **ARE YOU (SELLER) AWARE OF...**

   Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents (whether prepared in the past or present, including any previous transaction, and whether or not Seller acted upon the item), pertaining to **(i)** the condition or repair of the Property or any improvement on this Property in the past, now or proposed; or **(ii)** easements, encroachments or boundary disputes affecting the Property whether oral or in writing and whether or not provided to the Seller ..... ☑ Yes ☐ No

   Note: If yes, provide any such documents in your possession to Buyer. Receipt for Reports (C.A.R. Form RFR) may be used to list such documents.

   Explanation: Roof: 5 year leak warranty/21 point maintenance tune up to HVAC and furnace/fumigation in Jan. 2025 and recent inspection/transferable warranty for Enphase solar system/Home inspection recently performed (report provided)/sewer lateral scoped (video provided)
6. **STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED:** **ARE YOU (SELLER) AWARE OF...**
   - **A.** Within the last 3 years, the death of an occupant of the Property upon the Property ..... ☐ Yes ☑ No (Note to Seller: The manner of death may be a material fact to the Buyer, and should be disclosed, except for a death by HIV/AIDS.)
   - **B.** An Order from a government health official identifying the Property as being contaminated by methamphetamine. (If yes, attach a copy of the Order.) ..... ☐ Yes ☑ No
   - **C.** The release of an illegal controlled substance on or beneath the Property ..... ☐ Yes ☑ No
   - **D.** Whether the Property is located in or adjacent to an "industrial use" zone ..... ☐ Yes ☑ No (In general, a zone or district allowing manufacturing, commercial or airport uses.)
   - **E.** Whether the Property is affected by a nuisance created by an "industrial use" zone ..... ☐ Yes ☑ No
   - **F.** Whether the Property is located within 1 mile of a former federal or state ordnance location (In general, an area once used for military training purposes that may contain potentially explosive munitions.) ..... ☐ Yes ☑ No
   - **G.** Whether the Property is **(i)** a condominium or **(ii)** located in a planned unit development or **(iii)** other common interest subdivision (see **paragraph 14** for more disclosures)..... ☐ Yes ☑ No
   - **H.** Insurance claims affecting the Property within the past 5 years ..... ☐ Yes ☑ No
   - **I.** Matters affecting title of the Property ..... ☐ Yes ☑ No
   - **J.** Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code § 1101.3 ..... ☐ Yes ☑ No
   - **K.** Any inspection reports on any exterior balconies, stairways or other "Elevated Elements" on buildings with 3 or more units on the Property prepared within the last 6 years, or 9 years for condominiums ..... ☐ Yes ☑ No (See C.A.R. Form WBSA for more information)

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Reassured Real Estate Inc., 6721 Park Ave. Garden Grove CA 92845 Phone: **7146253842** Fax: **8007051240** **Carfax**
Kyle Nishimi

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

L. Material facts or defects affecting the Property not otherwise disclosed to Buyer ..... ☐ Yes ☐ No

Explanation, or ☐ (if checked) see attached; _____

7. REPAIRS AND ALTERATIONS: **ARE YOU (SELLER) AWARE OF...**

A. Any alterations, modifications, replacements, improvements, remodeling or material repairs on the Property (including those resulting from Home Warranty claims) ..... ☐ Yes ☐ No

B. Any alterations, modifications, replacements, improvements, remodeling, or material repairs to the Property done for the purpose of energy or water efficiency improvement or renewable energy? ..... ☐ Yes ☐ No

C. Ongoing or recurring maintenance on the Property (for example, drain or sewer clean-out, tree or pest control service) ..... ☐ Yes ☐ No

D. Any part of the Property being painted within the past 12 months ..... ☐ Yes ☐ No

E. Whether the Property was built before 1978 (if No, leave (1) and (2) blank)..... ☐ Yes ☐ No

(1) If yes, whether any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces started or completed (if No, leave (2) blank) ..... ☐ Yes ☐ No

(2) If yes to (1), whether such renovations done in compliance with the Environmental Protection Agency Lead-Based Paint Renovation Rule ..... ☐ Yes ☐ No

F. Whether you acquired the property within 18 months of accepting an offer to sell it..... ☐ Yes ☐ No

(1) If yes, have any room additions, structural modifications, or other alterations or repairs (collectively "Improvements") been performed by a contractor while you have owned the Property..... ☐ Yes ☐ No

Note 1: If yes to F(1), Seller shall provide in the Explanation below: **(i)** a list of such Improvements and (ii) the name and contact information for each contractor who performed services of $1,000 or more.

Note 2: If yes to F(1), Seller shall provide in the Explanation below **(i)** a list of those Improvements for which Seller has obtained permits, and Seller shall attach copies of those permits to this SPQ, and **(ii)** for those Improvements for which Seller does not have a permit, Seller shall include a statement identifying those Improvements stating that Seller was not provided permits by the third party making the Improvement, and providing the contact information for such third parties from whom the Buyer may obtain those permits.

Explanation, or ☐ (if checked) see attached: _____

8. STRUCTURAL, SYSTEMS AND APPLIANCES: **ARE YOU (SELLER) AWARE OF...**

A. Defects in any of the following (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including the presence of polybutylene pipes), water, sewer, waste disposal or septic system, sump pumps, well, roof, gutters, chimney, fireplace, foundation, crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, windows, walls, ceilings, floors or appliances ..... ☐ Yes ☐ No

B. The existence of a solar power system (if yes, Seller to provide C.A.R. Form SOLAR)..... ☐ Yes ☐ No

C. The leasing of any of the following on or serving the Property: solar power system, water softener system, water purifier system, alarm system, or propane tank(s) ..... ☐ Yes ☐ No

D. An alternative septic system on or serving the Property ..... ☐ Yes ☐ No

E. Whether any structure on the Property other than the main improvement is used as a dwelling ..... ☐ Yes ☐ No

(1) If Yes to E, whether there are separate utilities and meters for the dwelling..... ☐ Yes ☐ No

(2) If Yes to E, whether the dwelling received a permit or other government approval as an Accessory Dwelling Unit (ADU) ..... ☐ Yes ☐ No

Explanation: _____

9. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT: **ARE YOU (SELLER) AWARE OF...**

A. Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to make repairs ..... ☐ Yes ☑ No

If yes, was federal flood disaster assistance conditioned upon obtaining and maintaining flood insurance on the Property ..... ☐ Yes ☐ No

(NOTE: If the assistance was conditioned upon maintaining flood insurance, Buyer is informed that federal law, 42 USC 5154a requires Buyer to maintain such insurance on the Property and if it is not, and the Property is damaged by a flood disaster, Buyer may be required to reimburse the federal government for the disaster relief provided.)

B. Receiving domestic water storage tank assistance pursuant to § 13194 of the Water Code or whether the real property ever received such assistance and the real property currently still has the domestic storage tank..... ☐ Yes ☑ No

If yes, the following disclosure is made: (1) This property has a domestic water storage tank provided by a county, community water system, local public agency, or nonprofit organization, pursuant to § 13194 of the Water Code. (2) The domestic water storage tank was made available to households that had a private water well that had gone dry, or had been destroyed due to drought, wildfire, other natural disasters, or was otherwise nonfunctioning. (3) The domestic water storage tank provided pursuant to § 13194 of the Water Code might not convey with the real property. (4) Due to the water well issues that led to this property obtaining assistance pursuant to § 13194 of the Water Code, the buyer is advised to have an inspection of the water well and to have a professional evaluate the availability of water to the property to ensure it suits the purposes for which the buyer is purchasing the property.

Explanation: _____

10. WATER-RELATED AND MOLD ISSUES: **ARE YOU (SELLER) AWARE OF...**

A. Water intrusion, whether past or present, into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property ..... ☐ Yes ☑ No

B. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property.. ☐ Yes ☑ No

C. Rivers, streams, flood channels, underground springs, high watertable, floods, or tides, on or affecting the Property or neighborhood ..... ☐ Yes ☑ No

Explanation: _____

11. PETS, ANIMALS AND PESTS: **ARE YOU (SELLER) AWARE OF...**

A. Past or present pets on or in the Property ..... ☐ Yes ☑ No
B. Past or present problems with livestock, wildlife, insects or pests on or in the Property ..... ☐ Yes ☑ No
C. Past or present odors, urine, feces, discoloration, stains, spots or damage in the Property, due to any of the above ..... ☐ Yes ☑ No
D. Past or present treatment or eradication of pests or odors, or repair of damage due to any of the above ..... ☑ Yes ☐ No
If so, when and by whom Termite tenting performed in January 2025 (lethal extermination)
Explanation: _____

12. BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS: **ARE YOU (SELLER) AWARE OF...**

A. Surveys, easements, encroachments or boundary disputes ..... ☐ Yes ☑ No
B. Use or access to the Property, or any part of it, by anyone other than you, with or without permission, for any purpose, including but not limited to, using or maintaining roads, driveways or other forms of ingress or egress or other travel or drainage..... ☐ Yes ☑ No
C. Use of any neighboring property by you ..... ☐ Yes ☑ No
Explanation: _____

13. LANDSCAPING, POOL AND SPA: **ARE YOU (SELLER) AWARE OF...**

A. Diseases or infestations affecting trees, plants or vegetation on or near the Property ..... ☐ Yes ☑ No
B. Operational sprinklers on the Property ..... ☑ Yes ☐ No
(1) If yes, are they ☑ automatic or ☐ manually operated.
(2) If yes, are there any areas with trees, plants or vegetation not covered by the sprinkler system ☐ Yes ☑ No
C. A pool heater on the Property ..... ☐ Yes ☑ No
If yes, is it operational? ..... ☐ Yes ☐ No
D. A spa heater on the Property ..... ☐ Yes ☑ No
If yes, is it operational? ..... ☐ Yes ☐ No
E. Past or present defects, leaks, cracks, repairs or other problems with the sprinklers, pool, spa, waterfall, pond, stream, drainage or other water-related decor including any ancillary equipment, including pumps, filters, heaters and cleaning systems, even if repaired ..... ☐ Yes ☑ No
Explanation: _____

14. CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS (AND ANY OTHER PROPERTIES FOR WHICH ANY PARAGRAPH A-F APPLIES): (IF APPLICABLE) **ARE YOU (SELLER) AWARE OF...**

A. Property being: **(i)** a condominium; **(ii)** being located in a planned unit development or; **(iii)** being located in a common interest subdivision..... ☐ Yes ☑ No
B. Any Homeowners' Association (HOA) which has any authority over the subject property..... ☐ Yes ☑ No
C. Any "common area" (facilities such as pools, fitness centers, walkways, conference rooms, or other areas co-owned in undivided interest with others) ..... ☐ Yes ☑ No
D. CC&R's or other deed restrictions or obligations ..... ☐ Yes ☑ No
E. Any pending or proposed dues increases, special assessments, rules changes, insurance availability issues, or litigation by or against or fines or violations issued by a Homeowner Association or Architectural Committee affecting the Property ..... ☐ Yes ☑ No
F. CC&R's or other deed restrictions or obligations or any HOA Committee that has authority over improvements made on or to the Property ..... ☐ Yes ☑ No
(1) If Yes to F, any improvements made on or to the Property inconsistent with any declaration of restrictions or HOA Committee requirement ..... ☐ Yes ☐ No
(2) If Yes to F, any improvements made on or to the Property without the required approval of an HOA Committee ..... ☐ Yes ☐ No
Explanation: _____

15. TITLE, OWNERSHIP, LIENS, AND LEGAL CLAIMS: **ARE YOU (SELLER) AWARE OF...**

A. Other than the Seller signing this form, any other person or entity with an ownership interest ..... ☐ Yes ☑ No
B. Leases, options or claims affecting or relating to title or use of the Property ..... ☐ Yes ☑ No
C. Past, present, pending or threatened lawsuits, settlements, mediations, arbitrations, tax liens, mechanics' liens, notice of default, bankruptcy or other court filings, or government hearings affecting or relating to the Property, Homeowner Association or neighborhood ..... ☐ Yes ☑ No
D. Features of the property shared in common with adjoining landowners, such as walls, fences and driveways, whose use or responsibility for maintenance may have an effect on the subject property..... ☐ Yes ☑ No
E. Any encroachments, easements, boundary disputes, or similar matters that may affect your interest in the subject property, whether in writing or not ..... ☐ Yes ☑ No
F. Any private transfer fees, triggered by a sale of the Property, in favor of private parties, charitable organizations, interest based groups or any other person or entity. ..... ☐ Yes ☑ No
G. Any PACE lien (such as HERO or SCEIP) or other lien on your Property securing a loan to pay for an alteration, modification, replacement, improvement, remodel or material repair of the Property ..... ☐ Yes ☑ No
H. The cost of any alteration, modification, replacement, improvement, remodel or material repair of the Property being paid by an assessment on the Property tax bill ..... ☐ Yes ☑ No
Explanation: _____

16. NEIGHBORS/NEIGHBORHOOD: **ARE YOU (SELLER) AWARE OF...**

A. Neighborhood noise, nuisance or other problems from sources such as, but not limited to, the following: Neighbors, traffic, parking congestion, airplanes, trains, light rail, subway, trucks, freeways, buses, schools, parks, refuse storage or landfill processing, agricultural operations, business, odor, recreational facilities, restaurants, entertainment complexes or facilities, parades, sporting events, fairs, neighborhood parties, litter, construction, air conditioning equipment, air compressors, generators, pool equipment or appliances, underground gas pipelines, cell phone towers, high voltage transmission lines, or wildlife ..... ☐ Yes ☑ No

B. Any past or present disputes or issues with a neighbor which might impact the use, development and enjoyment of the Property ..... ☐ Yes ☑ No

Explanation: _____

17. GOVERNMENTAL: **ARE YOU (SELLER) AWARE OF...**

A. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that applies to or could affect the Property ..... ☐ Yes ☑ No

B. Existence or pendency of any rent control, occupancy restrictions, improvement restrictions or retrofit requirements that apply to or could affect the Property ..... ☐ Yes ☑ No

C. Existing or contemplated building or use moratoria that apply to or could affect the Property ..... ☐ Yes ☑ No

D. Any state or local requirements or restrictions relating to the future replacement of existing gas-powered appliances that are being transferred with the property. Gas-powered appliances include, but are not limited to, appliances fueled by natural gas or liquid propane ..... ☐ Yes ☑ No

E. Current or proposed bonds, assessments, or fees that do not appear on the Property tax bill that apply to or could affect the Property ..... ☐ Yes ☑ No

F. Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such as schools, parks, roadways and traffic signals ..... ☐ Yes ☑ No

G. Existing or proposed Government requirements affecting the Property **(i)** that tall grass, brush or other vegetation be cleared; **(ii)** that restrict tree (or other landscaping) planting, removal or cutting or **(iii)** that flammable materials be removed ..... ☐ Yes ☑ No

H. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property..... ☐ Yes ☑ No

I. Whether the Property is historically designated or falls within an existing or proposed Historic District ..... ☐ Yes ☑ No

J. Any water surcharges or penalties being imposed by a public or private water supplier, agency or utility; or restrictions or prohibitions on wells or other ground water supplies ..... ☐ Yes ☑ No

K. Any differences between the name of the city in the postal/mailing address and the city which has jurisdiction over the property ..... ☐ Yes ☑ No

Explanation: _____

18. OTHER: **ARE YOU (SELLER) AWARE OF...**

A. Any occupant of the Property smoking or vaping any substance on or in the Property, whether past or present .... ☐ Yes ☑ No

B. Any residue, which may be indicated by smell or test results, from smoking tobacco or nicotine products, which includes the use of an electronic cigarette or vape device..... ☐ Yes ☑ No

C. Any use of the Property for, or any alterations, modifications, improvements, remodeling or material change to the Property due to, cannabis cultivation or growth ..... ☐ Yes ☑ No

D. Whether the Property was originally constructed as a Manufactured or Mobile home ..... ☐ Yes ☑ No

E. Whether the property is tenant occupied ..... ☐ Yes ☑ No

F. Whether the Property was previously tenant occupied even if vacant now ..... ☐ Yes ☑ No
If yes, disclose if you know the method or manner of how the tenancy ended.

Explanation: _____

19. MATERIAL FACTS:

A. Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer ..... ☐ Yes ☑ No

B. ☐ **(IF CHECKED) ADDITIONAL COMMENTS:** The attached addendum contains an explanation or additional comments in response to specific questions answered "yes" above. Refer to line and question number in explanation.

Explanation: _____

Seller represents that Seller has provided the answers and, if any, explanations and comments on this form and any attached addenda and that such information is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller acknowledges (i) Seller's obligation to disclose information requested by this form is independent from any duty of disclosure that a real estate licensee may have in this transaction; and (ii) nothing that any such real estate licensee does or says to Seller relieves Seller from his/her own duty of disclosure.

Seller Tyler Krie Date _____

Seller Kara Krie Date _____

By signing below, Buyer acknowledges that Buyer has read, understands and has received a copy of this Seller Property Questionnaire form.

Buyer _____ Date _____

Buyer _____ Date _____

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APPENDIX SECTION 2 OF 8

Permits — Structural & Addition

5 documents in this section

Master Suite Addition Permit

Source file: Master suite addition permit.pdf

5502 CARFAX AVE

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY / LAND DEVELOPMENT

CITY OF LAKEWOOD # 0401
5050 CLARK
LAKEWOOD CA 90712
PHONE: (562) 866-9771 EXT: 2350

BUILDING PERMIT
DEMOLITION
BL 0401 2002060018

LEGAL ID:
TR: 18077 LT: 117

ASSESSOR INFORMATION NUMBER:
7174-016-008

TENANT:

OWNER: TEL. NO:
KRIE, TYLER
5502 CARFAX AV
LAKE 907131628

2-10-20

APPLICANT: TEL. NO:
SAME AS OWNER

CONTRACTOR: TEL. NO:
SAME AS OWNER
LIC. NO

ARCHITECT OR ENGINEER: TEL. NO:
HUAN NGUYEN (818) 515-5017-
LIC. NO:
NONE

MAP NO: SEWER MAP BOOK: PAGE: FIRE ZONE: CMP:
00

NO. OF FAMILIES: DWELLING UNITS: APT/COND: STAT CLASS:
0 NO 23

AIR QUALITY:	SCHOOL WITHIN 1000 FEET	HAZARDOUS MATERIALS
NO	NO	NO

PERMIT EXPIRES 1 YEAR IF
1) WORK DOES NOT COMMENCE, OR
2) WORK IS SUSPENDED OR ABANDONED, OR
3) FAILS TO OBTAIN CODE REQUIRED INSPECTION

STRUCTURE:	SQ. FT	NO. OF STORIES	CONST TYPE
	120		

EXIST BLDG USE: PATIO USE ZONE:
EXIST OCC GRP:

BLDGS. NOW ON LOT: VALUATION:
0

FEES PAID

FEE DESCRIPTION:	QUANTITY: UOM:	AMOUNT:
AA BLDG PERMIT ISSUANCE		37.60
02 DEMOLITION INSPECTN		222.70
	TOTAL FEES	260.30

REPORT ID: DPR261 ROUTE TO: BS0401

BUILDING ADDRESS:
5502 CARFAX AV
LAKE CA 907131628
NEAREST CROSS STREET:
THOMAS PAGE: 766 GRID: E2 LOCALITY: LAKEWOOD

ISSUED ON: PROCESSED BY:
02/10/20 SK

FINAL DATE FINAL BY: CODE:
7/29/21 Walter 4

DESCRIPTION OF WORK
DEMOLISH 120 SQ FT PATIO COVER TO MAKE WAY FOR ADDITION.
DEMO. EXEMPT PER CEQA SECTION 15301 (L) (4).

SPECIAL CONDITIONS:

APPROVALS	DATE	INSPECTOR SIGNATURE
PEDESTRIAN PROTECTION		
SEWER DISCONNECTION		
ABANDON PRIVATE DISPOSAL		
UNDERGRND STRUCT REMOVAL AND SOIL RECOMPACTION		

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY / LAND DEVELOPMENT

CITY OF LAKEWOOD
5050 CLARK
LAKEWOOD CA 90712
PHONE: (562) 866-9771 EXT: 2350

0401

BUILDING PERMIT
RESIDENTIAL ADD
BL 0401 1911200034

LEGAL ID:
TR: 18077 LT: 117

ASSESSOR INFORMATION NUMBER:
7174-016-008

TENANT:

OWNER: TEL. NO:
KRIE, TYLER
5502 CARFAX AV
LAKE 90713-1628

2-10-20

APPLICANT: TEL. NO:
SAME AS OWNER

CONTRACTOR: TEL. NO:
SAME AS OWNER
LIC. NO

ARCHITECT OR ENGINEER: TEL. NO:
HUAN NGUYEN (818) 515-5017-
LIC. NO:
NONE

MAP NO:	SEWER MAP BOOK:	PAGE:	FIRE ZONE:	CMP:
3000			3	00

NO. OF FAMILIES:	DWELLING UNITS:	APT/COND:	STAT CLASS:
	0	NO	21

AIR QUALITY:	SCHOOL WITHIN 1000 FEET	HAZARDOUS MATERIALS
NO	NO	NO

PERMIT EXPIRES 1 YEAR IF
1) WORK DOES NOT COMMENCE, OR
2) WORK IS SUSPENDED OR ABANDONED, OR
3) FAILS TO OBTAIN CODE REQUIRED INSPECTION

	SQ. FT	NO. OF STORIES	CONST TYPE	NEW OCCUP GROUP
STRUCTURE:	360	1	V-B	R3
GARAGE:				
OTHER:				

EXIST BLDG USE: USE ZONE:
EXIST OCC GRP:

BLDGS. NOW ON LOT: VALUATION:
58,360

FEES PAID

FEE DESCRIPTION:	QUANTITY:	UOM:	AMOUNT:
B1 PLANCHECK W/ENERGY	50000.00	VAL	1,013.90
AA BLDG PERMIT ISSUANCE			37.60
AB STATE GREEN BLDG FEE	58360.00	VAL	3.00
AC STRONG MOTION RESID	58360.00	VAL	7.60
B1 PLANCHECK W/ENERGY	58360.00	VAL	117.30
B2 PERMIT W/ENERGY	58360.00	VAL	1,330.90
22 GENERAL PLAN FEE	58360.00	VAL	75.90
23 DEVELOPMENT REV FEE	58360.00	VAL	75.90
	TOTAL FEES		2,662.10

REPORT ID: DPR261 ROUTE TO: BS0401

BUILDING ADDRESS:
5502 CARFAX AV
LAKE CA 907131628
NEAREST CROSS STREET:
THOMAS PAGE: 766 GRID: E2 LOCALITY: LAKEWOOD

ISSUED ON: 02/10/20 PROCESSED BY: SK

FINAL DATE: 7/29/21 FINAL BY: JWade CODE: 4

DESCRIPTION OF WORK
360 SQ FT ADDITION: BEDROOM W/LINEN CLOSET, PORTION OF 3/4 BATHROOM & HALLWAY. INTERIOR REMODEL: SEE PLANNING APPROVAL FOR DESCRIPTION DETAILS.

SPECIAL CONDITIONS:

APPROVALS	DATE	INSPECTOR SIGNATURE
LOCATION AND SETBACKS	2/11/2020	TW
SOILS ENGINEER APPROVAL		
FOUNDATION/TRENCH FORMS	2/11/2020	TW
SLAB/UNDER FLOOR		
RAISED FLOOR FRAMING	3/2/2020	TW
UNDERFLOOR INSULATION		
1ST LEVEL FLOOR SHEATH		
2ND LEVEL FLOOR SHEATH		
ROOF SHEATHING	4/14/20	TW
FIRE DEPT. FRAME INSPECT		
BLDG DEPT. FRAME INSPECT	4/21/20	TW
SHEAR PANELS	4/14/20	TW
INSULATION/WEATHER STRIP	4/07/20	TW
INTERIOR LATH/(DRYWALL)	4/30/20	TW
EXTERIOR LATH	4/30/20	TW
LOT DRAINAGE		
SMOKE DETECTION DEVICES		
FIRE DEPARTMENT APPROVAL		

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY / LAND DEVELOPMENT

CITY OF LAKEWOOD # 0401
5050 CLARK
LAKEWOOD CA 90712
PHONE: (562) 866-9771 EXT: 2350

ELECTRICAL PERMIT
EL 0401 19111120018
DUPLICATE

LEGAL ID:
TR: 18077 LT: 117

ASSESSOR INFORMATION NUMBER:
7174-016-008

TENANT:

OWNER: TEL. NO:
KRIE, TYLER
5502 CARFAX AV
LAKE 90713-1628

APPLICANT: TEL. NO:
SAME AS OWNER

CONTRACTOR: TEL. NO:
SAME AS OWNER
LIC. NO

ARCHITECT OR ENGINEER: TEL. NO:
LIC. NO:

PERMIT EXPIRES 1 YEAR IF
1) WORK DOES NOT COMMENCE, OR
2) WORK IS SUSPENDED OR ABANDONED, OR
3) FAILS TO OBTAIN CODE REQUIRED INSPECTION

FEES PAID

FEE DESCRIPTION:	QUANTITY: UOM:	AMOUNT:
A1 PERMIT ISSUANCE FEE		37.60
F1 120V, 15/20A BR CKTS	1.00 BR	23.60
LB 200 AMP PANELS, MCC	1.00 PAN	53.00
F1 120V, 15/20A BR CKTS	2.00 BR	47.20
G1 OUTLETS-LGT,SW,RECP	28.00000 OUT	72.90
G2 LIGHTING FIXTURES	18.00000 LGT	54.00
H7 RES EXHAUST FANS	2.00 EX	29.00
	TOTAL FEES	317.30

REPORT ID: DPR265 ROUTE TO: BS0401

BUILDING ADDRESS:
5502 CARFAX AV
LAKE CA 907131628
NEAREST CROSS STREET:
THOMAS PAGE: 766 GRID: E2 LOCALITY: LAKEWOOD

ISSUED ON: PROCESSED BY: PLAN BY:
11/12/19 DB

FINAL DATE FINAL BY: CODE:
7/29/21 TWalters

DESCRIPTION OF WORK
INSTALL 200 AMP MAIN PANEL AT DETACHED GARAGE, RUN CONDUITS BACK TO FORMER MAIN PANEL AT HOUSE

SPECIAL CONDITIONS:

APPROVALS	DATE	INSPECTOR SIGNATURE
TEMPORARY POWER POLE		
UNDERGROUND CONDUIT		
UFER GROUND		
ROUGH CONDUIT		
ROUGH WIRING	4/24/20	TW
MAIN WATER LINE PLASTIC Y/N METAL Y/N		
UTILITY COMPANY NOTIFIED		

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY / LAND DEVELOPMENT

CITY OF LAKEWOOD # 0401
5050 CLARK
LAKEWOOD CA 90712
PHONE: (562) 866-9771 EXT: 2350

MECHANICAL PERMIT
ME 0401 2002120009

LEGAL ID:
TR: 18077 LT: 117

ASSESSOR INFORMATION NUMBER:
7174-016-008

TENANT:

OWNER: TEL. NO:
KRIE, TYLER
5502 CARFAX AV
LAKE 90713-1628

APPLICANT: TEL. NO:
SAME AS OWNER

CONTRACTOR: TEL. NO:
SAME AS OWNER
LIC. NO

ARCHITECT OR ENGINEER: TEL. NO:
LIC. NO:

PERMIT EXPIRES 1 YEAR IF
1) WORK DOES NOT COMMENCE, OR
2) WORK IS SUSPENDED OR ABANDONED, OR
3) FAILS TO OBTAIN CODE REQUIRED INSPECTION

FEES PAID

FEE DESCRIPTION:	QUANTITY:	UOM:	AMOUNT:
01 PERMIT ISSUANCE FEE			37.60
30 AIR INLETS/OUTLETS	4.00	IN/	23.20
41 SINGLE REGISTER FANS	2.00	FAN	43.60
	TOTAL FEES		104.40

REPORT ID: DPR264 ROUTE TO: BS0401

BUILDING ADDRESS:
5502 CARFAX AV
LAKE CA 907131628
NEAREST CROSS STREET:
THOMAS PAGE:.766 GRID: E2 LOCALITY: LAKEWOOD

ISSUED ON:	PROCESSED BY:	PLAN BY:
02/12/20	SK	

FINAL DATE: 7/29/21 FINAL BY: TWalter CODE:

DESCRIPTION OF WORK
MECHANICAL FOR ADDITION

SPECIAL CONDITIONS:

APPROVALS	DATE	INSPECTOR SIGNATURE
FAU/WALL FURNACE		
COMBUSTION AIR OPENINGS		
DUCT WORK	4/21/20	TW
AC/COMPRESSOR		
THERMOSTAT		
FIRE DAMPERS		
SMOKE DETECTION DEVICES		
COMMERCIAL HOOD		
HERS Verified	4/29/21	TW

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY / LAND DEVELOPMENT

CITY OF LAKEWOOD
5050 CLARK
LAKEWOOD CA 90712
PHONE: (562) 866-9771 EXT: 2350

0401

PLUMBING PERMIT
PL 0401 2002120011

LEGAL ID:
TR: 18077 LT: 117

ASSESSOR INFORMATION NUMBER:
7174-016-008

TENANT:

OWNER: TEL. NO:
KRIE, TYLER
5502 CARFAX AV
LAKE 90713-1628

APPLICANT: TEL. NO:
SAME AS OWNER

CONTRACTOR: TEL. NO:
SAME AS OWNER
LIC. NO

ARCHITECT OR ENGINEER: TEL. NO:
LIC. NO:

PERMIT EXPIRES 1 YEAR IF
1) WORK DOES NOT COMMENCE, OR
2) WORK IS SUSPENDED OR ABANDONED, OR
3) FAILS TO OBTAIN CODE REQUIRED INSPECTION

FEES PAID

FEE DESCRIPTION:	QUANTITY: UOM:	AMOUNT:
01 PERMIT ISSUANCE FEE		37.60
07 BATHTUBS/SHOWERS	2.00 FIX	44.40
21 HOSE BIBB(S)	2.00 FIX	44.40
25 LAVATORIES / SINKS	2.00 FIX	44.40
45 WATER CLOSET/URINAL	1.00 FIX	22.20
TOTAL FEES		193.00

REPORT ID: DPR263 ROUTE TO: BS0401

BUILDING ADDRESS:
5502 CARFAX AV
LAKE CA 907131628
NEAREST CROSS STREET:
THOMAS PAGE: 766 GRID: E2 LOCALITY: LAKEWOOD

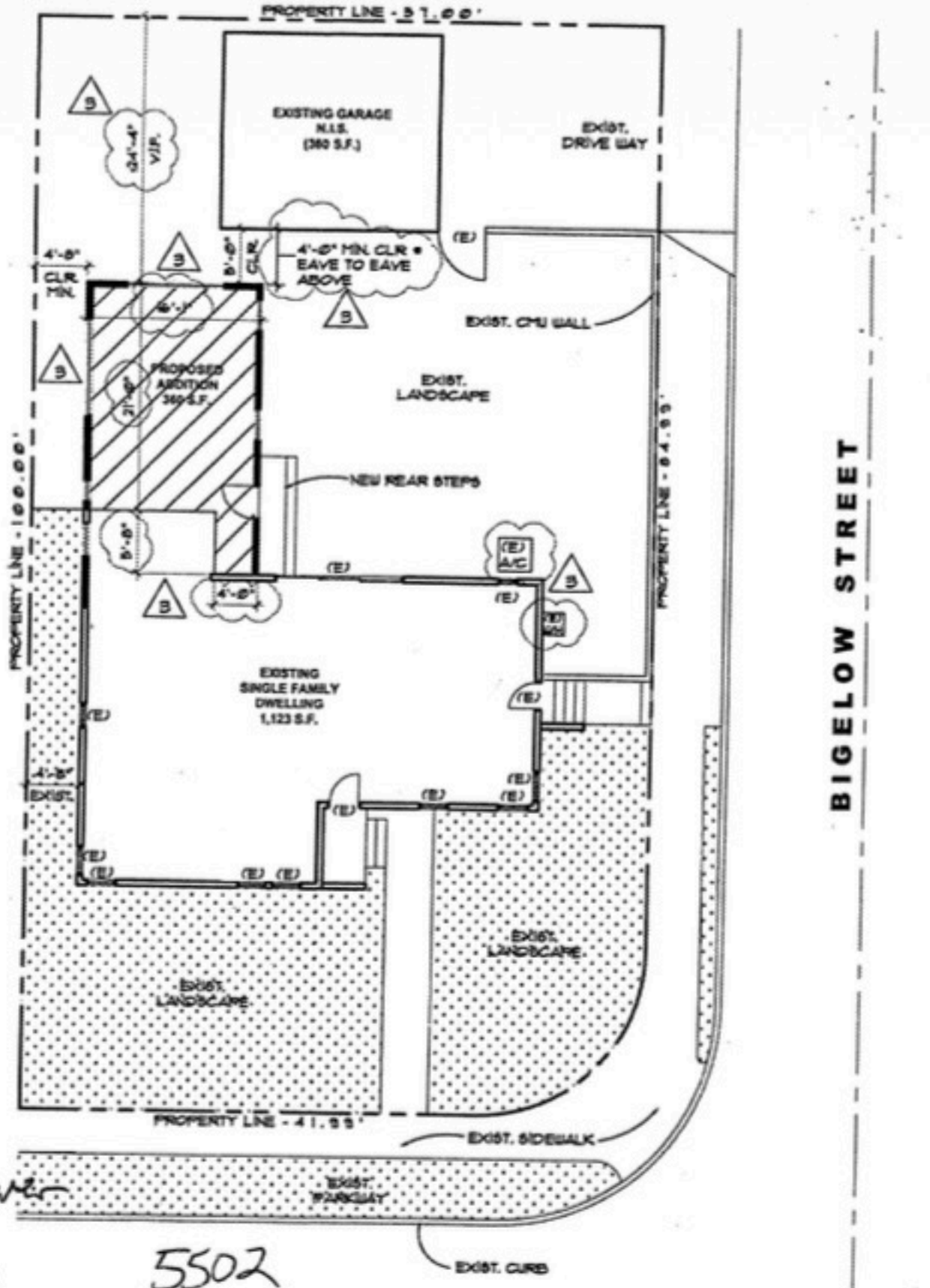
ISSUED ON: 02/12/20 PROCESSED BY: SK PLAN BY:

FINAL DATE: 7/29/21 FINAL BY: TWalton CODE:

DESCRIPTION OF WORK
PLUMBING FOR ADDITION

SPECIAL CONDITIONS:

APPROVALS	DATE	INSPECTOR SIGNATURE
UNDER ~~SLAB~~ WORK Floor w/ Hardi Tile	3/2/2020	TW
WATER SERVICE PLASTIC Y/N METAL Y/N		
ROUGH PLUMBING	4/14/20	TW
GAS PIPING		
GAS VENT		
HOT WATER HEATER		
PLUMBING FIXTURES		
LAWN SPRINKLERS		
GAS TEST		
UTILITY COMPANY NOTIFIED		
CWV		
GRAY WATER SYSTEM		
Shower Pan	4/27/20	TW
Shower Lath	4/30/20	TW



NOTICE: Roof, eaves, fascia, and exterior walls of addition shall match existing color, size, pitch, and material.

Approval for zoning code compliance only and subject to conditions as noted below. Approval of this plan is made without verification of property line location or distance of structures to actual property line. Inspection requests must be made at least one business day in advance.

Zoning Section Approval — Date 2/6/20

*Approval to demolish patio cover (BL0902180029) at rear of house to make way for addition.

*Approval for a 360# single-story addition at rear of house: bedroom with linnen closet, portion of 3/4 bathroom and hallway.

*Approval for interior remodeling: portion of 3/4 bathroom and hallway converted from bedroom. Walk-in closet converted from bedroom. (One bedroom eliminated in remodel).

5502
CARFAX AVENUE

NORTH **SITE PLAN**

BUILDING AND SAFETY DIVISION
Department of Public Works
APPROVED
UNDER TITLE 26
BY

FEB 10 2020

This set of plans and specifications MUST be kept on the job at all times and it is unlawful to make any Changes or alterations on same without written permission from the Building and Safety Division, County of Los Angeles. The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval of the violation of any provisions of any County Ordinance or State Law.

Structural Plans — Approved & Stamped

Source file: 5502 KRIE RES - STRUCTURAL - APPROVED STAMPED.PDF

FRAMING SYMBOL LEGEND

- POST OR TRIMMER AS NOTED
- SHEAR PANEL NUMBER, REFER TO SHEET SD.1 FOR PANEL TYPE, PANEL LENGTH NOTED ON FRAMING & FOUNDATION PLANS.
- DETAIL NUMBER / DETAIL SHEET NUMBER
- BEAM NUMBER, REFER TO CALCULATION
- BEARING WALL

FRAMING NOTES

1. REFER TO SHEET SD1 FOR SHEAR WALL AND NAILING SCHEDULE.
2. USE SIMPSON HUS26 FOR JOIST TO BEAM CONNECTION (U.N.O)
3. STUDS TO BE AT 16" O.C. DFL # 2 U.N.O.
   BEAMS OR RAFERS OR POSTS TO BE DOUGLAS FIR LARCH #2
   MUD SILL TO BE 2X PRESSURE TREATED DFL #2 OR BETTER.
   TOP PLATE TO BE DFL #2 OR BETTER.
4. LUMBER TO BE AT 19% MOISTURE CONTENT AT TIME OF CONSTRUCTION.
5. ALL TOP PLATE SPLICES SHALL BE PER DETAIL 9-SD2 U.N.O.

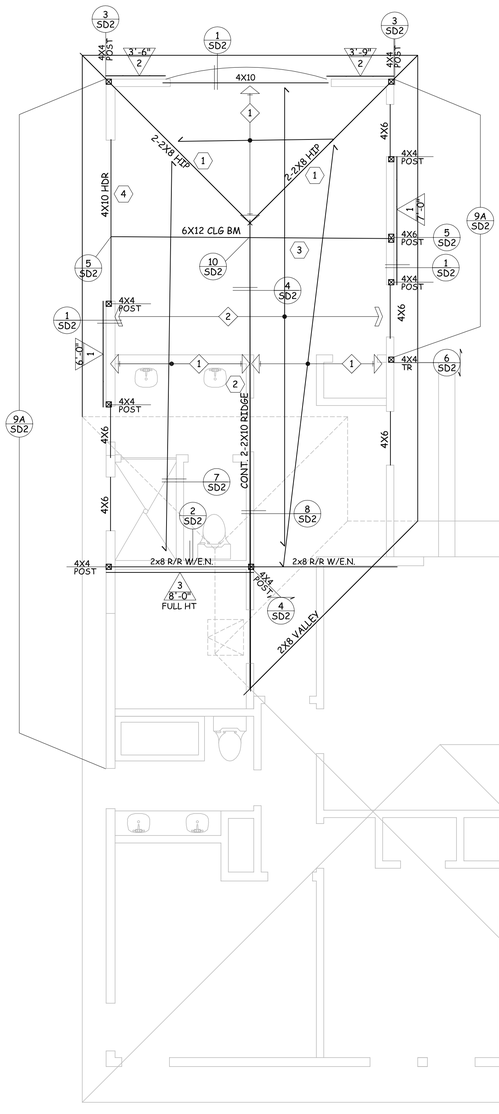
DESIGN PARAMETERS

1. BUILDING CODE: 2016 CBC
2. SEISMIC FACTORS:
   S1 = 0.58 Ss = 1.58
   SD1 = 0.58 SDs =0.993

   SEISMIC DESIGN CATEGORY: D R= 6.5
   SEISMIC IMPORTANT FACTOR (I) = 1 SITE CLASS: D
   DESIGN BASE SHEAR V= SDS*I*W/(1.4*R) = 0.1158*W
   p= 1.3
3. WIND SPEED = 110 MPH
   EXPOSURE B
4. DESIGN LOAD:
   ROOF DEAD LOAD = 15 psf
   ROOF LIVE LOAD = 20 psf
   TOTAL = 35 psf
5. LUMBER GRADE (U.N.O.)
   6X & 8X POSTS / BEAMS / HEADER: DFL #1
   4X POSTS / BEAMS / HEADER: DFL #2
   2X JOISTS / RAFTER: DFL #2
   STUDS: D.F.L. STUD GRADE (MAX. = 9'-0") DFL #2 (TALLER 9'-0")
   TOP PLATE & MUDSILL: DFL CONSTRUCTION GRADE OR BETTER

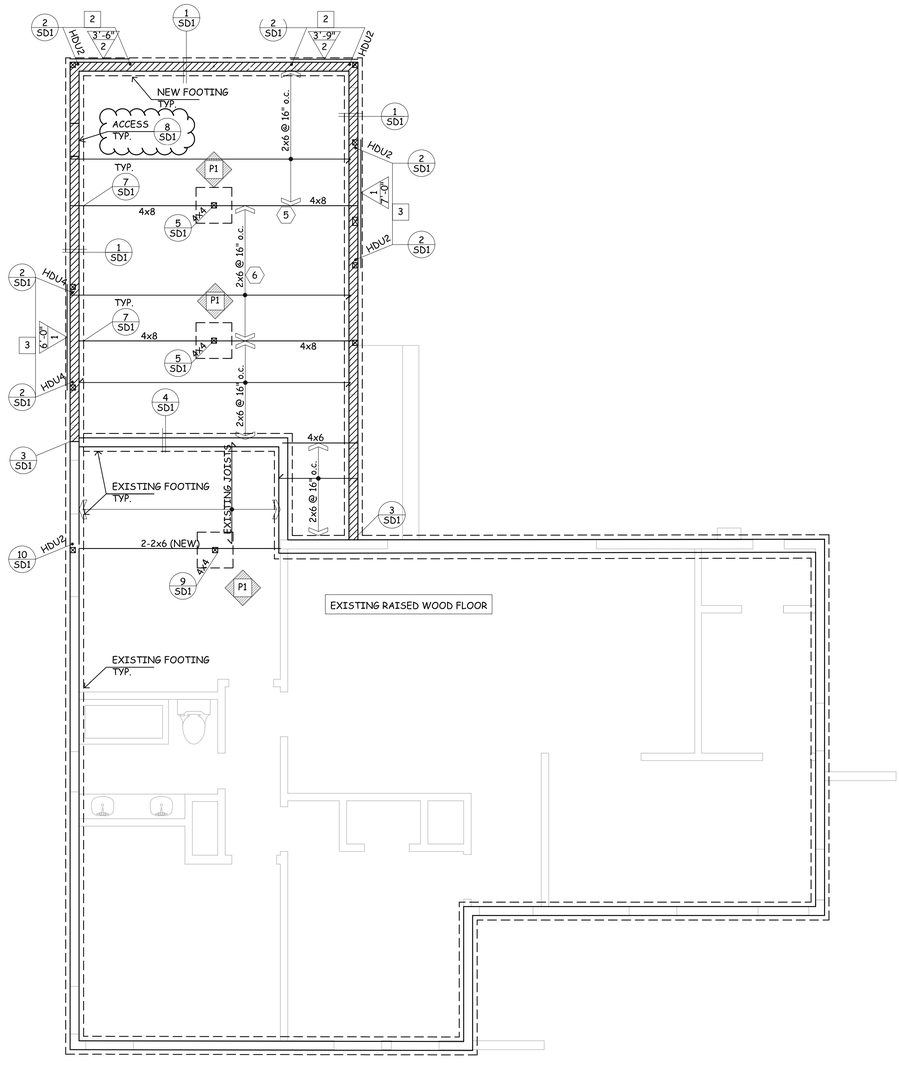
FRAMING SCHEDULE

1. 2X6 ROOF RAFTERS AT 16" O.C.
2. 2X6 CEILING JOISTS AT 16" O.C.



FRAMING PLAN

SCALE: 1/4"=1'-0"



FOUNDATION PLAN

SCALE: 1/4"=1'-0"

FOUNDATION SYMBOL LEGEND

- EXISTING FOOTING
- NEW FOOTING
- DETAIL NUMBER / DETAIL SHEET NUMBER
- NUMBERS OF 5/8" DIA. X12" ANCHOR BOLTS SPACED EQUALLY AT SHEAR WALL LOCATION ONLY

FOUNDATION NOTES

1. CONCRETE STRENGTH TO BE TYPE V f'c=3000 min. @ 28 DAYS. REINFORCING STEEL SHALL CONFORM TO ASTM A615. GRAGE 40 FOR SIZES #3 AND #4 AND GRADE 60 FOR SIZE #5 AND LARGER.

PAD SCHEDULE

- P1 — NEW CONC. PAD 24"SQ. X 24" DEEP PAD W/ (3)#4 BOT. E/W

BUILDING AND SAFETY DIVISION
Department of Public Works
APPROVED
UNDER LOS ANGELES COUNTY CODE
TITLES 26, 30 AND 31
WSD014
01/23/2020 9:46:37 AM

This set of plans and specifications must be kept at the job site at all times and it is unlawful to make any changes, modifications or alterations to these plans or specifications without the prior written permission of the Building Official. The stamping of this set of plans and specifications SHALL NOT, under any circumstances, be deemed to permit or to be an approval of any work or activity that violates any provisions of any County Ordinance or State Law.

2a architecture studio

ALL IDEAS, DESIGN, AND PLANS REPRESENTED BY THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF **2a architecture studio**, AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS PRIOR WRITTEN PERMISSION OF SAID DESIGNER. ANY UNAUTHORIZED REUSE OF THESE PLANS OTHER THAN FOR THE PROJECT AND LOCATION SHOWN IS PROHIBITED.

REGISTERED PROFESSIONAL ENGINEER
HUAN NGUYEN
No. C 64238
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

HOME ADDITION FOR THE:

KRIE RESIDENCE

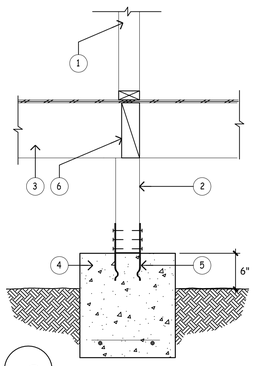
5502 CARFAX AVE.
LAKEWOOD, CA 90713

Sheet Title:
FRAMING AND FOUNDATION PLANS

DRAWN BY:	
DATE:	28DEC19
PROJECT NO:	22-8721
SCALE:	AS SHOWN

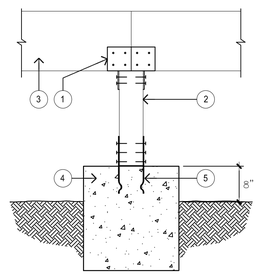
REVISIONS	BY

S1



1. 4X4 POST ABOVE
2. 6X6 POST BELOW CRAWL SPACE
3. EXISTING SUB FLOOR
4. 24" SQ. x 24" DEEP PAD FOOTING W/ (3)#4 T&B, EACH WAY
5. SIMPSON CB66
6. 4X4 BLKG UNDER POST

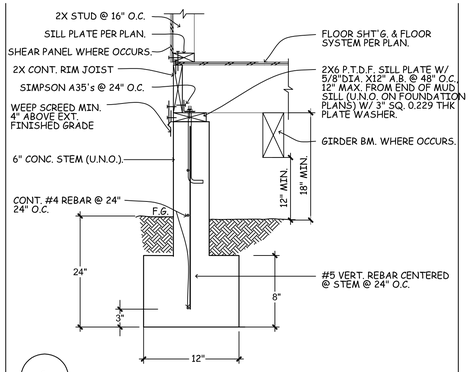
9 ISOLATED PAD FOOTING CN-0001



1. SIMPSON PC
2. POST PER PLAN.
3. GIRDER BEAM PER PLAN.
4. PAD FOOTING PER PLAN.
5. SIMPSON PB.

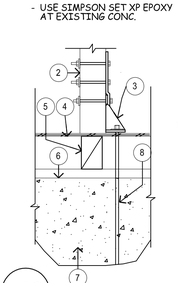
NOTE:
-SIMPSON PB & PC TO MATCH BM. & POST SIZE.

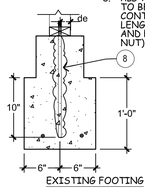
5 BEAM TO POST DETAIL D0002 150921



1 TYP. EXT FOOTING RF-0001

- USE SIMPSON SET XP EPOXY AT EXISTING CONC.



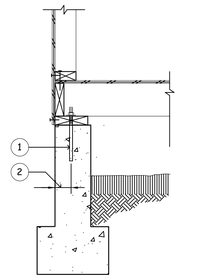


EXISTING FOOTING

1. FLOOR SYSTEM.
2. 4X4 POST (U.N.O. ON PLAN).
3. HOLDOWN PER PLAN.
4. PLYWOOD SHEATHING.
5. PROVIDE SOLID BLK'G. UNDER THE POST.
6. 2X P.T.D.F. SILL PLATE.
7. CONCRETE STEM.
8. ALL THREAD ROD A307 TO BE VERIFIED BY THE CONTRACTOR TO ACHIEVE LENGTH IN FLOOR SYSTEM AND le. OK TO USE COUPLING NUT).

SIMPSON HOLD-DOWNS	de	@ EXISTING CONC. ROD DIA	@ EXISTING CONC. EMBDMT le
HDU2	1 3/4"	1/2"	10"

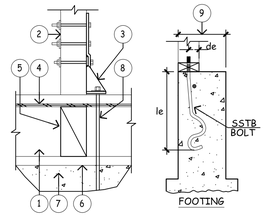
10 HOLD DOWN INSTALLATION ON RAISED FLOOR D2003 150925



1. 5/8" Ø x8" SIMPSON TITEN HD CONCRETE SCREW ANCHOR.
2. 1 3/4" MINIMUM.

NOTES:
- SPECIAL INSPECTION IS REQUIRED FOR SCREW ANCHORS. FOLLOW MANUFACTURER RECOMMENDATION FOR INSTALLATION ICC # ESR-2713
- MIN. SPACING BTWN. ANCHORS TO BE 8". IF SPACING IS LESS THAN 8" USE THREADED RODS EMBEDDED 5" INTO CONCRETE W/SIMPSON SET EPOXY (ICBO #5279) OR EPCON A7 ADHESIVE SYSTEM (ICBO #5560) SPECIAL INSPECTION IS REQ'D. FOR THIS SYSTEM

6 INSTALL A.B. ON EXISTING FOOTING D0016 151010



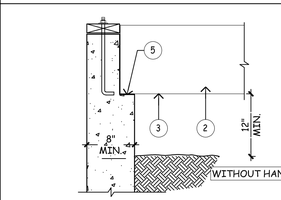
1. FLOOR SYSTEM.
2. 4X4 POST (U.N.O. ON PLAN).
3. HOLDOWN PER PLAN
4. PLYWOOD SHEATHING.
5. PROVIDE SOLID BLK'G. UNDER THE POST.
6. 2X P.T.D.F. SILL PLATE.
7. CONCRETE STEM.
8. SSTB BOLT (OVERALL LENGTH TO BE VERIFIED BY THE CONTRACTOR TO ACHIEVE LENGTH IN FLOOR SYSTEM AND le. OK TO USE COUPLING NUT).
9. 8" MIN. @ EXT. FT'G. WIDEN FT'G. AS REQ'D. @ INT. FT'G. TO RECEIVE HOLDOWN.

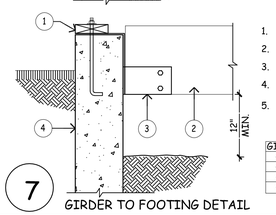
NOTES:
- PROVIDE MIN. #4 BAR 6'-0" LONG, 3" TO 5" FROM THE TOP OF THE FOUNDATION CENTERED @ "HD" OMIT IF BARS EXIST @ THIS LOCATION.
- DEEPEN FT'G. AS REQ'D. TO ACHIEVE le + 3" COVER.
- f'c = 2500 psi (U.N.O.).

SIMPSON HOLDOWN	de	@ NEW CONCRETE le	@ NEW CONCRETE ANCHOR DIA. AND TYPE
HDU2	1 3/4"	20 5/8"	5/8" OR SSTB24
HDU4	1 3/4"	20 7/8"	5/8" OR SSTB24

2 RAISE FLOOR HOLD DOWN CN-0001

11

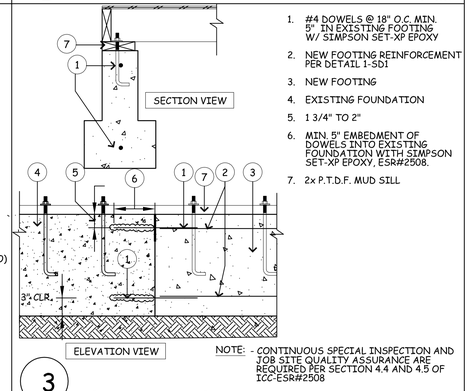




1. MUDSILL PER PLAN.
2. GIRDER BEAM PER PLAN.
3. HANGER PER TABLE BELOW (U.N.O)
4. FOOTING PER DETAIL #1.
5. ADD 20 GAUGE METAL PLATE

GIRDER	HANGER
4X6	GH46-8 OR GH46-6
4X8	GH48-8 OR GH48-6
6X6	GH66-8 OR GH66-6
6X8	GH68-8 OR GH68-6

7 GIRDER TO FOOTING DETAIL CN-0001

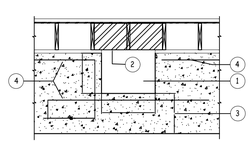


1. #4 DOWELS @ 18" O.C. MIN. 5" IN EXISTING FOOTING W/ SIMPSON SET-XP EPOXY
2. NEW FOOTING REINFORCEMENT PER DETAIL 1-SD1
3. NEW FOOTING
4. EXISTING FOUNDATION
5. 1 3/4" TO 2"
6. MIN. 5" EMBEDMENT OF DOWELS INTO EXISTING FOUNDATION WITH SIMPSON SET-XP EPOXY, ESR#2508.
7. 2x P.T.D.F. MUD SILL

NOTE: - CONTINUOUS SPECIAL INSPECTION AND JOB SITE QUALITY ASSURANCE ARE REQUIRED PER SECTION 4.4 AND 4.5 OF ICC-ESR#2508

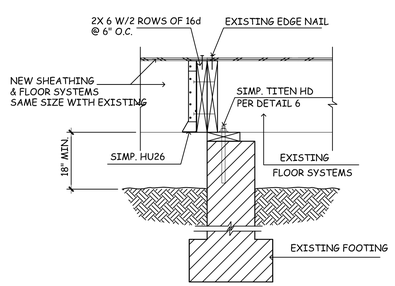
3 NEW FOOTING TO EXISTING FOOTING D0014 151008

12



1. CRAWL SPACE OPENING.
2. MIN. 4"x JOIST DEPTH FLUSH BM. TO BE SUPPORTED BY SILL PLATE.
3. 18" MIN. TO BOTTOM OF CONC.
4. #5 REBAR W/ MIN. 24" LAP EACH SIDE OF OPENING.

8 OPENING @ CRAWL SPACE CN-0001



4 CONNECTION DETAIL

BUILDING AND SAFETY DIVISION
Department of Public Works
APPROVED
UNDER LOS ANGELES COUNTY CODE
TITLES 26, 30 AND 31
WSpoia
01/23/2020 9:46:37 AM
This set of plans and specifications must be kept at the job site at all times and it is unlawful to make any changes, modifications or alterations to these plans or specifications without the prior written permission of the Building Official. The stamping of this set of plans and specifications SHALL NOT, under any circumstances, be deemed to permit or to be an approval of any work or activity that violates any provisions of any County Ordinance or State Law

NAILING SCHEDULE

CONNECTION	
1. JOIST TO SILL OR GIRDER, TOENAIL	
2. BRIDGING TO JOIST, TOENAIL EACH END	2-16d
3. 1" X 6" SUBFLOOR TO EACH JOIST, FACE NAIL	3-8d
4. WIDER THAN 1" X 6" SUBFLOOR TO EACH JOIST, FACE NAIL	3-8d
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
6. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL SOLE PLATE TO JOIST, AT BRACED WALL PANE	16d AT 16" O.C. (3) 16d PER 16'
7. TOP PLATE TO STUD, END NAIL	2-16d
8. STUD TO SOLE PLATE	4-8d, TOENAIL OR 2-16d, END NAIL
9. DOUBLE STUDS, FACE NAIL	16d AT 24" O.C.
10. DOUBLED TOP PLATES, FACE NAIL DOUBLE TOP PLATES, LAP SPLIC	16d AT 16" O.C. 8-16d
11. BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOENAIL	3-8d
12. RIM JOIST TO TOP PLATE, TOE NAIL	8d AT 6" O.C.
13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
14. CONTINUOUS HEADER, TWO PIECES	16d AT 16" O.C. ALONG EACH EDGE
15. CEILING JOISTS TO PLATE, TOENAIL	3-8d
16. CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
17. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
19. RAFTER TO PLATE, TOENAIL	3-8d
20. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
21. 1" X 8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d
22. WIDER THAN 1" X 8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d
23. BUILT-UP CORNER STUDS	16d AT 24" O.C.
24. BUILT-UP GIRDER AND BEAMS	20d AT 32" O.C. AT TOP AND BOTTOM AND STAGGERED 2-20d AT ENDS AND AT EACH SPLIC
25. 2" PLANKS	2-16d AT EACH BEARING

* NOTE: COMMON OR BOX NAILS MAY BE USED (U.N.O.)

SHEAR WALL SCHEDULE

2016 CALIFORNIA BUILDING CODE

SHEAR PANEL TYPE	SHEATHING	EDGE NAILING (COMMON)	FIELD NAILING (COMMON)	SHEAR CAPACITY (PLF)	FRAMING CLIPS A35's
1	3/8" APA rated exp. 1	8 d's @ 6" O.C.	All field nails to be @ 12" o.c.	200	@ 24" O.C.
2	15/32" APA structural I rated	10 d's @ 6" O.C.		340	@ 16" O.C.
3 (*)	15/32" APA structural I rated 4 ply	10 d's @ 4" O.C.		510	@ 12" O.C.
4 (*)	15/32" APA structural I rated 4 ply	10 d's @ 3" O.C.		650	@ 10" O.C. (U.N.O.)
5 (*)	15/32" APA structural I rated 4 ply	10 d's @ 2" O.C.		870	@ 8" O.C. (U.N.O.)

(*)PROVIDE 3" NOMINAL OR WIDER FRAMING AT ADJOINING PANEL EDGES WITH NAILS STAGGERED.
ALL ANCHOR BOLTS @ SHEAR WALL SHALL HAVE 0.229"X3"X3" PLATE WASHERS.

FOUNDATION

All continuous exterior footing to have 5/8"dia. x min. 12" anchor bolts with 3"x3"x.229" plate washer, min. 7" embedment into concrete, at 72" o.c. unless noted otherwise on plans. one anchor bolt should be located max. 12" away from the end of the sill plates. min. (2) A.B.'s per sill plate per shear panel.

For interior non-shear walls use Simpson PHNW series 0.145Ø pins with a penetration of 1 1/4" into slab at 16" O.C. to be installed in accordance with ICC ESR-2138. Actual slab thickness to be minimum 4". All interior shear walls to have A.Bs. per foundation plan.

All holdowns and post anchors to be installed according to most current Simpson Strong Tie specifications and requirements and shall be tied in place prior to foundation inspection.

FRAMING

Building Code 2308.9.1 balloon framed walls (non-bearing) stud heights:
- 2x4's @ 16" o.c. maximum 14'-0" height
- 2x6's @ 16" o.c. maximum 20'-0" height
- No multiples of 2x4's are allowed to span more than 14'-0".
- Bearing walls exceeding 10'-0" must be designed case by case.

Use 4X4 header for openings less than 6'-0" at non bearing walls and 4x8 headers for openings between 6'-0" and 12'-0" at non-bearing walls. Use 2x4 framing @ medicine cabinet and garage vent. (U.N.O.)

Top plates of all wood stud walls to consist of (2) 2x's the same width as the studs U.N.O. Top plates shall lap a minimum of 48" and be spliced with not less than 6-16d nails spaced not more than 12" on center.

All shear panels shall have continuous sheathing material from one end to the other and form plate to plate as specified on the drawings. Contractor shall coordinate framing such that continuity of shear panels is assured.

CONCRETE STRENGTH

Concrete shall be proportioned to provide a minimum compressive strength, f'c, equal to 2500 psi (28 days).

Min. concrete cover for reinforcing:
a- Concrete, placed against earth not formed - 3"
b- Concrete formed or troweled - 2"
c- Walls and curbs - 1 1/2"
d- Slab on grade - at center

LUMBER GRADES

6x & 8x posts/beams/headers: #1 DFL
4x beams and headers: #2 DFL
2x joists/rafters: #2 DFL
Top plates: D.F.L. construction standard, standard or better.
Studs: Stud grade
All mud sills to be P.T. DFL
Fasterners in contact with preservative treated woods shall be zinc coated hot dip galvanized or stainless steel.

TYPICAL ROOF SHEATHING

15/32" APA rated sheathing Exp 1 with a min. panel index of 24/0. refer to NER 108 for installation and conditions of use.

B.N.:8d common nail at 6" o.c.
E.N.:8d common nail at 6" o.c.
F.N.:8d common nail at 12" o.c.

TYPICAL FLOOR SHEATHING

23/32" APA rated Sturd-I-Floor T&G Exp I with min. span rating of 24" o.c. Refer to NER 108 for installation and conditions of use

B.N.:10d common nails at 6" o.c.
E.N.:10d common nails at 6" o.c.
F.N.:10d common nails at 12" o.c.

Use ring or screw shank nails and glue sheathing to framing using adhesives meeting APA specification AFG-01 or ASTM D3498. Apply glue in accordance with manufacturer's recommendations.

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REGISTERED PROFESSIONAL ENGINEER HUAN NGUYEN No. C 64238 Exp. 6/30/21 CIVIL STATE OF CALIFORNIA

HOME ADDITION FOR THE:

KRIE RESIDENCE

5502 CARFAX AVE.
LAKEWOOD, CA 90713

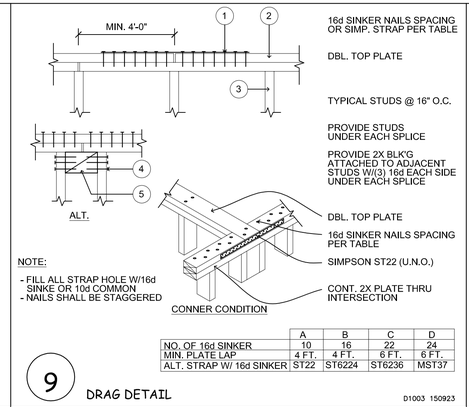
Sheet Title:
FOUNDATION DETAILS

DRAWN BY:	
DATE:	28DEC19
PROJECT NO:	22-8721
SCALE:	AS SHOWN

REVISIONS	BY

SD1

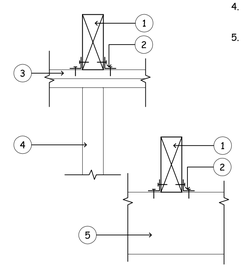
13



NOTE:
- FILL ALL STRAP HOLE W/16d SINKE OR 10d COMMON
- NAILS SHALL BE STAGGERED

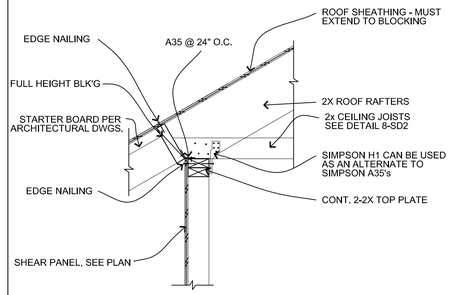
	A	B	C	D
NO. OF 16d SINKER	10	16	22	24
MIN. PLATE LAP	4 FT.	4 FT.	6 FT.	6 FT.
ALT. STRAP W/ 16d SINKER	ST22	ST6224	ST6236	MST37

9 DRAG DETAIL D1003 150923



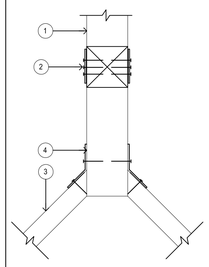
1. FLUSH BEAM PER PLAN
2. SIMPSON A35 E/S TO PLATE OR TO BEAM BELOW
3. DBL. TOP PLATE
4. 4X POST OR DBL. STUD PER PLAN
5. DROP BM PER PLAN

5 CEILING BEAM TO POST/ DROP BM D2002 150925



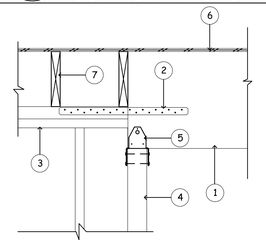
1 RAFTER TO EXTERIOR WALL ST-0001

14



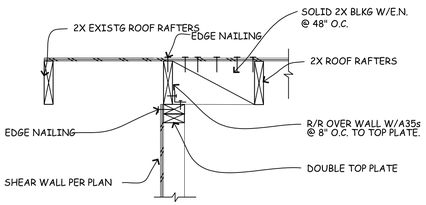
1. CANTILEVER RIDGE BM.
2. POST BELOW PER PLAN. USE ST6224 BEAM TO POST EACH SIDE
3. HIP BM PER PLAN
4. TYP. LSS0 HIP TO RIDGE BEAM OR HU SLOPED HANGER

10 RIDGE TO HIP BEAM CONNECTION D1009 150923



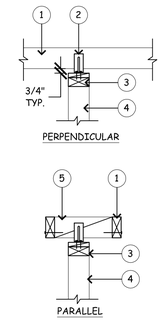
1. BEAM PER PLAN
2. SIMPSON ST22 STRAP EA. SIDE BEAM TO PLATE CENTERED AT BREAK
3. DBL. TOP PLATE.
4. 4x4 POST PER PLAN
5. SIMP. PC44
6. EXISTING FLOOR SHTG
7. EXISTING FLOOR JOISTS

6 DRAG BEAM TO TOP PLATE D1011 150924



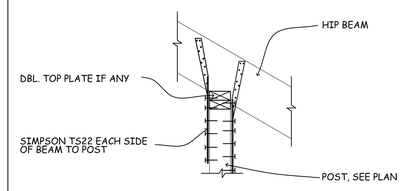
2 RAFTER TO PARALLEL INTERIOR WALL ST-0001

15



1. CEILING JOIST
2. SIMP. STC @ EACH CONNECT. (MAX. @ 24" O.C.)
3. 1X OVER 2X PLATE OR (2) 2X TOP PLATE WHEN CLG JOIST IS CAMBERED
4. STUD/POST PER PLAN
5. 2X BLK'G @ 24" O.C. W/ (2) 16d's TO EACH MEMBER.

7 DRAG DETAIL D1003 150923



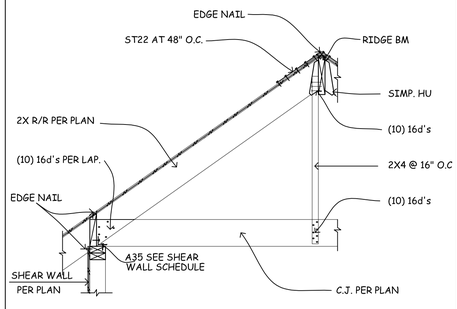
3 CONNECTION DETAIL CN-0006

11

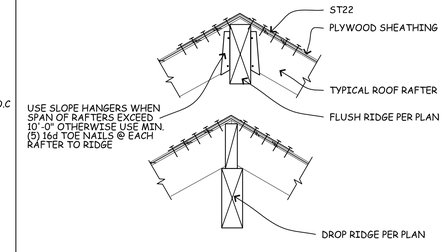
16

12

BUILDING AND SAFETY DIVISION
Department of Public Works
APPROVED
UNDER LOS ANGELES COUNTY CODE
TITLES 26, 30 AND 31
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8 RAFTER/CEILING CONNECTION



4 CONNECTION DETAIL CN-0003

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REGISTERED PROFESSIONAL ENGINEER
HUAN NGUYEN
No. C 64238
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

HOME ADDITION FOR THE:

KRIE RESIDENCE

5502 CARFAX AVE.
LAKEWOOD, CA 90713

Sheet Title:

FRAMING DETAILS

DRAWN BY:	
DATE:	28DEC19
PROJECT NO:	22-8721
SCALE:	AS SHOWN

REVISIONS	BY

SD2

Title 24 Energy Compliance — Approved & Stamped

Source file: 5502 KRIE RES - T24 - APPROVED STAMPED.PDF

IMPORTANT NOTICE

THE PURPOSE OF THIS REPORT IS TO SHOW TITLE 24 BUILDING REQUIREMENTS, INCLUDING BUT NOT LIMITED TO: CONSTRUCTION FEATURES, EQUIPMENT EFFICIENCIES, AND DUCT CONFIGURATIONS. THIS BUILDING SHALL BE CONSTRUCTED ACCORDING SUCH EQUIPMENT AND CONSTRUCTION FEATURES AS ARE DESCRIBED IN THIS TITLE 24 REPORT. ANY DISCREPANCIES BETWEEN THIS REPORT AND THE ARCHITECTURAL PLANS SHALL BE REPORTED TO THE ARCHITECT AND TERRY ENGINEERING (AT 714.838.1124) BEFORE CONSTRUCTION.

THESE FORMS SHALL BE COMPLETED, SIGNED AND POSTED ON THE JOB SITE FOR THE PERUSAL OF THE INSPECTOR PRIOR TO FINAL INSPECTION

FOR EACH FENISTRATION, PROVIDE PRODUCT THAT MEETS OR EXCEEDS VALUES SHOWN ON THE TITLE 24 REPORT. FENESTRATION PRODUCTS SHALL BE CERTIFIED FOR OVERALL U-VALUES AND OVERALL SHGC, AND SHALL HAVE A TEMPORARY LABEL WHICH LISTS THE OVERALL U-VALUE AND SHGC OF THE ENTIRE ASSEMBLY, (INCLUDING BOTH GLASS AND FRAME TAKEN TOGETHER) AND CERTIFIES THAT APPLICABLE AIR INFILTRATIONS REQUIREMENTS ARE MET. [110.6(a)(2), 110.6(a)(5)]

THE CF-2R INSTALLATION CERTIFICATES ARE COMPLETED DURING THE CONSTRUCTION PHASE BY THE CONTRACTORS RESPONSIBLE FOR INSTALLING THE WINDOWS, THE HVAC EQUIPMENT AND DUCTS, THE INSULATION AND LIGHTING SYSTEMS. THE BUILDER SHALL PROVIDE A COPY OF THE CF-2R TO THE HERS PROVIDER/RATER AND TO THE BUILDING DEPARTMENT UPON REQUEST. INFORMATION FROM THE CF-2R IS INCLUDED WITH THE HOMEOWNERS MANUAL. THESE FORMS CAN BE DOWNLOADED AT THE FOLLOWNG LINK.
http://www.energy.ca.gov/2015publications/
CEC-400-2015-032/appendices/forms/CF2R/

TITLE 24 REQUIREMENTS

BUILDING ENERGY ANALYSIS REPORT

PROJECT:

Krie Residence
5502 Carfax Avenue
Lakewood, CA 90713

Project Designer:

2a Architecture Studio
5853 Barbanell Street
Long Beach, CA 90815
(562) 522-3796

Report Prepared by:

James H. Terry
Terry Engineering
14742 Newport Avenue, Suite 105
Tustin, CA 92780
714-838-1124

Job Number:

190222

Date:

1/21/2020

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2016 Building Energy Efficiency Standards.

This program developed by EnergySoft Software – www.energysoft.com.

TABLE OF CONTENTS

Cover Page	1
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Form CF-1R-ALT-05-E Certificate of Compliance	12
Form MF-1R Mandatory Measures Summary	20

TITLE 24 REQUIREMENTS

STATE OF CALIFORNIA
Prescriptive Residential Additions That Do Not Require HERS Field Verification
CEC-CF1R-ADD-02-E (Revised 07/17) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	CF1R-ADD-02-E
Prescriptive Residential Additions That Do Not Require HERS Field Verification	(Page 1 of 9)
Project Name: Krie Residence	Date Prepared: 1/21/2020

This compliance document is only applicable to additions less than 1,000 ft² and do not require HERS field verification for compliance. When HERS verification is required, a CF1R-ADD-01 shall first be registered with a HERS Provider Data Registry.

Alterations to Space Conditioning Systems that are exempt from HERS verification requirements may use the CF1R-ADD-02 and CF2R- ADD-02 Compliance Documents. Possible exemptions from duct leakage testing include: less than 40 ft of ducts were added or replaced; or the existing duct system was insulated with asbestos; or the existing duct system was previously tested and passed by a HERS Rater. If space conditioning systems are altered and are not exempt from HERS verification, then a CF1R-ADD-01 must be completed and registered with a HERS Provider Data Registry.

Additions or alterations that utilize close Cell Spray Polyurethane Foam (ccSPF) with a density of 1.5 to less than 2.5 pounds per cubic foot having an R-value other than 5.8 per inch, or Open Cell Spray Polyurethane Foam (ocSPF) with a density of 0.4 to less than 1.5 pounds per cubic foot having an R-value of 3.6 per inch, shall complete and register a CF1R ADD-01 with a HERS Provider Data Registry.

If more than one person has responsibility for installation of the items on this certificate, each person shall prepare and sign a certificate applicable to the portion of construction for which they are responsible. Alternatively, the person with chief responsibility for construction shall prepare and sign this certificate for the entire construction. All applicable Mandatory Measures shall be met. Temporary labels shall not be removed before verification by the building inspector.

A. General Information

01	Project Name:	Krie Residence	02	Date Prepared:	1/21/2020
03	Project Location:	5502 Carfax Avenue	04	Building Front Orientation (deg):	(W) 270 deg
05	CA City:	Lakewood	06	Number of Dwelling Units with Additions:	1
07	Zip Code:	90713	08	Fuel Type:	Natural Gas
09	Climate Zone:	8	10	Total Conditioned Floor Area (ft²) (Addition):	360.0
11	Building Type:	Single Family	12	Slab Area (ft²):	0
13	Project Scope:	Addition: CFA = 360.0 sqft	14	Exceptions to Fenestration U-factor and SHGC 150.1(c)3A:	

STATE OF CALIFORNIA
Prescriptive Residential Additions That Do Not Require HERS Field Verification
CEC-CF1R-ADD-02-E (Revised 07/17) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	CF1R-ADD-02-E
Prescriptive Residential Additions That Do Not Require HERS Field Verification	(Page 2 of 9)
Project Name: Krie Residence	Date Prepared: 1/21/2020

B. Opaque Surface Details – Framed (Section 150.2(a))

01	02	03	04	05	06		07	08	09	10	11
					Proposed					Required	
Tag/ID	Assembly Type	Frame Type	Frame Depth (inches)	Frame Spacing (inches)	Cavity R-value	Continuous Insulation R-value	U-Factor	Appendix JA4 Reference: Table	Appendix JA4 Reference: Cell	U-Factor or R-value	Comments
1	Roof	Wood	2x4 @ 16 in. O.C.		30	0.0	0.032	4.2.1	A8	0.043	R-30 Roof Attic
2	Wall	Wood	2x4 @ 16 in. O.C.		15	9.2	0.051	4.3.1	A4	0.051	R-15 Wall + R9.2
3	Wall	Wood	2x4 @ 16 in. O.C.		15	9.2	0.051	4.3.1	A4	0.095	Wall Extension
4	Wall	Wood	2x4 @ 16 in. O.C.		15	0.0	0.095	4.3.1	A4	0.095	Wall Extension
5	Floor	Wood	2x6 @ 16 in. O.C.		19	0.0	0.037	4.4.1	A4	0.048	R-19 Floor Crawlspace

BUILDING AND SAFETY DIVISION
Department of Public Works
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01/23/2020 10:45:48 AM
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STATE OF CALIFORNIA
Prescriptive Residential Additions That Do Not Require HERS Field Verification
CEC-CF1R-ADD-02-E (Revised 07/17) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	CF1R-ADD-02-E
Prescriptive Residential Additions That Do Not Require HERS Field Verification	(Page 3 of 9)
Project Name: Krie Residence	Date Prepared: 1/21/2020

C. Opaque Surface Details – Non-framed (Section 150.1(c)1)

01	02	03	04	05	06	07	08	09	10	11
				Proposed					Required	
Tag/ID	Assembly Type	Assembly Materials	Thickness (inches)	Core Insulation R-value	Continuous Insulation R-value	U-Factor	Appendix JA4 Reference: Table	Appendix JA4 Reference: Cell	U-Factor from Package A	Comments

D. Opaque Surface Details – Mass Walls (Section 150.1(c)1)

01	02	03	04	05	06		07		08	09	10		11	
					Proposed						Required			
Tag/ID	Walls Above Grade	Mass Type	Mass Thickness (inches)	Furring Strip Thickness (inches)	Interior Insulation R-value	Interior Insulation U-factor	Exterior Insulation R-value	Exterior Insulation U-factor	Appendix JA4 Reference: Table	Appendix JA4 Reference: Cell	Interior Insulation R-value	Interior Insulation U-factor	Exterior Insulation R-value	Exterior Insulation U-factor

STATE OF CALIFORNIA
Prescriptive Residential Additions That Do Not Require HERS Field Verification
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CERTIFICATE OF COMPLIANCE	CF1R-ADD-02-E
Prescriptive Residential Additions That Do Not Require HERS Field Verification	(Page 4 of 9)
Project Name: Krie Residence	Date Prepared: 1/21/2020

E. Slab Insulation (Table 150.1-A)

01	02	03	04	05	06
	Proposed		Required		
Floor Type	Insulation R-value	Insulation U-factor	Insulation R-value	Insulation U-factor	Comments

Note:
- Heated slab floors require mandatory slab insulation (see Table 110.8-A).

F. Radiant Barrier (Section 150.1(c)2)

01	02
Radiant Barrier installed below the roof deck and on all gable end walls	Comments
All New Roof areas with Attics	Radiant Barrier required in this Climate Zone

A radiant barrier is required (for Climate Zones 2-15)
- Radiant barriers shall meet specific eligibility and installation criteria to receive energy credit for compliance with the Building Energy Efficiency Standards for low-rise residential buildings. Refer to RA4.2.1
- The emittance of the radiant barrier shall be less than or equal to 0.05 as tested in accordance with ASTM C1371 or ASTM E408.
- For Prescriptive Compliance the attic shall be ventilated to provide a minimum free ventilation area of not less than one square foot of vent area for each 300 ft2 of attic floor area with no less than 30 percent upper vents. Ridge vents or gable end vents are recommended to achieve the best performance. The material should be cut to allow for full airflow to the venting.

STATE OF CALIFORNIA
Prescriptive Residential Additions That Do Not Require HERS Field Verification
CEC-CF1R-ADD-02-E (Revised 07/17) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	CF1R-ADD-02-E
Prescriptive Residential Additions That Do Not Require HERS Field Verification	(Page 5 of 9)
Project Name: Krie Residence	Date Prepared: 1/21/2020

G. Roofing Products (Cool Roof) (Section 150.1(c)11)

01	02	03	04	05	06	07	08	09	10	11	12
					Proposed				Required		
Mass Roof 25lb/ft² or Greater	Roof Pitch	Method of Compliance	Product Type	CRRC Product ID Number	Initial Solar Reflectance	Aged Solar Reflectance	Thermal Emittance	SRI (Optional)	Aged Solar Reflectance	Thermal Emittance	SRI (Optional)

Notes:
- Any roof area covered by building integrated photovoltaic panels and solar thermal panels are exempt from the above Cool Roof requirements.
- Liquid field applied coatings must comply with installation criteria from section 110.8(i)4.

H. Fenestration/Glazing Allowed Areas and Efficiencies (Section 150.2(a)1)

01	02	03	04	05	06	07	08	09	10
Addition Type ft²	Maximum Allowed Fenestration Area for All Orientations ft²: The Greater: Maximum Calculated based on Allowed %	Maximum Allowed Fenestration Area for All Orientations ft²: The Greater: Maximum Calculated Allowed ft²	Maximum Allowed West-Facing Fenestration Area Only ft²: The Greater: Maximum Calculated based on Allowed %	Maximum Allowed West-Facing Fenestration Area Only ft²: The Greater: Maximum Calculated Allowed ft²	Maximum Allowed U-factor (Windows)	Maximum Allowed U-factor (Skylights)	Maximum Allowed SHGC (Windows)	Maximum Allowed SHGC (Skylights)	Comments
360.0	108.0	75.0	60.0	60.0	0.320	0.550	0.250	0.300	Skylight Exception <= 16 sqft

TERRY ENGINEERING
14742 Newport Ave. Suite No. 105
Tustin, CA. 92780
Tel. (714) 838-1124 - Fax: (714) 838-1406

REGISTERED PROFESSIONAL ENGINEER
JAMES H. TERRY
No. 17014
Exp. 3-31-2020
MECHANICAL
STATE OF CALIFORNIA

DATE SIGNED: 1-21-2020

FOR
KRIE RESIDENCE
5502 CARFAX AVENUE
LAKEWOOD, CA. 90713

Sheet Title
Residential
Title 24 Requirements

Date: 12/06/2019
Scale: AS NOTED
Drawn: CL
Checked: JT
Plot Date: 1/21/2020
Job No: 190222
Sheet: T24A

TITLE 24 REQUIREMENTS

STATE OF CALIFORNIA
Prescriptive Residential Additions That Do Not Require HERS Field Verification
CEC-CF1R-ADD-02-E (Revised 07/17) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — CF1R-ADD-02-E
Prescriptive Residential Additions That Do Not Require HERS Field Verification — (Page 6 of 9)
Project Name: Krie Residence — Date Prepared: 1/21/2020

I. Fenestration Proposed Areas and Efficiencies
Note: If meeting Exception 1 to 150.1(c)3A, Installing ≤ 3ft^2 glass in door, it is assumed to meet the minimum required U-factor (0.32) & SHGC (0.25).
If meeting Exception 1 to 150.1(c)3A, Installing ≤ 3ft^2 tubular skylight, it is assumed to meet the minimum required U-factor (0.55) & SHGC (0.30).

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Tag/ID	Fenestration Type	Frame Type	Dynamic Glazing	Orientation N, S, W, E	Number of Panes	Proposed Fenestration Area ft^2	Proposed West Facing Fenestration Area ft^2	Proposed U-factor	Source	Proposed SHGC	Source	Exterior Shading Device	Combined SHGC from CF1R-ENV-03
1	New	Non-Metal		(E)	2	18.0		0.320	NFRC	0.25	NFRC	n/a	0.25
2	New	Non-Metal		(S)	2	15.0		0.320	NFRC	0.25	NFRC	n/a	0.25
3	New	Non-Metal		(S)	2	15.0		0.320	NFRC	0.25	NFRC	n/a	0.25
4	New	Non-Metal		(S)	2	17.8		0.320	NFRC	0.25	NFRC	n/a	0.25
5	New	Non-Metal		(N)	2	24.3		0.320	NFRC	0.25	NFRC	n/a	0.25

15	Total Proposed Fenestration Area		90.1
16	Maximum Allowed Fenestration Area		108.0
17	Compliance Statement	Total Proposed Fenestration Area ≤ Maximum Allowed Fenestration Area	☑ Yes ☐ No
18	Total Proposed West-Facing Fenestration Area		0.0
19	Maximum Allowed West-Facing Fenestration Area		60.0
20	Compliance Statement	Total Proposed West-Facing Fenestration Area ≤ Maximum Allowed West-Facing Fenestration Area	☑ Yes ☐ No
21	Proposed Fenestration U-factor (Windows)		0.320
22	Required Fenestration U-factor (Windows)		0.320
23	Compliance Statement	Proposed Fenestration U-factor ≤ Required Fenestration U-factor	☑ Yes ☐ No
24	Proposed Fenestration SHGC (Windows)		0.250
25	Required Fenestration SHGC (Windows)		0.250
26	Compliance Statement	Proposed Fenestration SHGC ≤ Required Fenestration SHGC	☑ Yes ☐ No
27	Proposed Fenestration U-factor (Skylights)		0.000
28	Required Fenestration U-factor (Skylights)		0.550
29	Compliance Statement	Proposed Fenestration U-factor ≤ Required Fenestration U-factor	☑ Yes ☐ No
30	Proposed Fenestration SHGC (Skylights)		0.000
31	Required Fenestration SHGC (Skylights)		0.300
32	Compliance Statement	Proposed Fenestration SHGC ≤ Required Fenestration SHGC	☑ Yes ☐ No

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Prescriptive Residential Additions That Do Not Require HERS Field Verification
CEC-CF1R-ADD-02-E (Revised 07/17) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — CF1R-ADD-02-E
Prescriptive Residential Additions That Do Not Require HERS Field Verification — (Page 7 of 9)
Project Name: Krie Residence — Date Prepared: 1/21/2020

J. Space Conditioning (SC) Systems – Heating/Cooling (Prescriptive Section 150.2(b))
Alterations to Space Conditioning Systems shall be exempt from HERS verification requirements as prerequisite for use of the CF1R-ADD-02 and CF2R-ADD-02 Compliance Documents. If new space conditioning systems are installed or existing systems are altered and are not exempt from HERS verification, then a CF1R-ADD-01 shall be completed and registered with a HERS Provider Data Registry. In each row below for each dwelling unit in the building, check the box that indicates the exemption from HERS verification compliance:
☐ a: space conditioning system was not altered;
☐ b: less than 40 ft of ducts were added or replaced;
☐ c: (exempt from duct leakage testing) if: the existing duct system was insulated with asbestos;
☐ d: (exempt from duct leakage testing) If: the existing duct system was previously tested and passed by a HERS Rater.

01	02	03	04
Dwelling Unit Name	SC System Identification or Name	SC System Location or Area Served	Exemption from HERS Verification
	Existing HVAC	1,483	☑ a ☑ b ☐ c ☐ d
			☐ a ☐ b ☐ c ☐ d
			☐ a ☐ b ☐ c ☐ d
			☐ a ☐ b ☐ c ☐ d
			☐ a ☐ b ☐ c ☐ d
			☐ a ☐ b ☐ c ☐ d
			☐ a ☐ b ☐ c ☐ d
			☐ a ☐ b ☐ c ☐ d
			☐ a ☐ b ☐ c ☐ d
			☐ a ☐ b ☐ c ☐ d
			☐ a ☐ b ☐ c ☐ d
			☐ a ☐ b ☐ c ☐ d
			☐ a ☐ b ☐ c ☐ d

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Prescriptive Residential Additions That Do Not Require HERS Field Verification
CEC-CF1R-ADD-02-E (Revised 07/17) — CALIFORNIA ENERGY COMMISSION

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Prescriptive Residential Additions That Do Not Require HERS Field Verification — (Page 8 of 9)
Project Name: Krie Residence — Date Prepared: 1/21/2020

K. Water Heating Systems (Section 150.2(a)1D)
List water heaters and boilers for both domestic hot water (DHW) heaters and hydronic space heating.

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Dwelling Unit Name	Water Heating System Identification or Name	Water Heating System Location or Area Served	Water Heating System Type	Water Heater Type	# of Water Heaters in System	Water Heater Storage Volume (gal)	Fuel Type	Rated Input Type	Rated Input Value	Heating Efficiency Type	Heating Efficiency Value	Standby Loss (%)	Exterior Insulation R-Value	Back-Up Solar Savings Fraction

TITLE 24 REQUIREMENTS

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CEC-CF1R-ADD-02-E (Revised 07/17) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — CF1R-ADD-02-E
Prescriptive Residential Additions That Do Not Require HERS Field Verification — (Page 9 of 9)
Project Name: Krie Residence — Date Prepared: 1/21/2020

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: James H. Terry	Documentation Author Signature:
Company: Terry Engineering	Signature Date: 1/21/2020
Address: 14742 Newport Avenue, Suite 105	CEA/ HERS Certification Identification (if applicable): M-17014
City/State/Zip: Tustin, CA 92780	Phone: 714-838-1124

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. That the energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Steve Amador	Responsible Designer Signature:
Company : 2a Architecture Studio	Date Signed:
Address: 5853 Barbanell Street	License:
City/State/Zip: Long Beach, CA 90815	Phone: (562) 522-3796

For assistance or questions regarding the Energy Standards, contact the Energy Hotline at: 1-800-772-3300.

STATE OF CALIFORNIA
Prescriptive Residential Alterations That Do Not Require HERS Field Verification
CEC-CF1R-ALT-05-E (Revised 07/17) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — CF1R-ALT-05-E
Prescriptive Residential Alterations That Do Not Require HERS Field Verification — (Page 1 of 8)
Project Name: Krie Residence — Date Prepared: 1/21/2020

This compliance document is only applicable to simple alterations that do not require HERS verification for compliance. When HERS verification is required, a CF1R-ALT-01 shall first be registered with a HERS Provider Data Registry.

Alterations to Space Conditioning Systems that are exempt from HERS verification requirements may use the CF1R-ALT-05 and CF2R- ALT-05 Compliance Documents. Possible exemptions from duct leakage testing include: less than 40 ft of ducts were added or replaced; or the existing duct system was insulated with asbestos; or the existing duct system was previously tested and passed by a HERS Rater. If space conditioning systems are altered and are not exempt from HERS verification, then a CF1R-ALT-02 must be completed and registered with a HERS Provider Data Registry.

Alterations that utilize close Cell Spray Polyurethane Foam (ccSPF) with a density of 1.5 to less than 2.5 pounds per cubic foot having an R-value other than 5.8 per inch, or Open Cell Spray Polyurethane Foam (ocSPF) with a density of 0.4 to less than 1.5 pounds per cubic foot having an R-value of 3.6 per inch, shall complete and register a CF1R-ALT-01 with a HERS Provider Data Registry.

If more than one person has responsibility for installation of the items on this certificate, each person shall prepare and sign a certificate applicable to the portion of construction for which they are responsible. Alternatively, the person with chief responsibility for construction shall prepare and sign this certificate for the entire construction. All applicable Mandatory Measures shall be met. Temporary labels shall not be removed before verification by the building inspector.

A. General Information

01	Project Name:	Krie Residence	02	Date Prepared:	1/21/2020
03	Project Location:	5502 Carfax Avenue	04	Building Front Orientation (deg or cardinal):	(W) 270 deg
05	CA City:	Lakewood	06	Number of Altered Dwelling Units:	1
07	Zip Code:	90713	08	Fuel Type:	Natural Gas
09	Climate Zone:	8	10	Total Conditioned Floor Area (ft^2):	1,123.0
11	Building Type:	Single Family	12	Slab Area (ft^2):	0
13	Project Scope:	Alteration			

STATE OF CALIFORNIA
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Prescriptive Residential Alterations That Do Not Require HERS Field Verification — (Page 2 of 8)
Project Name: Krie Residence — Date Prepared: 1/21/2020

B. Building Insulation Details (Section 150.2(b)1)

01	02	03	04	05	06			07	08	09	10	11
					Proposed						Required	
Tag/ID	Assembly Type	Frame Type	Frame Depth (inches)	Frame Spacing (inches)	Cavity R-value	Continuous Insulation R-value	U-factor	Appendix JA4 Reference Table	Appendix JA4 Reference Cell		U-Factor	Comments
1	Wall	Wood	2x4 @ 16	in. O.C.	13	0.0	0.102	4.3.1	A3		0.102	R-13 Wall

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Prescriptive Residential Alterations That Do Not Require HERS Field Verification — (Page 3 of 8)
Project Name: Krie Residence — Date Prepared: 1/21/2020

C. Roof Replacement (Prescriptive Alteration, Section 150.2(b)1H)

01	02	03	04	05	06	07	08	09	10	11	12	13
							Proposed			Minimum Required		
Method of Compliance	Roof Pitch	Exception	CRRC Product ID Number	Product Type	R-value Deck Insulation	Initial Solar Reflectance	Aged Solar Reflectance	Thermal Emittance	SRI (Optional)	Aged Solar Reflectance	Thermal Emittance	SRI (Optional)

NOTES:
- Roof area covered by building integrated photovoltaic panels and solar thermal panels are exempt from the above Cool Roof requirements.
- Liquid field applied coatings must comply with installation criteria from section 110.8(i)4.

D. Fenestration/Glazing Allowed Areas and Efficiencies (Section 150.2(b)1)

01	02	03	04	05	06	07
Alteration Type	Maximum Allowed Fenestration Area For All Orientations (ft^2)	Maximum Allowed West-Facing Fenestration Area Only (ft^2)	Existing Fenestration Area for All Orientations (ft^2)	Existing West-Facing Fenestration Area (ft^2)	Maximum Allowed U-factor (Windows)	Maximum Allowed U-factor (Skylights)	Maximum Allowed SHGC (Windows)	Maximum Allowed SHGC (Skylights)	Comments
Alt	n/a	n/a	3.0	0.0	0.40	0.55	0.35	0.30	<= 75 sqft of windows replaced

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CERTIFICATE OF COMPLIANCE — CF1R-ALT-05-E
Prescriptive Residential Alterations That Do Not Require HERS Field Verification — (Page 4 of 8)
Project Name: Krie Residence — Date Prepared: 1/21/2020

E. Fenestration Proposed Areas and Efficiencies – Add (Section 150.2(b)1A)

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Tag/ID	Fenestration Type	Frame Type	Dynamic Glazing	Orientation N, S, W, E	Number of Panes	Proposed Fenestration Area ft^2	Proposed West Facing Fenestration Area ft^2	Proposed U-factor	Source	Proposed SHGC	Source	Exterior Shading Device	Combined SHGC from CF1R-ENV-03

15	Total Proposed Fenestration Area		
16	Maximum Allowed Fenestration Area		
17	Compliance Statement	Existing + Proposed Fenestration Area ≤ Maximum Allowed Fenestration Area	☐ Yes ☐ No
18	Total Proposed West-Facing Fenestration Area		
19	Maximum Allowed West-Facing Fenestration Area		
20	Compliance Statement	Existing + Proposed West-Facing Fenestration Area ≤ Maximum Allowed West-Facing Fenestration Area	☐ Yes ☐ No
21	Proposed Fenestration U-factor (Windows)		
22	Required Fenestration U-factor (Windows)		
23	Compliance Statement	Proposed Fenestration U-factor ≤ Required Fenestration U-factor	☐ Yes ☐ No
24	Proposed Fenestration SHGC (Windows)		
25	Required Fenestration SHGC (Windows)		
26	Compliance Statement	Proposed Fenestration SHGC ≤ Required Fenestration SHGC	☐ Yes ☐ No
27	Proposed Fenestration U-factor (Skylights)		
28	Required Fenestration U-factor (Skylights)		
29	Compliance Statement	Proposed Fenestration U-factor ≤ Required Fenestration U-factor	☐ Yes ☐ No
30	Proposed Fenestration SHGC (Skylights)		
31	Required Fenestration SHGC (Skylights)		
32	Compliance Statement	Proposed Fenestration SHGC ≤ Required Fenestration SHGC	☐ Yes ☐ No

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Prescriptive Residential Alterations That Do Not Require HERS Field Verification — (Page 5 of 8)
Project Name: Krie Residence — Date Prepared: 1/21/2020

F. Fenestration/Glazing Proposed Areas and Efficiencies – Replace (Section 150.2(b)1B)

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Tag/ID	Fenestration Type	Frame Type	Dynamic Glazing	Orientation N, S, W, E	Area Removed (ft^2)	Area Added (ft^2)	Net Added Area (ft^2)	U-factor	Source	SHGC	Source	Exterior Shading Device	Combined SHGC from CF1R-ENV-03
1	Altered	Non-Metal		(N)	3.0	3.0	0.0	0.290	NFRC	0.21	NFRC		0.21

15	Net Added West-facing Fenestration Area	n/a
16	Is Net Added Fenestration Area ≤ for west-facing fenestration?	☑ Yes ☐ No
17	Net Added Fenestration Area (all orientations)	0
18	Is Net Added Fenestration Area ≤ 0 for all orientations?	☑ Yes ☐ No
19	Proposed Fenestration U-factor (Windows)	0.290
20	Required Fenestration U-factor (Windows)	0.400
21	Is the proposed Fenestration U-factor ≤ the Required Fenestration U-factor?	☑ Yes ☐ No
22	Proposed Fenestration SHGC (Windows)	0.210
23	Required Fenestration SHGC (Windows)	0.350
24	Is the Proposed Fenestration SHGC ≤ the Required Fenestration SHGC?	☑ Yes ☐ No
25	Proposed Fenestration U-factor (Skylights)	0.000
26	Required Fenestration U-factor (Skylights)	0.550
27	Is the proposed Fenestration U-factor ≤ the Required Fenestration U-factor?	☑ Yes ☐ No
28	Proposed Fenestration SHGC	0.000
29	Required Fenestration SHGC	0.300
30	Is the Proposed Fenestration SHGC ≤ the Required Fenestration SHGC?	☑ Yes ☐ No

BUILDING AND SAFETY DIVISION
Department of Public Works
APPROVED
UNDER LOS ANGELES COUNTY CODE
TITLES 26, 30 AND 31
01/23/2020 10:45:48 AM
wspoir
PUBLIC WORKS
This set of plans and specifications must be kept at the job site at all times and it is unlawful to make any changes, modifications or alterations to these plans or specifications without the prior written permission of the Building Official. The stamping of this set of plans and specifications SHALL NOT, under any circumstances, be deemed to permit or to be an approval of any work or activity that violates any provisions of any County Ordinance or State Law

TERRY ENGINEERING
14742 Newport Ave, Suite No. 105
Tustin, CA 92780
Tel.: (714) 838-1124 - Fax: (714) 838-1406

REGISTERED PROFESSIONAL ENGINEER
JAMES H. TERRY
No. 17014
Exp. 3-31-2020
MECHANICAL
STATE OF CALIFORNIA

DATE SIGNED: 1-21-2020

FOR
KRIE RESIDENCE
5502 CARFAX AVENUE
LAKEWOOD, CA. 90713

Sheet Title
Residential
Title 24 Requirements

Date: 12/06/2019
Scale: AS NOTED
Drawn: CL
Checked: JT
Plot Date: 1/21/2020
Job No: 190222
Sheet: T24B

IMPORTANT NOTICE

THE PURPOSE OF THIS REPORT IS TO SHOW TITLE 24 BUILDING REQUIREMENTS, INCLUDING BUT NOT LIMITED TO: CONSTRUCTION FEATURES, EQUIPMENT EFFICIENCIES, AND DUCT CONFIGURATIONS. THIS BUILDING SHALL BE CONSTRUCTED ACCORDING SUCH EQUIPMENT AND CONSTRUCTION FEATURES AS ARE DESCRIBED IN THIS TITLE 24 REPORT. ANY DISCREPANCIES BETWEEN THIS REPORT AND THE ARCHITECTURAL PLANS SHALL BE REPORTED TO THE ARCHITECT AND TERRY ENGINEERING (AT 714.838.1124) BEFORE CONSTRUCTION.

THESE FORMS SHALL BE COMPLETED, SIGNED AND POSTED ON THE JOB SITE FOR THE PERUSAL OF THE INSPECTOR PRIOR TO FINAL INSPECTION

FOR EACH FENISTRATION, PROVIDE PRODUCT THAT MEETS OR EXCEEDS VALUES SHOWN ON THE TITLE 24 REPORT. FENESTRATION PRODUCTS SHALL BE CERTIFIED FOR OVERALL U-VALUES AND OVERALL SHGC, AND SHALL HAVE A TEMPORARY LABEL WHICH LISTS THE OVERALL U-VALUE AND SHGC OF THE ENTIRE ASSEMBLY, (INCLUDING BOTH GLASS AND FRAME TAKEN TOGETHER) AND CERTIFIES THAT APPLICABLE AIR INFILTRATIONS REQUIREMENTS ARE MET. [110.6(a)(2), 110.6(a)(5)]

THE CF-2R INSTALLATION CERTIFICATES ARE COMPLETED DURING THE CONSTRUCTION PHASE BY THE CONTRACTORS RESPONSIBLE FOR INSTALLING THE WINDOWS, THE HVAC EQUIPMENT AND DUCTS, THE INSULATION AND LIGHTING SYSTEMS. THE BUILDER SHALL PROVIDE A COPY OF THE CF-2R TO THE HERS PROVIDER/RATER AND TO THE BUILDING DEPARTMENT UPON REQUEST. INFORMATION FROM THE CF-2R IS INCLUDED WITH THE HOMEOWNERS MANUAL.
THESE FORMS CAN BE DOWNLOADED AT THE FOLLOWNG LINK.
http: //www.energy.ca.gov/2015publications/
CEC-400-2015-032/appendices/forms/CF2R/

BUILDING AND SAFETY DIVISION
Department of Public Works
APPROVED
UNDER LOS ANGELES COUNTY CODE
TITLES 26, 30 AND 31
WSDOH
PUBLIC WORKS
01/23/2020 10:45:48 AM

This set of plans and specifications must be kept at the job site at all times and it is unlawful to make any changes, modifications or alterations to these plans or specifications without the prior written permission of the Building Official. The stamping of this set of plans and specifications SHALL NOT, under any circumstances, be deemed to permit or to be an approval of any work or activity that violates any provisions of any County Ordinance or State Law

TITLE 24 REQUIREMENTS

STATE OF CALIFORNIA
Prescriptive Residential Alterations That Do Not Require HERS Field Verification
CEC-CF1R-ALT-05-E (Revised 07/17) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	CF1R-ALT-05-E
Prescriptive Residential Alterations That Do Not Require HERS Field Verification	(Page 6 of 8)
Project Name: Krie Residence	Date Prepared: 1/21/2020

G. Space Conditioning (SC) Systems – Heating/Cooling (Prescriptive Section 150.2(b))
Alterations to Space Conditioning Systems shall be exempt from HERS verification requirements as prerequisite for use of the CF1R-ALT-05 and CF2R- ALT-05 Compliance Documents. If new space conditioning systems are installed or existing systems are altered and are not exempt from HERS verification, then a CF1R-ALT-01 shall be completed and registered with a HERS Provider Data Registry. In each row below for each dwelling unit in the building, check the box that indicates the exemption from HERS verification compliance:
☐ a: space conditioning system was not altered;
☐ b: less than 40 ft of ducts were added or replaced;
☐ c: (exempt from duct leakage testing) if: the existing duct system was insulated with asbestos;
☐ d: (exempt from duct leakage testing) if: the existing duct system was previously tested and passed by a HERS Rater.

01	02	03	04			
Dwelling Unit Name	SC System Identification or Name	SC System Location or Area Served	Exemption from HERS Verification			
	Existing HVAC	1,483	☑ a	☑ b	☐ c	☐ d
			☐ a	☐ b	☐ c	☐ d
			☐ a	☐ b	☐ c	☐ d
			☐ a	☐ b	☐ c	☐ d
			☐ a	☐ b	☐ c	☐ d
			☐ a	☐ b	☐ c	☐ d
			☐ a	☐ b	☐ c	☐ d
			☐ a	☐ b	☐ c	☐ d
			☐ a	☐ b	☐ c	☐ d
			☐ a	☐ b	☐ c	☐ d
			☐ a	☐ b	☐ c	☐ d
			☐ a	☐ b	☐ c	☐ d

STATE OF CALIFORNIA
Prescriptive Residential Alterations That Do Not Require HERS Field Verification
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CERTIFICATE OF COMPLIANCE	CF1R-ALT-05-E
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Project Name: Krie Residence	Date Prepared: 1/21/2020

H. Water Heating Systems (Section 150.2(b)1G)

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Dwelling Unit Name	Water Heating System Identification or Name	Water Heating System Location or Area Served	Water Heating System Type	Water Heater Type	# of Water Heaters in System	Water Heater Storage Volume (gal)	Fuel Type	Rated Input Type	Rated Input Value	Heating Efficiency Type	Heating Efficiency Value	Standby Loss (%)	Exterior Insulation R-Value	Back-Up Solar Savings Fraction

STATE OF CALIFORNIA
Prescriptive Residential Alterations That Do Not Require HERS Field Verification
CEC-CF1R-ALT-05-E (Revised 07/17) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	CF1R-ALT-05-E
Prescriptive Residential Alterations That Do Not Require HERS Field Verification	(Page 8 of 8)
Project Name: Krie Residence	Date Prepared: 1/21/2020

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	James H. Terry	Documentation Author Signature:	
Company:	Terry Engineering	Signature Date:	1/21/2020
Address:	14742 Newport Avenue, Suite 105	CEA/ HERS Certification Identification (if applicable):	M-17014
City/State/Zip:	Tustin, CA 92780	Phone:	714-838-1124

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. That the energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name:	Steve Amador	Responsible Designer Signature:	
Company :	2a Architecture Studio	Date Signed:	
Address:	5853 Barbanell Street	License:	
City/State/Zip:	Long Beach, CA 90815	Phone:	(562) 522-3796

For assistance or questions regarding the Energy Standards, contact the Energy Hotline at: 1-800-772-3300.

TITLE 24 REQUIREMENTS

2016 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. "Exceptions may apply.
(Revised 04/2017)

Building Envelope Measures:	
§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 cfm/ft² or less when tested per NFRC-400 or ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.'
§ 110.6(a)5:	**Labeling.** Fenestration products must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from TABLES 110.6-A and 110.6-B for compliance and must be caulked and/or weatherstripped.'
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation specified or installed must meet Standards for Insulating Material.
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** A radiant barrier must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Ceiling and Rafter Roof Insulation.** Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.'
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Above Grade Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less (R-19 in 2x6 or U-factor of 0.074 or less). Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102, equivalent to an installed value of R-13 in a wood framed assembly.'
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.'
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3%; have a water vapor permeance no greater than 2.0 perm/inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In Climate Zones 1-16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate Zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.'
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 150.0(e)1A:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)1B:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.'
§ 150.0(e)1C:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.'
§ 150.0(e)2:	**Pilot Light.** Continuous burning pilot lights and the use of indoor air for cooling a firebox jacket, when that indoor air is vented to the outside of the building, are prohibited.
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.0-§ 110.3:	**Certification.** Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the Energy Commission.'
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in TABLE 110.2-A through TABLE 110.2-K.'
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.'
§ 110.2(c):	**Thermostats.** All unitary heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.
§ 110.3(c)5:	**Water Heating Recirculation Loops Serving Multiple Dwelling Units.** Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)5.
§ 110.3(c)7:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBTU/hr (2 kW) must have isolation valves with hose bibbs or other fittings on both cold water and hot water lines of water heating systems to allow for water tank flushing when the valves are closed.
§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt); and pool and spa heaters.'
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; SMACNA Residential Comfort System Installation Standards Manual; or ACCA Manual J using design conditions specified in § 150.0(h)2.

2016 Low-Rise Residential Mandatory Measures Summary

§ 150.0(h)3A:	**Clearances.** Installed air conditioner and heat pump outdoor condensing units must have a clearance of at least 5 feet from the outlet of any dryer vent.
§ 150.0(h)3B:	**Liquid Line Drier.** Installed air conditioner and heat pump systems must be equipped with liquid line filter driers if required, as specified by manufacturer's instructions.
§ 150.0(j)1:	**Storage Tank Insulation.** Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)2A:	**Water piping and cooling system line insulation.** For domestic hot water system piping, whether buried or unburied, all of the following must be insulated according to the requirements of TABLE 120.3-A: the first 5 feet of hot and cold water pipes from the storage tank; all piping with a nominal diameter of 3/4 inch or larger; all piping associated with a domestic hot water recirculation system regardless of the pipe diameter; piping from the heating source to storage tank or between tanks; piping buried below grade; and all hot water pipes from the heating source to kitchen fixtures.'
§ 150.0(j)2B:	**Water piping and cooling system line insulation.** All domestic hot water pipes that are buried below grade must be installed in a water proof and non-crushable casing or sleeve.'
§ 150.0(j)2C:	**Water piping and cooling system line insulation.** Pipe for cooling system lines must be insulated as specified in § 150.0(j)2A. Distribution piping for steam and hydronic heating systems or hot water systems must meet the requirements in TABLE 120.3-A.'
§ 150.0(j)3:	**Insulation Protection.** Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind.
§ 150.0(j)3A:	**Insulation Protection.** Insulation exposed to weather must be installed with a cover suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. The cover must be water retardant and provide shielding from solar radiation that can cause degradation of the material.
§ 150.0(j)3B:	**Insulation Protection.** Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must have a Class I or Class II vapor retarder.
§ 150.0(n)1:	**Gas or Propane Systems.** Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: a 120V electrical receptacle within 3 feet of the water heater; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than 2 inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu/hr.
§ 150.0(n)2:	**Recirculating Loops.** Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC) or by a listing agency that is approved by the Executive Director.
Ducts and Fans Measures:	
§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must be installed, sealed, and insulated to meet the requirements of CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 (or higher if required by CMC § 605.0) or a minimum installed level of R-4.2 when entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used for conveying conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area of the ducts.'
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Dampers.** All fan systems that exchange air between the conditioned space and the outside of the building must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner core flex duct must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11and Reference Residential Appendix RA3.
§ 150.0(m)12:	**Air Filtration.** Mechanical systems that supply air to an occupiable space through ductwork exceeding 10 feet in length and through a thermal conditioning component, except evaporative coolers, must be provided with air filter devices that meet the design, installation, efficiency, pressure drop, and labeling requirements of § 150.0(m)12.

2016 Low-Rise Residential Mandatory Measures Summary

§ 150.0(m)13:	**Duct System Sizing and Air Filter Grille Sizing.** Space conditioning systems that use forced air ducts to supply cooling to an occupiable space must have a hole for the placement of a static pressure probe (HSPP), or a permanently installed static pressure probe (PSPP) in the supply plenum. The space conditioning system must also demonstrate airflow ≥ 350 CFM per ton of nominal cooling capacity through the return grilles, and an air-handling unit fan efficacy ≤ 0.58 W/CFM as confirmed by field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.3. This applies to both single zone central forced air systems and every zone for zonally controlled central forced air systems.'
§150.0(o):	**Ventilation for Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2. Neither window operation nor continuous operation of central forced air system air handlers used in central fan integrated ventilation systems are permissible methods of providing whole-building ventilation.
§ 150.0(o)1A:	**Field Verification and Diagnostic Testing.** Whole-building ventilation airflow must be confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.7.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.'
§ 110.4(b)1:	**Piping.** Any pool or spa heating equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional inlets and time switches for pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.'
Lighting Measures:	
§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.'
§ 110.9(e):	**JA8 High Efficacy Light Sources.** To qualify as a JA8 high efficacy light source for compliance with § 150.0(k), a residential light source must be certified to the Energy Commission according to Reference Joint Appendix JA8.
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must be high efficacy in accordance with TABLE 150.0-A.
§ 150.0(k)1B:	**Blank Electrical Boxes.** The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C. A JA8-2016-E light source rated for elevated temperature must be installed by final inspection in all recessed downlight luminaires in ceilings.
§ 150.0(k)1D:	**Electronic Ballasts.** Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	**Night Lights.** Permanently installed night lights and night lights integral to installed luminaires or exhaust fans must be rated to consume no more than 5 watts of power per luminaire or exhaust fan as determined in accordance with § 130.0(c). Night lights do not need to be controlled by vacancy sensors.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).'
§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must not be recessed downlight luminaires in ceilings and must contain lamps that comply with Reference Joint Appendix JA8. Installed lamps must be marked with "JA8-2016" or "JA8-2016-E" as specified in Reference Joint Appendix JA8.'
§ 150.0(k)1H:	**Enclosed Luminaires.** Light sources installed in enclosed luminaires must be JA8 compliant and must be marked with "JA8-2016-E."
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be switched separately from lighting systems.'
§ 150.0(k)2C:	**Interior Switches and Controls.** Luminaires must be switched with readily accessible controls that permit the luminaires to be manually switched ON and OFF.
§ 150.0(k)2D:	**Interior Switches and Controls.** Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	**Interior Switches and Controls.** No control must bypass a dimmer or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)2F:	**Interior Switches and Controls.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2G:	**Interior Switches and Controls.** An energy management control system (EMCS) may be used to comply with dimmer requirements if it: functions as a dimmer according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.5(f); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	**Interior Switches and Controls.** An EMCS may be used to comply with vacancy sensor requirements in § 150.0(k) if it meets all of the following: it functions as a vacancy sensor according to § 110.9; the Installation Certificate requirements of § 130.4; the EMCS requirements of § 130.5(f); and all other requirements in § 150.0(k)2.
§ 150.0(k)2I:	**Interior Switches and Controls.** A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.

2016 Low-Rise Residential Mandatory Measures Summary

§ 150.0(k)2J:	**Interior Switches and Controls.** In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by a vacancy sensor.
§ 150.0(k)2K:	**Interior Switches and Controls.** Dimmers or vacancy sensors must control all luminaires required to have light sources compliant with Reference Joint Appendix JA8, except luminaires in closets less than 70 square feet and luminaires in hallways.'
§ 150.0(k)2L:	**Interior Switches and Controls.** Undercabinet lighting must be switched separately from other lighting systems.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either item § 150.0(k)3Aii (photocell and motion sensor) or item § 150.0(k)3Aiii (photo control and automatic time switch control, astronomical time clock, or EMCS).
§ 150.0(k)3B:	**Residential Outdoor Lighting.** For low-rise multifamily residential buildings, outdoor lighting for private patios, entrances, balconies, and porches; and outdoor lighting for residential parking lots and residential carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3D:	**Residential Outdoor Lighting.** Outdoor lighting for residential parking lots and residential carports with a total of eight or more vehicles per site must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	**Interior Common Areas of Low-rise Multi-Family Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be high-efficacy luminaires and controlled by an occupant sensor.
§ 150.0(k)6B:	**Interior Common Areas of Low-rise Multi-Family Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting in that building must: i. Comply with the applicable requirements in §§ 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Solar Ready Buildings:	
§ 110.10(a)1:	**Single Family Residences.** Single family residences located in subdivisions with ten or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete by the enforcement agency must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	**Low-rise Multi-family Buildings.** Low-rise multi-family buildings must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	**Minimum Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other Parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area.'
§ 110.10(b)2:	**Orientation.** All sections of the solar zone located on steep-sloped roofs must be oriented between 110 degrees and 270 degrees of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.'
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.'
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location for inverters and metering equipment and a pathway for routing of conduit from the solar zone to the point of interconnection with the electrical service (for single family residences the point of interconnection will be the main service panel); and a pathway for routing of plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be: positioned at the opposite (load) end from the input feeder location or main circuit location; and permanently marked as "For Future Solar Electric".

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REGISTERED PROFESSIONAL ENGINEER
JAMES H. TERRY
No. 17014
Exp. 3-31-2020
MECHANICAL
STATE OF CALIFORNIA

DATE SIGNED: 1-21-2020

FOR
KRIE RESIDENCE
5502 CARFAX AVENUE
LAKEWOOD, CA. 90713

Sheet Title
Residential
Title 24 Requirements

Date: 12/06/2019
Scale: AS NOTED
Drawn: CL
Checked: JT
Plot Date: 1/21/2020
Job No: 190222
Sheet: T24C

Structural Calculations

Source file: 5502 Krie Res Calcs - NO REVS.pdf

Project Name : *5502 Carfax Ave. Lakewood*
Client : *Krie Residence*
Engineer : *HUAN NGUYEN*

Job :20013
Plan :MB

DESIGN CRITERIA:

A. Code: 2016 CBC
Wind Exposure: B, Speed = 110mph
Seismic Design Category : D, S_s= 1.58, S_1= 0.58, S_{DS}=1.053, S_{D1}=0.580, R_X =6.5, R_Y =6.5

B. Maximum 19% moisture content
prior to Installation of Finish Material
4X Members: No. 2 or Better
6X, 8X Beams and Headers: No.1 or Better
2X Joists and Rafters: No. 2 or Better
Plates and Blocking: Standard Grade or Better
Studs: Stud Grade or Better
Mud Sills: Pressure Treated Utility Grade or Better
Parallam PSL Beams and Headers: Grade 2.0E DF, F_b= 2900 psi(MIN), F_V= 290 psi(MIN)
Versa-Lam LVL Beams and Headers: Grade 2.0E, F_b= 2900 psi(MIN), F_V= 285 psi(MIN)
TimberStrand LSL Beams and Headers: Grade 1.55E, F_b= 2325 psi(MIN), F_V= 425 psi(MIN)
TimberStrand LSL Rim Board and Headers: Grade 1.3E, F_b= 1700 psi(MIN), F_V= 425 psi(MIN)
Glu-Lam Beams and Headers: 24F-V4, DF/DF, 1.8E, F_b= 2400(T)/1850(B) psi (MIN), F_V= 265 psi(MIN)

C. N/A



EXTERIOR WALL (WALL_E): DL = 15
INTERIOR WALL (WALL_I): DL = 10
EXTERIOR WALL W/VENEER (WALL_V): DL = 60

PRIMARY ROOF (ROOF_P)

Pitch:		4
K = Increase for pitch:		1.05/12
2x8 16" O/C	x K	2.70
Plywood(1/2")	x K	1.63
Flat	x K	6.85
sprinkler:		1.00
Misc:		2.82
Snow Load:		0.00
Dead Load:		15.00
Live Load:		20.00

PRIMARY FLOOR (FLOOR_P)

2x6 16" O/C	1.88
Plywood(3/4")	2.25
1/2" Gyp. Board	2.20
Carpet	1.00
None Covering	0.00
sprinkler:	0.00
Misc:	3.67
Dead Load:	11.00
Live Load:	40.00

SHEAR WALL SCHEDULE

2016 CALIFORNIA BUILDING CODE

SHEAR PANEL TYPE	SHEATHING	EDGE NAILING (COMMON)	FIELD NAILING (COMMON)	SHEAR CAPACITY (PLF)	FRAMING CLIPS A35's
1	3/8" APA rated exp. 1	8 d's @ 6" O.C.	All field nails to to be @ 12" o.c.	200	@ 24" O.C.
2	15/32" APA structural I rated	10 d's @ 6" O.C.		340	@ 16" O.C.
3 (*)	15/32" APA structural I rated 4 ply	10 d's @ 4" O.C.		510	@ 12" O.C.
4 (*)	15/32" APA structural I rated 4 ply	10 d's @ 3" O.C.		650	@ 10" O.C. (U.N.O.)
5 (*)	15/32" APA structural I rated 4 ply	10 d's @ 2" O.C.		870	@ 8" O.C. (U.N.O.)

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BEAM 1 (DROP): HIP BEAM @ 1st Floor

Loads (Downward +)

SELF_WEIGHT *6 plf from 0.00ft to 12.00ft*
ROOF_P *from 0PLF @ 0.00' to 245 PLF @ 12.00'*

Reactions (D+Lr+L/Max. Load comb.)

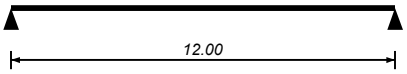
Down	526/526	1016/1016
Up	0/0	0/0

USE DFL NO2 2-2 x 8 (F_b = 900, F_v = 180)

Critical Shear =-853 LB @ 11.33' 1.5xV/(F'_v x A)=0.262
F'_v = 225, A = 21.75

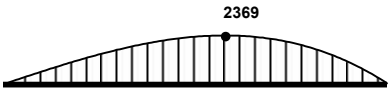
Critical Moment =2369 LB-FT @ 6.92' M/(F'_b x S)=0.83
F'_b = 1309, S = 26.28

Critical Deflection for TL = -0.394 INCH @ 6.17' L/240 = 0.600"
Critical Deflection for LL = -0.215 INCH @ 6.17' L/480 = 0.300"

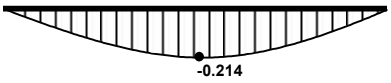




Shear Diagragm:D + Lr



Moment Diagragm:D + Lr



Deflection Diagram:Lr + L

BEAM 2 (DROP): RIDGE BEAM @ 1st Floor

Loads (Downward +)

SELF_WEIGHT *8 plf from 0.00ft to 8.00ft*
ROOF_P *280 PLF = 16.00' x (15.00+20.00)/2 from 0.00' to 8.00'*

Reactions (D+Lr+L/Max. Load comb.)

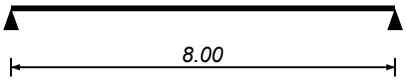
Down	1152/1152	1152/1152
Up	0/0	0/0

USE DFL NO2 2-2 x 10 (F_b = 900, F_v = 180)

Critical Shear =-912 LB @ 7.17' 1.5xV/(F'_v x A)=0.219
F'_v = 225, A = 27.75

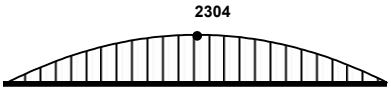
Critical Moment =2304 LB-FT @ 4.00' M/(F'_b x S)=0.53
F'_b = 1208, S = 42.78

Critical Deflection for TL = -0.084 INCH @ 4.00' L/240 = 0.400"
Critical Deflection for LL = -0.047 INCH @ 4.00' L/480 = 0.200"

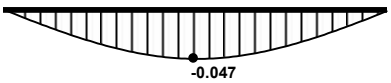




Shear Diagragm:D + Lr

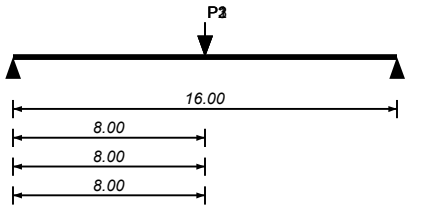


Moment Diagragm:D + Lr



Deflection Diagram:Lr + L

BEAM 3 (DROP): CEILING BEAM @ 1st Floor

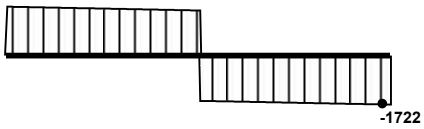


Loads (Downward +)

SELF_WEIGHT 17 plf from 0.00ft to 16.00ft
Point from Support 2 of Beam 1 @ 8ft, (D=456 Lr=560) (P1)
Point from Support 2 of Beam 1 @ 8ft, (D=456 Lr=560) (P2)
Point from Support 1 of Beam 2 @ 8ft, (D=512 Lr=640) (P3)
:Point load Location

Reactions (D+Lr+L/Max. Load comb.)

Down	1728/1728	1728/1728
Up	0/0	0/0

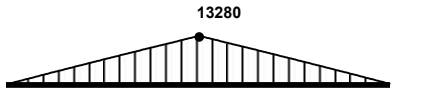


Shear Diagragm:D + Lr

USE DFL NO1 6 x 12 (F_b = 1350, F_v = 170)

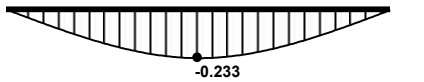
Critical Shear =-1722 LB @ 15.67' 1.5xV/(F'_v x A)=0.192
F'_v = 213, A = 63.25

Critical Moment =13280 LB-FT @ 8.00' M/(F'_b x S)=0.79
F'_b = 1658, S = 121.23



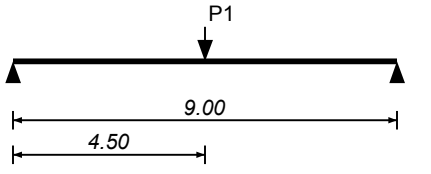
Critical Deflection for TL = -0.443 INCH @ 8.00' L/240 = 0.800"
Critical Deflection for LL = -0.233 INCH @ 8.00' L/480 = 0.400"

Moment Diagragm:D + Lr



Deflection Diagram:Lr + L

BEAM 4 (DROP): HDR AT LEFT MASTER BED @ 1st Floor

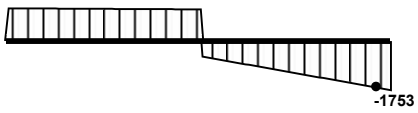


Loads (Downward +)

SELF_WEIGHT 9 plf from 0.00ft to 9.00ft
ROOF_P 280 PLF = 16.00' x (15.00+20.00)/2 from 4.50' to 9.00'
Point from Support 1 of Beam 3 @ 4.5ft, (D=848 Lr=880) (P1)
:Point load Location

Reactions (D+Lr+L/Max. Load comb.)

Down	1220/1220	1849/1849
Up	0/0	0/0

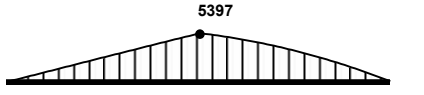


Shear Diagragm:D + Lr

USE DFL NO2 4 x 10 (F_b = 900, F_v = 180)

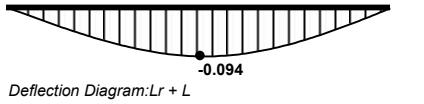
Critical Shear =-1753 LB @ 8.67' 1.5xV/(F'_v x A)=0.361
F'_v = 225, A = 32.38

Critical Moment =5397 LB-FT @ 4.50' M/(F'_b x S)=0.98
F'_b = 1323, S = 49.91



Critical Deflection for TL = -0.182 INCH @ 4.58' L/240 = 0.450"
Critical Deflection for LL = -0.095 INCH @ 4.58' L/480 = 0.225"

Moment Diagragm:D + Lr



Deflection Diagram:Lr + L

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BEAM 5 (DROP): BM AT CRAWL SPACE @ 1st Floor

Loads (Downward +)

SELF_WEIGHT *7 plf from 0.00ft to 7.25ft*
FLOOR_P *395 PLF = 15.50' x (11.00+40.00)/2 from 0.00' to 7.25'*

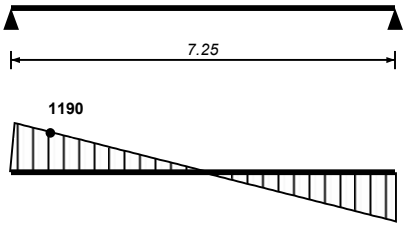
Reactions (D+Lr+L/Max. Load comb.)

Down	1458/1458	1458/1458
Up	0/0	0/0

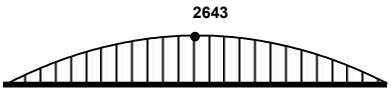
USE DFL NO2 4 x 8 (F_b = 900, F_v = 180)

Critical Shear	=1190	LB @ 0.67' 1.5xV/(F'_v x A)=0.391
		F'_v = 180, A = 25.38
Critical Moment	=2643	LB-FT @ 3.58' M/(F'_b x S)=0.89
		F'_b = 1159, S = 30.66

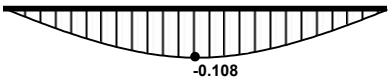
Critical Deflection for TL = -0.141 INCH @ 3.67' L/280 = 0.311"
Critical Deflection for LL = -0.108 INCH @ 3.67' L/480 = 0.181"



Shear Diagragm:D + L



Moment Diagragm:D + L



Deflection Diagram:L

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Plan :MB

BEAM 6 (J/R): CRAWL SPACE JOISTS @ 1st Floor

Loads (Downward +)

FLOOR_P *68 PLF = 2.66' x (11.00+40.00)/2 from 0.00' to 9.00'*

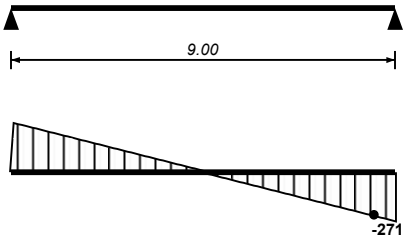
Reactions (D+Lr+L/Max. Load comb.)

Down	305/305	305/305
Up	0/0	0/0

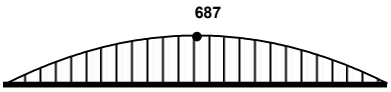
USE 2 x 6 DFL NO2 @ 16.0" O.C.

Critical Shear	=-271	LB @ 8.50' 1.5xV/(F'$_v$x A)=0.274 F'$_v$= 180, A = 8.25
Critical Moment	=687	LB-FT @ 4.50' M/(F'$_b$x S)=0.81 F'$_b$= 1346, S = 7.56

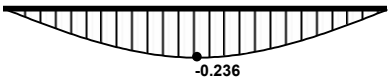
Critical Deflection for TL = -0.301 INCH @ 4.50' L/240 = 0.450"
Critical Deflection for LL = -0.236 INCH @ 4.50' L/360 = 0.300"



Shear Diagragm:D + L



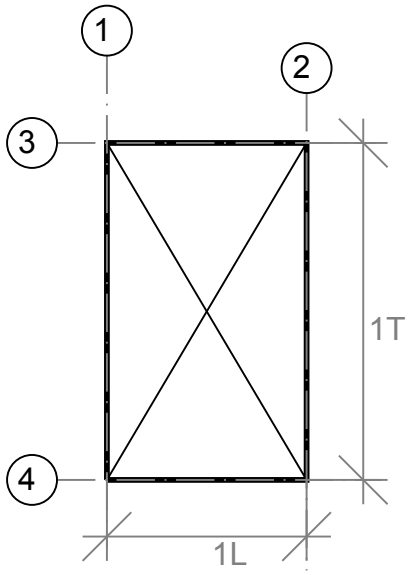
Moment Diagragm:D + L



Deflection Diagram:L

BUILDING SECTION & SHEAR WALL LAYOUT

ROOF SHEAR WALL LAYOUT



Project Name : *5502 Carfax Ave. Lakewood*
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SECTION 1 - DIRECTION L

BLDG DIMENSION (FT): BASE HT = 0.0 HEIGHT = 12.0 B = 35.0 L = 12.0
SECTION DIMENSION (FT): BASE HT = 0.0 HEIGHT = 12.0 WIDTH = 16.0 DEPTH = 27.0
PLATE HT.: 1-FLR = 8.0'
ASCE 7-10 DIRECTIONAL PROCEDURE
WIND PARAMETERS: WIND SPEED = 110MPH WIND EXPOSURE = B
COEFFICENTS: K_d =0.85, K_{zt} = 1.00, G = 0.85, G_{Cpi} = ±0.18, ω = 1.00, q_h = 18.45PSF
INTERPOLATION: L/B => YES, h/L => YES, θ => YES

WIND HEIGHT (FT):	15	20	25	30	40	50
WALL PRESSURE ωP (PSF):	20.38	20.38	20.38	20.38	21.46	22.35
ROOF ELEMENT	WDIR+	WDIR-	OWDIR+	OWDIR-	UDIR+	UDIR-
Hip Roof W=27' L=8' Windward	-41.46	3.36	85.91	41.09	2749	1315
Over Hang W=27' L=1'	0	0	0	0	339	339
Hip Roof W=27' L=8' LeeWard	85.91	41.09	-41.46	3.36	2749	1315

WIND LOAD: ROOF = 75.59 = 0.6 x 125.98 PLF (MAX.) UPLIFT AVE. = 8.11 PSF
MAX TOTAL = 75.59 PLF

SEISMIC PARAMETERS: S_s = 1.58 S_1 = 0.58 F_a = 1.00 F_v = 1.50
R_y=6.50 SITE CLASS:D $S_{DS}=2F_aS_s/3$ =1.053 $S_{D1}=2F_vS_1/3$ =0.580 S_{DC}=D I_e=1.00 k =1.00
V= S_{DS}x I x W / 1.4 x R= 0.1158W

ROOF: DL ROOF =	15.00 x 430.00 / 16.00 =	403.13 PLF	
DL EXT WALL =	15.00 x 54.00 x 4.00 / 16.00 =	202.50 PLF	
DL INT WALL =	10.00 x 20.00 x 4.00 / 16.00 =	50.00 PLF	
SHEAR =	0.1158 x (403.13 + 202.50 + 50.00) =		75.92 PLF
SHEAR ROOF=	75.92 x 655.63 x 8.0 / 5245 =	75.92 PLF	(98.66 PLF[1])

ROOF: 75.92 PLF SEISMIC GOVERN
ROOF DIAPHRAGM: V = 98.66 PLF ALIGN
MAX SHEAR= 98.66 x 16.00 / (2 x 27.00) = 29.23 PLF
USE: 15/32" CDX RATED UNBLOCKED 32/16 w/8d COMMON NAILS AT 6", 6", 12" O.C.
CHORD FORCE= 98.66 x 16.00 ² / (8 x 27.00) = 116.93 LBS
SPLICE W/ MIN. (5) 16d SINKER NAILS EACH SIDE OF SPLICE AT 8" O.C. (STANDARD CONSTRUCTION)

SECTION 1 - DIRECTION T

BLDG DIMENSION (FT): BASE HT = 0.0 HEIGHT = 12.0 B = 35.0 L = 12.0
SECTION DIMENSION (FT): BASE HT = 0.0 HEIGHT = 12.0 WIDTH = 27.0 DEPTH = 16.0
PLATE HT.: 1-FLR = 8.0'
ASCE 7-10 DIRECTIONAL PROCEDURE
WIND PARAMETERS: WIND SPEED = 110MPH WIND EXPOSURE = B
COEFFICENTS: K_d =0.85, K_{zt} = 1.00, G = 0.85, G_{Cpi} = ±0.18, ω = 1.00, q_h = 18.45PSF
INTERPOLATION: L/B => YES, h/L => YES, θ => YES

WIND HEIGHT (FT):	15	20	25	30	40	50
WALL PRESSURE ωP (PSF):	16.53	16.53	16.53	16.53	17.6	18.5
ROOF ELEMENT	WDIR+	WDIR-	OWDIR+	OWDIR-	UDIR+	UDIR-
Gable W=16' L=13.5' Windward	21.86	37.6	17.32	1.58	3088	1654
Over Hang W=16' L=1'	0	0	0	0	201	201
Gable W=16' L=13.5' LeeWard	17.32	1.58	21.86	37.6	3088	1654

WIND LOAD: ROOF = 63.18 = 0.6 x 105.29 PLF (MAX.) UPLIFT AVE. = 8.86 PSF
MAX TOTAL = 63.18 PLF

SEISMIC PARAMETERS: S_s = 1.58 S_1 = 0.58 F_a = 1.00 F_v = 1.50
R_x=6.50 SITE CLASS:D $S_{DS}=2F_aS_s/3$ =1.053 $S_{D1}=2F_vS_1/3$ =0.580 S_{DC}=D I_e=1.00 k =1.00
V= S_{DS}x I x W / 1.4 x R= 0.1158W

ROOF: DL ROOF =	15.00 x 430.00 / 27.00 =	238.89 PLF	
DL EXT WALL =	15.00 x 16.00 x 4.00 / 27.00 =	35.56 PLF	
DL INT WALL =	10.00 x 16.00 x 4.00 / 27.00 =	23.70 PLF	
SHEAR =	0.1158 x (238.89 + 35.56 + 23.70) =		34.53 PLF
SHEAR ROOF=	34.53 x 298.15 x 8.0 / 2385 =	34.53 PLF	(44.86 PLF[1])

ROOF: 63.18 PLF WIND GOVERN

(1) Load from Diaphragm Only

ROOF DIAPHRAGM: V = 63.18 PLF ALIGN

MAX SHEAR= 63.18 x 27.00 / (2 x 16.00) = 53.30 PLF

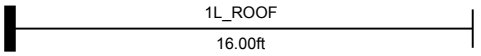
USE: 15/32" CDX RATED UNBLOCKED 32/16 w/8d COMMON NAILS AT 6", 6", 12" O.C.

CHORD FORCE= 63.18 x 27.00 ² / (8 x 16.00) = 359.81 LBS

SPLICE W/ MIN. (5) 16d SINKER NAILS EACH SIDE OF SPLICE AT 8" O.C. (STANDARD CONSTRUCTION)

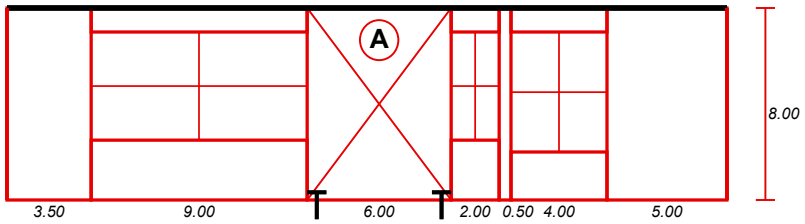
Project Name : *5502 Carfax Ave. Lakewood*
Client : *Krie Residence*
Engineer : *HUAN NGUYEN*

Job :20013
Plan :MB

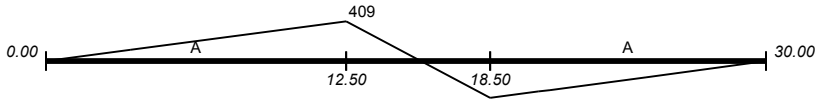


Wind: 605
Seismic: 607

Wind: 605(LB)
*Seismic: 982(LB) = 1.3 * (607 + 148)*



T Hold down



Drag Force Analysis

A: Simpson ST22 (1192LB) ALT (10) #16 sinker per top plate splice

Design Analysis

WALL 1 1st Floor @ LEFT OF MASTER BED

Exterior Direction: L Location:(0.00,30.00) **(ρ = 1.3)**

Total Length = 30.00 ft Total panel Length = 6.00 ft

Shear Diaphragm = 982 / 30.00 = 33 plf

Use (3 A35) or (2 LS50) Along Line of Shear Panel or for Framing Clips Spacing See S.W. Schedule

Design Wall Shears = 982 / 6.00 = 164 plf (Flexible) Max. Drag = 409 lbs

Max panel deflection: ΔM = (4.0/1.00) x Δs x 1.4 = 0.627" ≤ 0.020 x 96.00 = 1.920 "

Use TYPE 1

Design Report:

Loads:

Wall *120.00 plf = 15 x 8.00'*

Overturn Analysis **Uplift(T)** **Down(C)**

Panel (A) b = 6.00 h = 8.00

Left Side:	T = 1230 LB	C = 1460 LB	HDU4/4x4 (*) (I) w/ DBL BLK'G
Right Side:	T = 1230 LB	C = 1460 LB	HDU4/4x4 (*) (I) w/ DBL BLK'G

Use HDU4/4x4 (I) on both ends

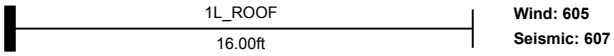
w/ (2) 5/8" x 12" Anchor Bolt (@ 56" O.C. max)

* User refered
(I) Hold down Inside of panel
(O) Hold down Outside of panel

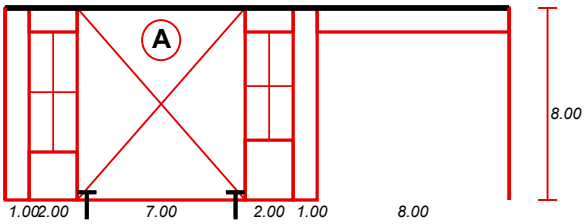
Ver: 6.4

Project Name : *5502 Carfax Ave. Lakewood*
Client : *Krie Residence*
Engineer : *HUAN NGUYEN*

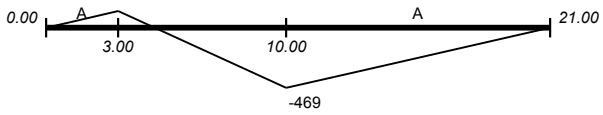
Job :20013
Plan :MB



Wind: 605(LB)
*Seismic: 895(LB) = 1.3 * (607 + 81)*



T Hold down



Drag Force Analysis

A: Simpson ST22 (1192LB) ALT (10) #16 sinker per top plate splice

Design Analysis

WALL 2 1st Floor @ RIGHT OF MASTER BED

Exterior Direction: L Location:(16.00,27.00) **(ρ = 1.3)**

Total Length = 21.00 ft Total panel Length = 7.00 ft

Shear Diaphragm = 895 / 21.00 = 43 plf

Use (3 A35) or (2 LS50) Along Line of Shear Panel or for Framing Clips Spacing See S.W. Schedule

Design Wall Shears = 895 / 7.00 = 128 plf (Flexible) Max. Drag = 469 lbs

Max panel deflection: ΔM = (4.0/1.00) x Δs x 1.4 = 0.476" ≤ 0.020 x 96.00 = 1.920 "

Use TYPE 1

Design Report:

Loads:

Wall *120.00 plf = 15 x 8.00'*

Overturn Analysis **Uplift(T)** **Down(C)**

Panel (A) b = 7.00 h = 8.00

Left Side:	T =	878 LB	C = 1143 LB	HDU2/(2)2x4(I) w/ DBL BLK'G
Right Side:	T =	878 LB	C = 1143 LB	HDU2/(2)2x4(I) w/ DBL BLK'G

Use HDU2/(2)2x4 (I) on both ends

w/ (3) 5/8" x 12" Anchor Bolt (@ 32" O.C. max)

(I) Hold down Inside of panel
(O) Hold down Outside of panel

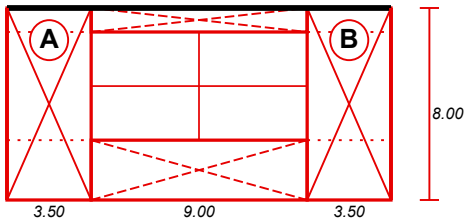
Project Name : *5502 Carfax Ave. Lakewood*
Client : *Krie Residence*
Engineer : *HUAN NGUYEN*

Job :20013
Plan :MB

1T_ROOF
27.00ft

Wind: 853
Seismic: 466

Wind: 853(LB)
*Seismic: 705(LB) = 1.3 * (466 + 76)*



Blocked panel use TYPE 2

Drag Force Analysis

A: Simpson ST22 (1192LB) ALT (10) #16 sinker per top plate splice

Design Analysis

WALL 3 1st Floor @ REAR OF MASTER BED

Exterior Direction: T Location:(0.00,27.00) **(ρ = 1.3)**

Total Length = 16.00 ft Total panel Length = 7.00 ft

Shear Diaphragm = 853 / 16.00 = 53 plf

Use (2 A35) or (2 LS50) Along Line of Shear Panel or for Framing Clips Spacing See S.W. Schedule

Design Wall Shears = 173 plf (At blocked opening A & B) Max. Drag = 240 lbs

Max panel deflection: ΔM = (4.0/1.00) x Δs x 1.4 = 0.140" ≤ 0.020 x 96.00 = 1.920 " (At Opening)

Use TYPE 2

Design Report:

Loads:

Wall *120.00 plf = 15 x 8.00'*

Overturn Analysis **Uplift(T)** **Down(C)**

Panel (A) b = 3.50 h = 8.00

Left Side:	T =	145 LB	C = 533 LB	NO_UPLIFT
Right Side:	T =	0 LB	C = 0 LB	NO_UPLIFT

Use NO_UPLIFT on both ends

w/ (2) 5/8" x 12" Anchor Bolt (@ 24" O.C. max)

Blocked! Force at Edge of opening is 780 LB

Use at least two anchor bolts inside opening

Panel (B) b = 3.50 h = 8.00

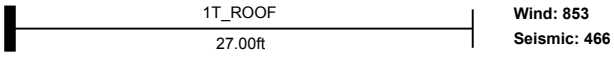
Left Side:	T =	0 LB	C = 0 LB	NO_UPLIFT
Right Side:	T =	145 LB	C = 533 LB	NO_UPLIFT

Use NO_UPLIFT on both ends

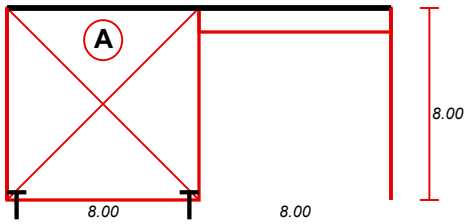
w/ (2) 5/8" x 12" Anchor Bolt (@ 24" O.C. max)

Project Name : *5502 Carfax Ave. Lakewood*
Client : *Krie Residence*
Engineer : *HUAN NGUYEN*

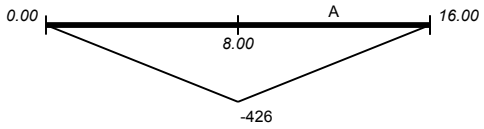
Job :20013
Plan :MB



Wind: 853(LB)
*Seismic: 687(LB) = 1.3 * (466 + 63)*



T Hold down



Drag Force Analysis

A: Simpson ST22 (1192LB) ALT (10) #16 sinker per top plate splice

Design Analysis

WALL 4 1st Floor @ FRONT OF MASTER BATH

Exterior Direction: T Location:(0.00,0.00) **(ρ = 1.3)**
Total Length = 16.00 ft Total panel Length = 8.00 ft
Shear Diaphragm = 853 / 16.00 = 53 plf
Use (2 A35) or (2 LS50) Along Line of Shear Panel or for Framing Clips Spacing See S.W. Schedule
Design Wall Shears = 853 / 8.00 = 107 plf (Flexible) Max. Drag = 426 lbs
Max panel deflection: ΔM = (4.0/1.00) x Δs x 1.4 = 0.291" ≤ 0.020 x 96.00 = 1.920 "

Use TYPE 1

Design Report:
Loads:
Wall *120.00 plf = 15 x 8.00'*

Overturn Analysis **Uplift(T)** **Down(C)**
Panel (A) b = 8.00 h = 8.00

Left Side:	T =	592 LB	C =	963 LB	HDU2/(2)2x4(I) w/ DBL BLK'G
Right Side:	T =	592 LB	C =	963 LB	HDU2/(2)2x4(I) w/ DBL BLK'G

Use HDU2/(2)2x4 (I) on both ends
w/ (3) 5/8" x 12" Anchor Bolt (@ 40" O.C. max)

(I) Hold down Inside of panel
(O) Hold down Outside of panel

Footing/Pad: 1 TYPICAL EXTERIOR FOOTING

Soil Bearing(SB) = 1000 PSF post width parallel to footing(Bp) = 3.50"

Loads:

Weight of footing 225 PLF = 150 x 1.00' x 1.50'
ROOF_P 140 PLF = 8.00' x (15.00+20.00)/2 from 0.00' to 1.00'
WALL_E 120 PLF = 8.00' x 15.00 from 0.00' to 1.00'

Total Weight(W_{total}) = 485 PLF

Footing Width(B_f) Required: 5.82" = (W_{total} / SB) = 485/1000 x 12

USE 12" Wide x 12" Deep Continuous Footing #4 Cont. @ T & B (U.N.O.)

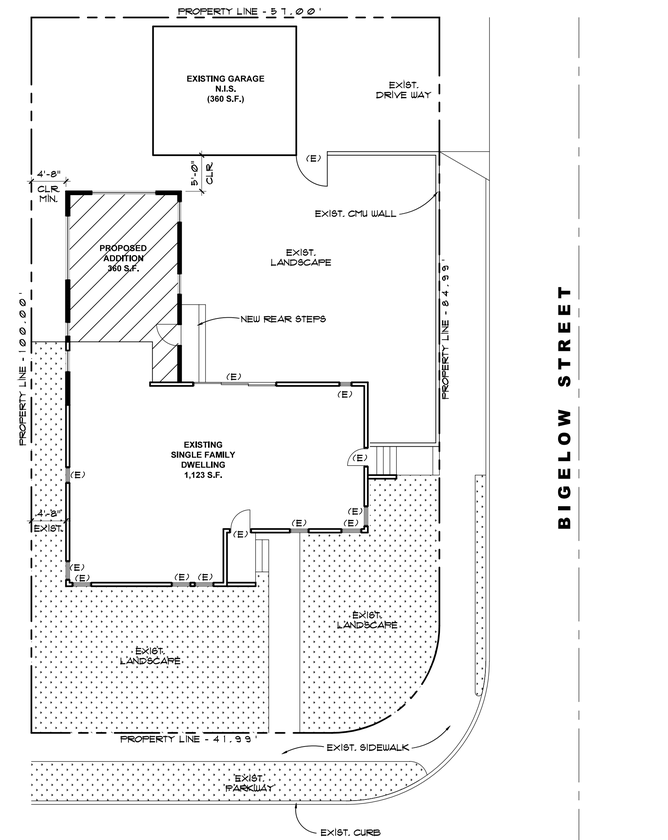
Addition Architectural Plans

Source file: Addition Arch. Plans.pdf

HOME ADDITION FOR THE

Krie Residence

5502 CARFAX AVENUE
LAKEWOOD, CA 90713



NORTH

SITE PLAN
SCALE - 1" = 10'-0"

LEGEND:

- EXISTING WALL TO REMAIN
- NEW EXTERIOR WALL
- (E) EXISTING TO REMAIN

ABBREVIATIONS

ACOUST.	ACOUSTICAL	FIN.	FINISH	MTD.	MOUNTED	TYP.	TYPICAL
ADJ.	ADJUSTABLE	FLR.	FLOOR	MTL.	METAL	U.B.C.	UNIFORM BUILDING CODE
A.F.F.	ABOVE FINISH FLOOR	F.O.	FACE OF	MUL.	MULLION	U.L.	UNDERWRITER'S LABORATORY
ALUM.	ALUMINUM	F.O.S.	FACE OF STUD	N.I.C.	NOT IN CONTRACT	U.N.O.	UNLESS NOTED OTHERWISE
ANOD.	ANODIZED	FT.	FOOT/FEET	NO.	NUMBER	V.I.F.	VERIFY IN FIELD
BD.	BOARD	GA.	GAUGE	NOM.	NOMINAL	V.C.T.	VINYL COMPOSITION TILE
BLDG.	BUILDING	GALV.	GALVINIZED	N.T.S.	NOT TO SCALE	W	WITH
BLKG.	BLOCKING	G.C.	GENERAL CONTRACTOR	O.C.	ON CENTER	WD.	WOOD
CL.	CENTER LINE	GL.	GLASS	O.D.	OUTSIDE DIMENSION	YD.	YARD
CLG.	CEILING	GRND.	GROUND	OH.	OVERHEAD		
CLR.	CLEAR	GYP. BD.	GYPSUM BOARD	PERF.	PERFORATED		
COL.	COLUMN	H.C.	HOLLOW CORE	PL.	PLATE		
COMM.	COMMUNICATIONS	HDWD.	HARDWOOD	PLAS.	PLASTIC		
CONC.	CONCRETE	HDR.	HEADER	PLYWD.	PLYWOOD		
CONST.	CONSTRUCTION	HORIZ.	HORIZONTAL	PT.	PAINT		
CPT.	CARPET	HT.	HEIGHT	RAD.	RADIUS		
DEPT.	DEPARTMENT	HVAC	HEATING/VENTILATING AIR CONDITIONING	REF.	REFRIGERATOR		
DET.	DETAIL			REFL.	REFLECTED		
DIA.	DIAMETER	I.D.	INTERIOR DIMENSION	RM.	ROOM		
DIM.	DIMENSION	INCL.	INCLUDING	R.O.	ROUGH OPENING		
DN.	DOWN	INT.	INTERIOR	S.C.	SOLID CORE		
DR.	DOOR	JST.	JOIST	SCHED.	SCHEDULE		
DWG.	DRAWING	LAM.	LAMINATE	SEP.	SEPARATE		
EA.	EACH	LAV.	LAVATORY	SHT.	SHEET		
EL.	ELEVATION	LT.	LIGHT	SIM.	SIMILAR		
ELEC.	ELECTRICAL	LVL.	LEVEL	SPEC.	SPECIFICATION		
ELEV.	ELEVATOR	MAT.	MATERIAL	SQ.	SQUARE		
EQ.	EQUAL	MAX.	MAXIMUM	STD.	STANDARD		
EQUIP.	EQUIPMENT	MECH.	MECHANICAL	STL.	STEEL		
EXISTG.	EXISTING	MEZZ.	MEZZANINE	ST. STL.	STAINLESS STEEL		
F.A.	FIRE ALARM	MFR.	MANUFACTURE	STRUCT.	STRUCTURAL		
F.E.	FIRE EXTINGUISHER	MIN.	MINIMUM	TEL.	TELEPHONE		
F.E.C.	FIRE EXTINGUISHER CABINET	MISC.	MISCELLANEOUS	THK.	THICK		

PROJECT CONTACTS

OWNER:
TYLER KRIE
5502 CARFAX AVENUE
LAKEWOOD, CA 90713

DESIGNER:
STEVE AMADOR (562)522-3796
LONG BEACH, CA 90815

ENGINEER OF RECORD
HUAN NGUYEN (818)515-5017
111 PAXTON
IRVINE, CA 92602

BUILDING AND CONSTRUCTION CODES USED

2016 CALIFORNIA BUILDING CODE (CBC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 CALIFORNIA PLUMBING CODE (CPC)
2016 CALIFORNIA ELECTRIC CODE (CEC)
2016 CALIFORNIA ENERGY CODE
2016 TITLE 24
2016 CALIFORNIA RESIDENTIAL CODE (CRC)
2016 CALIFORNIA GREEN BUILDING CODE

PROJECT STATISTICS

ASSESSOR PARCEL NUMBER:	7174-016-008
ZONE:	R1
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY:	SINGLE FAMILY RES.
EXISTING GARAGE AREA:	360 S.F.
EXISTING LIVING AREA:	1,123 S.F.
PROPOSED ADDITION:	360 S.F.
PROPOSED TOTAL LIVING AREA:	1,483 S.F.
PROPOSED TOTAL BUILDING AREA:	1,843 S.F.
LOT AREA:	5,652 S.F.
PROPOSED LOT COVERAGE:	32.6%

LEGAL DESCRIPTION:
TRACT NO 18077 LOT 117

SHEET INDEX

A0.0	TITLE SHEET AND SITE PLAN
A1.0	DEMOLITION PLANS
A2.0	PROPOSED FLOOR PLAN AND ROOF PLAN
A3.0	PROPOSED ELECTRICAL LAYOUT
A4.0	PROPOSED ELEVATIONS AND SECTION
A5.1	DOOR/WINDOW SCHEDULES AND DETAILS
S-1	FRAMING AND FOUNDATION PLAN
SD1	FOUNDATION DETAILS
SD2	STRUCTURAL DETAILS
T24A	TITLE 24 REQUIREMENTS
T24B	TITLE 24 REQUIREMENTS
T24C	TITLE 24 REQUIREMENTS

1

BUILDING AND SAFETY DIVISION
Department of Public Works
APPROVED
UNDER LOS ANGELES COUNTY CODE
TITLES 26, 30 AND 31
WSpoia
PUBLIC WORKS
01/23/2020 9:42:35 AM
This set of plans and specifications must be kept at the job site at all times and it is unlawful to make any changes, modifications or deviations from them except upon notifications without the prior written permission of the Building Official. The stamping of this set of plans and specifications SHALL NOT, under any circumstances, be deemed to permit or to be an approval of any work or activity that violates any provisions of any County Ordinance or State Law

PROJECT SCOPE

AN ADDITION 360 SF. TO THE EXISTING SINGLE FAMILY RESIDENCE RESIDENCE.

2a architecture studio

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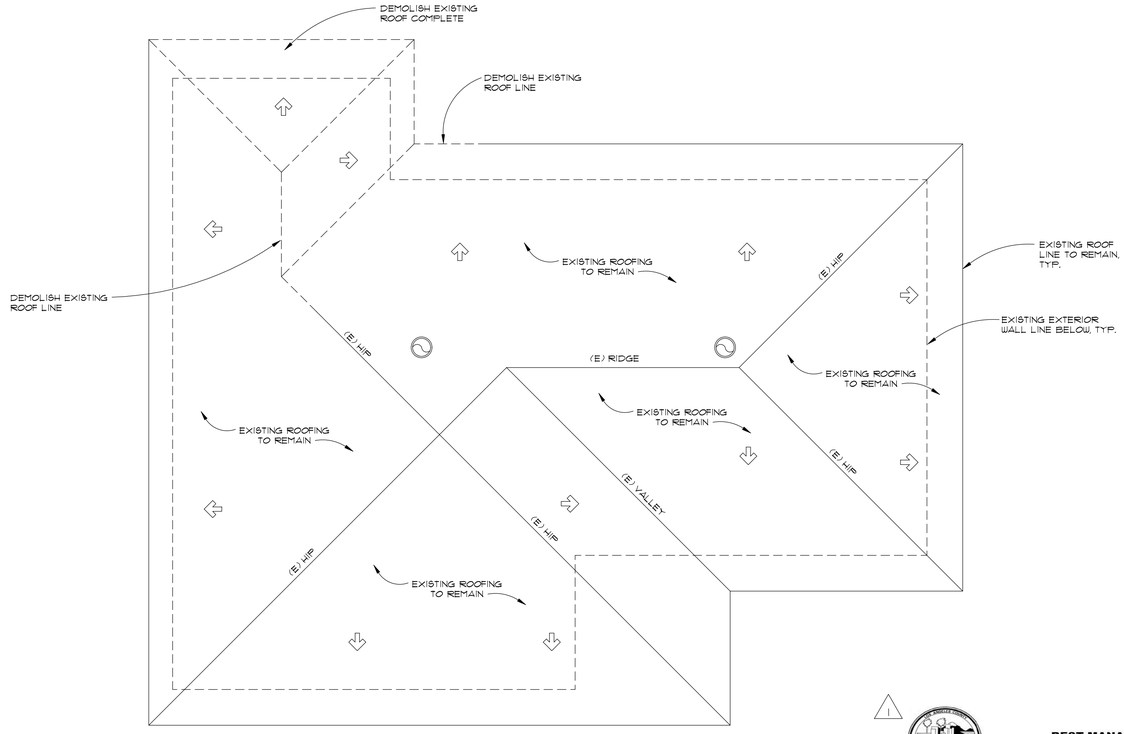
HOME ADDITION FOR THE
KRIE RESIDENCE
5502 CARFAX AVE.
LAKEWOOD, CA 90713

Sheet Title:
TITLE SHEET
AND
SITE PLAN

DRAWN BY:	SA
DATE:	08NOV19
PROJECT NO:	36-5502
SCALE:	AS SHOWN

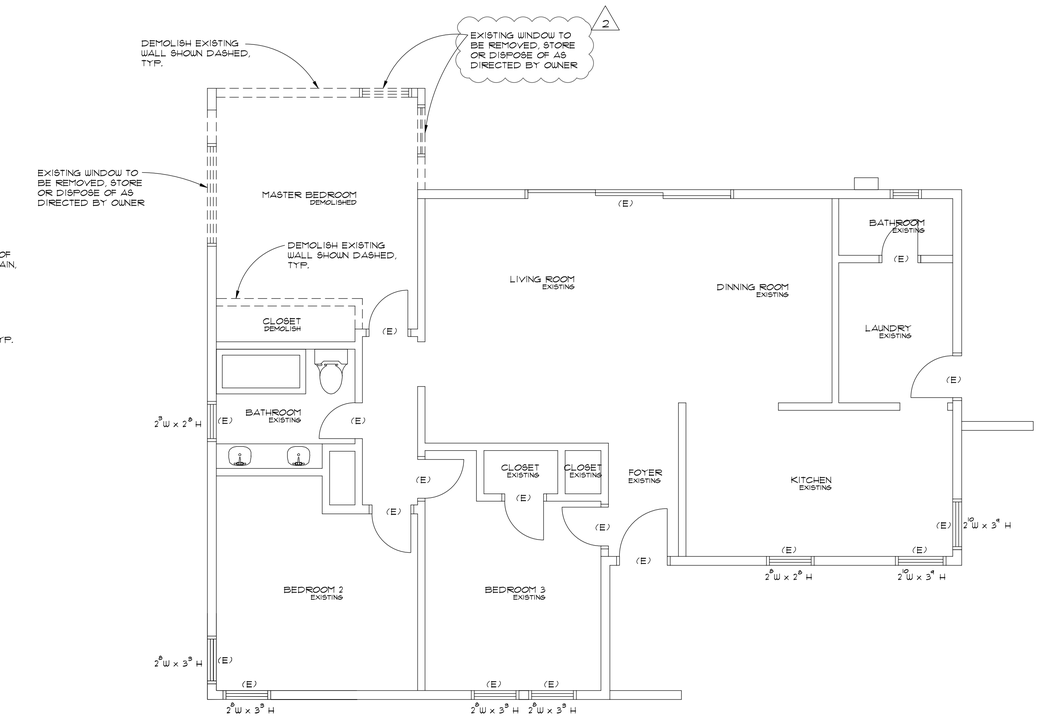
REVISIONS	BY
1 PLAN CHECK CORR. 06JAN20	SA
2 PLAN CHECK CORR. 16JAN20	SA

A0.0



NORTH DEMOLITION ROOF PLAN

SCALE - 1/4" = 1'-0"



NORTH DEMOLITION PLAN

SCALE - 1/4" = 1'-0"

1

BEST MANAGEMENT PRACTICES
FOR CONSTRUCTION ACTIVITIES*

Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Development Construction Projects/Certification Statement

The following is intended as minimum notes or as an attachment for building and grading plans and represent the minimum standards of good housekeeping that must be implemented on all construction sites regardless of size. (Applies to all permits)

- Every effort should be made to eliminate the discharge of non-stormwater from the project site at all times.
- Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or wind.
- Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
- Fuels, oils, solvents and other toxic materials mus: be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
- Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
- Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immeciately and may not be washed down by rain or other means.
- Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.

"I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that submiting false and/or inaccurate information, failing to update the ESCP to reflect current conditions, or failing to properly and/or adequately implement the ESCP may result in revocation of grading and/or other permits or other sanctions provided by law."

Print Name Steve Amador
(Owner or authorized agent of the owner)

Signature _____ Date 1/16/20
(Owner or authorized agent of the owner)

*The above Best Management Practices are detailed in the latest edition of the California BMP Handbook or Caltrans Stormwater Quality Handbooks.

BUILDING AND SAFETY DIVISION
Department of Public Works
APPROVED
UNDER LOS ANGELES COUNTY CODE
TITLES 26, 30 AND 31
ws9018
01/23/2020 9:42:35 AM
PUBLIC WORKS
This set of plans and specifications must be kept at the job site at all times and it is unlawful to make any changes, modifications or alterations to these plans or specifications without the prior written permission of the Building Official. The stamping of this set of plans and specifications SHALL NOT, under any circumstances, be deemed to permit or to be any approval of any work or activity that violates any provisions of any County Ordinance or State Law

LEGEND:

- _ _ _ _ _ EXISTING WALL TO BE REMOVED
- _____ EXISTING WALL TO REMAIN
- (E) EXISTING TO REMAIN

BEST MANAGEMENT PRACTICES

"AS THE DESIGNER OF RECORD, I HAVE SELECTED APPROPRIATE BEST MANAGEMENT PRACTICES (BMPS) TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT SELECTED BMPS MUST BE INSTALLED, MONITORED AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS. THE BMPS NOT SELECTED FOR IMPLEMENTATION ARE REDUNDANT OR DEEMED NOT APPLICABLE TO THE PROPOSED CONSTRUCTION ACTIVITIES."

DESIGNER

2a architecture studio

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HOME ADDITION FOR THE

KRIE RESIDENCE

5502 CARFAX AVE.
LAKEWOOD, CA 90713

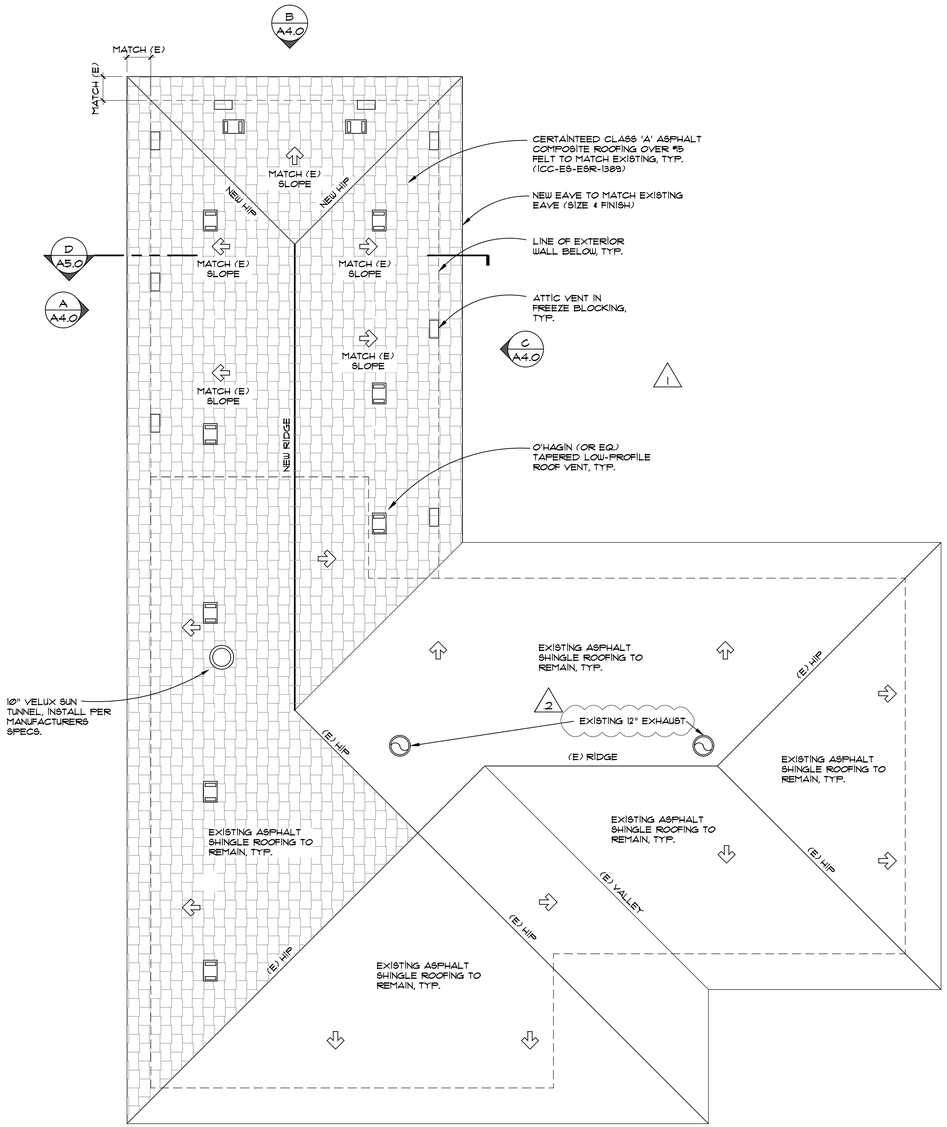
Sheet Title:

DEMOLITION PLANS

DRAWN BY:	SA
DATE:	08NOV19
PROJECT NO:	36-5502
SCALE:	AS SHOWN

REVISIONS	BY
1 PLAN CHECK CORR. 06JAN20	SA
2 PLAN CHECK CORR. 16JAN20	SA

A1.0



NORTH

PROPOSED ROOF PLAN

SCALE - 1/4" = 1'-0"

GENERAL ROOF NOTES:

1. ROOF SHEATHING: SEE S-1
2. ROOF FRAMING: SEE S-1
3. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. (1)
4. ROOF INSULATION: REFER TO T-24 CALCULATIONS
5. PROVIDE A MINIMUM OF 1" OF AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING.

ATTIC VENTILATION CALCULATION:

VENTILATION RATIO: 1 SF. PER 150 SF. OF AREA PER 2016 CRC R806.2

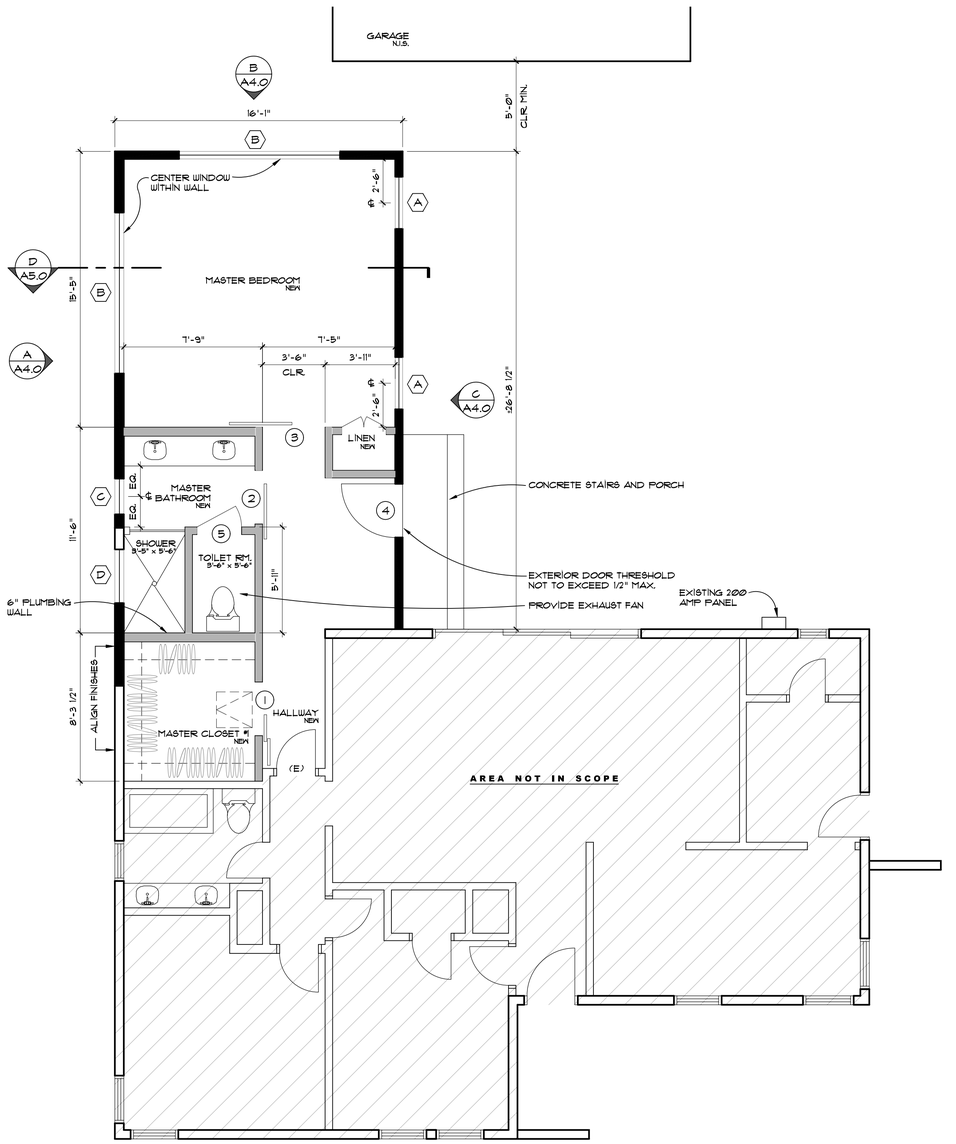
REQUIRED (HOUSE):
1,843 SF. / 150 SF.= 12.29 SF.

CONVERT TO SQ. IN.:
12.29 SF. x 144 = 1,769.76 SQ. IN.
1,769.76 SQ. IN. / 2 =
884.88 SQ. IN. OF INTAKE NET FREE VENT AREA
884.88 SQ. IN. OF EXHAUST NET FREE VENT AREA

PROVIDED: 894 SQ. IN. OF INTAKE NFVA + 910 SQ. IN. OF EXHAUST NFVA (1) (2)
374 SQ. IN. OF EXISTING (17) 13" x 5" EAVE VENTS (22 SQ. IN. OF INTAKE NET FREE VENT AREA EA.)
520 SQ. IN. OF NEW (8) 14" x 5" EAVE VENTS (65 SQ. IN. OF INTAKE NET FREE VENT AREA EA.)

190 SQ. IN. OF EXISTING (2) 12" WHIRLY BIRD ROOF VENTS (95 SQ. IN. OF EXHAUST NET FREE VENT AREA EA.)
720 SQ. IN. OF NEW (10) O'HAGIN TAPERED LOW-PROFILE VENTS* (72 SQ. IN. OF EXHAUST NET FREE VENT AREA EA.)

* VENTS SHOWN IN GENERAL LOCATIONS, V.I.F.



NORTH

PROPOSED FLOOR PLAN

SCALE - 1/4" = 1'-0"

BUILDING AND SAFETY DIVISION
Department of Public Works
APPROVED
UNDER LOS ANGELES COUNTY CODE
TITLES 26, 30 AND 31
WSP01R
PUBLIC WORKS
01/23/2020 9:42:35 AM
This set of drawings & specifications must be kept at the job site at all times and is unlawful to make any changes, modifications or alterations to these plans or specifications without the prior written permission of the Building Official. The stamping of this set of plans and specifications SHALL NOT, under any circumstances, be deemed to permit or to be an approval of any work or activity that violates any provisions of any County Ordinance or State Law.

LEGEND:

- NEW EXTERIOR WALL, FINISHED TO MATCH EXISTING
- NEW INTERIOR WALL, FINISHED TO MATCH EXISTING
- (X) NEW WINDOW, SEE WINDOW TYPES THIS SHEET
- (#) NEW DOOR, SEE DOOR TYPES THIS SHEET

NOTES:

1. SEE S-1 FOR NEW CEILING/RAFTER FRAMING AND FOUNDATION PLANS.
2. SEE T-24 SHEETS FOR WALL INSULATION.

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HOME ADDITION FOR THE

KRIE RESIDENCE

5502 CARFAX AVE.
LAKEWOOD, CA 90713

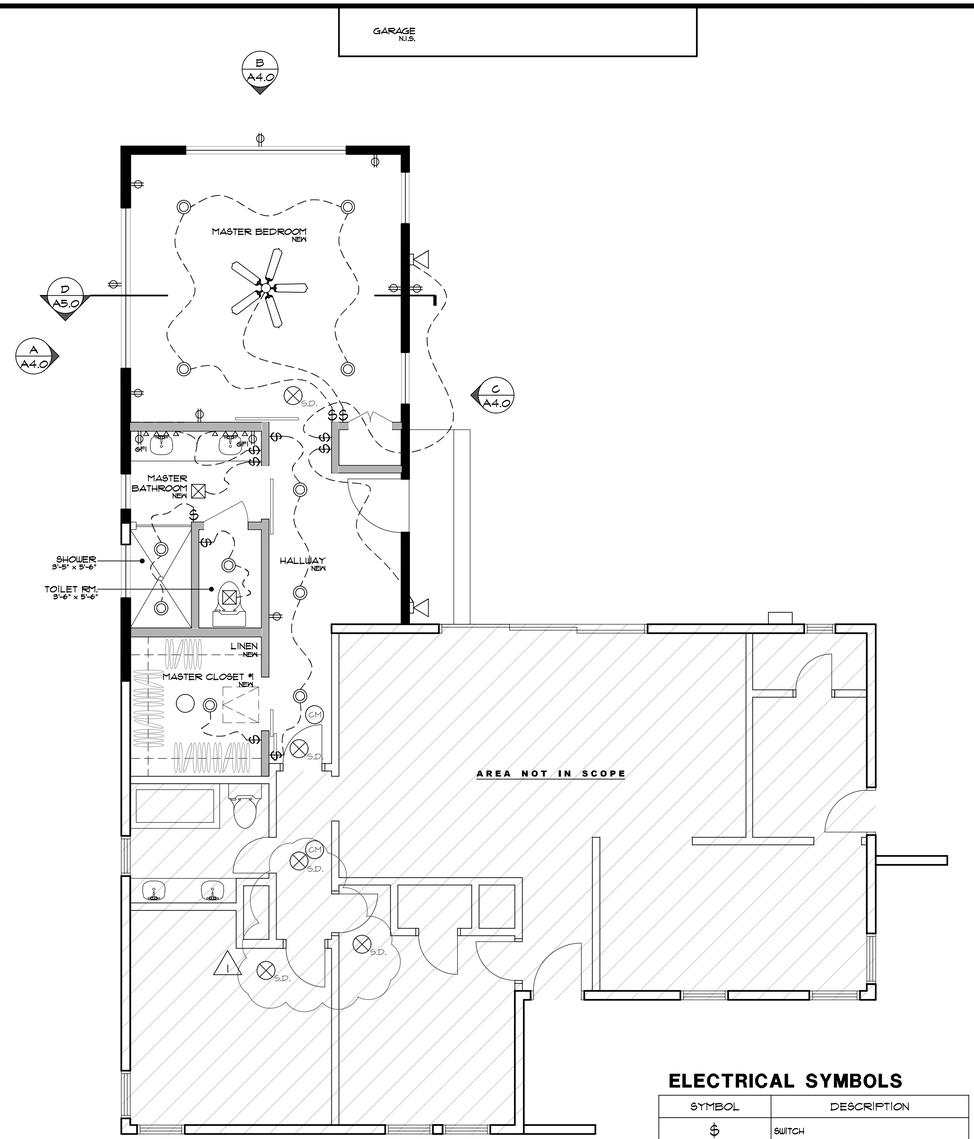
Sheet Title:

PROPOSED FLOOR PLAN AND ROOF PLAN

DRAWN BY:	SA
DATE:	08NOV19
PROJECT NO:	36-5502
SCALE:	AS SHOWN

REVISIONS	BY
1 PLAN CHECK CORR. 06JAN20	SA
2 PLAN CHECK CORR. 16JAN20	SA

A2.0



ELECTRICAL LAYOUT

NORTH SCALE - 1/4" = 1'-0"

ELECTRICAL SYMBOLS

SYMBOL	DESCRIPTION
$	SWITCH
	QUAD OUTLET (110V)
	DUPLEX OUTLET (110V)
GFI	GROUND FAULT INTERRUPTER
S.D.	SMOKE DETECTOR (HARD WIRED) WITH BATTERY BACKUP
CM	CARBON MONOXIDE ALARM (HARD WIRED) WITH BATTERY BACKUP
	10" VELUX SUN TUNNEL
	RECESSED LIGHTING
	VANITY LIGHTING
	EXTERIOR LIGHT FIXTURE
	MECHANICALLY VENTED EXHAUST FAN - 50 CFM MIN. INTERMITTENT OR 20 CFM CONTINUOUS VENTILATION

1 2

ELECTRICAL NOTES:

1. PRIMARY LIGHTING IN BATHROOM SHALL BE MINIMUM 40 LUMENS PER WATT.
2. ALL NEW LIGHT FIXTURES SHALL BE CALIFORNIA ENERGY COMMISSION APPROVED HIGH EFFICIENCY FIXTURES.
3. ALL NEW ELECTRICAL OUTLETS SHALL BE GFCI AND AFCI PER CEC 210.8.
4. ALL NEW ELECTRICAL OUTLETS SHALL BE TAMPER RESISTANT PER CEC 406.4D(5).
5. SMOKE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.
6. CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP.

1

BUILDING AND SAFETY DIVISION
Department of Public Works
APPROVED
UNDER LOS ANGELES COUNTY CODE
TITLES 26, 30 AND 31
WSD012
PUBLIC WORKS
09/23/2020 9:42:30 AM
This set of plans and specifications must be kept on the job site at all times and it is unlawful to make any changes or modifications to same or to deviate therefrom without the written authorization of the Building Official. The stamping of this set of plans and specifications SHALL NOT be held to permit or to be an approval of any work or activity that violates any provisions of any County Ordinance or State Law.

ELECTRICAL NOTE:

THIS PLAN IS FOR GENERAL LOCATIONS OF OUTLETS, SWITCHES AND LIGHTS. CONTRACTOR TO VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION.

2a architecture studio

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HOME ADDITION FOR THE

KRIE RESIDENCE

5502 CARFAX AVE.
LAKEWOOD, CA 90713

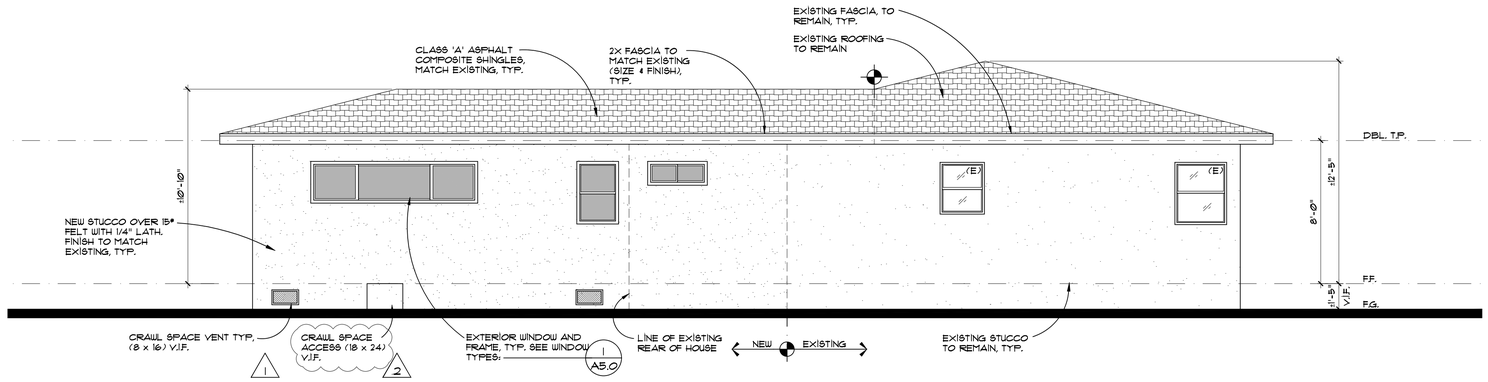
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PROPOSED
ELECTRICAL LAYOUT

DRAWN BY:	SA
DATE:	08NOV19
PROJECT NO:	36-5502
SCALE:	AS SHOWN

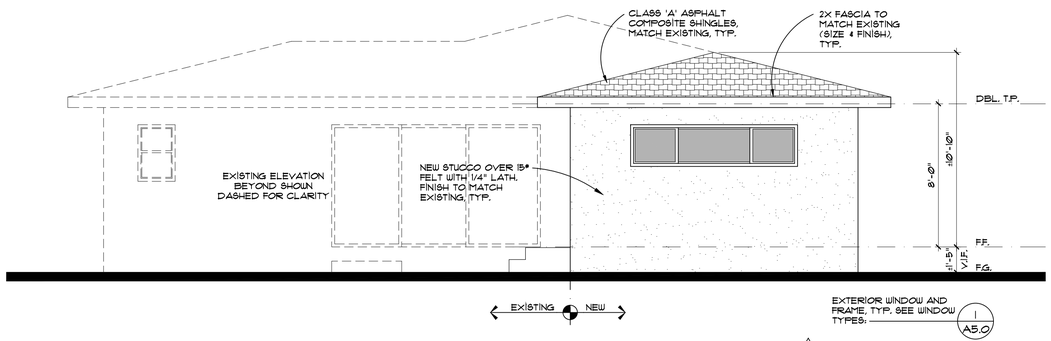
REVISIONS	BY
1 PLAN CHECK CORR. 06JAN20	SA
2 PLAN CHECK CORR. 16JAN20	SA

A3.0



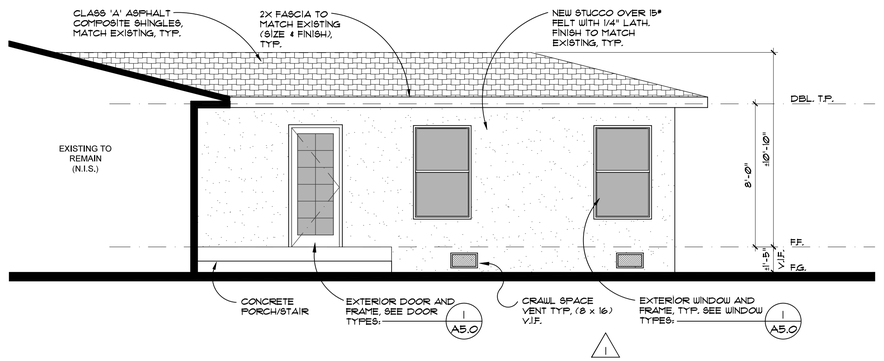
A NORTH ELEVATION - SIDE YARD

SCALE - 1/4" = 1'-0"



B EAST ELEVATION - REAR

SCALE - 1/4" = 1'-0"



C SOUTH ELEVATION - SIDE

SCALE - 1/4" = 1'-0"

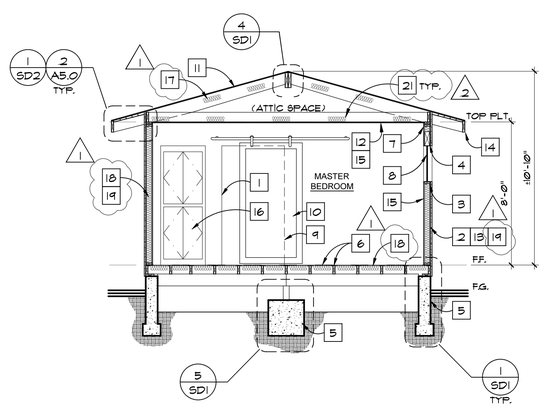
CRAWL SPACE VENTILATION CALCULATION:

VENTILATION RATIO: 1 S.F. PER 150 S.F. OF AREA PER R408.1

2 **REQUIRED (ADDITION):**
360 S.F. / 150 S.F.= 2.4 S.F.

CONVERT TO SQ. IN.:
2.4 S.F. x 144 = 345.6 SQ. IN.
345.6 SQ. IN. / 2 =
172.8 SQ. IN. OF INTAKE NET FREE VENT AREA
172.8 SQ. IN. OF EXHAUST NET FREE VENT AREA

PROVIDED: 200 SQ. IN OF INTAKE NFVA + 200 SQ. IN. OF EXHAUST NFVA
INTAKE:
200 SQ. IN. OF (4) NEW CRAWL SPACE VENTS* ("AIR VENT" OR EQ. 8"x16" - 50 SQ. IN. NFVA EA.)
EXHAUST:
200 SQ. IN. OF (1) NEW "GIBRALTAR BUILDING PRODUCTS" OR EQ. 18"x24" CRAWL SPACE ACCESS DOOR
* VENTS SHOWN IN GENERAL LOCATIONS, V.I.F.



D SECTION

SCALE - 1/4" = 1'-0"

KEY NOTES:

1. LINE OF WALL BEYOND.
2. 2X STUD WALL @ 16" O.C. SEE STRUCTURAL DRAWINGS.
3. 2X WINDOW SILL.
4. HEADER PER STRUCTURAL DRAWINGS.
5. CONCRETE FOOTING PER STRUCTURAL DRAWINGS.
6. FLOOR FRAMING PER STRUCTURAL DRAWINGS.
7. DOUBLE TOP PLATE.
8. WINDOW PER FLOOR PLAN.
9. OPENING BEYOND.
10. DOOR PER FLOOR PLAN.
11. ROOF SHEATHING PER STRUCTURAL DRAWINGS.
12. CEILING FRAMING, SEE FRAMING PLAN:
13. STUCCO OVER 15# FELT WITH 1/4" LATH.
14. 2X FASCIA TO MATCH EXISTING.
15. PROVIDE 5/8" TYPE 'X' GYP. BD.
16. LINEN CLOSET BEYOND.
17. PROVIDE R-22 OF ROOF INSULATION, TYP. PER SHEET T24A.
18. PROVIDE R-19 OF FLOOR INSULATION, TYP. PER SHEET T24A.
19. PROVIDE R-15 OF WALL INSULATION, TYP. PER SHEET T24A.
20. PROVIDE ADDITIONAL R9.2 OF RIGID WALL INSULATION, PER T-24A
21. PROVIDE R-22 OF ATTIC INSULATION, TYP. PER SHEET T24A. (1, 2)

BUILDING AND SAFETY DIVISION
Department of Public Works
APPROVED
UNDER LOS ANGELES COUNTY CODE
TITLES 26, 30 AND 31
ws2018
PUBLIC WORKS
07/23/2020 9:42:35 AM

This set of plans and specifications must be kept on the job site at all times and it is unlawful to make any changes or modifications to same. Permission is required for changes or additions without the prior approval of the Building Safety Official. The stamping of this set of plans and specifications SHALL NOT, under any circumstances, be deemed to permit or to be an approval of any work or activity that violates any provisions of any County Ordinance or State Law.

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HOME ADDITION FOR THE

KRIE RESIDENCE

5502 CARFAX AVE.
LAKEWOOD, CA 90713

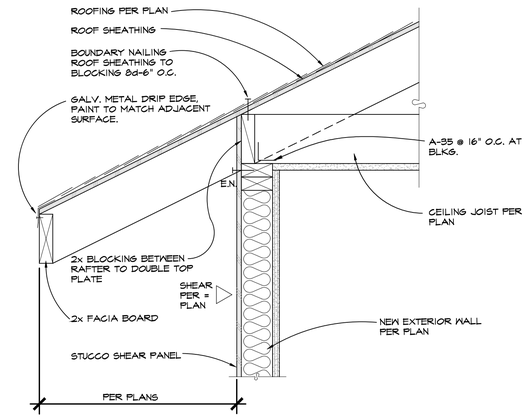
Sheet Title:

PROPOSED ELEVATIONS AND SECTION

DRAWN BY:	SA
DATE:	08NOV19
PROJECT NO:	36-5502
SCALE:	AS SHOWN

REVISIONS	BY
1 PLAN CHECK CORR. 06JAN20	SA
2 PLAN CHECK CORR. 16JAN20	SA

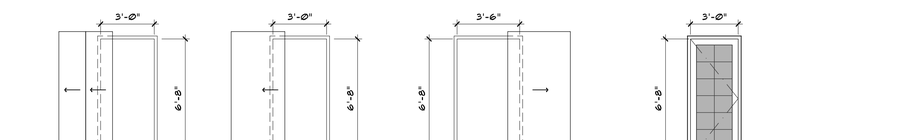
A4.0



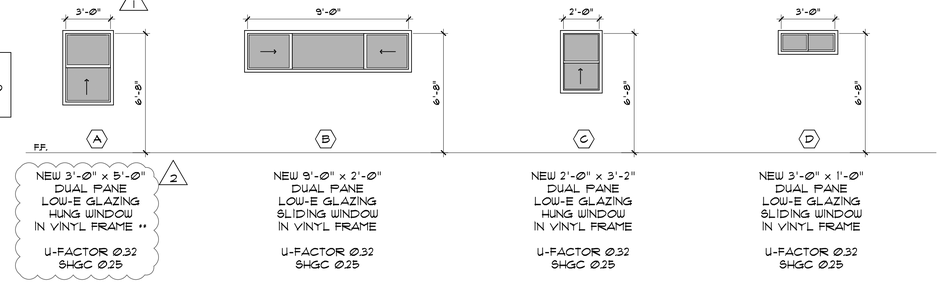
BUILDING AND SAFETY DIVISION
Department of Public Works
APPROVED
UNDER LOS ANGELES COUNTY CODE
TITLES 26, 30 AND 31
WSD010
01/29/2020 9:42:35 AM
PUBLIC WORKS
This set of plans and specifications must be kept at the job site at all times and it is unlawful to make any changes, modifications or alterations on same or any specifications without the prior written approval of the Building Official. The stamping of this set of plans and specifications SHALL NOT, under any circumstances, be deemed to permit or to be an approval of any work or activity that violates any provisions of any County Ordinance or State Law.

TYPICAL EAVE DETAIL
TYPEAVE DET

SCALE 1 1/2"=1'-0" | 2



**NOTE:
WINDOWS IN SLEEPING ROOMS TO BE AN EGRESS WINDOW, TO PROVIDE MINIMUM 20" WIDTH x MINIMUM 24" HEIGHT AND MINIMUM 5.7 SF. OF CLEAR OPENING PER SECTION R310



DOOR & WINDOW TYPES

SCALE 1/4"=1'-0" | 1

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HOME ADDITION FOR THE

KRIE RESIDENCE

5502 CARFAX AVE.
LAKEWOOD, CA 90713

Sheet Title:
DOOR/WINDOW SCHEDULES AND DETAILS

DRAWN BY:	SA
DATE:	08NOV19
PROJECT NO:	36-5502
SCALE:	AS SHOWN

REVISIONS	BY
1 PLAN CHECK CORR. 06JAN20	SA
2 PLAN CHECK CORR. 16JAN20	SA

A5.0

APPENDIX SECTION 3 OF 8

Permits — Electrical, Plumbing & Mechanical

4 documents in this section

200-Amp Panel Permit (Underground Conduit)

Source file: 200 amp panel underground conduit.pdf

5502 Carfax Ave

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY / LAND DEVELOPMENT

CITY OF LAKEWOOD # 0401
5050 CLARK
LAKEWOOD CA 90712
PHONE: (562) 866-9771 EXT: 2350

ELECTRICAL PERMIT
EL 0401 1911120018

LEGAL ID:
TR: 18077 LT: 117

ASSESSOR INFORMATION NUMBER:
7174-016-008

TENANT:

OWNER: TEL. NO:
KRIE, TYLER
5502 CARFAX AV
LAKE 90713-1628

APPLICANT: TEL. NO:
SAME AS OWNER

X [signature] X 11-12-19

CONTRACTOR: TEL. NO:
SAME AS OWNER
LIC. NO

ARCHITECT OR ENGINEER: TEL. NO:
LIC. NO:

PERMIT EXPIRES 1 YEAR IF
1) WORK DOES NOT COMMENCE, OR
2) WORK IS SUSPENDED OR ABANDONED, OR
3) FAILS TO OBTAIN CODE REQUIRED INSPECTION

FEES PAID

FEE DESCRIPTION:	QUANTITY: UOM:	AMOUNT:
A1 PERMIT ISSUANCE FEE		37.60
F1 120V, 15/20A BR CKTS	1.00 BR	23.60
LB 200 AMP PANELS, MCC	1.00 PAN	53.00
	TOTAL FEES	114.20

REPORT ID: DPR265 ROUTE TO: BS0401

BUILDING ADDRESS:
5502 CARFAX AV
LAKE CA 907131628
NEAREST CROSS STREET:
THOMAS PAGE: 766 GRID: E2 LOCALITY: LAKEWOOD

ISSUED ON:	PROCESSED BY:	PLAN BY:
11/12/19	DB	

FINAL DATE: 7/29/21 FINAL BY: TWalters CODE:

DESCRIPTION OF WORK
INSTALL 200 AMP MAIN PANEL AT DETACHED GARAGE, RUN CONDUITS BACK TO FORMER MAIN PANEL AT HOUSE

SPECIAL CONDITIONS:

APPROVALS	DATE	INSPECTOR SIGNATURE
TEMPORARY POWER POLE		
UNDERGROUND CONDUIT	11/14/19	TW
~~UNDER~~ GROUND & ROOF DRAINAGE	11/21/19	TW
ROUGH CONDUIT		
ROUGH WIRING	11/21/19	TW
MAIN WATER LINE PLASTIC Y/N METAL Y/N		
UTILITY COMPANY NOTIFIED	11/21/19	TW
SD/CO	7/29/21	TW

Exterior Water Heater Permit

Source file: Exterior Water Heater.pdf

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. _____ Company _____

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the city building inspection department.

Date _____ Applicant _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the work involved by the permit is for one hundred dollars ($100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number _____ Lic. Class _____

Contractor _____ Date _____

☐ I am exempt from the licensing requirements as I am a licensed architect or a registered professional engineer acting in my professional capacity (Section 7051, Business and Professions Code).

Lic. or Reg. No. _____ Date _____

HOMEOWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5, Business and Professions Code):

☒ I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code).

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all City ordinances and State laws relating to building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes.

Jack Jenkins — 1-17-83

Signature of Applicant or Agent — Date

FOR APPLICANT TO FILL IN

NUMBER	FIXTURE OR ITEM	•	FEE
	WATER CLOSET	2.50	
	BATH TUB	2.50	
	SHOWER	2.50	
	LAVATORY	2.50	
	SINK	2.50	
	DISHWASHER	2.50	
	CLOTHES WASHER	2.50	
	SWIMMING POOL RECEPTOR	2.50	
	LAWN SPRINKLER SYSTEM	2.50	
1	WATER HEATER	2.50	2.50
	GAS SYSTEM OUTLETS	2.50	
	OUTLETS OVER 5 PER SYSTEM	.40	
	SOLAR STORAGE TANK & PIPING	2.50	
Plan check fee			
	PLUMBING PERMIT ISSUING FEE $		3.75
	TOTAL FEE		6.25

Plan Check applicant

Name

Address

City

Tel. No.

APPLICATION FOR PLUMBING PERMIT 1

CITY OF LAKEWOOD
BUILDING & SAFETY

INSPECTOR COPY

CITY BUSINESS LICENSE NO.

BUILDING ADDRESS 5502 CARFAX AVE

LOCALITY LAKEWOOD, CALIF.

NEAREST CROSS ST. CARFAX AVE + BIGELOW AVE

OWNER JACK JENKINS

MAIL ADDRESS 5502 CARFAX AVE

CITY LAKEWOOD TEL. NO. 213-924-4161

CONTRACTOR

ADDRESS

CITY TEL. NO.

STATE LICENSE NO. LIC. CLASS

DISTRICT NO. 7.01

PROCESSED BY JMD

APPROVALS	DATE	INSPECTOR'S SIGNATURE
UNDER SLAB WORK		
ROUGH PLUMBING		
GAS PIPING		
GAS VENT		
HOT WATER HEATER		
PLUMBING FIXTURES		
GAS TEST		
UTILITY CO. NOTIFIED		
INDUSTRIAL WASTE APPROVAL		
FINAL	3/23/83	Dandenau

JAN-17-83 388710 5 • 311 • — E 1 6.25

1-17-83 388710 6.25

76P463 - CE 8 16 - PS 5-81

COUNTY OF LOS ANGELES
DEPARTMENT OF COUNTY ENGINEER
BUILDING AND SAFETY DIVISION

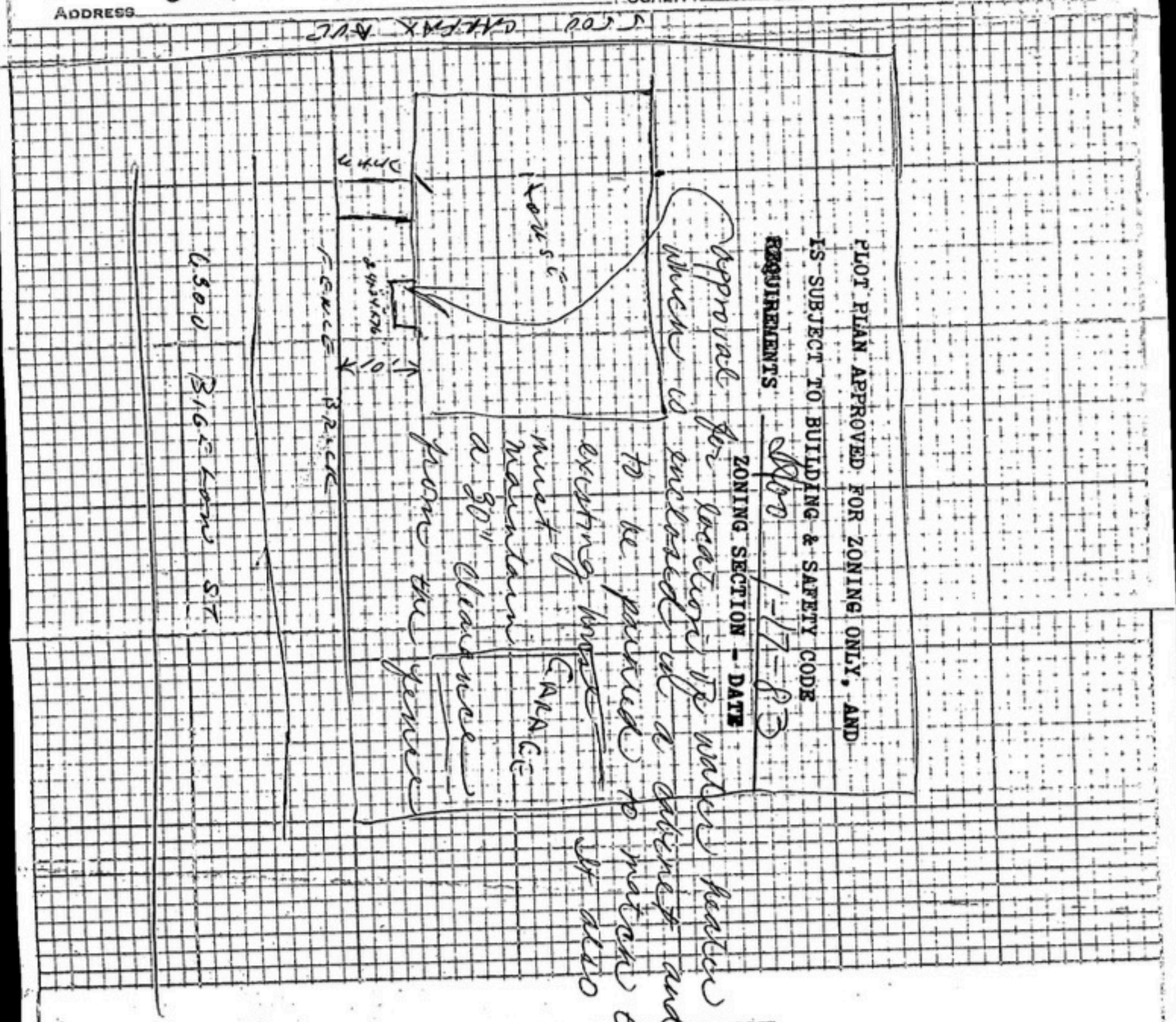
PLOT PLAN

DISTRICT NO.

PERMIT NO. 8710

DATE

BUILDING ADDRESS 5502 CARPAX AVE LOCALITY LAKEWOOD, CALIF.



PLOT PLAN APPROVED FOR ZONING ONLY, AND IS SUBJECT TO BUILDING & SAFETY CODE REQUIREMENTS

ZONING SECTION - DATE 1-17-83

Approval for location of main and enclosed accessory buildings and use to be permitted to maintain existing fence, garage, mustmaintain a 30" clearance from front of house

I HEREBY STATE THAT THIS PLOT PLAN AND THE DIMENSIONS SHOWN ARE CORRECT:

SIGNATURE OF APPLICANT

MAILING ADDRESS

0320 0019 0169 0008

HVAC / AC Permit

Source file: AC permit.pdf

5502 Carfax Ave.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY / LAND DEVELOPMENT

CITY OF LAKEWOOD # 0401
5050 CLARK
LAKEWOOD CA 90712
PHONE: (562) 866-9771 EXT: 2350

MECHANICAL PERMIT
ME 0401 1909040010

LEGAL ID:
TR: 18077 LT: 117

ASSESSOR INFORMATION NUMBER:
7174-016-008

TENANT:

OWNER: TEL. NO:
KRIE, TYLER
5502 CARFAX AV
LAKE 90713-1628

APPLICANT: TEL. NO:
ZAMARRIPA, AL; AUTHORIZED AGENT (562) 818-5001-

X [signature] X 9/4/19

CONTRACTOR: TEL. NO:
VIGIL AIR (562) 818-5001-
11029 CANDOR ST LIC. NO
CERRITOS, CA 90703 * LOMITA

ARCHITECT OR ENGINEER: TEL. NO:
LIC. NO:

PERMIT EXPIRES 1 YEAR IF
1) WORK DOES NOT COMMENCE, OR
2) WORK IS SUSPENDED OR ABANDONED, OR
3) FAILS TO OBTAIN CODE REQUIRED INSPECTION

FEES PAID

FEE DESCRIPTION:	QUANTITY: UOM:	AMOUNT:
01 PERMIT ISSUANCE FEE		37.60
02 REFRIG COMP < 100 KB	1.00 COM	36.90
08 FURNACE/HEATER < 100	1.00 UNI	36.90
30 AIR INLETS/OUTLETS	11.00 IN/	63.80
	TOTAL FEES	175.20

REPORT ID: DPR264 ROUTE TO: BS0401

BUILDING ADDRESS:
5502 CARFAX AV
LAKE CA 907131628
NEAREST CROSS STREET:
THOMAS PAGE: 766 GRID: E2 LOCALITY: LAKEWOOD

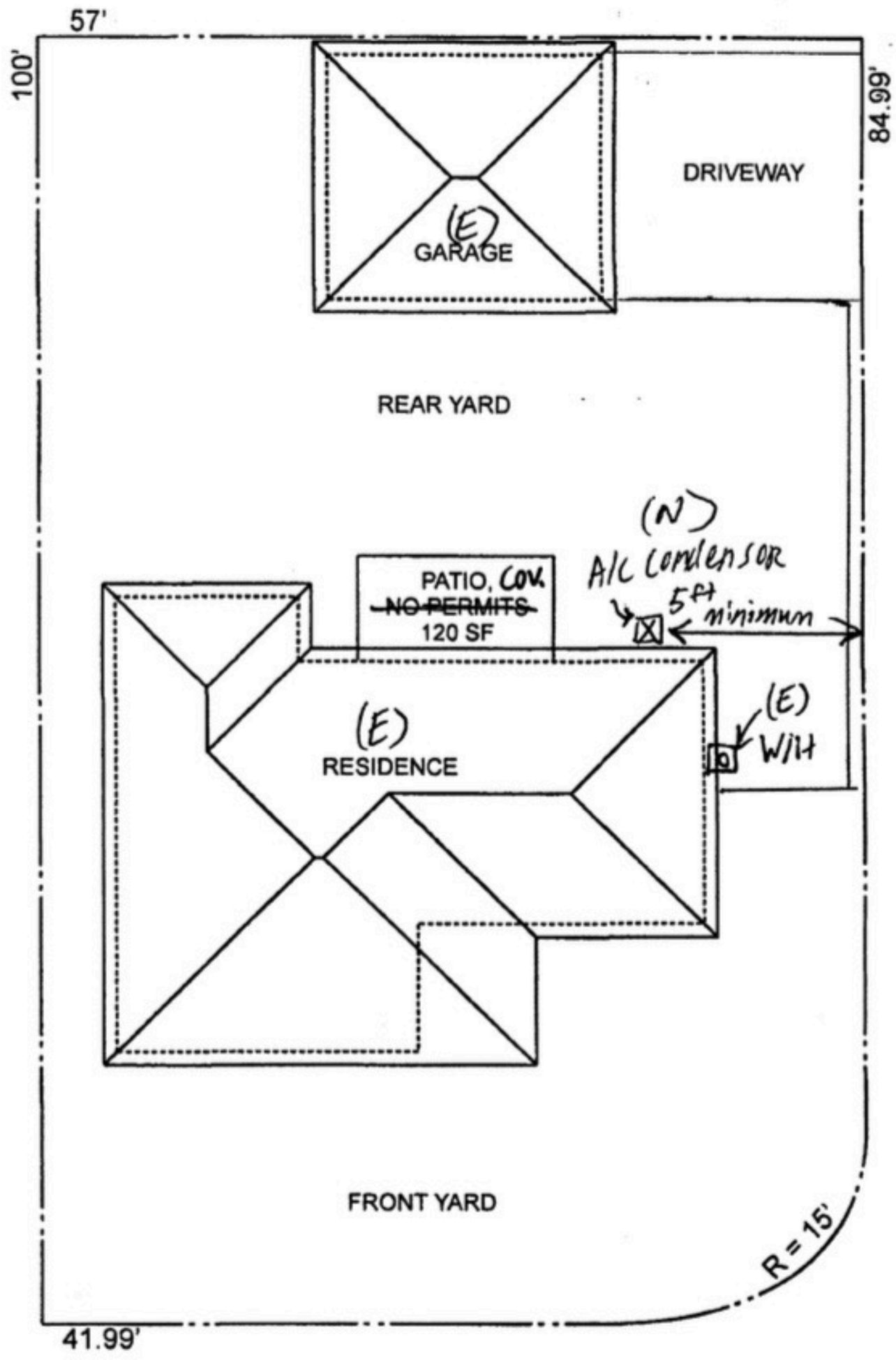
ISSUED ON:	PROCESSED BY:	PLAN BY:
09/04/19	DB	

FINAL DATE	FINAL BY:	CODE:
11/21/19	[signature]	

DESCRIPTION OF WORK
CENTRAL HEATING AND AIR CONDITIONING: 3-TON CONDENSER,
13 SEER FAU

SPECIAL CONDITIONS:

APPROVALS	DATE	INSPECTOR SIGNATURE
~~FAU~~ WALL FURNACE	11/21/19	TW
COMBUSTION AIR OPENINGS		
DUCT WORK	11/21/19	TW
AC/COMPRESSOR	11/21/19	TW
THERMOSTAT	11/21/19	TW
FIRE DAMPERS		
SMOKE DETECTION DEVICES		
COMMERCIAL HOOD		



5502 CARFAX AVENUE

Approval for zoning code compliance only and subject to conditions as noted below. Approval of this plan is made without verification of property line location or distance of structures to actual property line. Inspection requests must be made at least one business day in advance.

9/4/19

Zoning Section Approval — Date

Approval for location of an air conditioning condenser as shown. Roof-mounted condensers shall be lower than roof ridge and mounted on a sheet metal base no larger than the unit. The base shall be painted to match the roof. No exposed plumbing or conduits allowed. Line set covers shall be painted to match main structure. Condenser noise level shall not exceed 65 dB(A) at any residential property line

3

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY / LAND DEVELOPMENT

CITY OF LAKEWOOD
5050 CLARK
LAKEWOOD CA 90712
PHONE: (562) 866-9771 EXT: 2350

0401

ELECTRICAL PERMIT
EL 0401 1909040015

LEGAL ID:
TR: 18077 LT: 117

ASSESSOR INFORMATION NUMBER:
7174-016-008

TENANT:

OWNER: TEL. NO:
KRIE, TYLER
5502 CARFAX AV
LAKE 90713-1628

APPLICANT: TEL. NO:
ZAMARRIPA, AL; AUTHORIZED AGENT (562) 818-5001-

X [signature] X 9/4/19

CONTRACTOR: TEL. NO:
VIGIL AIR (562) 818-5001-
11029 CANDOR ST LIC. NO
CERRITOS, CA 90703 * LOMITA

ARCHITECT OR ENGINEER: TEL. NO:
-
LIC. NO:

PERMIT EXPIRES 1 YEAR IF
1) WORK DOES NOT COMMENCE, OR
2) WORK IS SUSPENDED OR ABANDONED, OR
3) FAILS TO OBTAIN CODE REQUIRED INSPECTION

FEES PAID

FEE DESCRIPTION:	QUANTITY: UOM:	AMOUNT:
A1 PERMIT ISSUANCE FEE		37.60
G1 OUTLETS-LGT,SW,RECP	3.00000 OUT	9.00
G2 LIGHTING FIXTURES	1.00000 LGT	3.00
HA FAU LESS 3HP	1.00 FAU	14.50
JB AC UNITS +3-10HP	1.00 AC	27.30
	TOTAL FEES	91.40

REPORT ID: DPR265 ROUTE TO: BS0401

BUILDING ADDRESS:
5502 CARFAX AV
LAKE CA 907131628
NEAREST CROSS STREET:
THOMAS PAGE: 766 GRID: E2 LOCALITY: LAKEWOOD

ISSUED ON: PROCESSED BY: PLAN BY:
09/04/19 DB

FINAL DATE FINAL BY: CODE:
11/21/19 TWalton

DESCRIPTION OF WORK
ELECTRICAL FOR HVAC

SPECIAL CONDITIONS:

APPROVALS	DATE	INSPECTOR SIGNATURE
TEMPORARY POWER POLE		
UNDERGROUND CONDUIT		
UFER GROUND		
ROUGH CONDUIT		
ROUGH WIRING	11/21/19	TW
MAIN WATER LINE PLASTIC Y/N METAL Y/N		
UTILITY COMPANY NOTIFIED		

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY / LAND DEVELOPMENT

CITY OF LAKEWOOD # 0401
5050 CLARK
LAKEWOOD CA 90712
PHONE: (562) 866-9771 EXT: 2350

PLUMBING PERMIT
PL 0401 1909040020

LEGAL ID:
TR: 18077 LT: 117

ASSESSOR INFORMATION NUMBER:
7174-016-008

TENANT:

OWNER: TEL. NO:
KRIE, TYLER
5502 CARFAX AV
LAKE 90713-1628

APPLICANT: TEL. NO:
ZAMARRIPA, AL; AUTHORIZED AGENT (562) 818-5001-

X [signature] X 9/4/19

CONTRACTOR: TEL. NO:
VIGIL AIR (562) 818-5001-
11029 CANDOR ST LIC. NO
CERRITOS, CA 90703 * LOMITA

ARCHITECT OR ENGINEER: TEL. NO:
-
LIC. NO:

PERMIT EXPIRES 1 YEAR IF
1) WORK DOES NOT COMMENCE, OR
2) WORK IS SUSPENDED OR ABANDONED, OR
3) FAILS TO OBTAIN CODE REQUIRED INSPECTION

FEES PAID

FEE DESCRIPTION:	QUANTITY: UOM:	AMOUNT:
01 PERMIT ISSUANCE FEE		37.60
51 LOW PRS GAS LE5 OUTS	1.00 SYS	22.20
TOTAL FEES		59.80

REPORT ID: DPR263 ROUTE TO: BS0401

BUILDING ADDRESS:
5502 CARFAX AV
LAKE CA 907131628
NEAREST CROSS STREET:
THOMAS PAGE: 766 GRID: E2 LOCALITY: LAKEWOOD

ISSUED ON:	PROCESSED BY:	PLAN BY:
09/04/19	DB	

FINAL DATE FINAL BY: CODE:
11/21/19 TWalker

DESCRIPTION OF WORK
PLUMBING FOR CENTRAL HEATING

SPECIAL CONDITIONS:

APPROVALS	DATE	INSPECTOR SIGNATURE
UNDER SLAB WORK		
WATER SERVICE PLASTIC Y/N METAL Y/N		
ROUGH PLUMBING	11/14/19	TW
GAS PIPING		
GAS VENT		
HOT WATER HEATER		
PLUMBING FIXTURES		
LAWN SPRINKLERS		
GAS TEST	11/14/19	TW
UTILITY COMPANY NOTIFIED		
CWV		
GRAY WATER SYSTEM		

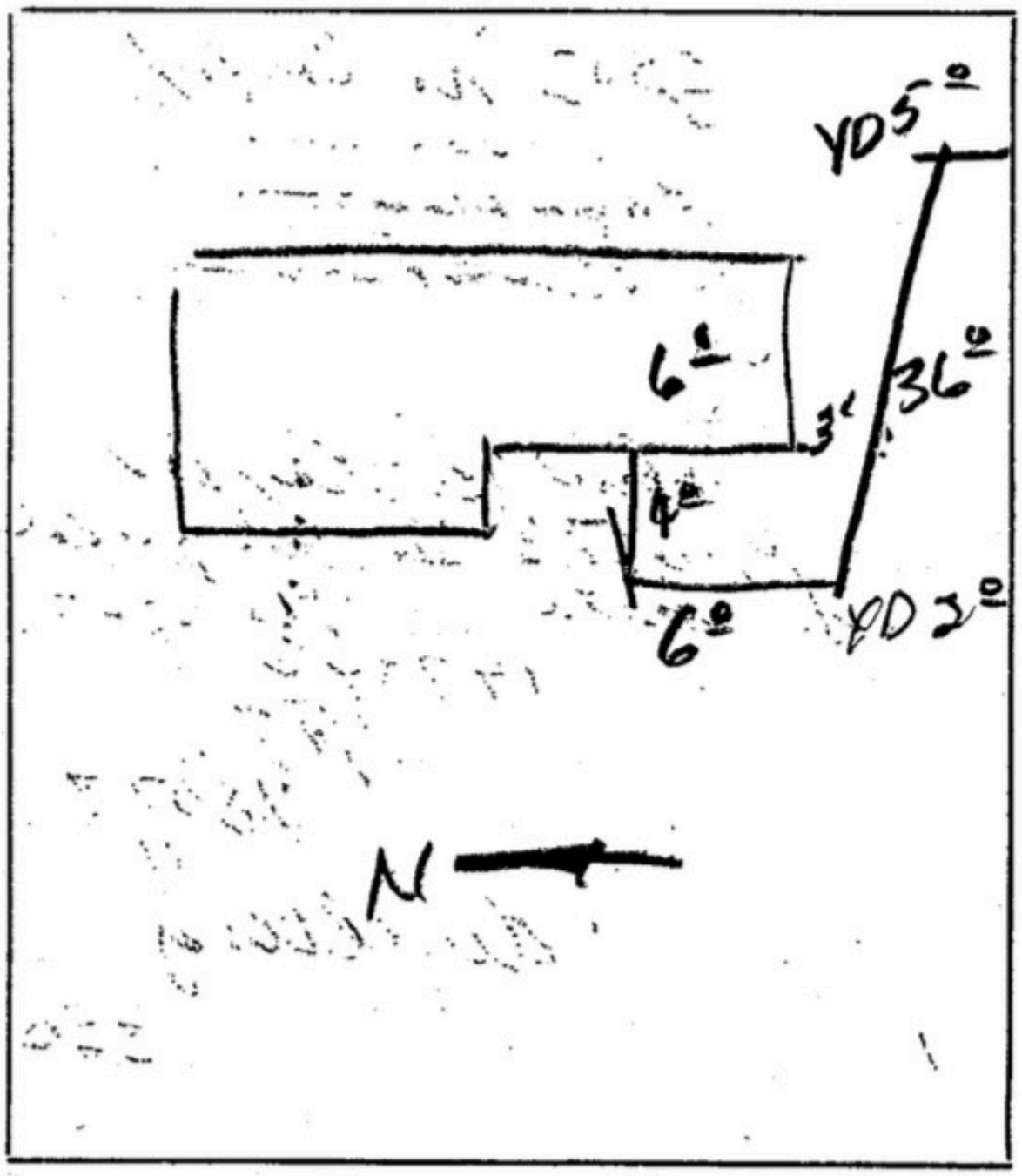
Sewer Line Permit

Source file: Sewer line.pdf

FOR DEPARTMENT USE

REQUIRED INFORMATION

1. INDICATE ALL BUILDINGS ON PROPERTY.
2. INDICATE AND DIMENSION SEWAGE DISPOSAL SYSTEM WITH TIE DISTANCES TO BUILDINGS AND PROPERTY LINES.
3. INDICATE SIZE OF SEPTIC TANK—DEPTH OF SEEPAGE PIT(S)—SIZE OF CESSPOOL(S)
4. INDICATE NORTH DIRECTION ON PLOT.
5. INDICATE BOTH STREETS IF CORNER.



LEGAL DESCRIPTION

FIELD NOTES 4" VCP C/J

0320 001B 0169 0004

APPENDIX SECTION 4 OF 8

Permits — Garage Retrofit

2 documents in this section

Garage Approved Plan (Revision 2, Full Set)

Source file: Approved Plan (Revision 2) full set 5-26-26.pdf

GARAGE RETROFIT FOR THE

Krie Residence

5502 CARFAX AVENUE
LAKEWOOD, CA 90713

PLANNING APPROVAL

Approval of this project is based on information provided by the applicant, including location of property lines and structures. This approval does not legalize any non-permitted improvements and failure to provide accurate and complete information may result in revision or revocation. The project shall be constructed and operated in compliance with the referenced project requirements. DO NOT DEVIATE FROM APPROVED PLANS WITHOUT PRIOR WRITTEN APPROVAL FROM PLANNING.

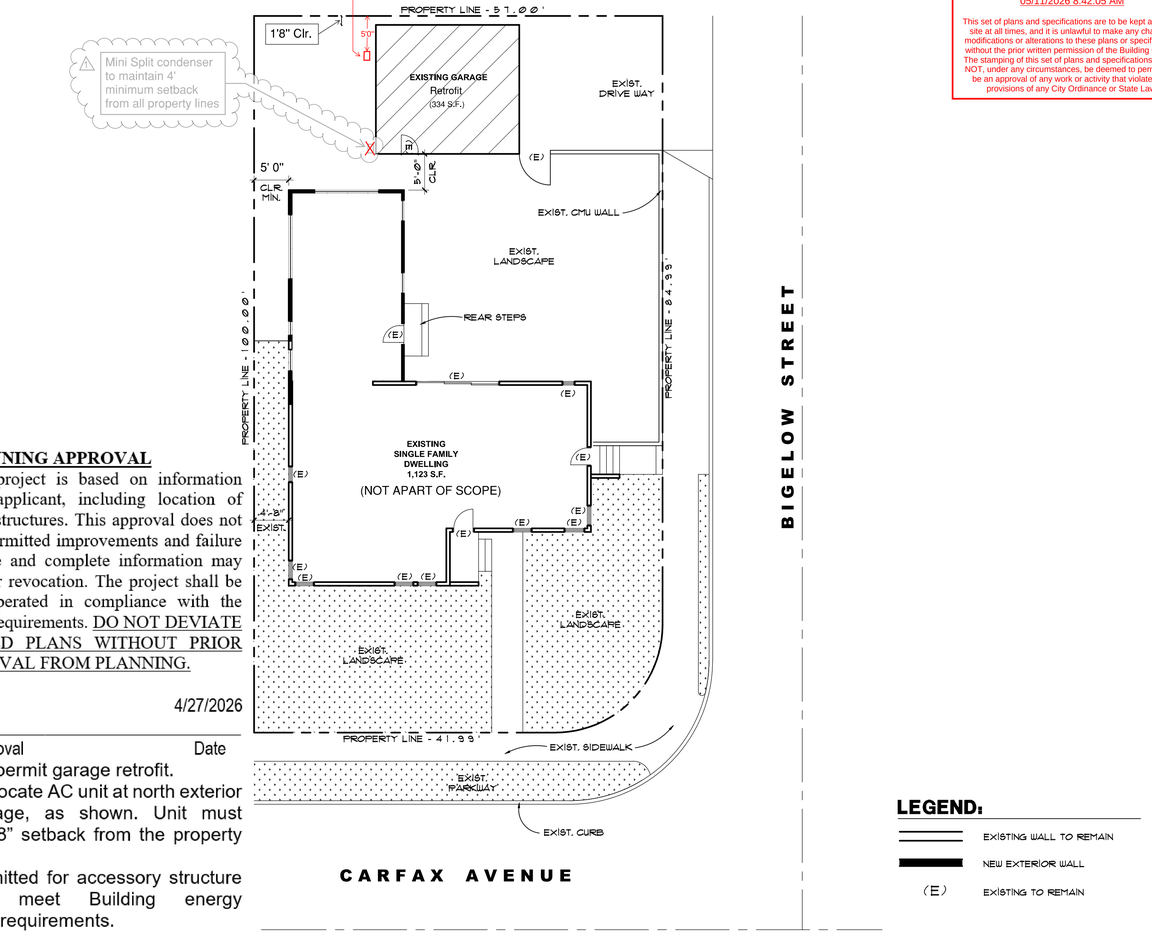
Matthew Morales 4/27/2026

Zoning Section Approval Date

1. Approved to permit garage retrofit.
2. Approved to locate AC unit at north exterior wall of garage, as shown. Unit must maintain a 48" setback from the property line.
3. AC unit permitted for accessory structure and must meet Building energy conversation requirements.
4. Accessory structure shall not be used as habitable space.

Approval for location of unit as shown. No exposed plumbing or conduits allowed. Line set covers shall be painted to match main structure. Unit noise level shall not exceed 65 dB(A) at any residential property line.

2 1. MINI SPLIT CONDENSOR SHALL MAINTAIN 4' MINIMUM SETBACK FROM ALL PROPERTY LINES
2. CONDENSER LOCATION SHIFTED ALONG APPROVED NORTH GARAGE WALL TO OPTIMIZE LINE-SET RUN AND ELECTRICAL FEED EFFICIENCY (PREVIOUSLY PLANNED TEMPORARY SHED AT THIS LOCATION HAS BEEN REMOVED).
3. NEW FOOTPRINT MAINTAINS A 5'-0" SETBACK FROM PROPERTY LINE, EXCEEDING THE 4'-0" MINIMUM REQUIREMENT IN ZONING SECTION APPROVAL (NOTE #2) ON THIS SHEET.
4. THIS COMPREHENSIVE SITE PLAN (PAGE 1) SHOWS THE FINAL AS-BUILT PHYSICAL footprint OF THE EQUIPMENT AND GOVERNS THE SITE LAYOUT FOR ALL SUBSEQUENT SHEETS (INCLUDING PAGE 2).



LEGEND:

- EXISTING WALL TO REMAIN
- NEW EXTERIOR WALL
- (E) EXISTING TO REMAIN

NORTH **SITE PLAN** SCALE - 1" = 10'-0"

BUILDING AND SAFETY DIVISION
Department of Community Development
APPROVED
UNDER CITY OF LAKEWOOD MUNICIPAL CODE, ARTICLE VIII
Bradley Armstrong
PLAN CHECKER
05/11/2026 8:42:05 AM

This set of plans and specifications are to be kept at the job site at all times, and it is unlawful to make any changes, modifications or alterations to these plans or specifications without the prior written permission of the Building Official. The stamping of this set of plans and specifications SHALL NOT, under any circumstances, be deemed to permit or to be an approval of any work or activity that violates any provisions of any City Ordinance or State Law.

ABBREVIATIONS

ACOUST.	ACOUSTICAL	FIN.	FINISH	MTD.	MOUNTED	TYP.	TYPICAL
ADJ.	ADJUSTABLE	FLR.	FLOOR	MTL.	METAL	U.B.C.	UNIFORM BUILDING CODE
AFF.	ABOVE FINISH FLOOR	F.O.	FACE OF	MUL.	MULLION	U.L.	UNDERWRITER'S LABORATORY
ALUM.	ALUMINUM	F.O.S.	FACE OF STUD	N.I.C.	NOT IN CONTRACT	UNO.	UNLESS NOTED OTHERWISE
ANOD.	ANODIZED	FT.	FOOT/FEET	NO.	NUMBER	V.I.F.	VERIFY IN FIELD
BD.	BOARD	GA.	GAUGE	NOM.	NOMINAL	V.C.T.	VINYL COMPOSITION TILE
BLDG.	BUILDING	GALV.	GALVINIZED	N.T.S.	NOT TO SCALE	W/	WITH
BLKG.	BLOCKING	G.C.	GENERAL CONTRACTOR	O.C.	ON CENTER	WD.	WOOD
C.L.	CENTER LINE	GL.	GLASS	O.D.	OUTSIDE DIMENSION	YD.	YARD
CLG.	CEILING	GRND.	GROUND	O.H.	OVERHEAD		
CLR.	CLEAR	GYP. BD.	GYPSUM BOARD	PERF.	PERFORATED		
COL.	COLUMN	H.C.	HOLLOW CORE	PL.	PLATE		
COMM.	COMMUNICATIONS	HDWD.	HARDWOOD	PLAS.	PLASTIC		
CONC.	CONCRETE	HDR	HEADER	PLYWD.	PLYWOOD		
CONST.	CONSTRUCTION	HORIZ.	HORIZONTAL	PT.	PAINT		
CPT.	CARPET	HT.	HEIGHT	RAD.	RADIUS		
DEPT.	DEPARTMENT	HVAC	HEATING/VENTILATING AIR CONDITIONING	REF.	REFRIGERATOR		
DET.	DETAIL			REFL.	REFLECTED		
DIA.	DIAMETER	I.D.	INTERIOR DIMENSION	RM.	ROOM		
DIM.	DIMENSION	INCL.	INCLUDING	R.O.	ROUGH OPENING		
DN.	DOWN	INT.	INTERIOR	S.C.	SOLID CORE		
DR.	DOOR	JST.	JOIST	SCHED.	SCHEDULE		
DWG.	DRAWING	LAM.	LAMINATE	SEP.	SEPARATE		
EA.	EACH	LAV.	LAVATORY	SHT.	SHEET		
EL.	ELEVATION	LT.	LIGHT	SIM.	SIMILAR		
ELEC.	ELECTRICAL	LVL.	LEVEL	SPEC.	SPECIFICATION		
ELEV.	ELEVATOR	MAT.	MATERIAL	SQ.	SQUARE		
EQ.	EQUAL	MAX.	MAXIMUM	STD.	STANDARD		
EQUIP.	EQUIPMENT	MECH.	MECHANICAL	STL.	STEEL		
EXISTG.	EXISTING	MEZZ.	MEZZANINE	ST. STL.	STAINLESS STEEL		
F.A.	FIRE ALARM	MFR.	MANUFACTURE	STRUCT.	STRUCTURAL		
F.E.	FIRE EXTINGUISHER	MIN.	MINIMUM	TEL.	TELEPHONE		
F.E.C.	FIRE EXTINGUISHER CABINET	MISC.	MISCELLANEOUS	THK.	THICK		

PROJECT CONTACTS

OWNER:
TYLER KRIE
5502 CARFAX AVENUE
LAKEWOOD, CA 90713

DESIGNER:

ENGINEER OF RECORD

BUILDING AND CONSTRUCTION CODES USED

2025 CALIFORNIA BUILDING CODE (CBC)
2025 CALIFORNIA MECHANICAL CODE (CMC)
2025 CALIFORNIA RESIDENTIAL CODE (CRC)
2025 CALIFORNIA ELECTRIC CODE (CEC)
2025 California Energy Code (Title 24)

PROJECT STATISTICS

ASSESSOR PARCEL NUMBER:	7174-016-008
ZONE:	RI
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY:	SINGLE FAMILY RES.
EXISTING GARAGE AREA:	354 S.F.
EXISTING LIVING AREA:	1,483 S.F.
EXISTING TOTAL LIVING AREA:	1,483 S.F.
EXISTING TOTAL BUILDING AREA:	1,837 S.F.
LOT AREA:	5,652 S.F.
EXISTING LOT COVERAGE:	32.6%

LEGAL DESCRIPTION:
TRACT NO 18077 LOT 117

SHEET INDEX

A0.0	**TITLE SHEET AND SITE PLAN**
A1.0	Floor Plan/Framing/Title 24 Summary
E 1.0	Electrical/Mechanical /Roof Plan
T 1.0	CHEERS CF1R and CF2R Documents
T 2.0	CHEERS CF1R and CF2R Documents

PROJECT SCOPE

Structural retrofit of existing detached garage to include the installation of new ceiling joists per current CBC requirements. Scope includes the installation of a new 15/20-amp electrical branch circuit for lighting and receptacles, and the installation of a mini-split HVAC system. Occupancy to remain Group U (Private Garage). No change in building footprint or use

Garage Retrofit - Structural/Electrical/HVAC upgrades

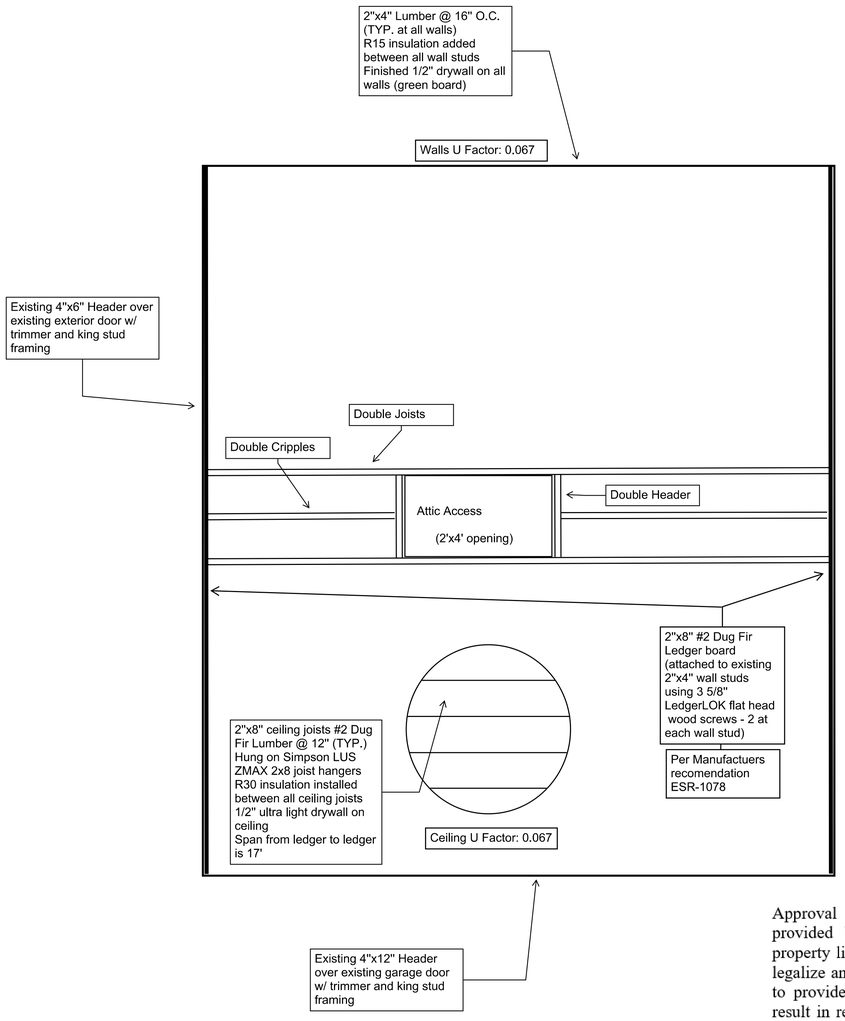
KRIE RESIDENCE
5502 CARFAX AVE.
LAKEWOOD, CA 90713

Sheet Title:
TITLE SHEET AND SITE PLAN

DRAWN BY:	TK
DATE:	4-8-2026
PROJECT NO:	
SCALE:	AS SHOWN

REVISIONS	BY
1 4-27-26	T. Krie
2 5-25-26	T. Krie

A0.0



Retrofit Framing

NORTH

SCALE - 1/2" = 1'-0"

General Notes

1. Double Joists/Double Headers/Double Cripples were all hung using double 2x8 Simpson LUS ZMAX Hangers
2. All hangers were hung with 1 1/2" TICO nails and 3.5" 16P nails
3. Ceiling Joist Notes: 2025 CRC Table R802.4(2) (limited attic storage)
Allowable span: 18'10"
Actual max span is 17'0" (ledger face to ledger face)
Design exceeds minimum code requirements by 1'10"

PLANNING APPROVAL

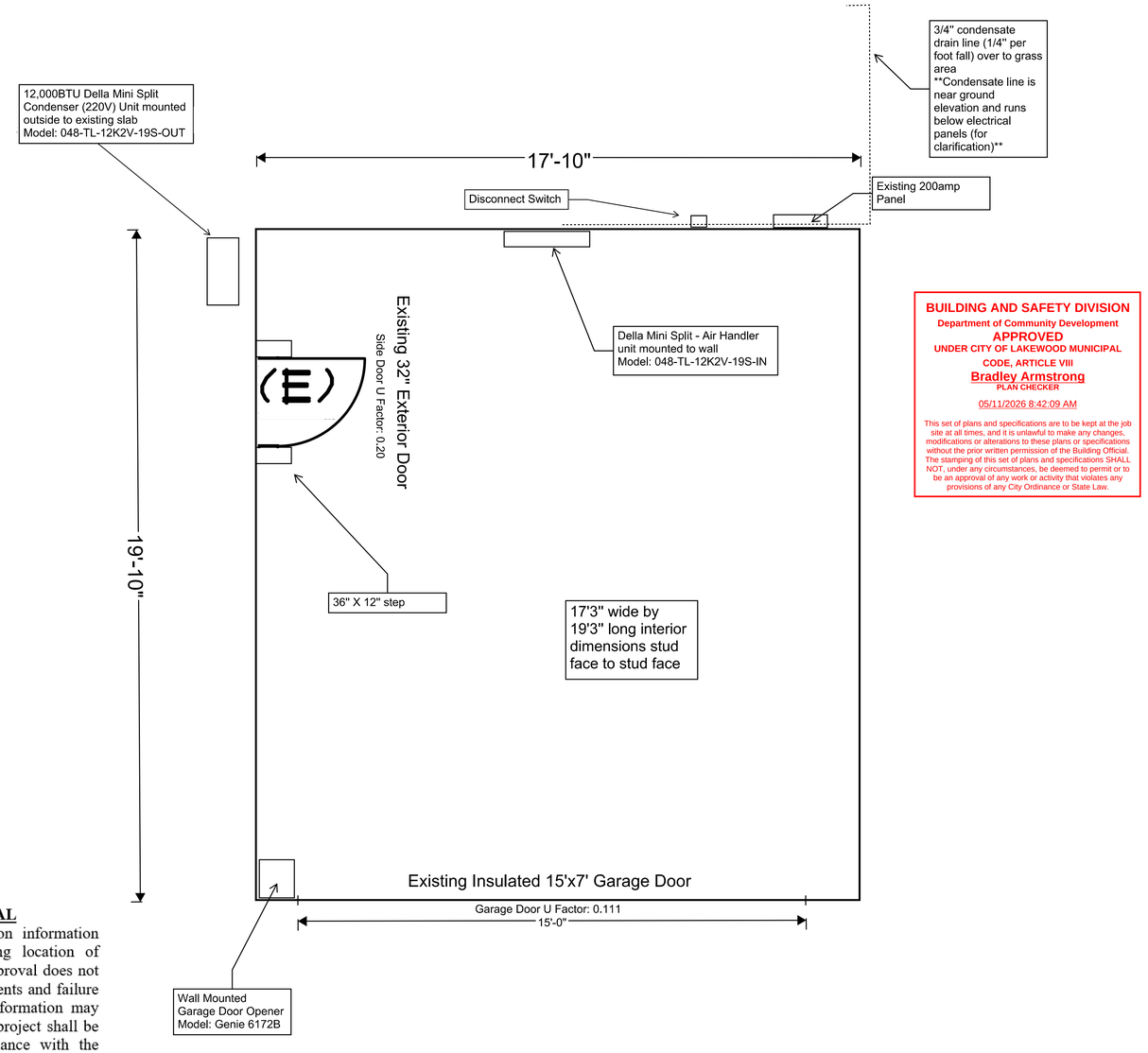
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Matthew Morales 4/27/2026

Zoning Section Approval Date

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Existing Floor Plan

NORTH

SCALE - 1/2" = 1'-0"

Title 24 Energy Summary Table (Climate Zone 8)

Component	Required (CZ8)	Proposed As-Built	Status
Wall Insulation	R-15	R-15 High Density	Compliant
Ceiling Insulation	R-30	R-30 Fiberglass	Compliant
Vapor Retarder	Class 2 (Perm ≤ 1.0)	SWB72W00011 (2 coats)	Compliant
Fenestration (U Factor)	0.30) Doors/Windows	0.11 (garage) / 0.20 (side)	Exceeds
Cooling (SEER2)	14.3 SEER2	19.0 SEER2	Exceeds

Interior gypsum surfaces recieved two coats of sherwin williams B72W00011 vapor retardant primer prior to finish coat. Application did not exceed 400 sq ft. per gallon per coat to ensure perm rating of ≤ 1.0

LEGEND:

NOTES:

1. Mini split is 12000 BTU/220V/19SEER/single phase

BUILDING AND SAFETY DIVISION
Department of Community Development
APPROVED
UNDER CITY OF LAKEWOOD MUNICIPAL CODE, ARTICLE VIII
Bradley Armstrong
PLAN CHECKER
05/11/2026 8:42:09 AM

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Garage Retrofit - Structural/Electrical/HVAC upgrades

KRIE RESIDENCE

5502 CARFAX AVE.
LAKEWOOD, CA 90713

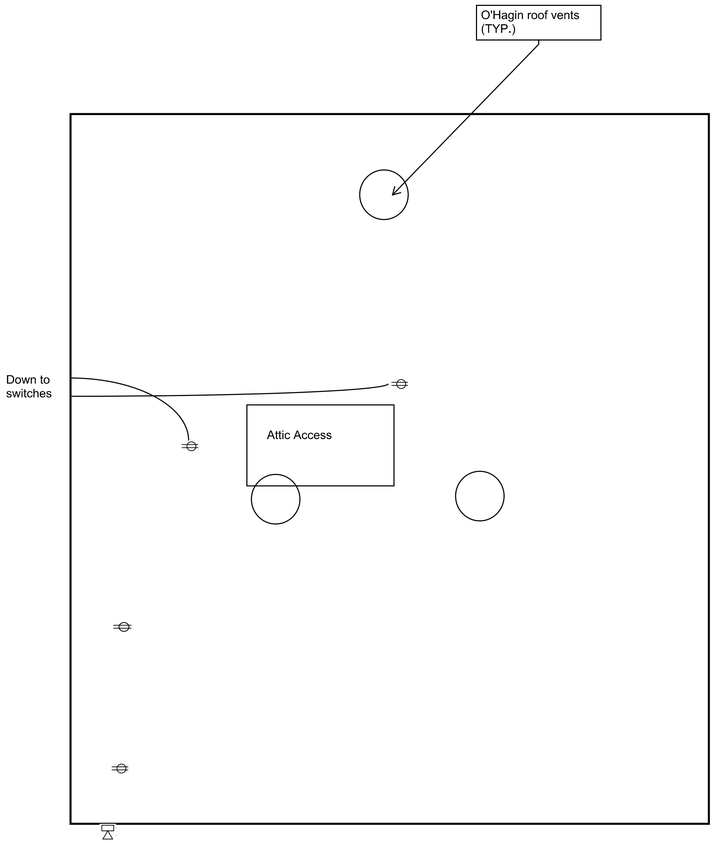
Sheet Title:

Floor Plan/Framing Plan
Title 24 Summary

DRAWN BY:	TK
DATE:	4-8-2026
PROJECT NO:	
SCALE:	AS SHOWN

REVISIONS	BY

A1.0

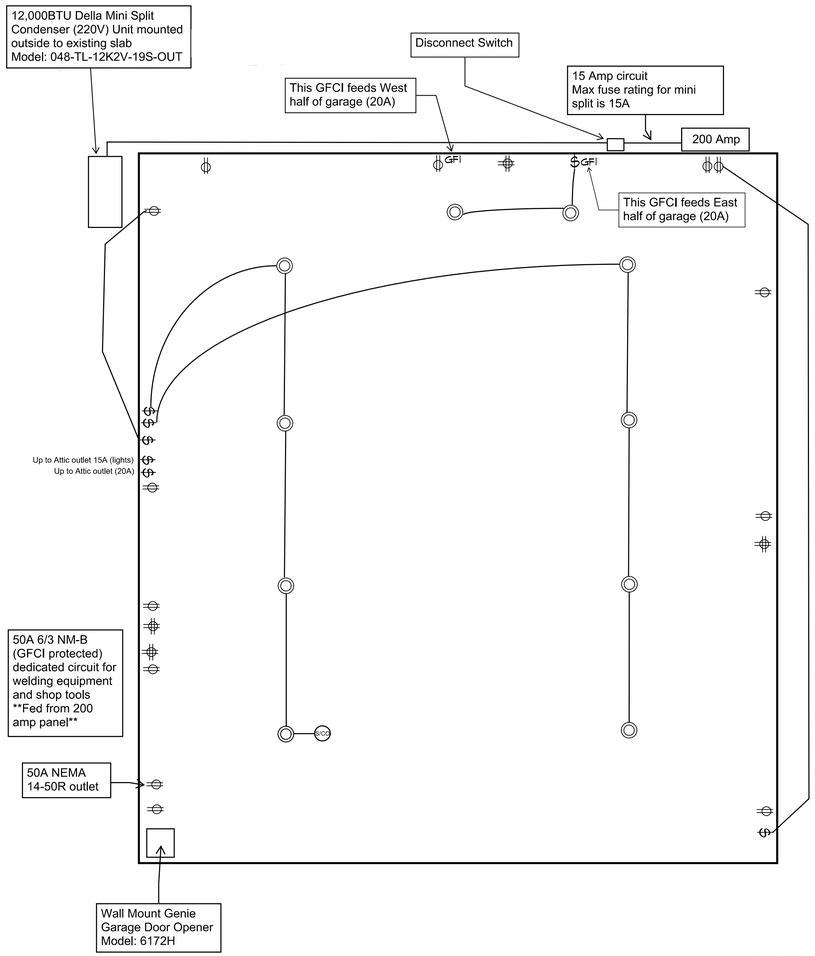


NORTH

Electrical/Roof vent Layout (ATTIC AND ROOF)

SCALE - 1/2" = 1'-0"

1. Per CBC 1202.2.1 1 Sq. Ft. of "net free venting area" is required for every 300 Sq. Ft. of attic floor space. (See title 24 energy not on plan sheet A1.0)
- Total area: 332 Sq Ft
-332/300 = 1.11 Sq Ft of total NFVA required
-O'Hagin roof vents = 72 sq in of NFVA
- NFVA required = 160 sq in
- NFVA provided is 72 sq. in. X 3 = 216 sq. in. total (1 Intake and 2 Exhaust)
-Intake provides 33% of total provided NFVA (72/216) but 45% of required NFVA (72/160), satisfying the balance requirements for convective airflow.
35% more NFVA than required



NORTH

Mechanical and
ELECTRICAL LAYOUT

SCALE - 1/2" = 1'-0"

ELECTRICAL SYMBOLS

SYMBOL	DESCRIPTION
$	SWITCH
	QUAD OUTLET (110V)
	DUPLEX OUTLET (110V)
GFI	GROUND FAULT INTERRUPTER
	RECESSED LIGHTING
	EXTERIOR LIGHT FIXTURE

ELECTRICAL NOTES:

1. All lighting is on (1) 15 amp circuit
2. ALL NEW LIGHT FIXTURES SHALL BE CALIFORNIA ENERGY COMMISSION APPROVED HIGH EFFICIENCY FIXTURES.
3. ALL NEW ELECTRICAL OUTLETS SHALL BE GFCI AND AFCI PER CEC 210.8.

4. A total of (2) 20 amp circuits, (2) 15 amp circuits, and (1) 50 amp circuit

5. Electrical routing is diagramiatical

6. INSTALLATION OF 12,000 BTU MINI-SPLIT HVAC SYSTEM IS FOR CLIMATE CONTROL OF AN UNCONDITIONED DETACHED ACCESSORY STRUCTURE (GARAGE/WORKSHOP) ONLY. THIS INSTALLATION DOES NOT CONSTITUTE A CHANGE OF OCCUPANCY OR USE UNDER LMC SECTION 9322.2(D). THE STRUCTURE REMAINS A NON-HABITABLE 'GROUP U' OCCUPANCY (UTILITY AND MISCELLANEOUS) AND LACKS INDEPENDENT FACILITIES FOR LIVING, SLEEPING, COOKING, OR SANITATION. NO PLUMBING OR SEWER CONNECTIONS ARE INCLUDED IN THIS SCOPE OF WORK. UNIT IS INTENDED SOLELY FOR ENVIRONMENTAL STABILIZATION REQUISITE FOR AUTOMOTIVE DETAILING AND HOBBYIST ACTIVITIES

7. Hardwired smoke/CO detector installed (hardwired with battery backup to meet R314/315 standards)

BUILDING AND SAFETY DIVISION
Department of Community Development
APPROVED
UNDER CITY OF LAKEWOOD MUNICIPAL CODE, ARTICLE VIII
Bradley Armstrong
PLAN CHECKER
05/11/2026 8:42:09 AM

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Garage Retrofit - Structural/Electrical/HVAC upgrades

KRIE RESIDENCE

5502 CARFAX AVE.
LAKEWOOD, CA 90713

Sheet Title:

ELECTRICAL LAYOUT

DRAWN BY:	TK
DATE:	4-8-2026
PROJECT NO:	
SCALE:	AS SHOWN

REVISIONS	BY

E 1.0

PRESCRIPTIVE ADDITIONS 1000 FT2 OR LESS

CALIFORNIA ENERGY COMMISSION

CF1R-ADD-01-E
(Page 1 of 4)

CERTIFICATE OF COMPLIANCE

Project Name:	Garage retrofit and HVAC installation - KRIE	**Enforcement Agency:**	Lakewood, City of
Dwelling Address:	5502 carfax ave	**Permit Number:**	
City and Zip Code	Lakewood, 90713	**Permit Application Date:**	2026-04-08

A. General Information

01	Project Name	Garage retrofit and HVAC installation - KRIE	02	Date Prepared	2026-04-08
03	Project Location	5502 carfax ave	04	Building Front Orientation (deg)	180
05	CA City	Lakewood	06	Number of Dwelling Units with Additions	1
07	Zip Code	90713	08	Fuel Type	Electricity
09	Climate Zone	8	10	Total Conditioned Floor Area (ft^2) (Addition)	332
11	Building Type	Single family	12	Slab Area (ft^2)	332
13	Project Scope	Space cooling system Space heating system	14	Fenestration Exceptions	NA (do not allow other entries)

B. Opaque Surface Details - Framed (Section 150.2(a) and 150.1(c)1)

This section does not apply to this project.

C. Opaque Surface Details - Non-framed (Section 150.1)(c1)

This section does not apply to this project.

D. Opaque Surface Details - Masonry/Mass Walls (Section 150.1)(c1Bi)

This section does not apply to this project.

PRESCRIPTIVE ADDITIONS 1000 FT2 OR LESS

CALIFORNIA ENERGY COMMISSION

CF1R-ADD-01-E
(Page 2 of 4)

E. Slab On Grade/Concrete Raised Floor Insulation (Table 150.1-A)

This section does not apply to this project.

F. Radiant Barrier (Section 150.1(c).2)

This section does not apply to this project.

G. Roofing Products (Cool Roof) (Section 150.1(c).11)

This section does not apply to this project.

H. Fenestration/Glazing Allowed Areas and Efficiencies (Section 150.2(a)1)

This section does not apply to this project.

I. Fenestration Proposed Areas and Efficiencies Section 150.2(a)

This section does not apply to this project.

J. Opaque Swinging Doors to Exterior (Section 150.1(c)5)

This section does not apply to this project.

K. Space Conditioning (SC) Systems - Heating/ Cooling (Section 150.2(b) or (Section 150.1)(7)

01	02	03
Dwelling Unit Name	Dwelling Unit Total CFA + Sum of Existing + Addition (ft^2)	Comments
Krie Residence	332	

PRESCRIPTIVE ADDITIONS 1000 FT2 OR LESS

CALIFORNIA ENERGY COMMISSION

CF1R-ADD-01-E
(Page 3 of 4)

L. Water Heating Systems (Section 150.2)(a)10)

This section does not apply to this project.

M. Indoor Air Quality (IAQ) Fan Information

This section does not apply to this project.

PRESCRIPTIVE ADDITIONS 1000 FT2 OR LESS

CALIFORNIA ENERGY COMMISSION

CF1R-ADD-01-E
(Page 4 of 4)

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, - I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Tyler Krie	Documentation Author Signature: Tyler Krie
Company: Homeowner - Tyler Krie	Signature Date: 2026-04-08
Address: 5502 Carfax Ave	CEA/HERS/ECC Certification Identification (if applicable):
City/State/Zip: Lakewood CA 90713	Phone: 5626881414

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans, and specifications submitted to the enforcement agency for approval with this building permit application.
5. I understand that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building and shall be made available to the enforcement agency for all applicable inspections. I will take the necessary steps to fulfill this requirement.
6. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy. I will take the necessary steps to fulfill this requirement.

Responsible Designer Name: Tyler Krie	Responsible Designer Signature: Tyler Krie
Company: Homeowner - Tyler Krie	Date Signed: 2026-04-08
Address: 5502 Carfax Ave	License:
City/State/Zip: Lakewood CA 90713	Phone: 5626881414

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

ALTERATIONS TO SPACE CONDITIONING SYSTEMS

CALIFORNIA ENERGY COMMISSION

CF1R-ALT-02-E
(Page 1 of 4)

CERTIFICATE OF COMPLIANCE

Project Name:	Garage retrofit and HVAC installation - KRIE	**Enforcement Agency:**	Lakewood, City of
Dwelling Address:	5502 carfax ave	**Permit Number:**	
City and Zip Code	Lakewood, 90713	**Permit Application Date:**	2026-04-08

A. General Information
CF1R-ALT-02 is applicable to multiple space conditioning systems contained within a single dwelling unit.

01	Project Name	Garage retrofit and HVAC installation - KRIE	02	Date Prepared	2026-04-08
03	Project Location	5502 carfax ave Single Family Dwelling	04	Building Type	Single family
05	CA City	Lakewood	06	Dwelling Unit Name	Single Family Dwelling
07	Zip Code	90713	08	Dwelling Unit Conditioned Floor Area (ft^2)	332
09	Climate Zone	8	10	Number of Space Conditioning (SC) Systems in this Dwelling Unit	1

B. Space Conditioning (SC) System Information

01	02	03	04	05	06	07	08	09	10
SC System ID or Name	SC System Location or Area Served	CFA served by this SC System (ft^2)	Is the SC system a ducted system?	Installing a refrigerant containing component?	Installing new SC system components?	Installing more than 25 feet of ducts?	Installing entirely new duct system?	Installing entirely new SC system?	Alteration Type
System 1	Garage	332	No	Yes	Yes	No	No	Yes	Entirely new or comp-ete replacement space conditioning system

ALTERATIONS TO SPACE CONDITIONING SYSTEMS

CALIFORNIA ENERGY COMMISSION

CF1R-ALT-02-E
(Page 2 of 4)

C. Extension of Existing Duct System, Greater Than 25 Feet (Section150.2(b)1Diib)

This section does not apply to this project.

D. Altered Space Conditioning System (Sections 150.2(b)1E and F)

This section does not apply to this project.

E. Entirely New or Complete Replacement Duct System, with or without Equipment Changeout (Sections 150.2(b)1Dia and 150.2(b)1E, F)

This section does not apply to this project.

ALTERATIONS TO SPACE CONDITIONING SYSTEMS

CALIFORNIA ENERGY COMMISSION

CF1R-ALT-02-E
(Page 3 of 4)

F. Entirely New or Complete Replacement Space Conditioning System (Section 150.2(b)1C)
Required Documentation:
CF2R-MCH-01-E - Space Conditioning Systems
- Duct insulation requirement for the new portions of supply-air and return-air ducts or plenums: R6 (CZ 3, 5-7) and R8 (CZ 1, 2, 4, 8-16)
CF2R and CF3R-MCH-20-H Duct Leakage Test required
- Leakage rate compliance: less than or equal to 5 percent.
CF2R and CF3R-MCH-22 Fan Efficacy
CF2R and CF3R-MCH-23 Airflow Rate Verification
- Compliance: Fan Efficacy less than or equal to 0.58 W/cfm for non-gas furnaces and System Airflow greater than or equal to 350 cfm per ton.
- Alternative Compliance: CF2R and CF3R-MCH-28 Return Duct Design verification is an alternative to MCH-22 and MCH-23 verification.
CF2R and CF3R-MCH-25-H Refrigerant Charge verification required when refrigerant containing components are installed or altered (applicable in CZ 2, 8-15).
Note: An "entirely new or replacement duct system" means at least 75% of the duct system is new duct material, and up to 25% may consist of reused parts from the dwelling unit's existing duct system (e.g., registers, grilles, boots, air handler, coil, plenums, duct material) if the reused parts are accessible and can be sealed to prevent leakage

01	02	03	04	05	06	07	08	09	10	10b	11	12
System ID/ Name	SC System Description of Area Served	Heating System Type	Altered Heating Component	Heating Efficiency Type	Heating Minimum Efficiency Value	Cooling System Type	Altered Cooling Component	Cooling Efficiency Type	Cooling Minimum Efficiency Value - SEER/SEER2	Cooling Minimum Efficiency Value EER/EER2/CEER	Required Thermostat Type	New Duct R-Value
System 1	Garage	Ductless MiniSplit HP	All new heating components	HSPF2	9	Ductless mini-split AC	All new cooling components	SEER2	19		Setback	n/a

ALTERATIONS TO SPACE CONDITIONING SYSTEMS

CALIFORNIA ENERGY COMMISSION

CF1R-ALT-02-E
(Page 4 of 4)

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Tyler Krie	Documentation Author Signature: Tyler Krie
Company: Homeowner - Tyler Krie	Signature Date: 2026-04-08
Address: 5502 Carfax Ave	CEA/HERS/ECC Certification Identification (if applicable):
City/State/Zip: Lakewood CA 90713	Phone: 5626881414

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
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Responsible Designer Name: Tyler Krie	Responsible Designer Signature: Tyler Krie
Company: Homeowner - Tyler Krie	Date Signed: 2026-04-08
Address: 5502 Carfax Ave	License:
City/State/Zip: Lakewood CA 90713	Phone: 5626881414

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AREA WEIGHTED AVERAGE CALCULATION WORKSHEET

CALIFORNIA ENERGY COMMISSION

CF1R-ENV-02-E
(Page 1 of 2)

CERTIFICATE OF COMPLIANCE

Project Name:	Garage retrofit and HVAC installation - KRIE	**Enforcement Agency:**	Lakewood, City of
Dwelling Address:	5502 carfax ave	**Permit Number:**	
City and Zip Code	Lakewood, 90713	**Permit Application Date:**	2026-04-08

A. Area-Weighted Average - General Information

01	Project Name:	Garage retrofit and HVAC installation - KRIE
02	Dwelling Name or Number:	
03	Feature Being Area Weighted Averaged	Ceiling
04	Property Being Averaged	Ufactor

B. U-factor Area-Weighted Average Calculation

01	02	03
Tag/Identification	Surface Area (ft^2)	U-Factor Value
Ceiling	332	0.033
Walls	461	.057
Garage door	105	.111
Side door	18	0.200
04 U-Factor Area-weighted Average:		0.062

C. SHGC Area-Weighted Average Calculation

This section does not apply to this project.

AREA WEIGHTED AVERAGE CALCULATION WORKSHEET

CALIFORNIA ENERGY COMMISSION

CF1R-ENV-02-E
(Page 2 of 2)

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City/State/Zip: Lakewood CA 90713	Phone: 5626881414

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BUILDING AND SAFETY DIVISION
Department of Community Development
APPROVED
UNDER CITY OF LAKEWOOD MUNICIPAL CODE, ARTICLE VIII
Bradley Armstrong
PLAN CHECKER
05/11/2026 8:42:09 AM

This set of plans and specifications are to be kept at the job site at all times, and it is unlawful to make any changes, modifications or alterations to these plans or specifications without the prior written permission of the Building Official. The stamping of this set of plans and specifications SHALL NOT, under any circumstances, be deemed to permit or to be an approval of any work or activity that violates any provisions of any City Ordinance or State Law.

Garage Retrofit - Structural/Electrical/HVAC upgrades

KRIE RESIDENCE

5502 CARFAX AVE.
LAKEWOOD, CA 90713

Sheet Title:

CHEERS CF1R and CF2R Documents

DRAWN BY: TK
DATE: 4-8-2026
PROJECT NO:
SCALE: AS SHOWN

REVISIONS	BY

T 1.0

AREA WEIGHTED AVERAGE CALCULATION WORKSHEET

CALIFORNIA ENERGY COMMISSION — **CF1R-ENV-02-E** (Page 1 of 2)

CERTIFICATE OF COMPLIANCE

Project Name:	Garage retrofit and HVAC installation - KRIE	**Enforcement Agency:**	Lakewood, City of
Dwelling Address:	5502 carfax ave	**Permit Number:**	
City and Zip Code	Lakewood, 90713	**Permit Application Date:**	2026-04-08

A. Area-Weighted Average - General Information			
01	Project Name:	Garage retrofit and HVAC installation - KRIE	
02	Dwelling Name or Number:		
03	Feature Being Area Weighted Averaged	Opaque Exterior Door	
04	Property Being Averaged	Ufactor	

B. U-factor Area-Weighted Average Calculation			
	01	02	03
	Tag/Identification	Surface Area (ft^2)	U-Factor Value
	Garage door	105	.111
	Side door	18	.200
04	U-Factor Area-weighted Average:		0.124

C. SHGC Area-Weighted Average Calculation
This section does not apply to this project.

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Registration Number: 426-D0101045444-E02009A — Registration Date/Time: 2026-04-08 15:32:48 — ECC Provider: CHEERS
CA Building Energy Efficiency Standards — Report Version: 2025.0.000 — Report Generated: 2026-04-08 15:33:13
2025 Single-Family Compliance — Schema Version: rev 20250101

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AREA WEIGHTED AVERAGE CALCULATION WORKSHEET

CALIFORNIA ENERGY COMMISSION — **CF1R-ENV-02-E** (Page 2 of 2)

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I, I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Tyler Krie	Documentation Author Signature: Tyler Krie
Company: Homeowner - Tyler Krie	Signature Date: 2026-04-08
Address: 5502 Carfax Ave	CEA/AEA/ECC Certification Identification (if applicable):
City/State/Zip: Lakewood CA 90713	Phone: 5626881414

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Company : Homeowner - Tyler Krie	Date Signed: 2026-04-08
Address: 5502 Carfax Ave	License:
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AREA WEIGHTED AVERAGE CALCULATION WORKSHEET

CALIFORNIA ENERGY COMMISSION — **CF1R-ENV-02-E** (Page 1 of 2)

CERTIFICATE OF COMPLIANCE

Project Name:	Garage retrofit and HVAC installation - KRIE	**Enforcement Agency:**	Lakewood, City of
Dwelling Address:	5502 carfax ave	**Permit Number:**	
City and Zip Code	Lakewood, 90713	**Permit Application Date:**	2026-04-08

A. Area-Weighted Average - General Information			
01	Project Name:	Garage retrofit and HVAC installation - KRIE	
02	Dwelling Name or Number:		
03	Feature Being Area Weighted Averaged	Fenestration	
04	Property Being Averaged	Ufactor	

B. U-factor Area-Weighted Average Calculation			
	01	02	03
	Tag/Identification	Surface Area (ft^2)	U-Factor Value
	Garage door	105	.111
	Side door	18	.200
04	U-Factor Area-weighted Average:		0.124

C. SHGC Area-Weighted Average Calculation
This section does not apply to this project.

Registration Number: 426-D0101045444-E02010A — Registration Date/Time: 2026-04-08 15:32:52 — ECC Provider: CHEERS
CA Building Energy Efficiency Standards — Report Version: 2025.0.000 — Report Generated: 2026-04-08 15:33:16
2025 Single-Family Compliance — Schema Version: rev 20250101

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AREA WEIGHTED AVERAGE CALCULATION WORKSHEET

CALIFORNIA ENERGY COMMISSION — **CF1R-ENV-02-E** (Page 2 of 2)

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2025 Single-Family Compliance — Schema Version: rev 20250101

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AREA WEIGHTED AVERAGE CALCULATION WORKSHEET

CALIFORNIA ENERGY COMMISSION — **CF1R-ENV-02-E** (Page 1 of 2)

CERTIFICATE OF COMPLIANCE

Project Name:	Garage retrofit and HVAC installation - KRIE	**Enforcement Agency:**	Lakewood, City of
Dwelling Address:	5502 carfax ave	**Permit Number:**	
City and Zip Code	Lakewood, 90713	**Permit Application Date:**	2026-04-08

A. Area-Weighted Average - General Information			
01	Project Name:	Garage retrofit and HVAC installation - KRIE	
02	Dwelling Name or Number:		
03	Feature Being Area Weighted Averaged	Floor	
04	Property Being Averaged	Ufactor	

B. U-factor Area-Weighted Average Calculation			
	01	02	03
	Tag/Identification	Surface Area (ft^2)	U-Factor Value
	Concrete floor	332	.7
04	U-Factor Area-weighted Average:		0.7

C. SHGC Area-Weighted Average Calculation
This section does not apply to this project.

Registration Number: 426-D0101045444-E02011A — Registration Date/Time: 2026-04-08 15:32:56 — ECC Provider: CHEERS
CA Building Energy Efficiency Standards — Report Version: 2025.0.000 — Report Generated: 2026-04-08 15:33:20
2025 Single-Family Compliance — Schema Version: rev 20250101

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AREA WEIGHTED AVERAGE CALCULATION WORKSHEET

CALIFORNIA ENERGY COMMISSION — **CF1R-ENV-02-E** (Page 2 of 2)

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Documentation Author Name: Tyler Krie	Documentation Author Signature: Tyler Krie
Company: Homeowner - Tyler Krie	Signature Date: 2026-04-08
Address: 5502 Carfax Ave	CEA/AEA/ECC Certification Identification (if applicable):
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Address: 5502 Carfax Ave	License:
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AREA WEIGHTED AVERAGE CALCULATION WORKSHEET

CALIFORNIA ENERGY COMMISSION — **CF1R-ENV-02-E** (Page 1 of 2)

CERTIFICATE OF COMPLIANCE

Project Name:	Garage retrofit and HVAC installation - KRIE	**Enforcement Agency:**	Lakewood, City of
Dwelling Address:	5502 carfax ave	**Permit Number:**	
City and Zip Code	Lakewood, 90713	**Permit Application Date:**	2026-04-08

A. Area-Weighted Average - General Information			
01	Project Name:	Garage retrofit and HVAC installation - KRIE	
02	Dwelling Name or Number:		
03	Feature Being Area Weighted Averaged	Roof	
04	Property Being Averaged	Ufactor	

B. U-factor Area-Weighted Average Calculation			
	01	02	03
	Tag/Identification	Surface Area (ft^2)	U-Factor Value
	Ceiling	332	.333
04	U-Factor Area-weighted Average:		0.333

C. SHGC Area-Weighted Average Calculation
This section does not apply to this project.

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Registration Number: 426-D0101045444-E02012A — Registration Date/Time: 2026-04-08 15:32:59 — ECC Provider: CHEERS
CA Building Energy Efficiency Standards — Report Version: 2025.0.000 — Report Generated: 2026-04-08 15:33:24
2025 Single-Family Compliance — Schema Version: rev 20250101

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AREA WEIGHTED AVERAGE CALCULATION WORKSHEET

CALIFORNIA ENERGY COMMISSION — **CF1R-ENV-02-E** (Page 2 of 2)

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Company: Homeowner - Tyler Krie	Signature Date: 2026-04-08
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Responsible Designer Name: Tyler Krie	Responsible Designer Signature: Tyler Krie
Company : Homeowner - Tyler Krie	Date Signed: 2026-04-08
Address: 5502 Carfax Ave	License:
City/State/Zip: Lakewood CA 90713	Phone: 5626881414

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2025 Single-Family Compliance — Schema Version: rev 20250101

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AREA WEIGHTED AVERAGE CALCULATION WORKSHEET

CALIFORNIA ENERGY COMMISSION — **CF1R-ENV-02-E** (Page 1 of 2)

CERTIFICATE OF COMPLIANCE

Project Name:	Garage retrofit and HVAC installation - KRIE	**Enforcement Agency:**	Lakewood, City of
Dwelling Address:	5502 carfax ave	**Permit Number:**	
City and Zip Code	Lakewood, 90713	**Permit Application Date:**	2026-04-08

A. Area-Weighted Average - General Information			
01	Project Name:	Garage retrofit and HVAC installation - KRIE	
02	Dwelling Name or Number:		
03	Feature Being Area Weighted Averaged	Wall	
04	Property Being Averaged	Ufactor	

B. U-factor Area-Weighted Average Calculation			
	01	02	03
	Tag/Identification	Surface Area (ft^2)	U-Factor Value
	R15 Walls	416	.067
04	U-Factor Area-weighted Average:		0.067

C. SHGC Area-Weighted Average Calculation
This section does not apply to this project.

Registration Number: 426-D0101045444-E02013A — Registration Date/Time: 2026-04-08 15:33:03 — ECC Provider: CHEERS
CA Building Energy Efficiency Standards — Report Version: 2025.0.000 — Report Generated: 2026-04-08 15:33:28
2025 Single-Family Compliance — Schema Version: rev 20250101

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AREA WEIGHTED AVERAGE CALCULATION WORKSHEET

CALIFORNIA ENERGY COMMISSION — **CF1R-ENV-02-E** (Page 2 of 2)

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I, I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Tyler Krie	Documentation Author Signature: Tyler Krie
Company: Homeowner - Tyler Krie	Signature Date: 2026-04-08
Address: 5502 Carfax Ave	CEA/AEA/ECC Certification Identification (if applicable):
City/State/Zip: Lakewood CA 90713	Phone: 5626881414

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans, and specifications submitted to the enforcement agency for approval with this building permit application.
5. I understand that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building and shall be made available to the enforcement agency for all applicable inspections. I will take the necessary steps to fulfill this requirement.
6. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy. I will take the necessary steps to fulfill this requirement.

Responsible Designer Name: Tyler Krie	Responsible Designer Signature: Tyler Krie
Company : Homeowner - Tyler Krie	Date Signed: 2026-04-08
Address: 5502 Carfax Ave	License:
City/State/Zip: Lakewood CA 90713	Phone: 5626881414

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

Registration Number: 426-D0101045444-E02013A — Registration Date/Time: 2026-04-08 15:33:03 — ECC Provider: CHEERS
CA Building Energy Efficiency Standards — Report Version: 2025.0.000 — Report Generated: 2026-04-08 15:33:28
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BUILDING AND SAFETY DIVISION
Department of Community Development
APPROVED
UNDER CITY OF LAKEWOOD MUNICIPAL CODE, ARTICLE VIII
Bradley Armstrong
PLAN CHECKER
05/11/2026 8:42:09 AM

This set of plans and specifications are to be kept at the job site at all times, and it is unlawful to make any changes, modifications or alterations to these plans or specifications without the prior written permission of the Building Official. The stamping of this set of plans and specifications SHALL NOT, under any circumstances, be deemed to permit or to be an approval of any work or activity that violates any provisions of any City Ordinance or State Law.

Garage Retrofit - Structural/Electrical/HVAC upgrades

KRIE RESIDENCE

5502 CARFAX AVE.
LAKEWOOD, CA 90713

Sheet Title:

CHEERS CF1R and CF2R Documents

DRAWN BY: TK

DATE: 4-8-2026

PROJECT NO:

SCALE: AS SHOWN

REVISIONS	BY

T 2.0

108.17A

Moisture Vapor Barrier™

Interior Latex Primer-Sealer

B72W00011 White

CHARACTERISTICS

Interior Latex Moisture Vapor Barrier Primer-Sealer is a coating designed to help reduce the loss of moisture vapor through walls and ceilings.

Moisture Vapor Barrier Primer-Sealer combines a primer-sealer and finish in a single product.

Moisture Vapor Barrier Primer-Sealer is specially formulated for manufactured housing facilities.

- Upon field inspection of the home, this product can be topcoated with any Sherwin-Williams interior latex or alkyd product.
- Designed to prime-seal and finish new and previously painted drywall.
- The waterborne formula is user-friendly, delivering easy clean-up with soap and water.

Color: White
For best color development, use the recommended "p"-shade primer. Check color before use.

Coverage: 200-270 sq. ft. per gallon @ 6.0-8.0 mils wet;1.6-2.1 mils dry

Drying Time, @ 77° F, 50% RH:
Touch: 1 hour
Recoat: 1 hour
Top coat: 2 hours
Drying and recoat times are temperature, humidity, and film thickness dependent.

Finish: 0-8 units @ 85°

Tinting with CCE Only:

Base	ounce per gallon	Strength
White	0-4	SherColor

White B72W00011

V.O.C. (less exempt solvents):
less than 50 grams per litre; 0.42 lbs. per gallon
As per 40 CFR 59.406
Volume Solids: 27 ±2%
Weight Solids: 43 ±2%
Weight per Gallon: 10.57 lbs
Flash Point: N.A.
Vehicle Type: Vinyl Acrylic/Styrene Butadiene
Shelf Life: 36 months, unopened
WVP Perms (US): **As per ASTM E96**
Less than 1 perm grains/(hr ft² in Hg)
Flame & Smoke Rating: **As per ASTM E84**
Class A

COMPLIANCE

As of 04/10/2025, Complies with:

OTC	Yes
OTC Phase II	Yes
S.C.A.Q.M.D.	Yes
CARB	Yes
CARB SCM 2007	Yes
CARB SCM 2020	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	Yes
LEED® v4 & v4.1 V.O.C.	Yes
EPD-NSF® Certified	No
MIR-Manufacturer Inventory	No
MPI®	#61, 61 X-Green®

APPLICATION

Do not thin, Reduction will adversely affect the perm rating of this product.

Apply at temperatures above 50°F.

Brush:
Use a nylon-polyester brush such as Purdy® Clearcut®.

Roller:
Use a 3/8-3/4 inch nap polyester cover such as Purdy® White Dove™.

For specific brushes and rollers, please refer to our Brush and Roller Guide on sherwin-williams.com

Spray - Airless:
Pressure 2000 p.s.i.
Tip .017-.019 inch

SPECIFICATIONS

Moisture Vapor Barrier can be used directly over previously painted surfaces, concrete*, or bare drywall. Can be used as a primer and finish.

Drywall:
Self-prime use 2 coats Moisture Vapor Barrier Primer-Sealer

Or
1 coat Moisture Vapor Barrier Primer-Sealer
Achieve minimum 3.2 mils D.F.T.

Drywall:
1 coat Moisture Vapor Barrier Primer-Sealer
2 coats Sherwin-Williams Interior, Latex or Alkyd, Architectural Finishes

*Will not replace the performance characteristics of an air or waterproofing membrane on concrete surfaces.

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continued on back

Moisture Vapor Barrier™

Interior Latex Primer-Sealer

SURFACE PREPARATION

WARNING! If you scrape, sand or remove old paint, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a **NIOSH**-approved respirator to control lead exposure. Clean up carefully with a **HEPA** vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead.

Previously Painted Surfaces:
Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Sand Glossy surfaces dull. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Caulking:
Fill gaps between walls, ceiling, crown moldings, and other trim with the appropriate caulk after priming the surface. Allow proper drying time before application of the finish.

Drywall:
Fill cracks and nail holes with patching paste-spackle and sand smooth. Joint compounds must be cured and sanded smooth. Remove all sanding dust.

SURFACE PREPARATION

Mildew:
Clean mildew from the Surface: Mildew is a fungus that looks like dirt but won't wash off. Mildew must be removed before painting, or it will grow through any new coat of paint. To remove mildew or suspected mildew, scrub surface before painting with a commercial mildew remover following manufacturer's safety instructions.

CAUTIONS

For interior use only.

Protect from freezing.

Non-Photochemically reactive.

Not for use under wallpaper.

Not for use on vinyl or other plastic surfaces.

Not for use on floors.

Before using, carefully read **CAUTIONS on label**.

CRYSTALLINE SILICA Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Adequate ventilation required when sanding or abrading the dried film. If adequate ventilation cannot be provided wear an approved particulate respirator (NIOSH approved). Follow respirator manufacturer's directions for respirator use. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. FIRST AID: In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. DELAYED EFFECTS FROM LONG TERM OVEREXPOSURE. Abrading or sanding of the dry film may release crystalline silica which has been shown to cause lung damage and cancer under long term exposure. WARNING: This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

HOTW 04/10/2025 B72W00011 16 01

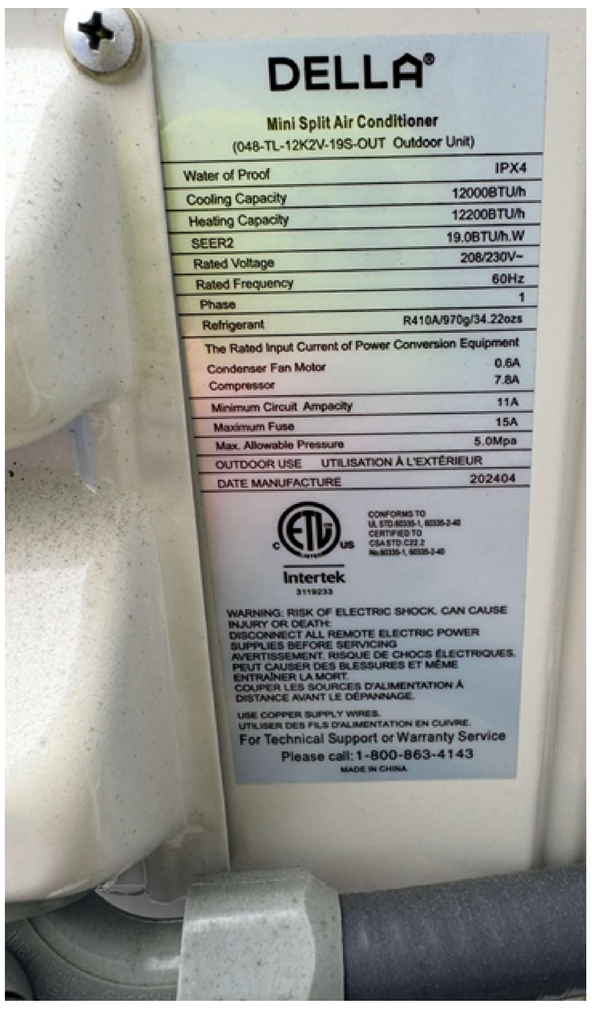
CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and clean warm water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

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The information and recommendations set forth in this Product Data Sheet are based upon tests conducted by or on behalf of The Sherwin-Williams Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult your Sherwin-Williams representative or visit www.paintdocs.com to obtain the most current version of the PDS and/or an SDS



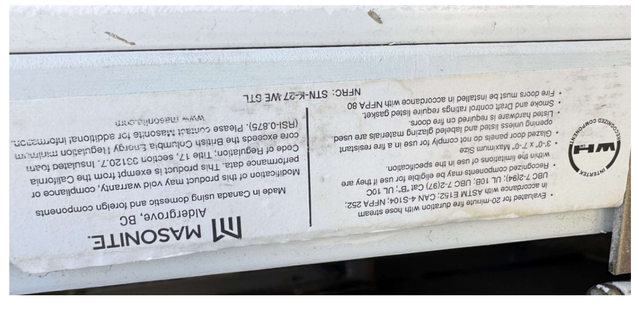
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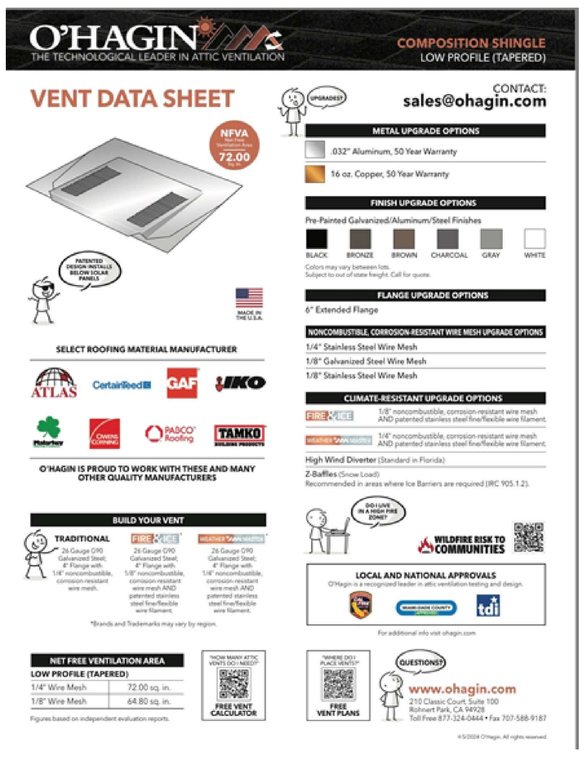
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BUILDING AND SAFETY DIVISION
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Completed Permits — House & Garage

Source file: Completed Permits for house and garage.pdf

CITY OF LAKEWOOD
5050 CLARK AVENUE
LAKEWOOD, CA 90712
PHONE: (562) 866-9771 EXT: 2350

BUILDING PERMIT
Alter/Repair
BL-26-585

ASSESSOR NUMBER (APN): 7174-016-008	BUILDING ADDRESS: 5502 CARFAX AVE LAKEWOOD, CA 90713	SQ. FT.: 332 NO. OF STORIES: 1 CONST TYPE: V-B NEW OCCUP GROUP: Residential	ISSUED ON: May 20, 2026 PROCESSED BY: Opengov System
OWNER: KRIE,TYLER AND KARA TRS 5502 CARFAX AVE LAKEWOOD, CA 90713 TELEPHONE NO.: 562-688-1414		STAT CLASS: 21 CMP: 00 FIRE ZONE: 3	VALUATION: 10,000
APPLICANT: tyler krie TELEPHONE NO. : 562-688-1414		PLAN CHECK PAID: STATE GREEN BLDG PAID: $4.00 STRONG MOTION PAID: $1.30 GENERAL PLAN PAID: $13.00 DRB PAID: $13.00 PERMIT ISSUANCE PAID: $47.19 DWELLING UNIT TAX: PERMIT FEE PAID: $372.78 TOTAL FEES PAID: $451.27	SPECIAL CONDITIONS:
CONTRACTOR: TELEPHONE NO.: LIC NO.:			
DESCRIPTION OF WORK: STRUCTURAL RETROFIT OF AN EXISTING DETACHED GARAGE: NEW CEILING JOISTS. **NOTE:** FOR ANY ELECTRICAL, MECHANICAL, OR PLUMBING WORK BEING DONE AS PART OF THIS PROJECT SEPERATE PERMITS ARE REQUIRED. THE BUILDING PERMIT DOESN'T COVER THOSE TRADES.			
PERMIT EXPIRES 1 YEAR IF 1) WORK DOES NOT COMMENCE, OR 2) WORK IS SUSPENDED OR ABANDONED, OR 3) FAILS TO OBTAIN CODE REQUIRED INSPECTION			

5/29/26 Garage final ok RB

To keep permit active, ensure to have inspections at a minimum of every 180 days.

CITY OF LAKEWOOD

Building Inspection Card

BUILDING ADDRESS:
5502 CARFAX AVE
LAKEWOOD, CA 90713

BUILDING PERMIT
Alter/Repair BL-26-585

Inspection Type	Date	Inspector
LOCATION AND SETBACKS		
SOILS ENGINEER APPROVAL		
FOUNDATION / TRENCH FORMS		
SLAB/UNDER FLOOR		
RAISED FLOOR FRAMING		
UNDERFLOOR INSULATION		
1ST LEVEL FLOOR SHEATH		
2ND LEVEL FLOOR SHEATH		
ROOF SHEATHING		
BLDG DEPT. FRAME INSPECTION		
SHEAR PANELS		
INSULATION / WEATHER STRIP		
INTERIOR LATH / DRYWALL		
EXTERIOR LATH		
LOT DRAINAGE		
SMOKE DETECTION DEVICES		
FIRE DEPARTMENT APPROVAL		
BUILDING FINAL	10-2-26	

Building and Safety Hours
7:00 am - 5:30 pm Mon.-Thurs.
7:00 am - 5:00 pm Fridays*
562-866-9771 ext. 2350

Plan Check Counter Hours
7:30 am - 11:00 am Mon.-Thurs.
7:30 am - 11:00 am Fridays*
562-866-9771 ext. 2354

Inspector Office Hours
7:00 am - 8:30 am and 3:30 pm - 5:00 pm Mon.-Thurs.
7:00am - 8:30am Fridays*
562-866-9771 ext. 2350

TECHNICAL QUESTIONS

The Building Inspectors are available for technical questions between 7:00 am - 8:30 am and 3:30 pm - 5:00 pm when City Hall is open. During that time, the inspectors are in the office to discuss your specific item(s). A general explanation may not provide the answer for your specific case and it is recommended that you talk to your inspector to prevent any unnecessary delays and expenses for your project.

IMPORTANT

Permits will expire if any inspection has not been made within a six (6) month period verifying that substantial progress has been made towards completion of the project.

USEFUL PHONE NUMBERS/WEBSITES

Southern California Gas Company
Customer Service: 877-238-0092
Southern California Edison
Customer Service: 800-655-4555
Meter Spot: 800-684-8123
Contractors State License Board
http://www.cslb.ca.gov/

*Lakewood City Hall is closed alternating Fridays

OCCUPANCY OF THIS BUILDING BEFORE ALL FINAL INSPECTIONS ARE MADE IS A VIOLATION OF THE BUILDING CODE - Per 2019 CBC (A) 111.1
When properly signed this card is a Certificate of Occupancy for RESIDENTIAL construction only

CITY OF LAKEWOOD
5050 CLARK AVENUE
LAKEWOOD, CA 90712
PHONE: (562) 866-9771 EXT: 2350

MECHANICAL PERMIT
ME-26-239

ASSESSOR NUMBER (APN): 7174-016-008	BUILDING ADDRESS: 5502 CARFAX AVE LAKEWOOD, CA 90713	PERMIT ISSUANCE PAID: $47.19 TOTAL FEES PAID: $93.59	ISSUED ON: May 20, 2026 PROCESSED BY: Opengov System
OWNER: TYLER KRIE 5502 CARFAX AVE LAKEWOOD, CA 90713 TELEPHONE NO.: 5626881414			
APPLICANT: tyler krie TELEPHONE NO.: 562-688-1414			
CONTRACTOR: TELEPHONE NO.: LIC NO.:			SPECIAL CONDITIONS:
DESCRIPTION OF WORK: INSTALLATION OF 220V MINI SPLIT SYSTEM, NORTH EXTERIOR WALL OF GARAGE.			
PERMIT EXPIRES 1 YEAR IF 1) WORK DOES NOT COMMENCE, OR 2) WORK IS SUSPENDED OR ABANDONED, OR 3) FAILS TO OBTAIN CODE REQUIRED INSPECTION			

To keep permit active, ensure to have inspections at a minimum of every 180 days.

CITY OF LAKEWOOD

Mechanical Inspection Card

BUILDING ADDRESS:
5502 CARFAX AVE
LAKEWOOD, CA 90713

MECHANICAL PERMIT
ME-26-239

Inspection Type	Date	Inspector
SETBACKS AND LOCATION / EQUIPMENT		
FAU / WALL FURNACE		
EXHAUST VENT		
ROUGH INSPECTION		
FIRE DAMPER		
COMMERCIAL HOOD		
BOILER		
MECHANICAL FINAL	6-2-26	

Building and Safety Hours
7:00 am - 5:30 pm Mon.-Thurs.
7:00 am - 5:00 pm Fridays*
562-866-9771 ext. 2350

Plan Check Counter Hours
7:30 am - 11:00 am Mon.-Thurs.
7:30 am - 11:00 am Fridays*
562-866-9771 ext. 2354

Inspector Office Hours
7:00 am - 8:30 am and 3:30 pm - 5 pm Mon.-Thurs.
7:00 am - 8:30 am Fridays*
562-866-9771 ext. 2350

TECHNICAL QUESTIONS

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IMPORTANT

Permits will expire if any inspection has not been made within a six (6) month period verifying that substantial progress has been made towards completion of the project.

USEFUL PHONE NUMBERS/WEBSITES

Southern California Gas Company
Customer Service: 877-238-0092
Southern California Edison
Customer Service: 800-655-4555
Meter Spot: 800-684-8123
Contractors State License Board
http://www.cslb.ca.gov/

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CITY OF LAKEWOOD
5050 CLARK AVENUE
LAKEWOOD, CA 90712
PHONE: (562) 866-9771 EXT: 2350

ELECTRICAL PERMIT
EL-26-371

ASSESSOR NUMBER (APN): 7174-016-008	**BUILDING ADDRESS:** 5502 CARFAX AVE LAKEWOOD, CA 90713	**PERMIT ISSUANCE PAID:** $47.19 **TOTAL FEES PAID:** $376.03	**ISSUED ON:** May 20, 2026 **PROCESSED BY:** Opengov System
OWNER: TYLER KRIE 5502 CARFAX AVE LAKEWOOD, CA 90713 TELEPHONE NO.: 5626881414			
APPLICANT: tyler krie TELEPHONE NO.: 562-688-1414			
CONTRACTOR: TELEPHONE NO.: LIC NO.:			**SPECIAL CONDITIONS:**
DESCRIPTION OF WORK: INSTALLATION OF 5 CIRCUITS IN THE GARAGE: (2) 20 AMP CIRCUITS FOR OUTLETS (2) 15 AMP CIRCUITS FOR LIGHTING AND HVAC DISCONNECT (1) 50 AMP CIRCUIT FOR EQUIPMENT TOTAL OF 26 OUTLETS/7 SWITCHES/AND 10 LIGHTING FIXTURES INSTALLATION OF UNDER CABINET LIGHTING IN MAIN RESIDENCE: KITCHEN AND LAUNDRY ROOM TOTAL OF 2 SWITCHES AND 5 LIGHTS			
PERMIT EXPIRES 1 YEAR IF 1) WORK DOES NOT COMMENCE, OR 2) WORK IS SUSPENDED OR ABANDONED, OR 3) FAILS TO OBTAIN CODE REQUIRED INSPECTION			

To keep permit active, ensure to have inspections at a minimum of every 180 days.

CITY OF LAKEWOOD

Electrical Inspection Card

BUILDING ADDRESS:
5502 CARFAX AVE
LAKEWOOD, CA 90713

ELECTRICAL PERMIT
EL-26-371

Inspection Type	Date	Inspector
TEMPORARY POWER POLE		
UNDERGROUND CONDUIT		
UFER GROUND		
ROUGH CONDUIT		
ROUGH WIRING / ELECTRICAL		
SOLAR PANELS		
SMOKE/CO SENSORS		
SERVICE PANEL		
UTILITY COMPANY NOTIFIED		
ELECTRICAL FINAL	6-2-26	

Building and Safety Hours
7:00 am - 5:30 pm Mon.-Thurs.
7:00 am - 5:00 pm Fridays*
562-866-9771 ext. 2350

Plan Check Counter Hours
7:30 am - 11:00 am Mon.-Thurs.
7:30 am - 11:00 am Fridays*
562-866-9771 ext. 2354

Inspector Office Hours
7:00 am - 8:30 am and 3:30 pm - 5 pm Mon.-Thurs.
7:00 am - 8:30 am Fridays*
562-866-9771 ext. 2350

TECHNICAL QUESTIONS

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Customer Service: 877-238-0092
Southern California Edison
Customer Service: 800-655-4555
Meter Spot: 800-684-8123
Contractors State License Board
http://www.cslb.ca.gov/

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CITY OF LAKEWOOD
5050 CLARK AVENUE
LAKEWOOD, CA 90712
PHONE: (562) 866-9771 EXT: 2350

PLUMBING PERMIT
PL-26-252

ASSESSOR NUMBER (APN): 7174-016-008	BUILDING **ADDRESS:** 5502 **CARFAX AVE** LAKEWOOD, **CA 90713**	PERMIT **ISSUANCE PAID:** $47.19 TOTAL **FEES PAID: $242.63**	ISSUED ON: **May 20, 2026** PROCESSED **BY: Opengov System**
OWNER: TYLER **KRIE** 5502 **CARFAX AVE.** LAKEWOOD, **CA 90713** TELEPHONE **NO.: 5626881414**			SPECIAL CONDITIONS:
APPLICANT: tyler **krie** TELEPHONE **NO.: 562-688-1414**			
CONTRACTOR: TELEPHONE **NO.:** LIC **NO.:**			
DESCRIPTION OF WORK: INSTALLATION OF (1) EXTERIOR WATER HEATER - LOCATION REMAINS THE SAME (SEE ATTACHMENT) REPLACEMENT OF 1" MAIN WATER LINE UNDER HOUSE RE PIPE FOR OLD GALVANIZED STEEL WATERLINES USING TYPE B PEX REPLACE LAUNDRYSERVICE LINES REPLACE BACK BATHROOM SERVICE LINES (1) TOILET AND (1) SINK INSTALL (1) POTFILLER OVER OVEN INSTALL (1) ADDITIONAL HOSE BIB REPLACE EXISTING 3" CAST IRON SEWER LINE BELOW HOUSE USING ABS AND ADD A TWO WAY CLEAN OUT IN FRONT YARD AT 4" CLAY CONNECTION EXTEND EXISTING BLACK IRON GAS LINE FOR GAS DRYER BIB CONNECTION			
PERMIT **EXPIRES 1 YEAR IF** 1) **WORK DOES NOT COMMENCE, OR** 2) **WORK IS SUSPENDED OR ABANDONED, OR** 3) **FAILS TO OBTAIN CODE REQUIRED INSPECTION**			

To keep permit active, ensure to have inspections at a minimum of every 180 days.

CITY OF LAKEWOOD

Plumbing Inspection Card

BUILDING ADDRESS:
5502 CARFAX AVE
LAKEWOOD, CA 90713

PLUMBING PERMIT
PL-26-252

Inspection Type	Date	Inspector
UNDERFLOOR / SLAB WORK		
WATER SERVICE		
SHOWER PAN		
SHOWER LATH		
ROUGH GAS PIPING		
ROUGH PLUMBING		
SEWER INSPECTION		
BACKFLOW PREVENTER		
WATER HEATER		
LAWN SPRINKLER		
ROOF DRAINS		
GAS TEST		
UTILITY COMPANY NOTIFIED		
PLUMBING FINAL	6-2-26	

Building and Safety Hours
7:00 am - 5:30 pm Mon.-Thurs.
7:00 am - 5:00 pm Fridays*
562-866-9771 ext. 2350

Plan Check Counter Hours
7:30 am - 11:00 am Mon.- Thurs.
7:30 am - 11:00 am Fridays*
562-866-9771 ext. 2354

Inspector Office Hours
7:00 am - 8:30 am and 3:30 PM - 5:00 pm Mon.-Thurs.
7:00 am - 8:30 am Fridays*
562-866-9771 ext. 2350

TECHNICAL QUESTIONS

The Building Inspectors are available for technical questions between 7:00 am - 8:30 am and 3:30 PM - 5:00 pm when City Hall is open. During that time, the inspectors are in the office to discuss your specific item(s). A general explanation may not provide the answer for your specific case and it is recommended that you talk to your inspector to prevent any unnecessary delays and expenses for your project.

IMPORTANT

Permits will expire if any inspection has not been made within a six (6) month period verifying that substantial progress has been made towards completion of the project.

USEFUL PHONE NUMBERS/WEBSITES

Southern California Gas Company
Customer Service: 877-238-0092
Southern California Edison
Customer Service: 800-655-4555
Meter Spot: 800-684-8123
Contractors State License Board
http://www.cslb.ca.gov/

***Lakewood City Hall is closed alternating Fridays**

OCCUPANCY OF THIS BUILDING BEFORE ALL FINAL INSPECTIONS ARE MADE IS A VIOLATION OF THE BUILDING CODE - Per 2019 CBC (A) 111.1
When properly signed this card is a Certificate of Occupancy for RESIDENTIAL construction only

APPENDIX SECTION 5 OF 8

Permits — Roofing & Remodel History

2 documents in this section

Re-Roof & Sheathing Permit (2009)

Source file: Re-roof and sheathing permit 2009.pdf

5502 Carfax

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY / LAND DEVELOPMENT

CITY OF LAKEWOOD # 0401
5050 CLARK
LAKEWOOD CA 90712
PHONE: (562) 866-9771 EXT: 2350

BUILDING PERMIT
RESIDENTIAL ADD/ALT/REP
BL 0401 0812300031

LEGAL ID:
TR: 18077 LT: 117

ASSESSOR INFORMATION NUMBER:
7174-016-008

TENANT:

OWNER: TEL. NO:
JENKINS BEVERLY J;RITA J (310) 925-4151-
5502 CARFAX AV
LAKE 907131628

APPLICANT: TEL. NO:
SAME AS OWNER -

CONTRACTOR: TEL. NO:
SAME AS OWNER -
LIC. NO

ARCHITECT OR ENGINEER: TEL. NO:
-
LIC. NO:

MAP NO: SEWER MAP BOOK: PAGE: FIRE ZONE: CMP:
3000 3 01

NO. OF FAMILIES: DWELLING UNITS: APT/COND: STAT CLASS:
NO 21

AIR QUALITY:	SCHOOL WITHIN 1000 FEET	HAZARDOUS MATERIALS
NO	NO	NO

REQUIRED SET BACK	YARD:	HWY:	TOTAL SETBACK FROM PROP LINE:	EXIST WIDTH:
FRONT PL-				
SIDE PL-				

ASBESTOS NOTIFICATION
Check one
✓ ☒ Notification letter sent to AQMD
✓ ☒ I declare that notification of asbestos removal is not applicable to addressed project.
Signature Jack Jenkins
12/30/2008

	NO. OF SQ. FT	NO. OF STORIES	CONST TYPE	NEW OCCUP GROUP
STRUCTURE:	1	1	VN	R1
GARAGE:				
OTHER:				

EXIST BLDG USE: USE ZONE:
EXIST OCC GRP:

BLDGS. NOW ON LOT: VALUATION:
3,200

FEES PAID

FEE DESCRIPTION:	QUANTITY:	UOM:	AMOUNT:
00 PERMIT ISSUANCE FEE	1.00	1 P	19.05
11 PERMIT W/O ENERGY/HC	3200.00	VAL	78.50
21 STRONG MOTION RES	3200.00	VAL	0.50
22 GENERAL PLAN FEE	3200.00	VAL	2.72
23 DEVELOPMENT REV FEE	3200.00	VAL	2.72
	TOTAL FEES		103.49

All new wood to be painted before final
1/13/9 DF

REPORT ID: DPR261 ROUTE TO: BS0401

BUILDING ADDRESS:
5502 CARFAX AV
LAKE CA 907131628
NEAREST CROSS STREET:
THOMAS PAGE: 766 GRID: E2 LOCALITY: LAKEWOOD

ISSUED ON: 12/30/08 PROCESSED BY: SR

FINAL DATE 3/2/09 FINAL BY DF CODE:

DESCRIPTION OF WORK
T/O AND INSTALL 30YR COMP. SHINGLES. HOUSE/DET. GARAGE

SPECIAL CONDITIONS:

APPROVALS	DATE	INSPECTOR SIGNATURE
LOCATION AND SETBACKS		
SOILS ENGINEER APPROVAL		
FOUNDATION/TRENCH FORMS		
SLAB/UNDER FLOOR		
RAISED FLOOR FRAMING		
UNDERFLOOR INSULATION		
1ST LEVEL FLOOR SHEATH		
2ND LEVEL FLOOR SHEATH		
ROOF SHEATHING	1/13/9	DF
FIRE DEPT. FRAME INSPECT		
BLDG DEPT. FRAME INSPECT		
SHEAR PANELS		
INSULATION/WEATHER STRIP		
INTERIOR LATH/DRYWALL		
EXTERIOR LATH		
LOT DRAINAGE		
SMOKE DETECTION DEVICES		
FIRE DEPARTMENT APPROVAL		

5502 Carfax ave

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY / LAND DEVELOPMENT

CITY OF LAKEWOOD # 0401
5050 CLARK
LAKEWOOD CA 90712
PHONE: (562) 866-9771 EXT: 2350

BUILDING PERMIT
RESIDENTIAL ADD/ALT/REP
BL 0401 0902180029

LEGAL ID:
TR: 18077 LT: 117

ASSESSOR INFORMATION NUMBER:
7174-016-008

TENANT:

OWNER: TEL. NO:
JENKINS BEVERLY J;RITA J (310) 925-4151-
5502 CARFAX AV
LAKE 907131628

APPLICANT: TEL. NO:
SAME AS OWNER -

CONTRACTOR: TEL. NO:
SAME AS OWNER -
LIC. NO

ARCHITECT OR ENGINEER: TEL. NO:
-
LIC. NO:

MAP NO: SEWER MAP BOOK: PAGE: FIRE ZONE: CMP:
3000 3 01

NO. OF FAMILIES: DWELLING UNITS: APT/COND: STAT CLASS:
NO 21

AIR QUALITY:	SCHOOL WITHIN 1000 FEET	HAZARDOUS MATERIALS
NO	NO	NO

REQUIRED SET BACK	YARD:	HWY:	TOTAL SETBACK FROM PROP LINE:	EXIST WIDTH:
FRONT PL-				
SIDE PL-				

	NO. OF SQ. FT	NO. OF STORIES	CONST TYPE	NEW OCCUP GROUP
STRUCTURE:	120	1	VN	R1
GARAGE:				
OTHER:				

EXIST BLDG USE: USE ZONE:
EXIST OCC GRP:

BLDGS. NOW ON LOT: VALUATION:
2,280

FEES PAID

FEE DESCRIPTION:	QUANTITY:	UOM:	AMOUNT:
AB STATE GREEN BLDG FEE	2280.00	VAL	1.00
00 PERMIT ISSUANCE FEE	1.00	1 P	19.62
11 PERMIT W/O ENERGY/HC	2280.00	VAL	69.20
21 STRONG MOTION RES	2280.00	VAL	0.50
22 GENERAL PLAN FEE	2280.00	VAL	1.94
23 DEVELOPMENT REV FEE	2280.00	VAL	1.94
	TOTAL FEES		94.20

REPORT ID: DPR261 ROUTE TO: BS0401

BUILDING ADDRESS:
5502 CARFAX AV
LAKE CA 907131628
NEAREST CROSS STREET:
THOMAS PAGE: 766 GRID: E2 LOCALITY: LAKEWOOD

ISSUED ON: 02/18/09 PROCESSED BY: SR

FINAL DATE 3-2-09 FINAL BY DF CODE:

DESCRIPTION OF WORK
120 SQFT OPEN PATIO COVER. BUILT WITHOUT PERMIT

SPECIAL CONDITIONS:

APPROVALS	DATE	INSPECTOR SIGNATURE
LOCATION AND SETBACKS		
SOILS ENGINEER APPROVAL		
FOUNDATION/TRENCH FORMS		
SLAB/UNDER FLOOR		
RAISED FLOOR FRAMING		
UNDERFLOOR INSULATION		
1ST LEVEL FLOOR SHEATH		
2ND LEVEL FLOOR SHEATH		
ROOF SHEATHING		
FIRE DEPT. FRAME INSPECT		
BLDG DEPT. FRAME INSPECT		
SHEAR PANELS		
INSULATION/WEATHER STRIP		
INTERIOR LATH/DRYWALL		
EXTERIOR LATH		
LOT DRAINAGE		
SMOKE DETECTION DEVICES		
FIRE DEPARTMENT APPROVAL		

Kitchen & Laundry Remodel Permit (2005)

Source file: Kitchen laundry remodel 2005.pdf

City of Lakewood
5050 N. Clark, Lakewood, CA 90712
(562)866-9771 ext 2350
BUILDING PERMIT - 1

Approved by SV

District 4.01
Permit # 67286 App Dt 04/14/05 Issued 04/14/05 Expires 10/11/05
Status PR OPEN Res/Com R
Site 5502 CARFAX AVE Lot Size bldgs 1 Occ Group
LAKEWOOD CA 90713 Use Zone LKR1YY
Parcels 7174016008 Tract Block Lot

Owner JENKINS,BEVERLY J AND RITA J Lender _____
Address 5502 CARFAX AVE Address _____
LAKEWOOD CA 90713 _____
Phone 562-925-4400 Owner Builder? N
Workers' Comp:
Exempt N Policy 1515627 Exp 05/15/05 Co. STATE FUND

Contractor WRIGHT'S LABOR SERVICE State Lic. # 718557 Phone
Address 5241 LINCOLN AVE A4 Lic. Type B01 714-952-0630
CYPRESS CA 90630 City Lic. # 023697 Exp. 06/30/05

PC Name _____ Arc/Eng Name _____
Address _____ Address _____
_____ _____
Phone _____ Phone _____ St reg _____

Map No. 3001 Fire Zone 3 Apt/Condo Sq Ft Size
Sewer Book Pg ST CLASS # 21 # Units # Stories 1
Use Type 1 Const Type School Fee # Families
Permit Type BTH/KIT UPGRADE VALUATION 1,700
Description KITCHEN AND BATHROOM UPGRADE
of Work KITCHEN (DRYWALL REPAIR)

I certify that I have read this application and state that the information herin is correct. I agree to comply with all city ordinances and State laws relating to building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes.

Date 4-14-05 Applicant or Agent _____

FEES AND ADJUSTMENTS		PAYMENTS		INSPECTIONS			
Description	Amount	Date	Amount	Description	Date	Ins	Apr
Permit Fee	46.25	04/14/05	65.46	FOUNDATION			-
Issue Fee	15.81			SLAB			-
STRONG MOTION DETECT	0.50			FRAME			-
DEVELOPMENT REVIEW B	1.45			ENRGY/INSULAT			-
GENERAL PLAN MAINTEN	1.45			LATH/DRYWALL			-
				LATH/EXTERIOR			-
				FINAL	7-28-05		
Total Fees	65.46	TOTAL PD	65.46				

Building
5-19-05 - GLOBE BOARD 1 HR - SHOWER PD.

City of Lakewood
5050 N. Clark, Lakewood, CA 90712
(562)866-9771 ext 2350
PLUMBING PERMIT - 5

Approved by _____

District 4.01
Permit # 67287 App Dt 04/14/05 Issued 04/14/05 Expires 10/11/05
Status PR OPEN Res/Com
Site 5502 CARFAX AVE Lot Size bldgs 1 Occ Group
LAKEWOOD CA 90713 Use Zone LKR1YY
Parcels 7174016008 Tract Block Lot

Owner JENKINS,BEVERLY J AND RITA J Lender _____
Address 5502 CARFAX AVE Address _____
LAKEWOOD CA 90713 _____
Phone 562-925-4400 Owner Builder? N
Workers' Comp:
Exempt N Policy 1515627 Exp 05/15/05 Co. STATE FUND

Contractor WRIGHT'S LABOR SERVICE State Lic. # 718557 Phone
Address 5241 LINCOLN AVE A4 Lic. Type B01 714-952-0630
CYPRESS CA 90630 City Lic. # 023697 Exp. 06/30/05

PC Name _____
Address _____
_____
Phone _____

FIXTURES/ITEMS

No	Code	Description	Each	Fee	No	Code	Description	Each	Fee
1	004	LAV-BATH SINK	9.20	9.20					

I certify that I have read this application and state that the information herin is correct. I agree to comply with all city ordinances and State laws relating to building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes.
Date 4-19-05 Applicant or Agent _____

FEES AND ADJUSTMENTS

Description	Amount
Fee Subtotal	9.20
Issue Fee	15.81
Total Fees	25.01

PAYMENTS

Date	Amount
04/14/05	25.01
TOTAL PD	25.01

INSPECTIONS

Description	Date	Ins	Apr
UNDERSLAB			
RGH PLBG	4-28-05	JO	
GAS PIPING			
GAS VENT			
WATER HEATER			
FIXTURES			
GAS TEST			
NTFY GAS CO.			
FINAL	7-28-05		

Plumbing

5502 Carfax

City of Lakewood
5050 N. Clark, Lakewood, CA 90712
(562)866-9771 ext 2350
BUILDING PERMIT - 1

Approved by

District 4.01
Permit # 67871 App Dt 05/23/05 Issued 05/23/05 Expires 11/19/05
Status PR OPEN Res/Com R
Site 5502 CARFAX AVE Lot Size bldgs 1 Occ Group R3
LAKEWOOD CA 90713 Use Zone LKR1YY
Parcels 7174016008 Tract Block Lot

Owner JENKINS BEVERLY J AND RITA J Lender _____
Address 5502 CARFAX AVE Address _____
LAKEWOOD CA 90713 _____
Phone _____ Owner Builder? N
Workers' Comp:
Exempt N Policy 1515627 Exp 05/15/06 Co. STATE FUND

Contractor WRIGHTS LABOR SERVICE State Lic. # 718557 Phone
Address 5241 LINCOLN A-4 Lic. Type B01 714-952-0630
CYPRESS CA 90630 City Lic. # 023697 Exp. 06/30/05

PC Name _____ Arc/Eng Name _____
Address _____ Address _____
_____ _____
Phone _____ Phone _____ St reg _____

Map No. 3003 Fire Zone 3 Apt/Condo Sq Ft Size
Sewer Book Pg ST CLASS # 21 # Units # Stories 1
Use Type 1 Const Type School Fee # Families
Permit Type REROOF VALUATION 3,000
Description REMOVE N/BRG IN KITCHEN & KITCHEN
of Work REMODEL

I certify that I have read this application and state that the information herin is correct. I agree to comply with all city ordinances and State laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.
Date 5-24-05 Applicant or Agent _____

FEES AND ADJUSTMENTS		PAYMENTS		INSPECTIONS			
Description	Amount	Date	Amount	Description	Date	Ins	Apr
Permit Fee	55.72	05/23/05	77.13	FOUNDATION			
Issue Fee	15.81			SLAB			
STRONG MOTION DETECT	0.50			FRAME	5-26-05	AO	
DEVELOPMENT REVIEW B	2.55			ENRGY/INSULAT			
GENERAL PLAN MAINTEN	2.55			LATH/DRYWALL			
				LATH/EXTERIOR			
				FINAL	7-28-05	Dankward	
Total Fees	77.13	TOTAL PD	77.13				

Building

05/23/05 0010 8:34AM 311A $77.13

City of Lakewood
5050 N. Clark, Lakewood, CA 90712
(562)866-9771 ext 2350
ELECTRICAL PERMIT - 2

Approved by _____

District 4.01
Permit # 67901 App Dt 05/23/05 Issued 05/23/05 Expires 11/19/05
Status PR OPEN Res/Com R
Site 5502 CARFAX AVE Lot Size bldgs 1 Occ Group
LAKEWOOD CA 90713 Use Zone LKR1YY
Parcels 7174016008 Tract Block Lot

Owner JENKINS BEVERLY J AND RITA J Lender _____
Address 5502 CARFAX AVE Address _____
LAKEWOOD CA 90713 _____
Phone _____ Owner Builder? N
Workers' Comp:
Exempt Y Policy _____ Exp _____ Co. _____
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws.
Date 5/23 Applicant _____

Contractor ANDERSON LIGHTING & ELECTRIC State Lic. # 639130 Phone
Address 18010 BALFERN Lic. Type C10 562-989-1234
BELLFLOWER CA 90706 City Lic. # 037857 Exp. 06/30/05

PC Name _____
Address _____
_____
Phone _____

ELECTRICAL ITEMS

No	Code	Description	Each	Fee	No	Code	Description	Each	Fee
4	001	OUTLETS < 20	1.07	4.28	4	003	RECEPTACLES	0.00	0.00
1	009	RANGE	6.15	6.15	1	013	DISPOSAL	6.15	6.15
1	018	DISHWASHER	6.15	6.15	1	029	0-200 AMP/600V	22.00	22.00

I certify that I have read this application and state that the information herin is correct. I agree to comply with all city ordinances and State laws relating to building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes.
Date 5/23 Applicant or Agent _____

FEES AND ADJUSTMENTS

Description	Amount
Fee Subtotal	44.73
Issue Fee	15.81
Total Fees	60.54

PAYMENTS

Date	Amount
05/23/05	60.54
TOTAL PD	60.54

INSPECTIONS

Description	Date	Ins	Apr
TMP PWR POLE	_____	___	-
UNDERSLAB WOR	_____	___	-
ROUGH CONDUIT	_____	___	-
WIRING	5-31-05	[illegible]	
FIXTURES	_____	___	-
POWER AUTHORZ	7-28-05	[illegible]	
NOTIFIED SCE	7-28-05	___	
FINAL	7-28-05	[illegible]	

Electrical

05/23/05 0010 2:17PM 311B $60.54

5502 Carfax

City of Lakewood
5050 N. Clark, Lakewood, CA 90712
(562)866-9771 ext 2350
PLUMBING PERMIT - 5

Approved by

District 4.01
Permit # 68186 App Dt 06/07/05 Issued 06/07/05 Expires 12/04/05
Status PR OPEN Res/Com R
Site 5502 CARFAX AVE Lot Size bldgs 1 Occ Group
LAKEWOOD CA 90713 Use Zone LKR1YY
Parcels 7174016008 Tract Block Lot

Owner JENKINS BEVERLY J AND RITA J Lender _____
Address 5502 CARFAX AVE Address _____
LAKEWOOD CA 90713 _____
Phone 562-825-4400 Owner Builder? N
Workers' Comp:
Exempt N Policy 15156272005 Exp 05/15/06 Co. STATE FUND

Contractor WRIGHT'S LABOR SERVICE State Lic. # 718557 Phone
Address 5241 LINCOLN A4 Lic. Type B01 714-952-0630
CYPRESS CA 90630 City Lic. # 023697 Exp. 06/30/05

PC Name _____
Address _____
_____
Phone _____

FIXTURES/ITEMS

No	Code	Description	Each	Fee	No	Code	Description	Each	Fee
1	005	SINK	9.20	9.20					

I certify that I have read this application and state that the information herin is correct. I agree to comply with all city ordinances and State laws relating to building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes.
Date 6-7-05 Applicant or Agent _____

FEES AND ADJUSTMENTS

Description	Amount
Fee Subtotal	9.20
Issue Fee	15.81
Total Fees	25.01

PAYMENTS

Date	Amount
06/07/05	25.01
TOTAL PD	25.01

INSPECTIONS

Description	Date	Ins	Apr
UNDERSLAB	_____	___	-
RGH PLBG	_____	___	-
GAS PIPING	_____	___	-
GAS VENT	_____	___	-
WATER HEATER	_____	___	-
FIXTURES	_____	___	-
GAS TEST	_____	___	-
NTFY GAS CO.	_____	___	-
FINAL	7-22-05	Dan Lund	

Plumbing

06/07/05 0010 8:50AM 311C $25.01

APPENDIX SECTION 6 OF 8

Permits — Solar

1 document in this section

Solar Installation Permit

Source file: Solar Permit.pdf

NEG

JOB ADDRESS: 5502 Carfax Ave.
LOCALITY: LAKEWOOD

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant of the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professionals Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

(✓) I, as owner of the property, or my employees with wages as their sole compensation, will do ( ) all of or ( ) portions of the work, and the structure is not intended or offered for sale. (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvements is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.)

(✓) I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project. (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law.)

(✓) I am exempt from licensure under the Contractors' State License Law for the following reason:

_____

By my signature below, I acknowledge that, except for my personal residence in which I must have resided for a least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following web site: http://www.leginfo.ca.gov/calaw.html.

11-12-19

Signature of Property Owner or Authorized Agent Date

LICENSED CONTRACTORS DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ State License No. _____

Contractor / Agent Signature _____

Date _____

WORKERS' COMPENSATION DECLARATION

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I hereby affirm under penalty of perjury one of the following declarations:

( ) I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

Policy No. _____

( ) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

_____
Carrier Policy Number Expiration Date

_____
Name of Agent Phone Number

( ) I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become a subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

_____
Signature of Applicant Date

HAZARDOUS MATERIAL DECLARATION

Will the applicant or future building occupant handle a hazardous material or a mixture containing a hazardous material equal to or greater than the amount specific on the hazardous materials information guide? Yes ____ No ✓

Will the intended use of the building by the applicant or future building occupant require a permit for construction or modification from the South Coast Air Quality Management District (SCAQMD)? See permitting checklist for guidelines.
Yes ____ No ✓

(✓) I have read the hazardous materials information guide and the SCAQMD permitting checklist. I understand my requirements under the Los Angeles County Code Title 2, Chapter 220, Sections 220.100 through 220.140 concerning hazardous material reporting and for obtaining a permit from the SCAQMD.

ASBESTOS NOTIFICATION

( ) Notification letter sent to SCAQMD or EPA

( ) I declare that notification of asbestos removal is not applicable to addressed project

DECLARATION REGARDING CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 8172, Civil Code).

Lender's Name _____

Lender's Address _____

_____

By my signature below, I certify to each of the following:

(✓) I am the property owner or authorized agent to act on the property owner's behalf.

(✓) I have read this application and the information I have provided is correct.

(✓) I agree to comply with all applicable city and county ordinances and state laws relation to building construction.

(✓) I authorize representatives of this county to enter the above-identified property for inspection purposes.

11-12-19

Signature of Property Owner or Authorized Agent Date

Revision Date: 8/12/2015

APPENDIX SECTION 7 OF 8

Inspections & Warranties

6 documents in this section

Termite Inspection Report — Cal Coast Termite & Pest Inc. (6/26/2026)

Source file: Termite_Report_for_6-26-26_inspection.pdf

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
5502	Carfax Ave	Lakewood	90713-1628	06/26/2026	1 of 8

Cal Coast Termite & Pest Inc.
3333 Elm Avenue
Long Beach, CA 90807
Tel 800-683-7765 Fax 562-426-3511
Registration #: PR4285

A LICENSED PEST CONTROL OPERATOR IS AN EXPERT IN HIS/HER FIELD. QUESTIONS RELATIVE TO THIS REPORT SHOULD BE REFERRED TO HIM/HER.

Report #: 33708

Ordered by:	Property Owner and Party of Interest:	Report sent to:
Tyler Krie 5502 Carfax Ave Lakewood, CA 90713-1628 562-688-1414	TYLER KRIE 5502 Carfax Ave Lakewood, CA 90713-1628 562-688-1414	VIA EMAIL

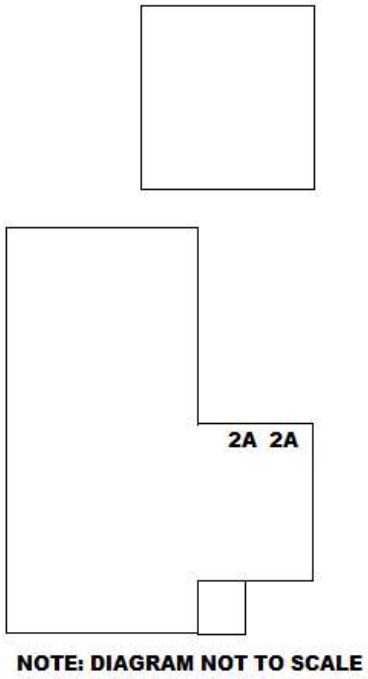
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐

General Description:	Inspection Tag Posted:
FURNISHED/OCCUPIED ONE-Story Stucco and Wood-Frame House Composition, Roof, Detached Two-Car Garage, Unimproved Area	ATTIC
	Other Tags Posted: LETHAL EXT 12-3-2024

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 ☐ Drywood Termites ☒ Fungus/Dryrot ☐ Other Findings ☐ Further Inspection ☐

If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.



NOTE: DIAGRAM NOT TO SCALE

Inspected By: Robert Mallon State License No.: OPR10724 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 preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, CA 95815

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

General Comments

1.SUBSTRUCTURE AREA- DRY AND ACCESSIBLE
2.STALL SHOWER- NO LEAKS NOTED
3.FOUNDATIONS- CONCRETE/RAISED
4.PORCHES--STEPS- CONCRETE
5.VENTILATION- ADEQUATE
6.ABUTMENTS- NONE
7.ATTIC SPACES- INSPECTED
8.GARAGES- INSPECTED
9.DECKS--PATIOS- NONE
10.OTHER--INTERIOR- INSPECTED
11.OTHER--EXTERIOR- INSPECTED

06/26/2026 - THIS IS TO CERTIFY THAT THE STRUCTURE DESCRIBED HEREIN IS NOW FREE OF ACTIVE INFECTION OR INFESTATION IN THE VISIBLE AND ACCESSIBLE AREAS, AND COMPLIES WITH THE REQUIREMENTS OF THE STRUCTURAL PEST CONTROL ACT, STATE OF CALIFORNIA.

NOTE: HOUSE AND GARAGE WAS FUMIGATED BY A-1 FUMIGATION ON 01/21/2025 FOR THE ELIMINATION OF DRYWOOD TERMITES.

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.

Description of Findings

SECTION: I

DRYWOOD TERMITES

Finding:	2A	MINOR DRYWOOD TERMITE DAMAGE WAS NOTED AT THE SUB-FLOOR.
Recommendation:		DAMAGE APPEARS MINOR. THEREFORE, NO REPAIR RECOMMENDATION IS GIVEN AT THIS TIME.
Note:		INFORMATIONAL

Disclaimer

A. Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These include but are not limited to: inaccessible and/or insulated attics or portions thereof, attics with less than 18" clear crawl space, the interior of hollow walls; spaces between a floor or porch deck and the ceiling below; area where there is no access without defacing or tearing out lumber, masonry or finished work; areas behind stoves, refrigerators or beneath floor coverings, furnishings; areas where encumbrances and storage, conditions or locks make inspection impractical, portions of the sub area concealed or made inaccessible by ducts or insulation, area beneath wood floors over concrete, and areas concealed by heavy vegetation. Areas or timbers around eaves were visually inspected from ground level only. Although we make visual examinations, we do not deface or probe window/door frames or decorative trims. Unless otherwise specified in this report, we do not inspect fences, sheds, dog houses, detached patios, detached wood decks, wood retaining walls or wood walkways. We assume no responsibility for work done by anyone else, for damage to structure or contents during our inspection, or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non-disclosure by owner/agent/tenant.

B. Slab floor construction has become more prevalent in recent years. Floor covering may conceal cracks in the slab that will allow infestation to enter. Infestations in the walls may be concealed by plaster so that a diligent inspection may not disclose the true condition. These areas are not practical to inspect because of health hazards, damage to the structure; or inconvenience. They were not inspected unless described in this report. We recommend further inspection if there is any question about the above noted areas. Ref: Structural Pest Control Act, Article 6, Section 8516(b), paragraph 1990(i). Amended effective March 1, 1974. Inspection is limited to disclosure of wood destroying pests or organisms as set forth in the Structural Pest Control Act, Article 6, Section 8516(b), and Paragraph 1990-1991.

C. A re-inspection will be performed, if requested within four (4) months from date of original inspection, on any corrective work that we are regularly in the business of performing. If CERTIFICATION is required, then any work performed by others must be CERTIFIED by them. There is a re-inspection fee.

D. This company is not responsible for work completed by others, recommended or not, including by Owner. Contractor bills should be submitted to Escrow as certification of work completed by others.

E. This report includes findings related to the presence/non-presence of wood destroying organisms and/or visible signs of leaks in the accessible portions of the roof. The inspector did not go onto the roof surface due to possible physical damage to the roof, or personal injury. No opinion is rendered nor guarantee implied concerning the water-tight integrity of the roof or the condition of the roof and roofing materials. If interested parties desire further information on the condition of the roof, we recommend that they engage the services of a licensed roofing contractor.

F. Second story stall showers are inspected but not water tested unless there is evidence of leaks in ceiling below. Ref: Structural Pest Control Rules and Regulations, Title 16. 1991 (A) 12. Sunken or below grade showers or tubs are not water tested due to their construction.

G. During the course of/or after opening walls or any previously concealed areas, should any further damage or infestation be found, a supplementary report will be issued. Any work completed in these areas would be at Owner's direction and additional expense.

H. 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. We do not re-lay carpeting.

I. Cal Coast Termite & Pest Inc. will be pressure treating for the control of subterranean termites using registered termiticide. Cal Coast Termite & Pest Inc. will use extreme caution while drilling through concrete, but cannot accept responsibiltiy for damages done to pipes, conduits, electrical, etc., buried, in, on or around concrete or other damage that may occur from treatment.

J. When a fumigation is recommended we will exercise all due care but assume no responsibility for damage to Shrubbery, Trees, Plants, TV Antennas or Roofs. A FUMIGATION NOTICE will be left with, or mailed to the Owner of this property, or his designated Agent. Occupant must comply with instructions contained in Fumigation Notice. During fumigation and aeration, the possibility of burglary exists as it does any time you leave your home. Therefore, we

recommend that you take any steps that you feel necessary to prevent any damage to your property. We also recommend that you contact your insurance agent and verify that you have insurance coverage to protect against any loss, damage or vandalism to your property. The company does not provide any on site security except as required by state or local ordinance and does not assume any responsibility for care and custody of the property in case of vandalism, breaking or entering.

K. Your termite report and clearance will cover EXISTING infestation or infection which is outlined in this report for fumigations only. If Owner of property desires coverage of any new infestation it would be advisable to obtain a Annual Protection Policy which would cover any new infestation for the coming year.

L. If you should have any questions regarding this report, please call our office any weekday between 8:00 a.m. and 5:00 p.m. We also provide information about additional services for the control of Household Pests such as Ants and Fleas, etc.

M. I agree to pay reasonable attorney's fees if suit is required by this COMPANY to enforce any terms of this contract, together with the costs of such action, whether or not suit proceeds to judgment.

N. The total amount of this contract is due and payable upon completion of work unless otherwise specified. A finance charge computed at a Monthly rate of 1.5% of the unpaid balance (annual percentage rate of 18%) will be added to all accounts past due.

O. If this report is used for escrow purposes then it is agreed that this inspection report and Completion, if any, is part of the ESCROW TRANSACTION. However, if you received written or verbal instructions from any interested parties involved in this escrow (agents, principals, etc.) to not pay our invoice at close of escrow, you are instructed by us not to use these documents to satisfy any conditions or terms of your escrow for purposes of closing the escrow. Further, you are instructed to return all of our documents and the most current mailing address you have on file for the property owner.

P. Owner/agent/tenant acknowledges and agrees that inspection of the premises will not include any type of inspection for the presence or non-presence of asbestos and that this report will not include any findings or opinions regarding the presence or non-presence of asbestos in, upon or about the premises, we recommend that you contact a contractor specifically licensed to engage in asbestos related work. Further, should we discover the presence of asbestos during our inspection of the premises or should our inspection of the premises because a release of asbestos dust or particles, owner/agent/tenant shall be solely responsible for the cleanup, removal and disposal of the asbestos and the cost thereof. Owner/agent/tenant hereby agrees to waive any and all claims against this Company which are in any way related to the presence of asbestos on the premises and further agrees to indemnify and hold this company harmless from any and all claims of any nature asserted by any third party, including this Company's employees, which is in any way related to the presence of asbestos on the premises.

Q. Cal Coast Termite & Pest Inc. will provide a one-year warranty on original and NEW termite infested areas (EXCEPT FUMIGATIONS see K of this disclosure) from the date of completion unless specified otherwise in report. An extended protection policy can be purchased at the end of the one-year at an additional cost. (conditions apply: if all recommended work is performed)

R. Materials used for repairs may differ from original construction materials due to availability of local lumberyards. Special order materials will be charged to the homeowner at an additional cost.

S. A building permit may be required to perform work recommended in this report. The agent/owner is required to disclose signed-off building permit for the construction work recommended in the report (when applicable). The cost of city licenses and/or permit fees is at the owner's expense. Please contact the office for more details.

T. If your home is equipped with a pressurized fire sprinkler system and/or (PEX) polyethylene pressurized water supply system, you are advised to employ a licensed C-16 fire-protection contractor to drain and disable the pressurized system before our employees or subcontractors gain access to the attic for any inspections, repairs or treatments.

U. Unless otherwise stated, the price provided for a fumigation on properties with multiple buildings are for all buildings to be fumigated at the same time. If buildings are to be fumigated at different times the price will change.

OCCUPANTS CHEMICAL NOTICE

Cal Coast Termite & Pest will use pesticide chemical(s) specified below for the control of wood destroying pests or organisms in locations identified in the Structural Pest Control report as indicated above.

(1) The pest(s) to be controlled:
___ SUBTERRANEAN TERMITES ___ FUNGUS or DRY ROT ___ BEETLES ___ DRY-WOOD TERMITES ___ OTHER

(2) The pesticide(s) proposed to be used and the active ingredient(s).

___ A. TIMBOR Active ingredients: Disodium Octaborate Tetrahydrate 98%
___ B. PRO CITRA: ACTIVE INGREDIENTS: d-LIMONENE 10%
___ C. BORA-CARE: ACTIVE INGREDIENTS: Disodium Octaborate Tetrahydrate (Na2 B8 O13 * 4H20)
___ D. TERMIDOR SC: ACTIVE INGREDIENTS: Fipronil: 5-amino-1(2, 6-dichloro-4-(trifluoromethyl) phenyl)-4-((1, R, S)-(trifluoromethly) slimly)-1-H-pyrazole-3-carbonitrile
___ E. PREMISE 75: ACTIVE INGREDIENT: imidacloprid (6-CHLORO-3-PYRIDINYL) METHYL)
___ F. WASP FREEZE: ACTIVE INGREDIENT: PHENOTHRIN 0.120% BIOALLETHRIN 0.129%
___ G. SteriFab Active Ingredient: PHENOXYBENZYL 0.22%, ISOPROPYL ALCOHOL 60.39%

(3) "State Law requires that you be given the following information:
CAUTION-PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Operators are registered and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the State finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.

"If within 24 hours following application you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center and your pest operator immediately. (This statement shall be modified to include any other symptoms of over exposure which is not typical of influenza.)"

For further information, contact any of the following:
CAL COAST TERMITE & PEST INC..... (562) 426-3566
Los Angeles County Health Department..... (310) 665-8400
Los Angeles County Agriculture Commissioner..... (626) 575-5465
Poison Control Center..... (800) 222-1222
Structural Pest Control 2005 Evergreen Street, Ste. 1500 Sacramento, CA 95815-3831.... (916) 561-8708

Persons with respiratory or allergic conditions, or others who may be concerned about their health relative to this chemical treatment, should contact their physician concerning occupancy during and after chemical treatment prior to signing this NOTICE.

NO CHEMICAL APPLICATION WILL BE PERFORMED UNTIL SUCH TIME THAT THIS NOTICE IS RETURNED. HAVING READ THE INSTRUCTIONS AND ALL DISCLAIMERS, I, THE UNDERSIGNED, WILL ACCEPT RESPONSIBILITY FOR ALL THE AFOREMENTIONED.

_____
OWNER / OCCUPANT DATE

_____
OWNER / OCCUPANT DATE

WORK AUTHORIZATION AGREEMENT:

I have read and filled out this work authorization contract and WDO inspection report it refers to. SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED.

I HEREBY AUTHORIZE CAL COAST TERMITE & PEST INC. TO PERFORM THE FOLLOWING ITEMS:

(PLEASE WRITE IN THE APPROVED ITEMS FOR TREATMENT/REPAIRS)

TOTAL COST OF WORK TO BE DONE:

CONDITIONS:

Unless this is an escrow transaction, upon scheduling work to be completed Cal Coast shall collect a 20% deposit. The balance will be due upon completion of said work. This is your INVOICE. No additional bills will be sent. For escrow transactions payment shall be due at the CLOSE OR CANCELLATION OF ESCROW.

BY OWNER/OCCUPANT/AGENT DATE

BY OWNER/OCCUPANT/AGENT DATE

NOTE: WORK WILL NOT COMMENCE UNTIL DELIVERY OF YOUR WOOD DESTROYING PEST AND ORGANISMS REPORT AND SIGNED COPY OF THE WORK AUTHORIZATION, CHEMICAL NOTICE AND LEAD BASED PAINT PAMPHLET.

PRESSURE TREAT (if applicable): Cal Coast Termite & Pest Inc. will be pressure treating for the control of subterranean termites using Termidor SC. Cal Coast Termite & Pest Inc. will use extreme caution while drilling through concrete, but cannot accept responsibility for damages done to pipe or other damage that may occur from treatment.

By: _____ Date: _____
(Authorized signature)

By: _____ Date: _____
(Authorized signature)

NOTICE TO OWNERS: Under California Mechanics Lien Law any structural pest control company which contracts to do work for you any contractor, subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for his or her work or supplies has a right to enforce a claim against your property. This means that, after a court hearing, your property could be sold by the court officers and the proceeds of the sale used to satisfy the indebtedness.

This can happen even if you have paid your structural pest control company in full, if the subcontractor, laborer, or supplier remains unpaid. To preserve their right to file a claim or lien against your property, certain claimants such as contractors or material suppliers are required to provide you with a document entitled "Preliminary Notice." A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

Unless otherwise noted in this report Cal Coast Termite & Pest Inc. provides a 2 year warranty on original areas per report for fumigations and a 1 year whole house warranty against wood boring pests with treatment. An extended Annual Protection Policy is available for a nominal fee.

Fumigation Invoice & Work Completion — Lethal Exterminating (1/23/2025)

Source file: Fumigation_Invoice.pdf

STANDARD NOTICE OF WORK COMPLETED AND NOT COMPLETED

NOTICE - All recommendations may not have been completed - See Below - Recommendations not completed.
This form is prescribed by the Structural Pest Control Board.

Building No. Street City Zip	Date of Completion
5502 Carfax Ave., Lakewood, CA 90713	01/23/2025
Lethal Exterminating 5313 Coldbrook Ave. Lakewood CA 90713 Phone: (562) 338-4689 Fax:	Report # W9503 Lic. Registration # PR 6269 Escrow #

Ordered By:	Property Owner and/or Party of Interest:	Completion Sent To:
Tyler Krie 5502 Carfax Ave. Lakewood, CA 90713		Tyler Krie 5502 Carfax Ave. Lakewood, CA 90713

The following recommendations on the above designated property, as outline in Wood Destroying Pests and Organisms Inspection Report dated 12/03/2024 **have been and/or have not been completed.**

Recommendations completed by this firm that are in accordance with the Structural Pest Control Board's Rules and Regulations:

2A, 2B, 2C, 2D, 2E

Recommendations completed by this firm that are considered secondary and substandard measures under Section 1992 of the Structural Pest Control Board's Rules and Regulations including person requesting secondary measure:

Cost of work completed:

Cost :	$1,950.00
Inspection Fee :	$.00
Other :	
Total :	$1,950.00

Recommendations not completed by this firm:

3A

Estimated Cost :

Remarks:

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 preceding two years upon payment of a search fee to: 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 this company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov

Lethal Exterminating
5313 Coldbrook Ave.
Lakewood CA 90713
Phone: (562) 338-4689

INVOICE
22625
PAGE **1 of 1**
JOB NUMBER **W9503**

Bill To: Tyler Krie
5502 Carfax Ave.
Lakewood, CA 90713

Remit To: Lethal Exterminating
5313 Coldbrook Ave.
Lakewood, CA 90713

REFERENCE NO.	SERVICE ADDRESS
	5502 Carfax Ave. Lakewood, CA 90713

ITEM	DATE	QTY	DESCRIPTION	AMOUNT	TAX AMT	TOTAL
1	01/23/2025		Structural fumigation of house and garage for the elimination of drywood termites.	$1,950.00		$1,950.00

PLEASE INCLUDE THE INVOICE NUMBER IN ALL CORRESPONDENCE

Balances that remain unpaid for 30 days may be subject to 1 1/2 % per month interest and/or lien fees.

GRAND TOTAL **$1,950.00**

5-Year Roof Certification & Warranty — Elevate Roofing

Source file: 5 year Roof Warranty.pdf

Cell phone: (562)454-6016 Office: (562)469-2089
Email: Elevateroofer@gmail.com
Lic# 1102586

5-Year Roof Certification & Limited Warranty

Date: 09/01/2026 - 09/01/2031
Property Address: 5502 Carfax Ave
City/State/ZIP: Lakewood, CA 90713

Roof Certification Statement

This document certifies that a comprehensive roof inspection was performed by a licensed roofing contractor on the property listed above. Following a detailed evaluation of the roofing system, including visible materials, flashing, penetrations, drainage components, and overall roof condition, it has been determined that the roof is currently in satisfactory condition and is expected to remain serviceable for a minimum period of five (5) years from the date of this certification, provided normal weather conditions and standard maintenance practices are maintained.

The inspection included, but was not limited to, the following:

- Evaluation of roofing materials and overall wear condition
- Inspection of flashing, vents, valleys, and roof penetrations
- Examination for visible leaks, moisture intrusion, or structural concerns
- Assessment of drainage performance and water runoff areas
- Inspection of exposed underlayment and roof accessories where accessible
- Review of general workmanship and remaining useful life expectancy

Based on the condition observed at the time of inspection, the roofing system demonstrates no significant defects or deficiencies that would reasonably prevent the roof from performing its intended function during the five-year certification period.

Limited 5-Year Roof Warranty

Contractor Name: Jesse Vega
License Number: 1102586
Company Address: 16629 Indiana Ave, Paramount CA 90723
Phone Number: (562)469-2089

The above-named licensed roofing contractor hereby warrants that the existing roof covering system on the property identified in this document is expected to remain free from major leaks caused by normal deterioration of the existing roofing materials for a period of five (5) years from the inspection date listed above.

Exclusions & Limitations

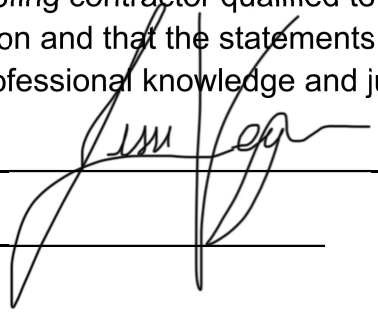
This warranty does not cover damages or failures resulting from:

- Hurricanes, earthquakes, hail, tornadoes, windstorms, or other severe weather events
- Fire, flooding, lightning, falling debris, or acts of God
- Structural movement, settlement, or foundation issues
- Improper installation or modification by others after the inspection date
- Neglect, abuse, lack of maintenance, or unauthorized roof access
- Damage caused by solar panel installations, satellite equipment, HVAC contractors, or other third parties
- Interior damage, mold, insulation, decking, or structural components not visible during inspection
- Hidden defects or latent conditions not observable at the time of inspection

This certification is based solely on the visible condition of the roof at the time of inspection and should not be interpreted as a guarantee that the roof will never leak or require maintenance during the certification period.

Contractor Certification

I hereby certify that I am a licensed roofing contractor qualified to inspect roofing systems within the applicable jurisdiction and that the statements contained herein are true and accurate to the best of my professional knowledge and judgment.

Authorized Contractor Signature: 

Printed Name: Jesse Vega

Title: Owner

Date: 09/01/2026 - 09/01/2031

Sewer Lateral Video Scope — Overview Letter

Source file: 5502 Carfax Ave. sewer lateral cctv 6-8-26 (most current).pdf

Overview of Sewer Lateral Footage

Hi,

I wanted to share a few quick notes regarding the sewer lateral video for the house. Since underground infrastructure can be tough to interpret if you aren't looking at it every day, I thought I'd provide my take on what's shown in the footage.

Based on my professional experience as a senior Construction Inspector for Los Angeles County, I've reviewed the line and here is my personal opinion on its condition:

- **Overall Condition:** The 4-inch Vitrified Clay Pipe (VCP) looks to be in really good, stable shape. It appears to be round, clear, and flows well with no signs of collapse or pooling water.
- **Joints:** You might see some dark, fibrous material at some of the joints in the video. In my opinion, this is just the original oakum packing—which is a historical, tar-impregnated fiber used to seal these pipes. It is inert and not active root intrusion, which is common for these types of lines.
- **Surface Marks:** There are some fine, superficial lines near the joints. These appear to be minor cosmetic markings from past camera inspections or tools, or just standard "crazing" in the glaze that occurred when the pipe was manufactured. They don't appear to go through the pipe wall.
- **The Connection:** At the end of the line, you can see where it meets the city main. Everything looks like a standard, sound connection to the municipal system.

> *To be clear, this is just my personal assessment based on my own experience and observation of the footage. I am not performing an official inspection or certifying the system, so please feel free to have your own home inspector take a look and verify everything to your own satisfaction during the walk-through.*

I just wanted to pass along my thoughts to help put your mind at ease.

Sincerely,
Property Owner

CLICK HERE FOR FULL SEWER LATERAL VIDEO

HVAC 26-Point Tune-Up Invoice — Service Champions

Source file: Service Champions Tune up invoice.pdf

SERVICE CHAMPIONS
Plumbing · Heating · AC

625 Columbia Street, Brea, CA 92821
CL# 799170

Invoice 1349372
Invoice Date 6/8/2026
Completed Date
Technician Jacob Elwing
Payment Term Due Upon Receipt

Billing Address
Tyler Krie
5502 Carfax Avenue
Lakewood, CA 90713 USA

Job Address
Tyler Krie
5502 Carfax Avenue
Lakewood, CA 90713 USA

Description of Work

AC
Service Champions is Not liable for any water damage caused by equipment.
Member Status/Service Type: no
System Manufacturer/Age/Location:2019/ 7/ side yard
Cycled AC - Return Temp/Supply Temp:70/50
Cleaning Of Equipment (Detailed Description): wiped equipment down, removed top and cleaned
Condensation Drain Line Clearing (Detailed Description): used water
Termination Point Of Condensation Drain Line: side
Make Note Of Code Corrections (If Applicable): na
Filter Type/Size: 1 inch
Evaporator Coil Condition: clear
Indoor Air Quality Present (Yes/No, Type & Condition If Applicable): na
Type Of Ducting/Condition: Mylar
Insulation Level/Type: 14”
Radiant Barrier (Yes/No): no
Make Note Of Attic Issues (If Applicable): na
Furnace Safety Inspection (Pass/Fail): pass
Compressor Starting Amps (Actual/Max Rating):112/79
Compressor Running Amps (Actual/Max Rating): 7.8/13
Condenser fan Motor Running Amps (Actual/Max Rating): 1.3/.9
Primary Motor Control (Pass/Fail): pass
Secondary Motor Controls (Condenser And Furnace): pass
Refrigerant Type/Metering Device Type: r410a
Refrigerant Pressures (Suction/Discharge): 120/226
Subcool (Actual & Target): 12/10
Superheat (Actual & Target): 23/20
Water heater check: yes
System Cycled (Yes/No): yes
System Certified (Yes/No): yes

Task #	Description	Quantity	Your Price	Your Total
AC Tune-Up	26-Point A/C Precision Tune-Up and Professional Cleaning	1.00	$220.00	$220.00
Disc - Tune-Up Special	$88 Tune-Up Special	1.00	-$132.00	-$132.00

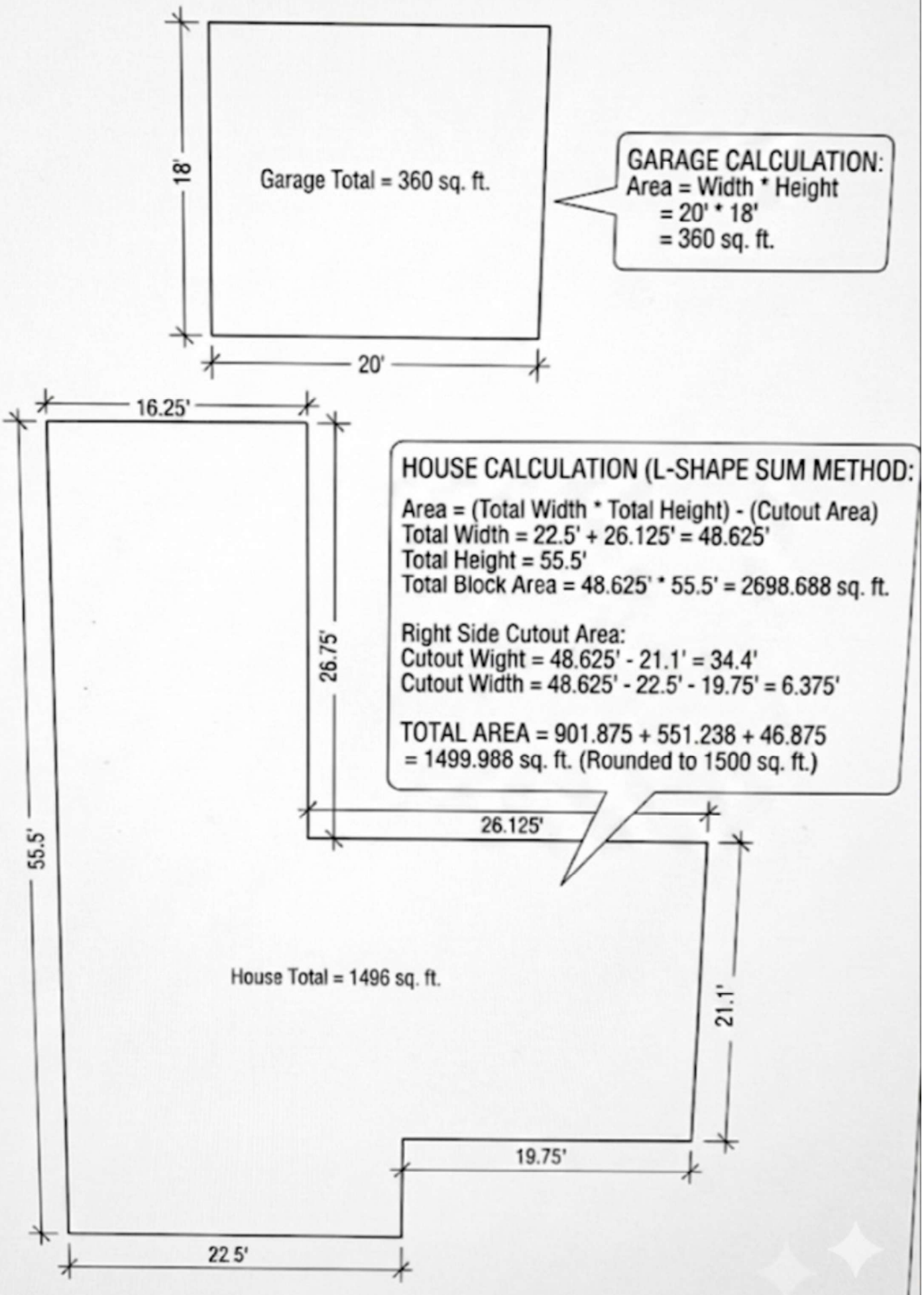
Paid On	Type	Memo	Amount
6/8/2026	Credit Card		$88.00

Potential Savings	$0.00
Sub-Total	$88.00
Tax	$0.00
Total Due	$88.00
Payment	$88.00
Balance Due	$0.00

I hereby authorize the above described work to be performed for a total of $88.00. By signing the below, I understand and agree that I am providing my written consent to this Customer Authorization and the Terms and Conditions. I agree to conduct transactions with and receive communications from Service Champions PLUMBING, HEATING & AC electronically. By signing below and agreeing to receive this document, you consent to receive text and voice messages (e.g. reminders, updates, and marketing) from Service Champions PLUMBING, HEATING & AC at the number provided, including text and voice messages sent by an auto-dialer on behalf of Service Champions PLUMBING, HEATING & AC. Consent is not a condition of purchase. Msg & data rates may apply.

Square Footage Disclosure & Calculation

Source file: Square Footage Disclosure.pdf


18'
Garage Total = 360 sq. ft.
20'
GARAGE CALCULATION:
Area = Width * Height
= 20' * 18'
= 360 sq. ft.
16.25'
26.75'
55.5'
26.125'
21.1'
19.75'
22.5'
House Total = 1496 sq. ft.
HOUSE CALCULATION (L-SHAPE SUM METHOD:
Area = (Total Width * Total Height) - (Cutout Area)
Total Width = 22.5' + 26.125' = 48.625'
Total Height = 55.5'
Total Block Area = 48.625' * 55.5' = 2698.688 sq. ft.
Right Side Cutout Area:
Cutout Wight = 48.625' - 21.1' = 34.4'
Cutout Width = 48.625' - 22.5' - 19.75' = 6.375'
TOTAL AREA = 901.875 + 551.238 + 46.875
= 1499.988 sq. ft. (Rounded to 1500 sq. ft.)

APPENDIX SECTION 8 OF 8

Solar System Documentation

4 documents in this section

System Layout & Proposal — Top Tier Home Energy

Source file: Layout and proposal.pdf

DocuSign Envelope ID: DDB23B59-E950-46E1-A9C0-F55875C0625A



Krie Solar Proposal

Jul 22, 2021

PREPARED FOR

Tyler Krie
5502 Carfax Avenue
Lakewood, CA 90713

PREPARED BY

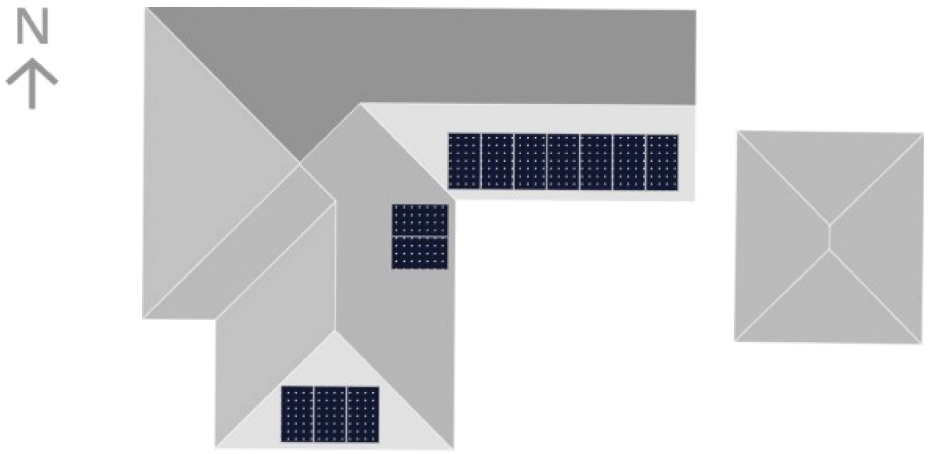
Mike Stein
Top Tier Home Energy, LLC
mike@toptierhome.com
(714) 244-9949
Contractor License Number: CA 890895 B C10

TOPTIER
HOME ENERGY

DocuSign Envelope ID: DDB23B59-E950-46E1-A9C0-F55875C0625A

SunPower Equinox® System for the Krie Residence

The only all-in-one, complete home solar system. From solar cell to software, the SunPower Equinox® system generates more power, is more reliable, and looks better than conventional home solar power systems.



DocuSigned by:
7137E78AB95B4BA...
Signature

7/21/2021
Date

I approve this solar power design and hardware. I understand panel placement may vary based on electrical and structural design factors.

SYSTEM SIZE



5.04 kWp (DC)

12 Panels

COMPONENTS



SOLAR PANELS

A Series 420
Series Watts



MOUNTING SYSTEM

InvisiMount®



MONITORING SYSTEM

mySunPower™

ELECTRICITY



USAGE (EST.)

7,177 kWh/year

YEAR 1 PRODUCTION (EST.)

8,508 kWh

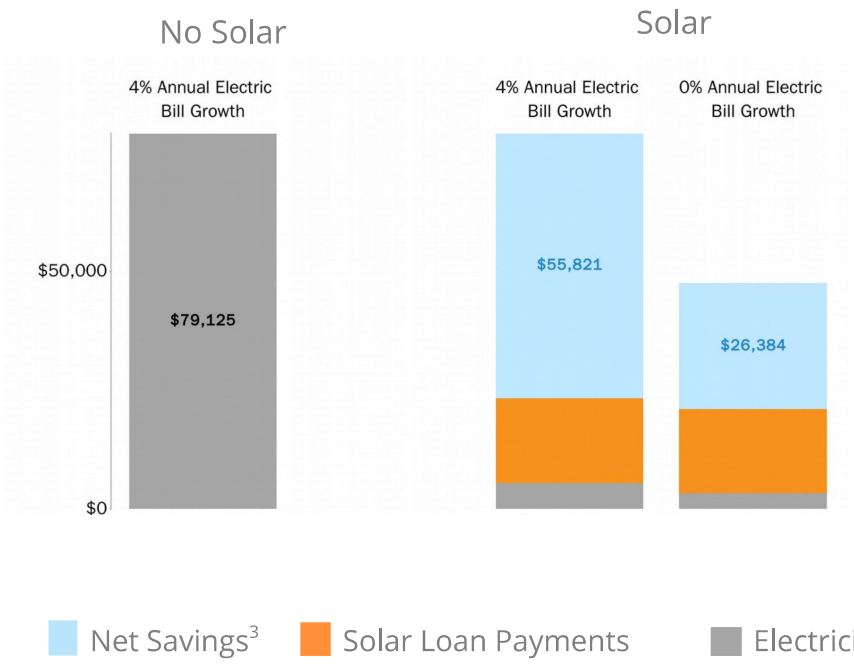
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Estimated Monthly Savings

WITHOUT SUNPOWER	VS	WITH SUNPOWER[1]	=	AVERAGE ELECTRIC BILL SAVINGS[4]
$158/month AVG ELECTRIC BILL		$11 /month EST ELECTRIC BILL		$147/month

Total 25-Year Net Savings: $55,821

Total Cost Comparison (25 Years)



Investment Details

Loan Term	20 years*
APR*	0.99%
Monthly Payment*	$74
Loan Amount	$21,635
Co-Payment	$0
Total Contract Price	$21,635
State & Local Incentives	$0
26.0% Federal Tax Credit	$5,625
State Tax Credit[5]	$0
Net Investment	**$16,010**

Proposal Acknowledgement

DocuSigned by:
7137E78AB95B4BA...
Signature

7/21/2021
Date

This proposal expires 15 days from date generated unless otherwise stipulated by SunPower.

*Pending credit approval.
See Important Information on page 8.

DocuSign Envelope ID: DDB23B59-E950-46E1-A9C0-F55875C0625A

Electricity

WITHOUT SUNPOWER		WITH SUNPOWER	SAVE ON AVERAGE
$0.263 /kWh	VS	$0.086 /kWh	$0.177 /kWh (est.)[7]
AVERAGE UTILITY COST		SOLAR ELECTRICITY COST (EST.)[6]	

By replacing expensive utility electricity with SunPower solar electricity, you can save money.

ENERGY OFFSET (EST.) 119%

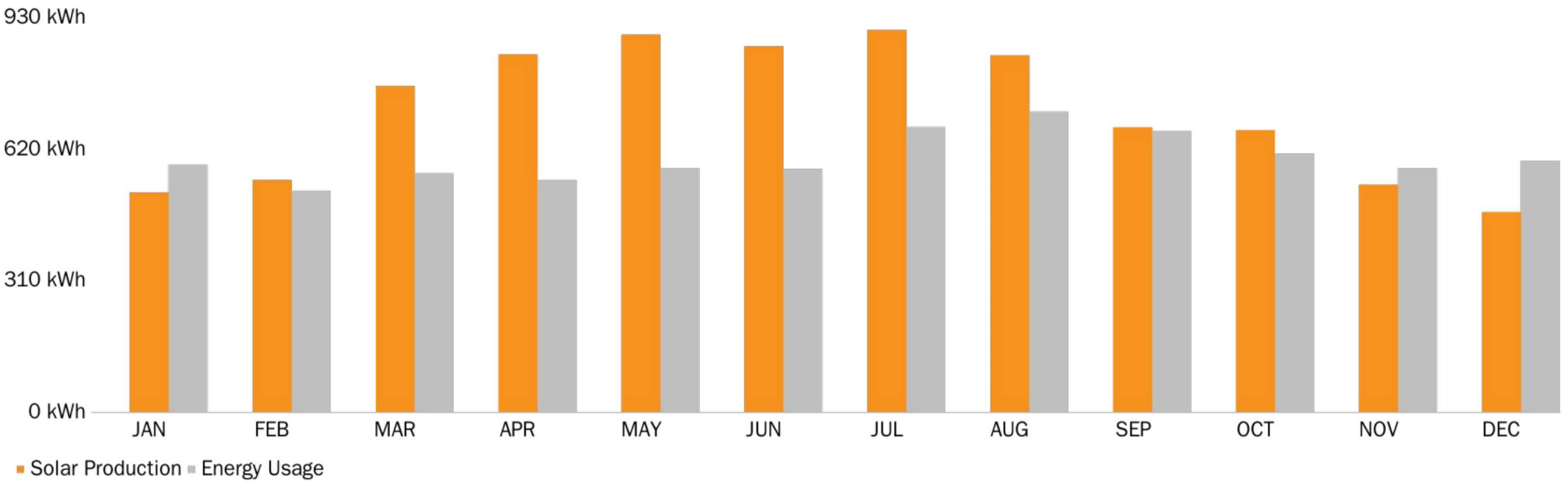
CURRENT ELECTRIC CONSUMPTION VS. ESTIMATED SOLAR ELECTRICITY PRODUCTION

PEAK AC OUTPUT: 4.35 kWp

Total Est. Energy Consumption[8]: 7,177 kWh

Est. Usage from Solar: 8,508 kWh

Est. Usage from the Grid: (1,332) kWh



See Important Information on page 8.

DocuSign Envelope ID: DDB23B59-E950-46E1-A9C0-F55875C0625A

Why SunPower?



"The installation process was really good. They completed everything within two months. I like the way it looks. I like the way it performs and the fact that the microinverters are on the solar panels so I don't have to have a big box on the side of my house. The advice I would give anybody who's thinking about going solar is to do your due diligence. Do a little research, then go with SunPower because you're going to find out they're the best on the market."

- John H, New Jersey



"I personally wanted something that was going to complement the house. It blends in beautifully, it looks great. What really sold us was the affordability as well as the quality. Our monthly payments for solar panels are less than what we would be paying our utility every month."

- Ricky and Brenda W, Texas

Refer a friend or family member and receive **$100** when they participate in an online or in-home solar consultation. To learn more, visit **ShareSunPower.com.**

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California Public Utility Commission (CPUC)

California Solar Consumer Protection Guide

SunPower is a customer focused company and that applies to not just our customers, but any customer of the solar industry. We have worked with the CPUC to ensure customers understand their rights and responsibilities as it pertains to solar and as part of that we advise you to go to the below link from CA.gov to review the CPUCs consumer protection guide.

What is the California Solar Consumer Protection Guide?
The California Solar Consumer Protection Guide is a brochure produced by the CPUC which is intended to provide information and guidance to homeowners who are interested in installing solar systems on their homes.

Why is this Guide important?
This guide was created to provide information and guidelines to homeowners so that they can make an informed decision about solar. The Guide is required to be provided to all homeowners before any contract for solar is presented. The CPUC requires that the homeowner initial and sign certain pages within the Guide so that these can be filed with the Utility that the homeowner resides in.

Where can I find a copy of the Guide?
A copy of the Guide can be found online at this link:
California Solar Consumer Protection Guide

DocuSign Envelope ID: DDB23B59-E950-46E1-A9C0-F55875C0625A

Questions and Answers

HOW THE LOAN WORKS

How long is credit approval valid for?
The credit approval is valid for 180 days from the results date, meaning the installation must be completed within 180 days.

Why is the APR on my TILA (Truth in Lending Act) Disclosure Statement different than my quoted APR?
Your APR (Annual Percentage Rate) will change based on which payment method you select. If you choose to make automatic payments by ACH (Automated Clearing House), you will receive an APR discount of 0.25%. Making monthly payments by check or by payment through your online bank application instead of ACH will result in no discount, and therefore you will receive a higher APR and monthly payment. The APR, payment, and savings numbers shown in this proposal assume that you elect to make payments via ACH and therefore receive the 0.25% discount. Your TILA disclosure, however is based on the payment option you choose on your loan application. If you choose not to pay by ACH, the TILA assumes that you will pay by check or by payment through your online bank application and reflects the APR and payments without the 0.25% APR discount.

Can I change my payment method after the contract is signed?
Yes, you can still change your payment method at any time by contacting your loan provider. However, depending on your loan provider, you might not be able to obtain the 0.25% APR discount when switching to ACH without signing a new loan agreement. To maximize the benefit of the APR discount, customers should sign up for ACH payment during the contract signing process.

When does interest begin accruing?
Interest begins to accrue on the outstanding balance once the system is installed and money is disbursed to SunPower.

What happens at month 18?
Your monthly payment may change, depending on how much you have paid down on your loan (on top of your standard monthly payments):

- If you have paid down exactly 26.0% of the loan (as this proposal assumes), your monthly payment will stay the same.
- If you paid less than 26.0% towards the loan, your loan will re-amortize and your monthly payment will increase based on the remaining balance.
- If you pay down more than 26.0%, your loan will re-amortize and your monthly payment will decrease based on your remaining balance.
- Your interest rate will stay the same in all cases.

If I pay off the loan early do I still owe interest? Are there any early payoff penalties?
You may pay off the loan amount at any point with no prepayment penalty. You will only pay for interest that has already accrued.

What happens if I move?
If you move, the simplest option is to pay off the loan entirely and wrap it into the sale price of the home. You may be allowed to transfer the loan to the new owner but that is at the sole discretion of the loan provider. The lender must provide written approval, and the new owner must meet the lender's credit criteria. A processing fee may be required in the event of a loan transfer. The loan provider also reserves the right to require that the loan be paid off instead of being transferred.

Is there a lien placed on my home?
No. However, you are authorizing the lender to file a UCC lien securing its interest in the solar equipment. This will appear as a lien against the fixtures (panels) on county real estate property records and would allow other creditors to know of the lender's legal rights to your solar assets, should your payments lapse into default.

Does this affect my ability to refinance my home?
You may need to address the filing if you wish to pursue a second mortgage or refinance. A processing fee may be required by the loan provider.

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Important Information About Assumptions Made in this Proposal

1. Post-Solar Rate Schedule is Southern California Edison Co, 2020 Proposed Residential Service - 2020 Proposed Rate 3300822. The utility rates reflected in the estimated utility costs and savings in this Proposal are based on current rates but may be higher if a publicly announced proposed rate increase is expected to be in effect when your system is activated.
2. Electric bill is estimated assuming a range of annual utility rate escalations from 0% to 4%. Actual escalation may differ or vary annually. The EIA estimates a nationwide annual escalation of 2% for the relevant time period (AEO, 2016).
3. Savings is estimated as the difference between the cost of a SunPower system and the value of solar, which includes projected utility bill savings. Savings are estimated and do not incorporate the effects of any possible taxes. Savings are shown for discussion purposes only and are not guaranteed.
4. Savings are based on your utility rate on the date of this proposal, during year one of your system's activation.
5. Tax credits and rebates vary and are subject to change. SunPower does not warrant, guarantee, or otherwise advise its partners or customers about specific tax outcomes. Consult your tax advisor regarding the solar tax credit and how it applies to your specific circumstances. Please visit www.dsireusa.org for detailed solar policy information.
6. Estimated solar electricity cost is based on projected system costs and estimated system production, assuming typical weather at your location. Your production, and therefore cost per kWh, may vary depending on actual weather experienced in any given year. Estimate includes projected sales tax where applicable.
7. Electricity Savings are estimated based on your utility rate on the date of this proposal, and represent savings on charges for electricity usage only. Actual monthly bills can include fixed charges that are unrelated to actual electricity usage, and may be subject to minimum monthly bill restrictions. SunPower does not warrant or guarantee savings.
8. Actual consumption over time may vary based on electricity needs, impacting overall savings.

Installation Agreement

Source file: Installation Agreement.pdf

DocuSign Envelope ID: C0544861-784F-43AD-83AA-E4D2F2C28587

SOLAR ENERGY SYSTEM DISCLOSURE DOCUMENT

This disclosure shall be printed on the front page or cover page of every solar energy contract for the installation of a solar energy system on a residential building.

The TOTAL COST for the solar energy system (including financing and energy / power cost if applicable) is: $ 21,635.12.

To make a complaint against a contractor who installs this system and/or the home improvement salesperson who sold this system, contact the Contractors State License Board (CSLB) through their website at www.cslb.ca.gov (search: “complaint form”), by telephone at 800-321-CSLB (2752), or by writing to P.O. Box 26000, Sacramento, CA 95826.

If the attached contract was not negotiated at the contractor's place of business, and you are 65 years of age or older, you have a Five-Day Right to Cancel the contract, pursuant to Business and Professions Code (BPC) section 7159, as noted below. For further details on canceling the contract, see the Notice of Cancellation, which must be included in your contract.

Five-Day Right to Cancel

You, the buyer, have the right to cancel this contract within five business days. You may cancel by e-mailing, mailing, faxing, or delivering a written notice to the contractor at the contractor's place of business by midnight of the fifth business day after you received a signed and dated copy of the contract that includes this notice. Include your name, your address, and the date you received the signed copy of the contract and this notice.

This document was developed through coordination of the California Contractors State License Board and the California Public Utilities Commission pursuant to Business and Professions Code section 7169.

SUNPOWER®

SOLAR ENERGY SYSTEM
HOME IMPROVEMENT CONTRACT

TO BE USED IN THE STATE OF CALIFORNIA

"Notice of Cancellation" may be sent to the Contractor at the address noted below:

Customer	**Contractor**
Tyler Krie 5502 Carfax Avenue Lakewood, CA 90713 5626881414 tylerkrie@gmail.com	SunPower Corporation, Systems Attn: SunPower 8900 Amberglen Boulevard, Suite 325 Austin, Texas 78729 (800) 786-7693 Contractor License No. 890895

Important Information about your SunPower Solar Energy System Home Improvement Contract	
Date of Agreement	July 21,2021
Estimated Rebate (if applicable)	Retained by Customer
Co-Payment Paid by Customer to Contractor at Energy Start Date	$0.00
Total Contract Price	$21,635.12
Year 1 Production Estimate	8509 kWh

The schedule of progress payments must specifically describe each phase of work, including the type and amount of work or services scheduled to be supplied in each phase, along with amount of each proposed progress payment. IT IS AGAINST THE LAW FOR A CONTRACTOR TO COLLECT PAYMENT FOR WORK NOT YET COMPLETED, OR FOR MATERIALS NOT YET DELIVERED. HOWEVER, A CONTRACTOR MAY REQUIRE A DOWN PAYMENT. THE DOWN PAYMENT MAY NOT EXCEED $1,000 OR 10% OF THE TOTAL CONTRACT PRICE, WHICHEVER IS LESS.

Schedule of Progress Payments:

Payment of the applicable invoiced amount of the Total Contract Price (as such term defined above) is due and payable upon the date specified in the table below. Your final invoice will be due and payable upon the first date when the following things have happened: (a) Contractor can verify that the System (as defined below) was placed into operation, (b) interconnection of the System is complete with the utility; and (c) all approvals needed to operate the System are in place (collectively, the "Energy Start Date").

☑ Check this box if you are pursuing financing from a financing entity approved by Contractor and listed on Schedule I (attached hereto) for the purchase and installation of the System (as defined below) under this Agreement. By checking this box, and upon notification to Contractor that such financing has been successfully obtained prior to the completion of the engineering site audit of your Premises, Contractor shall disregard the schedule of progress payments below and shall accept payment in full in the amount of the Total Contract Price from the Customer and the financing entity on behalf of the Customer upon the Loan Commencement Date.

Work to be Completed:	Amount Due:	When Due:
Design, Engineering, and Delivery of Materials (collectively, the "Installation Commencement Activities")	$0.00	**Due and payable upon the date the Installation Commencement Activities are completed.**
Completion of Installation of the System and all work required under this Agreement.	$0.00	**Due and Payable upon the Energy Start Date.**

Description of the project and significant materials to be used and equipment to be installed:

Description: Installation of new photovoltaic: 5.04kW (solar energy) system
Quantity and model of panel to be installed: 12.00 x SunPower 420W (Model SPR-A-420-G-AC) Solar Panels
Quantity and model of inverter(s) to be installed: Type G / SPWR-A4 (IQ 7AS)(12)
Mounting/Racking to be installed: InvisiMount
Monitoring to be installed: PVS6 Monitoring Kit

NOTE:
Loan Number (if applicable):

Approximate Time For Start & Completion:

Approximate Start Date:	**within ten (10) days of this Agreement (including the last amendment or change order) being signed by both parties.**
Approximate Completion Date:	**within seventy-five (75) days of this Agreement (including the last amendment or change order) being signed by both parties.**

Commencement of work under this Agreement shall be defined as the design and engineering of the photovoltaic (solar energy) System.

1. INTRODUCTION

This Solar Energy System Home Improvement Contract (this "Agreement") is the agreement between the individual(s) identified as "Customer(s)" above (collectively referred to in this Agreement as "Customer" or "you") and SunPower Corporation, Systems (referred to in this Agreement as "SunPower", "Contractor" or "we" or "us" or "our"). By this Agreement, we will provide to you certain services for the installation of a photovoltaic solar system described on Page 2 of this Agreement (the "System"), and a limited warranty as described in full below in this Agreement.

YOU AGREE THAT CONTRACTOR IS PERMITTED TO EXERCISE ITS RIGHT TO INSTALL A SYSTEM THAT DIFFERS FROM THE SYSTEM DESCRIPTION PROVIDED ABOVE ON THE CONDITION THAT SUCH SYSTEM INCLUDES SUBSTANTIALLY EQUIVALENT OR BETTER EQUIPMENT WITH EQUAL TO OR GREATER OUTPUT AND CONTRACTOR NOTIFIES YOU ABOUT THE UPDATED SYSTEM DESCRIPTION. IF CONTRACTOR EXERCISES SUCH RIGHT IN ACCORDANCE WITH THIS PARAGRAPH, THEN YOU WILL NOT HAVE THE RIGHT TO REJECT OR TERMINATE THIS AGREEMENT.

List of Documents Incorporated into this Agreement: **Exhibit A** (Notice of Cancellation), **Exhibit B** (SunPower Limited Product and Power Warranty Overview), **Exhibit C** (Certificate of Acceptance), and **Schedule I** (List of Approved Financing Entities). Please read this Agreement and related documents carefully; this Agreement is a legally binding agreement between you and us.

The pricing in this Agreement is valid for thirty (30) days after July 21,2021. If you do not sign this Agreement and return it to us on or prior to thirty (30) days after July 21,2021, then Contractor reserves the right to reject this Agreement unless you agree to our then current pricing.

2. INSTALLATION SERVICES

(a) CONDITIONS PRIOR TO INSTALLATION OF THE SYSTEM; PRE-INSTALL TERMINATION RIGHTS

Our obligations to install the System are conditioned upon the following items having occurred and/or been completed to our reasonable satisfaction by us or other service providers chosen by us:

(i) Our receipt of 40% of the Total Contract Price (as such amount is specified above), or notification to us that you have successfully obtained financing for the purchase and installation of the System under this Agreement from a financing entity approved by Contractor and listed on **Schedule I**;

(ii) completion of (A) the engineering site audit (a thorough physical inspection of your premises where the System is to be installed to determine whether the installation of the System is feasible) (this Agreement refers to those premises as the "Premises" or your "Home") including, if applicable, geotechnical work), and (B) real estate due diligence to confirm the suitability of the Premises for the construction, installation, and operation of the System;

(iii) receipt of all necessary zoning, land use, and building permits; and

(iv) completion of any renovations, improvements or changes reasonably required at your Home or on the Premises (e.g., removal of a tree or roof repairs necessary to enable us or our other service providers chosen by us to safely install the System).

If we determine that certain conditions on the roof or otherwise at the Premises should be corrected before the installation may be undertaken, then we will notify you that corrective work is needed, and you may arrange for such work with another contractor or with us (if we are capable of performing such work). You will be responsible for the structural integrity of the location where the System is installed, including structural or electrical modifications necessary to prepare your Premises for the System. You agree that Contractor is not responsible for any known or unknown conditions of the Premises.

Please note, however, that such corrective work is not covered by this Agreement and you may either (i) pay for such corrective work in addition to the Total Contract Price listed above or (ii) terminate this Agreement without penalty or fee.

Furthermore, both parties will have the right to terminate this Agreement, without penalty or fee, if we determine after the engineering site audit of your Premises that we have misestimated by more than ten percent (10%) any of (1) the System size, (2) the System's total cost, or (3) the System's originally estimated annual production. Such termination right will expire ten (10) business days after we inform you in writing of the revised size, cost or production estimate. If neither party exercises their right to terminate this Agreement following such 10% change, then any changes to the System will be documented in an amendment to this Agreement. You authorize us and our subcontractors to make corrections to the utility paperwork to conform to this Agreement or any amendments to this Agreement we both sign.

(b) INSTALLATION COMMENCEMENT

When we are satisfied that the installation and operation of the System at the Premises is feasible, any corrective work has been performed, completed and paid for, and any necessary zoning, land use or building permits are received, the parties agree that we will begin the installation of the System. Contractor may perform such services by itself or through a competent subcontractor hired by Contractor.

However, please note that if we determine that your Premises are not suitable for the installation of the System, or corrective work has not been satisfactorily performed, or any required permits or other governmental authorizations are not received, then we will not have the obligation to install the System, and we may terminate this Agreement by providing prior written notice to you.

(c) POST-INSTALLATION CONTRACTOR DUTIES

Following completion of the process of installation and successful testing, in our sole discretion, of the System, we will arrange for the following:

(i) the local utility company's authorization for the System to operate following the inspection of the installed System (if the utility requires such an inspection), and

(ii) the applicable Authority Having Jurisdiction ("AHJ") or an equivalent organization to inspect the System.

(d) POST-INSTALLATION CUSTOMER DUTIES

(i) Pre-Energy Start Date Customer Duty. Upon our completion of the actions described in Section 2.c, Contractor's receipt of a signed Customer Certificate of Acceptance Form (attached hereto as Exhibit C), and the AHJ or an equivalent

organization has approved the System, you agree to arrange for, and enter into, an interconnection agreement with your local utility company. (We will provide assistance during this process.)

(ii) Post-Energy Start Date Customer Duty. Following the Energy Start Date (as defined above), you agree to pay the Contractor or Contractor's designated representative (or agree to have a third party pay the Contractor or Contractor's designated representative on Customer's behalf) the remaining balance of the Total Contract Price listed above on the Energy Start Date.

(e) TITLE TO THE SUNPOWER SYSTEM; RISK OF LOSS

Title to the System, including, without limitation, the photovoltaic modules, materials, and equipment shall pass to Customer upon delivery of the System to Customer's premises, subject in each case to the extent full payment thereof has been made by Customer in accordance with the terms of this Agreement. After delivery of the System to your Premises, other than damage directly resulting from Contractor's actions, you shall bear risk of loss to the System for all causes of loss not covered by the SunPower Limited Product and Power Warranty (see sunpower.com/homesolarwarranty). Contractor and its affiliates retain all intellectual property rights on any of the equipment installed in your System including, but not limited to, patents, copyrights and trademarks.

(f) PROFESSIONAL AND WORKMANLIKE MANNER

Contractor will construct, install, test and commission the System at the Premises. We promise to do this in a professional and workmanlike manner, in accordance with all applicable laws, regulations, codes and permits. We promise to follow accepted professional practices in the solar panel installation industry and electrical installation industry, generally.

3. FINANCING; RIGHT TO TERMINATE

If Customer advises Contractor that it requires financing to comply with its obligations under this Agreement and is not able to obtain financing prior to the completion of the engineering site audit of your Premises, then Customer may terminate this Agreement through written notice to Contractor prior to such Approximate Start Date or Contractor's installation of the System (whichever is earlier) and without triggering any further liability to either Party.

4. LIMITED WARRANTY

We provide to you the following warranties with respect to the System (these warranties are collectively referred to as the "Limited Warranty" in this Agreement). Please note that the Limited Warranty is subject to exclusions and disclaimers specified in Section 4.d below and to other limitations on liability specified in Section 8 of this Agreement. Please also note that the Limited Warranty is subject to payment in full of any amounts due to Contractor in accordance with this Agreement; therefore, we will have no obligation under the Limited Warranty if payment in full has not been made to us in accordance with this Agreement.

(a) INSTALLATION, WORKMANSHIP, DEFECTS, AND ROOF WARRANTIES

(i) Installation, Workmanship and Defects Warranty. We warrant that during the System Warranty Period (as defined below) (A) the System will be installed in the manner described in Section 2.f above and (B), under normal use and service conditions, the System will be free from defects in workmanship or defects in, or a breakdown of, materials or components. This warranty (the "System Warranty Period") will run ten (10) years from the Energy Start Date.

(ii) Roof Warranty. During the Roof Warranty Period (as defined below), we warrant that, if in the course of the installation work we are required to penetrate your roof and thereby cause damage to the areas of the roof that are within a three (3) inch radius of roof penetration, we will repair such damage. (This roof warranty (the "Roof Warranty Period") will run ten (10) years from the Energy Start Date.)

(b) REPAIR PROMISE

During the System Warranty Period or the Roof Warranty Period, as applicable (each, a "Warranty Period"), as specified in Section 4.a above, and subject to Section 4.d and Section 8 below, we will repair or replace any defective part, material or component or correct any defective workmanship, at no cost or expense to you (including, without limitation, all labor costs), when you submit a valid claim to us under this Limited Warranty. We may use new or reconditioned parts when making such repairs or replacements.

(c) ASSIGNMENT OF MANUFACTURERS' WARRANTIES

To the fullest extent we are permitted to do so, we hereby assign, as of the date of your acceptance of the System, to you, as the legal owner of the System, the limited warranties from the manufacturers of the photovoltaic modules and inverters comprising the System (in particular, the SunPower Corporation residential photovoltaic modules are subject to SunPower Corporation's standard 25-year power output and workmanship warranty set forth on the SunPower Limited Product and Power Warranty for Residential PV Modules; and inverters that are not factory-integrated in the System's photovoltaic modules are subject to the manufacturer's 10-year performance warranty). To the extent that we perform warranty repair work or provide warranty replacement(s) to you, we reserve the right to make a corresponding claim (if available) under any such manufacturers' warranties.

(d) EXCLUSIONS AND DISCLAIMERS

The Limited Warranty does not apply to any repair, replacement or correction required due to the following:

(i) someone other than Contractor or a subcontractor specifically approved by Contractor (an "Approved Subcontractor") installed, constructed, tested, removed, re-installed or repaired the System;

(ii) destruction or damage to the System or its ability to safely produce energy not caused by Contractor or its Approved Subcontractor while servicing the System (for example, a tree falls on the System not due to any negligence of Contractor);

(iii) your failure to perform, or your breach of any of, your obligations under this Agreement (including, without limitation, not providing us adequate access or assistance);

(iv) any event or condition beyond our control that is a Force Majeure Event (as defined below);

(v) a power or voltage surge caused by someone other than Contractor including, without limitation a grid supply voltage outside of the standard range specified by the local utility or the System specifications or as a result of a local power outage or curtailment;

(vi) any System failure not caused by a System defect (such as making roof repairs that affect the System); or

(vii) theft of the System.

This Agreement gives you specific rights, and you may also have other rights which may vary from state to state. This Agreement does not warrant any specific electrical performance of the System.

(e) MAKING A CLAIM

If you believe you have a claim under the Limited Warranty, then you must give us notice of such claim describing the problem that you believe gives rise to the claim, as promptly as possible, but in no event later than five (5) business days after your discovery of such problem, in accordance with Section 12 below.

(f) TRANSFER OF WARRANTY

We will accept and honor any valid and properly submitted claim under the Limited Warranty made during the applicable Warranty Period by any person to whom Customer properly transfers ownership of the System.

(g) MAINTENANCE OF OPERATION

Except for honoring Limited Warranty claims, we will have no obligation to service, operate or maintain the System.

THE LIMITED WARRANTY DESCRIBED IN THIS SECTION 4 IS THE ONLY EXPRESS WARRANTY MADE BY CONTRACTOR WITH RESPECT TO THE SYSTEM. CONTRACTOR HEREBY DISCLAIMS, AND ANY BENEFICIARY OF THIS LIMITED WARRANTY HEREBY WAIVES, ANY WARRANTY WITH RESPECT TO ANY COST SAVINGS FROM USING THE SYSTEM. Please also see the limitations and disclaimers contained in Section 8 below.

5. ENVIRONMENTAL INCENTIVES

(a) ELIGIBILITY

You may be eligible for various state and local rebates and incentives. The rebate and incentive calculations Contractor provides to Customer are estimates. These estimates are based upon certain assumptions that may not be applicable based on the circumstances specific to your System. However, actual rebates and incentives are variable as eligibility requirements, funding availability, and rates may change. Contractor shall have no financial obligation to Customer regarding actual rebate and incentive amounts received. Customer agrees to pay the Total Contract Price in full regardless of the actual amount of rebates and/or incentives you receive.

(b) OWNERSHIP

All renewable energy credits (RECs), green-e tags or other transferable indicators for the generation of renewable energy, performance based incentives, rebates and other incentives or under the federal government's, any municipality's, any utility's or any other state's solar program or initiative, and associated reporting rights available in connection with the System, are retained and owned by you as the owner of the System.

6. CERTAIN CUSTOMER OBLIGATIONS

(a) REMOVAL/REPAIR OF SYSTEM

You agree that if (i) the System needs any repairs that are not our responsibility under the Limited Warranty or (ii) you would like to have the System removed or moved and reinstalled to facilitate remodeling of your Home, you will have Contractor, or an Approved Subcontractor, at your expense, perform such repairs, removal and reinstallation, or relocation on a time and materials basis.

(b) TAXES AND ASSESSMENTS

You are responsible for all taxes, assessments and charges required by public agencies including, without limitation, those resulting from any increased real property taxes that you may be subject to as a result of the installation of the System. You should consult your own qualified tax advisor regarding the federal, state and local, and other tax benefits and consequences that result from the purchase and installation of the System on your Home.

(c) EXTERIOR OF HOME

You agree that if any part of the System is located on the exterior of your Home, then you will supply the paint needed to complete any related painting.

(d) SUNPOWER MONITORING SYSTEM

The SunPower Monitoring System will be installed at the same time as the installation of the System. Customer agrees to maintain and make available, at your cost, a functioning Internet connection, via either one available wired Ethernet port and standard AC power outlet within eighty (80) feet of the System's AC/DC inverter(s), secure access to your wireless home internet, or the purchase of a SunPower cellular plan at all times while it is being used. Customer also agrees to keep the SunPower Monitoring System connected at all times.

7. FORCE MAJEURE

If we are unable to perform all or some of our obligations under this Agreement because of a Force Majeure Event (as defined below), we will be excused from whatever performance is affected by the Force Majeure Event, provided that (i) as soon as is reasonably practical we give you notice of the event and (ii) the excuse from performing our obligations will be of no greater scope and of no longer duration than is required in the context of the Force Majeure Event.

"Force Majeure Event" means any event, condition or circumstance beyond our control and not caused by our or our Approved Subcontractor's fault or negligence. Included among such events would be failure or interruption of the installation of the System or production of electricity by the System due to: an act of god; war (declared or undeclared); pandemic; sabotage; riot; insurrection; civil unrest or disturbance; military or guerilla action; terrorism; economic sanction or embargo; civil strike, work stoppage, slow-down, or lock-out; explosion; fire; earthquake; abnormal weather condition or actions of the elements (including, without limitation, hurricane; flood; lightning; wind; drought); the binding order of any governmental authority; the failure on the part of any governmental authority to issue a required permit (provided we have timely applied for such permit); unavailability of electricity from the utility grid, equipment, supplies or products; and failure of equipment not utilized by us or under our control (not including the System – that is, defective or faulty components of the System are not a Force Majeure Event).

8. LIMITATIONS ON LIABILITY; INDEMNITY

(a) NO CONSEQUENTIAL DAMAGES.

YOU AGREE THAT YOU MAY RECOVER ONLY DIRECT DAMAGES AND IN NO EVENT SHALL CONTRACTOR OR ITS AGENTS OR SUBCONTRACTORS BE LIABLE TO YOU OR YOUR HEIRS OR ASSIGNS FOR SPECIAL, INDIRECT, PUNITIVE, EXEMPLARY, INCIDENTAL OR CONSEQUENTIAL DAMAGES OF ANY NATURE, EVEN IF CONTRACTOR HAS, OR ITS AGENTS OR SUBCONTRACTORS HAVE, BEEN ADVISED OF THE LIKELIHOOD OR POSSIBILITY THAT SUCH DAMAGES MAY BE INCURRED.

(b) DISCLAIMER OF WARRANTIES

THE ONLY WARRANTY AS TO THE SYSTEM OR ITS INSTALLATION IS THE LIMITED WARRANTY UNDER SECTION 4 OF THIS AGREEMENT. EXCEPT AS

EXPRESSLY PROVIDED IN THIS AGREEMENT (INCLUDING THE EXHIBITS), WE MAKE NO WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, REGARDING ITS OBLIGATIONS OR THE SYSTEM. TO THE MAXIMUM EXTENT PERMITTED BY LAW, CONTRACTOR HEREBY DISCLAIMS AND YOU HEREBY WAIVE ANY AND ALL IMPLIED WARRANTIES, INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AND MERCHANTABILITY, ARISING UNDER APPLICABLE STATE LAW, EXCEPT TO THE EXTENT SUCH WARRANTIES MAY NOT BE WAIVED UNDER APPLICABLE LAW (IN WHICH CASE, SUCH WARRANTIES SHALL NOT EXTEND PAST THE EXPIRATION OF THE WARRANTY PERIODS SET FORTH IN SECTION 4.a ABOVE).

(c) LIMITATION OF LIABILITY

Notwithstanding any other provision of this Agreement to the contrary, to the maximum extent permitted by law, Contractor's total liability arising out of or relating to this Agreement shall in no event exceed (i) as to the System failure or replacement, the Total Contract Price and (ii) as to damages to your Home, including but not limited to the installation of the System, the lesser of actual damages to your Home or $1,000,000; provided that such damages are provable and caused solely by us, our agents or subcontractors, or the System.

(d) INDEMNITY

To the fullest extent permitted by law, you shall indemnify, defend, protect, save and hold harmless us, our employees, officers, directors, agents, successors and assigns from any and all third party claims, actions, costs, expenses (including reasonable attorneys' fees and expenses), damages, liabilities, penalties, losses, obligations, injuries, demands and liens of any kind or nature arising out of, connected with, relating to or resulting from your negligence, willful misconduct, or failure to comply with any of the terms or conditions of this Agreement; provided that nothing herein shall require you to indemnify (1) any person or entity from its own negligence or willful misconduct or (2) our Approved Subcontractors or any manufacturer of the equipment comprising the System except in connection with your negligence or willful misconduct. The provisions of this paragraph shall survive termination or expiration of this Agreement.

9. TERMINATION AND DEFAULT

Contractor may terminate this Agreement, upon seven (7) days' written notice, for any material breach, for any failure of you to pay Contractor for any amount due, or for any hindrance to Contractor in the performance process. Contractor may also terminate this Agreement, in accordance with Section 2(b) above.

10. ACCESS RIGHTS

You hereby grant to us and our successors and Approved Subcontractors and our and their agents and employees, the right to enter and access your Premises and the property on which the Premises are located, in a reasonable manner and upon reasonable notice to you, for the purposes of (a) installing, constructing and, upon your request, repairing and replacing the System or making any additions to the System or installing complementary technologies on or about the location of the System; (b) installing, using and maintaining electric lines and inverters and meters, necessary to interconnect the System to your electric system at the Premises or to the utility's electric distribution system; and (c) enforcing Contractor's rights as to this Agreement and the System. You agree not to impair or interfere and not to permit other persons to impair or interfere with such access rights.

11. REMEDIES UPON CUSTOMER'S BREACH

Without limiting any of Contractor's other rights and remedies, upon any breach by you, including any failure by you to pay Contractor's any amount due, Contractor shall have the right to: (i) prevent any more work from being done at your Premises until the breach is cured and a letter of credit or some other financial instrument, approved by the Contractor in its sole discretion, is provided to the Contractor by the Customer for any amounts payable under this Agreement; (ii) recover all amounts due under this Agreement for services provided through the date of termination including interest (as such amount is allowed by law); (iii) turn off or remove any System materials or equipment from your Premises by legal process or self-help, but we may not disturb the peace or violate the law; (iv) terminate this Agreement, and (v) pursue any other legal remedies including but not limited to mechanics' liens or similar remedies.

12. NOTICES

All notices, requests, statements and other communications under this Agreement must be made in writing (unless otherwise specified in another paragraph

of this Agreement as to a particular notice or communication) and will be considered to have been properly given and received if delivered in person, reliable overnight courier, or sent by registered or certified mail, postage prepaid to the address of the applicable party specified on the first page of this Agreement. Notice by hand delivery will be effective at the close of business on the day actually received, if received during a business day, and otherwise shall be effective at the close of the next business day. Notice by overnight United States mail or courier shall be effective on the second business day after it was sent. A party may change its addresses by providing notice of same in accordance with this paragraph. Notices may also be given by e-mail, provided that any such e-mail notice is confirmed in a writing delivered as provided above in this paragraph not later than the immediately following business day.

13. GOVERNING LAW; ARBITRATION OF DISPUTES

PLEASE READ THIS SECTION CAREFULLY. ARBITRATION REPLACES THE RIGHT TO GO TO COURT, INCLUDING THE RIGHT TO A JURY TRIAL AND THE RIGHT TO PARTICIPATE IN A CLASS ACTION OR SIMILAR PROCEEDING. IN ARBITRATION, A DISPUTE IS RESOLVED BY AN ARBITRATOR INSTEAD OF A JUDGE OR JURY.

The laws of the state where your Home is located shall govern this Agreement without giving effect to conflict of law's principles. You and we agree that any dispute, claim or disagreement between the parties (a "Dispute") shall be resolved exclusively by arbitration.

The arbitration, including the selecting of the arbitrator, will be administered by JAMS, under its Streamlined Arbitration Rules (the "Rules") by a single neutral arbitrator to be agreed upon by the parties or selected under the Rules within thirty (30) days of the commencement of the arbitration. The arbitration will be governed by the Federal Arbitration Act (Title 9 of the U.S. Code). Either party may initiate the arbitration process by filing the necessary forms with JAMS. To learn more about arbitration, you can call any JAMS office or review the materials at www.jamsadr.com. The arbitration shall be held in the location that is most convenient to your Home. If a JAMS office does not exist in the county where you live, then we will use another accredited arbitration provider with offices close to your Home.

If you initiate the arbitration, you will be required to pay the first $125 of any filing fee. We will pay any filing fees in excess of $125 and we will pay all of the arbitration fees and costs. If we initiate the arbitration, we will pay all of the filing fees and all of the arbitration fees and costs. We will each bear all of our own attorney's fees and costs except that you are entitled to recover your attorney's fees and costs if you prevail in the arbitration and the award you receive from the arbitrator is higher than our last written settlement offer. This Section 13 shall govern to the extent it conflicts with the Rules. When determining whether your award is higher than our last written settlement offer your attorney's fees and costs will not be included.

Only Disputes involving you and us may be addressed in the arbitration. Disputes must be brought in the name of an individual person or entity and must proceed on an individual (non-class, non-representative) basis. The arbitrator will not award relief for or against anyone who is not a party. If either of us arbitrates a Dispute, neither of us, nor any other person, may pursue the Dispute in arbitration as a class action, class arbitration, private attorney general action or other representative action, nor may any such Dispute be pursued on your or our behalf in any litigation in any court. Claims regarding any Dispute and remedies sought as part of a class action, class arbitration, private attorney general or other representative action are subject to arbitration on an individual (non-class, non-representative) basis, and the arbitrator may award relief only on an individual (non-class, non-representative) basis. This means that the arbitration may not address disputes involving other persons with disputes similar to the Disputes between you and us.

The arbitrator shall have the authority to award any legal or equitable remedy or relief that a court could order or grant under this Agreement. The arbitrator, however, is not authorized to change or alter the terms of this Agreement or to make any award that would extend to any transaction other than yours. All statutes of limitations that are applicable to any dispute shall apply to any arbitration between us. The arbitrator will issue a decision or award in writing, briefly stating the essential findings of fact and conclusions of law.

BECAUSE YOU AND WE HAVE AGREED TO ARBITRATE ALL DISPUTES, NEITHER OF US WILL HAVE THE RIGHT TO LITIGATE THAT DISPUTE IN COURT, OR TO HAVE A JURY TRIAL ON THAT DISPUTE, OR ENGAGE IN DISCOVERY EXCEPT AS PROVIDED FOR IN THE RULES. FURTHER, YOU WILL NOT HAVE THE RIGHT TO PARTICIPATE AS A REPRESENTATIVE OR MEMBER OF ANY CLASS PERTAINING TO ANY DISPUTE. THE ARBITRATOR'S

DECISION WILL BE FINAL AND BINDING ON THE PARTIES AND MAY BE ENTERED AND ENFORCED AS A JUDGMENT IN ANY COURT HAVING JURISDICTION, EXCEPT TO THE EXTENT IT IS SUBJECT TO REVIEW IN ACCORDANCE WITH APPLICABLE LAW GOVERNING ARBITRATION AWARDS. OTHER RIGHTS THAT YOU OR WE WOULD HAVE IN COURT MAY ALSO NOT BE AVAILABLE IN ARBITRATION.

By initialing below, you acknowledge and accept that you are waiving any and all rights to a trial jury for all actions or proceedings involving a dispute arising out of or related to this Agreement.

Customer: 

14. ASSIGNMENT AND TRANSFER OF THIS AGREEMENT

Contractor may assign its rights or obligations under this Agreement to a third party without Customer's consent, provided that any assignment of Contractor's obligations under this Agreement shall be to a party qualified to perform such obligation. Customer's rights and obligations under this Agreement will be automatically transferred to any party that succeeds Customer as owner of the System.

15. ENTIRE AGREEMENT; AMENDMENTS; BENEFIT OF AGREEMENT

This Agreement contains the entire agreement of Customer and Contractor regarding the subject matter of this Agreement. Any amendment or other change to this Agreement must be in writing and signed by both parties.

If any portion of this Agreement is determined to be unenforceable, the remaining provisions shall be enforced in accordance with their terms or shall be interpreted or reformed so as to make them enforceable.

The provisions of this Agreement regarding payment obligations, liabilities, indemnities, remedies, governing law and arbitration, as well as all provisions that specifically provide for survival or for additional time periods, will survive the termination or expiration of this Agreement.

16. NOTE ABOUT EXTRA WORK AND CHANGE ORDERS

(i) Extra work and change orders become part of this Agreement once the order is prepared in writing and signed by the parties prior to the commencement of any work covered by the new change order. The order must describe the scope of the extra work or change, the cost to be added or subtracted from this Agreement, and the effect the order will have on the schedule of progress payments.

(ii) Customer may not require the Contractor to perform extra or change-order work without providing written authorization prior to the commencement of work covered by the new change order.

(iii) Extra work or a change order is not enforceable against Customer unless the change order also identifies all of the following in writing prior to the commencement of work covered by the new change order: (i) the scope of work encompassed by the order; (ii) the amount to be added or subtracted from this Agreement, and (iii) the effect the order will make in the progress payments or the completion date.

(iv) Contractor's failure to comply with the requirements of this Section 16 does not preclude the recovery of compensation for work performed based upon legal or equitable remedies designed to prevent unjust enrichment.

17. NOTICES CONCERNING COMMERCIAL GENERAL LIABILITY AND WORKERS' COMPENSATION INSURANCE

Contractor carries commercial general liability insurance written by James River Insurance Company. You may call Marsh Risk & Insurance Services at (408) 467-5600 to check the Contractor's insurance coverage. A certificate of insurance can also be provided upon request. The Contractor carries workers' compensation insurance for all employees.

18. MECHANIC'S LIEN WARNING

Anyone who helps improve your property, but who is not paid, may record what is called a mechanic's lien on your property. A mechanic's lien is a claim, like a mortgage or home equity loan, made against your property and recorded with the county recorder. Even if you pay your Contractor in full, unpaid subcontractors, suppliers, and laborers who helped to improve your property may record mechanic's liens and sue you in court to foreclose the lien. If a court finds the lien is valid, you could be forced to pay twice or have a court

officer sell your home to pay the lien. Liens can also affect your credit.

To preserve their right to record a lien, each subcontractor and material supplier must provide you with a document called a "Preliminary Notice". This notice is not a lien. The purpose of the notice is to let you know that the person who sends you the notice has the right to record a lien on your property if he or she is not paid. BE CAREFUL. The Preliminary Notice can be sent up to 20 days after the subcontractor starts work or the supplier provides material. This can be a big problem if you pay your contractor before you have received the Preliminary Notices. You will not get Preliminary Notices from your prime contractor or from laborers who work on your project. The law assumes that you already know they are improving your property.

PROTECT YOURSELF FROM LIENS. You can protect yourself from liens by getting a list from your contractor of all the subcontractors and material suppliers that work on your project. Find out from your Contractor when these subcontractors started work and when these suppliers delivered goods or materials. Then wait 20 days, paying attention to the Preliminary Notices you receive.

PAY WITH JOINT CHECKS. One way to protect yourself is to pay with a joint check. When your Contractor tells you it is time to pay for the work of a subcontractor or supplier who has provided you with a Preliminary Notice, write a joint check payable to both the Contractor and the subcontractor or material supplier. For other ways to prevent liens, visit CSLB's Internet Web site at www.cslb.ca.gov or call CSLB at 800-321-CSLB (2752).

REMEMBER, IF YOU DO NOTHING, YOU RISK HAVING A LIEN PLACED ON YOUR HOME. This can mean that you may have to pay twice, or face the forced sale of your home to pay what you owe.

19. REQUIRED NOTICE REGARDING RELEASE OF MECHANIC'S LIENS

Upon satisfactory payment being made for any portion of the work performed, the Contractor, prior to any further payment being made, shall furnish to the Customer a full and unconditional release from any potential lien claimant claim or mechanic's lien authorized pursuant to section 8400 and 8404 of the Civil Code for that portion of the work for which payment has been made.

20. CUSTOMER DATA

For a copy of the SunPower Data Privacy Policies, please visit the following website:

https://us.sunpower.com/privacy/website-policy

By initialing below, you acknowledge your receipt of and opportunity to review the SunPower Data Privacy Policy:

Customer: DS

21. INFORMATION ABOUT THE CONTRACTORS' STATE LICENSE BOARD ("CSLB")

CSLB is the state consumer protection agency that licenses and regulates construction contractors. Contact CSLB for information about the licensed contractor you are considering, including information about disclosable complaints, disciplinary actions, and civil judgments that are reported to CSLB. Use only licensed contractors. If you file a complaint against a licensed contractor within the legal deadline (usually four years), CSLB has authority to investigate the complaint. If you use an unlicensed contractor, CSLB may not be able to help you resolve your complaint. Your only remedy may be in a civil court, and you may be liable for damages arising out of any injuries to the unlicensed contractor or the unlicensed contractor's employees.

For more information:

Visit: CSLB's Internet Web site at www.cslb.ca.gov

Call: CSLB at 800-321-CSLB (2752)

Write: CSLB at P.O. Box 26000, Sacramento, CA 95826.

22. SIGNATURES

Facsimile, PDF signatures or electronic signatures may be used with the same force and effect as if they were a duly executed original.

23. ELECTRONIC INVOICES

Customer hereby agrees to receive all invoices issued under this Agreement electronically.

24. NOTICE OF SEVEN-DAY RIGHT TO CANCEL IN CALIFORNIA.

You, Customer, have the right to cancel this Agreement within seven (7) calendar days of the date you sign this Agreement. You may cancel by e-mailing, mailing, faxing, or delivering a written notice to Contractor at Contractor's place of business by midnight of the seventh calendar day after you received a signed and dated copy of this Agreement that includes this notice. Include your name, your address, and the date you received the signed copy of this Agreement and this notice.

Following the seventh (7th) calendar day after the date you sign this Agreement and prior to the installation commencement date of the System, you may request that we cancel this Agreement. If we agree to cancel this Agreement, then in connection with such a request, you will be obligated to pay a cancellation fee to help offset costs incurred for Your project, such as permitting fees, interconnection application costs, design costs, and other out of pocket expenses associated with this Agreement. Cancellation fees are as follows:

a. Five hundred dollars ($500.00) for any cancellation after the seventh (7th) calendar day after the date you sign this Agreement until the date that permits have been obtained for your project.

b. One thousand dollars ($1,000.00) for any cancellation after permits have been obtained for your project.

Once installation of the System has begun, You may not cancel the Agreement under any circumstances without Lessor's consent. Under such circumstances, We will ask You, and You agree, to reimburse Us for Our out-of-pocket costs associated with the Agreement.

If you cancel on or before the seventh (7th) calendar day after the date you sign this Agreement, then Contractor must return to you anything you paid within ten calendar (10) days after receiving the notice of cancellation and the parties agree that Contractor may return such funds via the same method that you originally remitted such funds to Contractor. For your part, you must make available to Contractor at your residence, in substantially as good condition as you received them, goods delivered to you under this Agreement. Or, you may, if you wish, comply with Contractor's instructions on how to return the goods at Contractor's expense and risk. If you do make the goods available to Contractor and Contractor does not pick them up within twenty (20) days after the date of your notice of cancellation, you may keep them without any further obligation. If you fail to make the goods available to Contractor, or if you agree to return the goods to Contractor and fail to do so, then you remain liable for performance of all obligations under this Agreement.

Attached is a form "Notice of Cancellation" which form is easily detachable.

DS

☐

that Contractor give you a notice explaining the right to cancel. Initial the checkbox if the Contractor has given you a "Notice of the Seven-Day Right to Cancel".

You are entitled to a completely filled in copy of this Agreement, signed by both you and Contractor before any work may be started. You are entitled to require Contractor to have a performance and payment bond and the expense of the bonds may be borne by you.

IN WITNESS WHEREOF, each party hereto has caused this Agreement to be signed on its behalf as of the date first written above.

Customer's Signature(s):

DocuSigned by:
7137E78AB95B4BA...

Tyler Krie

7/21/2021

Contractor's Signature:

SunPower Corporation, Systems

DocuSigned by:
Joanna J. Tiongco
0D5D3F8470A04A5...

7/22/2021

The name and registration number of the home improvement salesperson who solicited or negotiated this Agreement are set forth below:

Name: Mike Stein

Registration No.: 91440

DocuSign Envelope ID: C0544861-784F-43AD-83AA-E4D2F2C28587

Exhibit A

NOTICE OF CANCELLATION

7/22/2021
(Date)

You may CANCEL this transaction, without any Penalty or Obligation, within SEVEN CALENDAR DAYS from the above date.

If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within TEN CALENDAR DAYS following receipt by seller of your cancellation notice, and any security interest arising out of the transaction will be canceled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of the Contractor regarding the return shipment of the goods at the seller's expense and risk.

If you do make the goods available to the seller and the seller does not pick them up within 20 days after the date of your Notice of Cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this Cancellation Notice or any other written notice, or send a telegram to: SunPower Corporation, Systems, 8900 Amberglen Boulevard, Suite 325, Austin, TX 78729.

NOT LATER THAN MIDNIGHT OF 7/29/2021
(Date)

I HEREBY CANCEL THIS TRANSACTION.

_____***[Date]*.**

Customer's Signature: _____

Please print name: _____

Exhibit A

NOTICE OF CANCELLATION

7/22/2021
(Date)

You may CANCEL this transaction, without any Penalty or Obligation, within SEVEN CALENDAR DAYS from the above date.

If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within TEN CALENDAR DAYS following receipt by seller of your cancellation notice, and any security interest arising out of the transaction will be canceled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of the Contractor regarding the return shipment of the goods at the seller's expense and risk.

If you do make the goods available to the seller and the seller does not pick them up within 20 days after the date of your Notice of Cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this Cancellation Notice or any other written notice, or send a telegram to: SunPower Corporation, Systems, 8900 Amberglen Boulevard, Suite 325, Austin, TX 78729.

NOT LATER THAN MIDNIGHT OF 7/29/2021 **(Date)**

I HEREBY CANCEL THIS TRANSACTION.

_____ ***[Date]*.**

Customer's Signature: _____

Please print name: _____

DocuSign Envelope ID: C0544861-784F-43AD-83AA-E4D2F2C28587

EXHIBIT B

SUNPOWER®

SunPower Limited Product and Power Warranty Overview

The limited warranty described below and provided in its entirety at sunpower.com/homesolarwarranty is effective for SunPower® photovoltaic modules for residential installation with "SPR-X" or "SPR-E" or "SPR-A" and "AC" in the product model number and sold after July 1, 2019.

Limited Warranty

Subject at all times to the terms and conditions as set out in the limited warranty, SunPower Corporation ("SunPower") warrants that for 25 years beginning on the Warranty Start Date[1](the "Warranty Period"), its photovoltaic modules specified above, including factory integrated electronics, ("AC Module[s]"), shall be free from defects in materials and workmanship under normal application, installation, use and service conditions. The DC power of the AC Modules will be at least 98% of the Minimum Peak Power[2] rating for the first year, and will decline by no more than 0.25% per year for the following 24 years; thus the DC power output at the end of the final year of the 25th year warranty period will be at least 92% of the Minimum Peak Power rating (the "Guaranteed Peak Power" rating) and the AC power of the system will be at least 90% of the Peak System Power[3] for the full 25-year warranty period.

For a copy of the full warranty including, but not limited to assignment rights, exclusions and limitations please visit our website at: sunpower.com/homesolarwarranty

- ## Easy to Reach

  We're always just a call or click away at 1-800-SUNPOWER or through the mySunPower™ portal.

- ## Labor, Shipping, Parts – It's All Included

  If something needs to be replaced, SunPower makes it easy.

- ## No Jumping Through Hoops

  While most solar warranties are full of headaches, SunPower keeps things simple.

- ## Most Comprehensive Warranty in the Industry

  All components under one warranty.

  - 25-Years for components on your roof, including panels, microinverters and mounting system
  - 10-Years for components not on your roof, including monitoring hardware and SunVault™ storage system

1 "Warranty Start Date" is the earlier of (i) date of array interconnection and (ii) 6 months following the date of delivery by SunPower. If the delivery date cannot be verified, manufacturing date will be used in its place.
2 "Minimum Peak Power" is defined as the minimum rated power, as shown on the label. Peak Power is defined as the watt peak at Standard Test Conditions (1000W/m2 irradiance, AM1.5, 25C. SOMS current, LACCS FF and Voltage from NREL calibration), as described in IEC61215, measured per IEC60904, and accounting for 3% measurement tolerance. SunPower AC modules shall, in any event, require a sweep rate of no less than 200ms to ensure an accurate power measurement. SunPower can provide a detailed testing procedure or a list of recognized testing agencies upon request.
3"Peak System Power" is defined as the summation of the AC power, as shown on the label, of all the AC Modules in the system less any impacts due to shading, design limitations, and soiling.

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EXHIBIT C

(Certificate of Acceptance)

FORM OF CERTIFICATE OF ACCEPTANCE

This Certificate of Acceptance ("this Certificate") is related to the Solar Energy System Home Improvement Contract (the "Agreement") entered into on July 21,2021 between Tyler Krie and (collectively, "Customer") and SunPower Corporation, Systems ("Contractor").

Capitalized terms used in this Certificate have the meaning given to them in the Agreement.

The undersigned Customer hereby acknowledges its receipt and acceptance of the System specified in the above referenced Agreement on the date of Customer's signature set forth below. Customer also acknowledges that the System has been mechanically installed and is ready to be interconnected to the local utility grid. Furthermore, Customer confirms that Contractor provided Customer with an explanation of the SunPower Monitoring System and its applications. Customer hereby accepts the System for the purposes of the Agreement.

Customer Signature:

_____

Name: Tyler Krie
(print)

Date:

:

DocuSign Envelope ID: C0544861-784F-43AD-83AA-E4D2F2C28587

SCHEDULE I

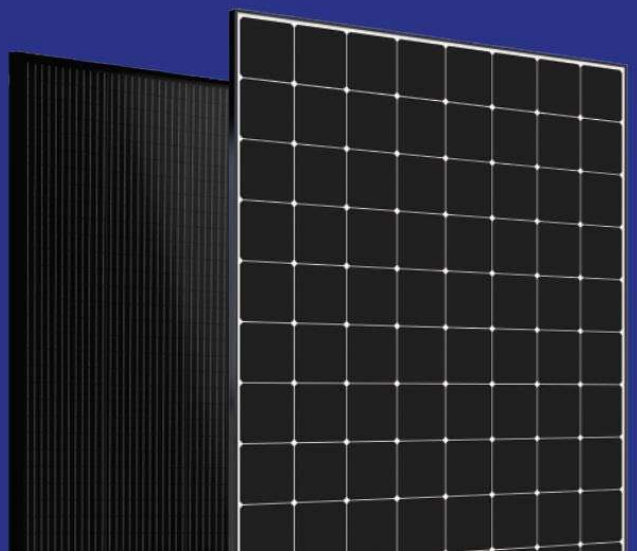
(List of Approved Financing Entities)

1.) Technology Credit Union (Tech CU)
2.) Solar Mosaic Incorporated
3.) Enerbank USA

Maxeon Panel Warranty Terms

Source file: Maxeon warranty.pdf

Maxeon and Performance
Photovoltaic panels



Limited Warranty for PV Modules

1. Limited Product and Power Warranties

Effective Date: **April 1, 2025**

PV Module(s). This Limited Warranty is effective for photovoltaic modules from Maxeon Solar Technologies, Ltd. ("Maxeon") installed in the United States, Canada, or Puerto Rico with the model numbers listed in the Warranty Table sold after the Effective Date (the "PV Modules"). The PV Module(s) exclude any external device, component, or accessory included or sold with the PV Modules, including any external connector, jumper, microinverter, or other external power electronic device.

Warranty Start Date. The Warranty Start Date is the earlier of: (i) the date of array interconnection, and (ii) 6 months following delivery of the PV Modules. If the delivery date cannot be verified, then the manufacturing date will be used in its place.

Product Warranty. Subject at all times to the terms and conditions in this Limited Warranty, Maxeon warrants the PV Modules will be free from defects in materials and workmanship that materially impact the functioning of the PV Modules under normal application, installation, use, and service conditions during the Product Warranty Term set forth in the Warranty Table.

Power Warranty. Subject at all times to the terms and conditions in this Limited Warranty, Maxeon warrants the PV Modules will have a Measured Peak Power[1] of at least the Guaranteed Peak Power during the Power Warranty Term set forth in the Warranty Table.

40-Year Warranty Terms. The 40-year Product and Power Warranty Terms for applicable PV Modules are subject to the terms of this Limited Warranty and conditional upon installation by an "Authorized Installer" and digital warranty registration of the PV Modules ("Registration"). Registration must be completed in accordance with https://one.maxeon.com/en/warranty-registration, including acceptance of applicable Maxeon terms of use and privacy policies. If the PV Modules are not installed by an Authorized Installer or if Registration is not completed within 6 months of the Warranty Start Date, then different Warranty Terms apply, as set forth in the Warranty Table.

SUNPOWER PV Modules. For the SUNPOWER branded PV Modules listed in the Warranty Table (SPR-X21-350-BLK, SPR-X21-335-BLK, SPR-X22-360-COM, SPR-M410, SPR-M415, SPR-M420, SPR-M425, SPR-M435, SPR-M440, SPR-M475-COM, SPR-A400, SPR-A410, SPR-A430-COM, SPR-A440-COM, SPR-A450-COM, SPR-E20-330-COM), Registration requires serial number verification to confirm the SUNPOWER branded PV Modules have been purchased through an Authorized Company and the 40-year Product and Power Warranty Terms apply. Only SUNPOWER branded PV Modules sold through an Authorized Company qualify for warranty coverage under this Limited Warranty. Other SUNPOWER branded PV Modules may be covered by a separate warranty.

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[1] *"Measured Peak Power" is a measurement of the watt peak of a PV Module at Standard Test Conditions (1000W/m^2 irradiance, AM1.5, 25C. SOMS current, LACCS FF and Voltage from NREL calibration), as described in IEC61215, measured per IEC60904, and accounting for 3% measurement tolerance. Measured Peak Power measurements require a sweep rate of no less than 200ms to ensure an accurate power measurement. Detailed testing procedures and recognized testing agencies are available upon request.*

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Authorized Installer. Authorized Installers include Maxeon, Maxeon's independent contractors, and Maxeon Partners. A Maxeon Partner is an independent installer who is active in Maxeon's Partner Program. Customers can be connected to a Maxeon Partner by contacting Maxeon at www.maxeon.com/contact. An installer's status as a Maxeon Partner can be verified by contacting customerservice@maxeon.com.

Authorized Company. An Authorized Company is a company, such as an Authorized Installer or a distributor, who has been authorized by Maxeon to offer the SUNPOWER branded PV Modules with the 40-year Product and Power Warranty Terms. An Authorized Company can be verified by contacting customerservice@maxeon.com.

Warranty Table.

PV Modules	Product Warranty Term	Power Warranty Term	Guaranteed Peak Power (a percentage of "Minimum Peak Power," which is the rated power shown on the label for the PV Module)
SPR-MAXy-xxx	40 years from the Warranty Start Date (25 years if no Registration or if not installed by an Authorized Installer)	40 years from the Warranty Start Date (25 years if no Registration or if not installed by an Authorized Installer)	98% of the Minimum Peak Power for the 1st year of the Power Warranty Term, reduced by 0.25% at the beginning of each subsequent year of the Power Warranty Term, down to 88.25% for the final, 40th year, and 92% for the final, 25th year, if no Registration.
SUNPOWER branded PV Modules: SPR-X21-350-BLK SPR-X21-335-BLK SPR-X22-360-COM SPR-M410 SPR-M415 SPR-M420 SPR-M425 SPR-M435 SPR-M440 SPR-M475-COM SPR-A400 SPR-A400 SPR-A430-COM SPR-A440-COM SPR-A450-COM SPR-E20-330-COM	40 years from the Warranty Start Date, only if Registration is completed and the PV Modules are purchased from an Authorized Company	40 years from the Warranty Start Date, only if Registration is completed and the PV Modules are purchased from an Authorized Company	98% of the Minimum Peak Power for the 1st year of the Power Warranty Term, reduced by 0.25% at the beginning of each subsequent year of the Power Warranty Term, down to 88.25% for the final, 40th year.
SPR-P5-xxx SPR-P6-xxx	25 years from the Warranty Start Date	25 years from the Warranty Start Date	98% of the Minimum Peak Power for the 1st year of the Power Warranty Term, reduced by 0.45% at the beginning of each subsequent year of the Power Warranty Term, down to 87.2% for the final, 25th year.

2. Customer Support, Claims Process and Coverage

Immediately contact Maxeon at customerservice@maxeon.com for claims covered by the Limited Warranty. Maxeon may require additional information to validate the claim, including: applicable warranty registration information; itemized proof of purchase, delivery, or installation information; serial and model numbers; and evidence regarding the basis of claim. All Maxeon obligations hereunder are expressly contingent upon the timely and full provision of such additional information that is reasonably required to validate the claim. Claims subject to the exclusions set forth in Section 4 will be rejected. Returned PV Modules will not be accepted unless prior written authorization has been provided by Maxeon.

For a validated claim made during the applicable Warranty Term, Maxeon will either repair, replace, or refund the covered PV Modules. Subject to Applicable Law, Maxeon has sole discretion in determining repair, replacement, or refund for each claim. For repairs and replacements, Maxeon will pay reasonable, customary transportation costs for the return of covered PV Modules from, and the shipment of repaired or replacement PV Modules to, the place where the covered PV Modules were originally delivered by Maxeon. Replacement PV Modules may be refurbished or remanufactured PV Modules, will be electrically and mechanically compatible with the covered PV Modules, and will have a substantially equal or greater power rating.

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Maxeon will pay reasonable, necessary, and actual removal and reinstallation service costs of repaired or replaced PV Modules, up to $250 for up to 5 PV Modules and $50 per PV Module thereafter, provided, subject to Applicable Law: (a) Maxeon has sole, reasonable discretion to select the service provider performing such services; (b) Maxeon will pay the service provider for such service costs; and (c) the PV Modules are originally installed in the United States, Canada, or Puerto Rico by an Authorized Installer.

If Maxeon issues a refund under a valid Product or Power Warranty claim, then Maxeon will refund the original purchase price for the first five years of the applicable Warranty Term, and then linearly depreciate the refund amount by 2.78% per year for 40-year Warranty Terms, 13.5% per year for 12-year Warranty Terms, and 4.75% per year for 25-year and other Warranty Terms (the "Claim Value"), provided that for a valid Power Warranty claim, Maxeon will refund the Claim Value multiplied by the percentage difference between the Guaranteed Peak Power percentage and the Measured Peak Power percentage (both as a percentage of the Minimum Peak Power). If the original purchase price cannot be substantiated, then Maxeon will use the current market value instead of the original purchase price to determine the Claim Value.

3. General Conditions for Warranty Claims

a) Any and all coverage, right, and performance under this Limited Warranty is expressly conditioned upon full payment (including full payment of any charges for interest or late payment) due to Maxeon.
b) Maxeon has no obligations under this Limited Warranty if there are outstanding charges or payments for PV Modules that are the subject of a warranty claim.
c) All warranty claims hereunder must be filed within the applicable Warranty Term. Any warranty claim filed outside the applicable Warranty Term, including any claim for a latent or undiscovered defect, is invalid and will be rejected by Maxeon.
d) The Product and Power Warranty Terms for any repaired or replaced PV Module shall not extend beyond the original terms.
e) Maxeon, in its reasonable discretion, will determine whether a claim is eligible under the Product Warranty or the Power Warranty.
f) When PV Modules are used on a mobile platform of any type, such as a vehicle (not including trackers), the Product and Power Warranty Terms shall each be limited to 12 years.
g) PV Modules used with floating mounting systems are excluded entirely from this Limited Warranty unless prior written approval is obtained from Maxeon, subject to any terms, conditions, and changes as may be set out in such written approval.
h) In cases of PV Module replacement, title to any replaced PV Module shall pass to Maxeon.
i) All warranty claims must be filed by or on behalf of the warranty holder. Maxeon may require documentation to confirm the identity of the warranty holder, authority of the claimant, and the sale, delivery, and original place of installation of the PV Modules. Maxeon may reject warranty claims with insufficient documentation in its sole, reasonable discretion.
j) This Limited Warranty is fully assignable by the warranty holder to a third party, provided: the warranty holder provides notice of assignment in accordance with www.maxeon.com/legal within 90 days of the assignment; the notice includes reasonable documentation evidencing such assignment; and the subsequent warranty holder completes digital registration of the PV Modules.

4. Exclusions

The Limited Warranty does not apply to any of the following exclusions, including any defect, failure, or power loss caused in whole or in part thereby. Maxeon will determine whether a claim is subject to an exclusion in its sole, reasonable discretion:

a) PV Modules subjected to: (i) misuse, abuse, neglect or accident; (ii) alteration or improper installation (improper installation includes, without limitation, installation that does not comply with all Maxeon installation instructions and operations and maintenance instructions of any type, as may be amended and updated from time to time at Maxeon's sole discretion, and all national, state, and local laws, codes, ordinances, and regulations); (iii) repair or modification by someone other than an approved service technician of Maxeon; (iv) conditions exceeding the voltage, wind, snow load, and any other operational specifications; (v) power failure or surges; (vi) indirect or direct damage from lightning, flood, fire, hail or other acts of nature; (vii) damage from persons, biological activity, or industrial chemical exposure; or (viii) damage from impact or other events outside Maxeon's control.

Please read the safety and installation instructions.
Visit www.maxeon.com/PVInstallGuide.
Paper version can be requested through technicalsupport.na@maxeon.com.

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b) Cosmetic defects or effects stemming from normal wear and tear of PV Module materials and cosmetic variations that do not cause power output to fall below the Guaranteed Peak Power. Normal wear and tear of PV Module materials includes, but is not limited to, fading of frame color, weathering of glass coatings, and areas of discoloration around or over individual solar cells or any part of the PV Module.
c) PV Modules installed in locations, in Maxeon's absolute judgment, that may be subject to direct contact with bodies of salt water.
d) PV Modules for which the labels containing product type or serial number have been altered, removed or made illegible.
e) PV Modules that have been moved from their original installation location without the express written approval of Maxeon.
f) PV Modules with -COM or -UPP in the product model number that have been installed on single-family homes or semi-detached homes, including but not limited to duplexes and town homes. For clarity, apartment and condominiums are not excluded from the Limited Warranty.
g) PV Modules that are sold or installed through unauthorized channels, including through unauthorized distributors or installers. Contact Maxeon at customerservice@maxeon.com if there are any questions or concerns about whether a purchase of PV Modules is through an authorized channel.
h) SUNPOWER branded PV Modules that are not sold through an Authorized Company.

5. Limitation of Warranty Scope

SUBJECT TO THE LIMITATIONS UNDER APPLICABLE LAW, THE LIMITED WARRANTY SET FORTH HEREIN IS EXPRESSLY IN LIEU OF AND EXCLUDES ALL OTHER EXPRESS OR IMPLIED WARRANTIES, GUARANTEES AND CONDITIONS. EXCEPT AS PROVIDED IN THIS LIMITED WARRANTY OR REQUIRED BY APPLICABLE LAW, ALL WARRANTIES, GUARANTEES AND CONDITIONS OF ANY KIND, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY AND OF FITNESS FOR PARTICULAR PURPOSE, USE, OR APPLICATION, COURSE OF DEALING, OR USAGE OF TRADE AND ALL OTHER OBLIGATIONS OR LIABILITIES ON THE PART OF MAXEON ARE EXPRESSLY EXCLUDED AND DISCLAIMED. NOTWITHSTANDING ANY PROVISION TO THE CONTRARY, MAXEON SHALL HAVE NO RESPONSIBILITY OR LIABILITY WHATSOEVER FOR DAMAGE OR INJURY TO PERSONS OR PROPERTY OR FOR OTHER LOSS OR INJURY RESULTING FROM ANY CAUSE WHATSOEVER ARISING OUT OF OR RELATED TO THE PV MODULES, INCLUDING, WITHOUT LIMITATION, ANY DEFECTS IN THE PV MODULE, OR FROM USE OR INSTALLATION. UNDER NO CIRCUMSTANCES SHALL MAXEON BE LIABLE FOR INDIRECT, INCIDENTAL, CONSEQUENTIAL, OR SPECIAL DAMAGES, HOWSOEVER CAUSED. LOSS OF USE, LOSS OF PROFITS, LOSS OF PRODUCTION, LOSS OF REVENUES ARE SPECIFICALLY, BUT WITHOUT LIMITATION, EXCLUDED. MAXEON'S AGGREGATE LIABILITY, IF ANY, IN DAMAGES OR OTHERWISE, SHALL NOT EXCEED THE PURCHASE PRICE PAID TO MAXEON BY THE CUSTOMER, FOR THE UNIT OF PRODUCT OR SERVICE FURNISHED OR TO BE FURNISHED, AS THE CASE MAY BE, WHICH GAVE RISE TO THE WARRANTY CLAIM.

MAXEON SHALL NOT BE RESPONSIBLE OR LIABLE TO THE CUSTOMER OR ANY THIRD-PARTY ARISING OUT OF ANY NON-PERFORMANCE OR DELAY IN PERFORMANCE OF ANY TERMS AND CONDITIONS OF SALE, INCLUDING THIS LIMITED WARRANTY, DUE TO ACTS OF GOD, WAR, RIOTS, STRIKES, FIRE, FLOOD, EPIDEMICS OR PANDEMICS (INCLUDING WITHOUT LIMITATION COVID-19) OR ANY OTHER CAUSE OR CIRCUMSTANCE BEYOND THE REASONABLE CONTROL OF MAXEON.

THE ABOVE LIMITATIONS OR EXCLUSIONS MAY NOT APPLY TO THE EXTENT PROHIBITED OR LIMITED BY APPLICABLE LAW. IF ANY PROVISION OF THESE LIMITED WARRANTY TERMS IS HELD UNENFORCEABLE OR ILLEGAL BY A COURT OR OTHER BODY OF COMPETENT JURISDICTION, SUCH PROVISION(S) SHALL BE MODIFIED (OR IF NECESSARY SEVERED) TO THE MINIMUM EXTENT REQUIRED SUCH THAT THE REST OF THESE LIMITED WARRANTY TERMS WILL CONTINUE IN FULL FORCE AND EFFECT.

6. Applicable Law

Applicable Law. This Limited Warranty is governed by and shall be construed in accordance with the laws of the jurisdiction where the PV Modules are installed in the United States, Canada, or Puerto Rico. This Limited Warranty is not applicable in other jurisdictions. The competent courts sitting in the jurisdiction where the PV Modules are installed shall have exclusive jurisdiction over any disputes arising hereunder.

7. Contact Details

All claims and inquiries under this Limited Warranty or consumer guarantees should be directed to customerservice@maxeon.com.

Maxeon office locations are available at www.maxeon.com/contact.

Maxeon Solar Technologies, Ltd., 8 Marina Boulevard #05-02, Marina Bay Financial Centre, Singapore 018981
www.maxeon.com.

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Edison Net Metering Agreement

Source file: Edison net metering agreement.pdf

NET ENERGY METERING (NEM) RESIDENTIAL CUSTOMER SYSTEM SIZE ACKNOWLEDGEMENT 30 KW OR LESS

Renewable Electrical Generating Facilities (Generating Facility) that are sized larger than a customer's electrical requirements are not eligible for Net Energy Metering (NEM) as described in Schedule NEM. A Generating Facility is considered to be sized larger than a customer's electrical requirements when the estimated annual production (in kWh) of the Generating Facility exceeds the customer's past 12 months of usage (in kWh).
When a Generating Facility appears to be oversized or where an account does not have 12 months of usage history, SCE allows customers to complete this form to certify that their Generating Facility is sized appropriately as required under SCE's NEM tariffs so that the NEM interconnection process can continue. Therefore, please check the appropriate box below and sign:

By signing below, I (Customer) certify that:

◉ I have compared the estimated annual production of my Generating Facility[1] with my most recent 12-month usage history[2]. I am aware that my Generating Facility is expected to produce more energy than I used in the last 12 months. However, I affirm that I expect to increase my usage accordingly in the upcoming year. My Generating Facility was sized to meet this expected increase; or

○ Because I do not have 12 months of usage history, I have compared the estimated annual production of my Generating Facility against the standard 2 Watts/sq. ft. usage at www.sce.com/nem. Where the estimated annual production of my Generating Facility exceeds this calculated value, I affirm that I expect to increase my usage accordingly in the upcoming year. My Generating Facility was sized to meet this expected increase.

I understand that SCE reserves the right to further validate that my Generating Facility is sized in accordance with the NEM tariff.

Customer Acknowledgment

From Your SCE Bill, Please Provide:

Customer Name TYLER KRIE

Service Address 5502 CARFAX AVE, Lakewood CA 90713

Service Account Number (3-XX-XXXX-XX) 8003061684

TYLER KRIE		
Print Name		Title, applicable if a Company
Signature	Aug 19, 2021 Date	tylerkrie@gmail.com Email Address

[1] The estimated solar annual production in kWh for sizing verification purposes is (CEC Nameplate kW) X 720 hrs./month X 12 months/year X 0.20 capacity factor = Annual kWh. For Wind and Fuel Cell technologies, see SCE NEM Handbook.

[2] You may obtain your most recent 12 months of usage history by calling SCE at 866-701-7868 or 800-655-4555, or by logging in online at www.sce.com, then going to MyAccount.

SOUTHERN CALIFORNIA EDISON COMPANY
NET ENERGY METERING SOLAR AND WIND GENERATING FACILITY
10 KILOWATT OR LESS INTERCONNECTION AGREEMENT

This Net Energy Metering (NEM) Solar and Wind Generating Facility 10 Kilowatt or Less Interconnection Agreement ("Agreement") is entered into by and between TYLER KRIE ("Customer") and Southern California Edison Company ("SCE"), sometimes also referred to herein jointly as "Parties" or individually as "Party."

1. APPLICABILITY

This Agreement is applicable only to Customers operating a solar or wind Generating Facility sized 10 kilowatts (kW) or less who satisfy all requirements of the definition of a Renewable Electrical Generating Facility ("Generating Facility") as set forth in paragraph 1 of subdivision (a) of Section 25741 of the California Public Resources Code and all conditions and requirements as specified in Schedule NEM or its successor, Schedule NEM-ST.

2. SUMMARY OF GENERATING FACILITY AND CUSTOMER ACCOUNT

2.1 Generating Facility Identification Number:

2.2 Customer Meter Number: 222014-268786

2.3 Customer Service Account Number: 8003061684

2.4 Applicable Rate Schedule: DOMESTIC

2.5 Generating Facility Location: 5502 CARFAX AVE, Lakewood CA 90713

2.5.1 This agreement is applicable only to the Generating Facility described below and installed at the above location. The Generating Facility may not be relocated or connected to SCE's system at any other location without SCE's express written permission.

2.5.2 This agreement is applicable only to solar and/or wind Generating Facilities, or a hybrid system of both with an aggregate capacity of 10 kW or less that is located on Customer's premises as defined in SCE's Electric Rule 1 Definitions and operates in parallel with SCE's Distribution System

2.6 Generating Facility Nameplate Rating (kW): 4.2

2.7 Generating Facility CEC-AC Rating or Equivalent (kW): 4.588

2.8 Estimated monthly energy production of Generating Facility (kWh): 696

3. METERING AND BILLING:

3.1 Metering requirements and billing procedures shall be set forth in SCE's, Electric Service Provider's, Community Choice Aggregator's and/or Community Aggregator's rate schedule(s) applicable to the electric service account assigned to the location where the Generating Facility is connected.

3.2 MONTHLY BILLING ELECTION:

By default, Residential and Small Commercial NEM Customers are billed (i.e., required to pay) ANNUALLY for their energy charges. However, the provisions of Schedules NEM and NEM-ST provide that "Upon a Customer's request, SCE shall permit a Residential or Small Commercial Customer to pay all applicable energy charges monthly.

Customers on monthly billing will receive monthly bill statements showing both the energy and non- energy related billing components and corresponding charges, and will be required to pay any positive energy charges monthly.

Having considered billing options that are available, I hereby request for monthly billing for the Customer Service Account Number listed above. _____ (initial here)

4. GENERATING FACILITY INTERCONNECTION AND DESIGN REQUIREMENTS:

4.1 Customer shall be responsible for the design, installation, operation, and maintenance of the Generating Facility and shall obtain and maintain any required governmental authorizations and/or permits.

4.2 The Generating Facility shall meet all applicable safety and performance standards established by the National Electrical Code, the Institute of Electrical and Electronics Engineers ("IEEE"), and accredited testing laboratories such as Underwriters Laboratories ("UL"), and, where applicable, rules of the California Public Utilities Commission ("Commission") regarding safety and reliability. This requirement shall include, but not be limited to, the provisions of IEEE Standard 929, UL Standard 1741 and SCE's Electric Rule 21 – Generating Facility Interconnections.

4.3 For Customers interconnecting a Generating Facility under the provisions of Schedule NEM-ST, the Generating Facility must have a warranty of at least 10 years for all equipment and the associated installation from the system provider. In appropriate circumstances conforming to industry practice, this requirement may rely on and be satisfied by manufacturers' warranties for equipment and separate contractors' warranties for workmanship (i.e., installation). Warranties or service agreements conforming to requirements applicable to the Self-Generation Incentive Program ("SGIP") may also be used for technologies eligible for the SGIP.

4.4 For Customers interconnecting a solar Generating Facility under the provisions of Schedule NEM-ST, all major solar system components (including PV panels and other generation equipment, inverters and meters) must be on the verified equipment list maintained by the California Energy Commission ("CEC"). For all NEM-ST Generating Facilities, any other equipment, as determined by SCE, must be verified as having safety certification from a Nationally Recognized Testing Laboratory ("NRTL").

4.5 Customer shall not commence parallel operation of the Generating Facility until written approval has been provided to it by SCE. SCE shall normally provide such written approval no later than 30 business days following SCE's receipt of (1) a completed Net Energy Metering Application including all supporting documents and required payments, (2) a completed signed Net Energy Metering Interconnection Agreement, and (3) evidence of the Application's final electric inspection clearance from the Local Authority having jurisdiction over the Generating Facility. If the 30-day period cannot be met, SCE shall notify Applicant and the Commission of the reason for the inability to process the interconnection request and the expected completion date.

4.6 SCE shall have the right to have its representatives present at the final inspection made by the governmental authority having jurisdiction to inspect and approve the installation of the Generating Facility.

4.7 Customer shall not add generation capacity in excess of the ratings set forth in Sections 2.6 and 2.7 of this Agreement, or otherwise modify the Generating Facility without the prior written permission of SCE. (N)

4.8 Customers interconnecting inverter-based Generating Facilities are required to comply with the requirements of Section Hh of SCE's Electric Rule 21, including configuration of protective settings in accordance with the specifications therein. Verification of compliance with such requirements shall be provided by the Customer upon request by SCE in accordance with SCE's Electric Rule 21. (N)

5. DISCONNECTION, INTERRUPTION OR REDUCTION OF DELIVERIES:

5.1 SCE may require Customer to interrupt or reduce the output of its Generating Facility under the following circumstances:

(a) Whenever SCE deems it necessary in its sole judgment, to construct, install, maintain, repair, replace, remove, investigate, or inspect any of its equipment or any part of its electric system; or

(b) Whenever SCE determines in its sole judgment, that curtailment, interruption, or reduction of Customer's electrical generation is otherwise necessary due to emergencies, forced outages, force majeure, or compliance with prudent electrical practices.

5.2 Notwithstanding any other provision of this Agreement, upon termination of this Agreement or at any time SCE determines the continued parallel operation of the Generating Facility may endanger the public or SCE personnel, or affect the integrity of SCE's electric system or the quality of electric service provided to other customers, SCE shall have the right to require the Generating Facility to be immediately disconnected from SCE's electric system. The Generating Facility shall remain disconnected until such time as SCE is satisfied, in its sole judgment, that the condition(s) causing such disconnection have ended or have been corrected.

5.3 Whenever feasible, SCE shall give Customer reasonable notice of the possibility that interruption or reduction of deliveries may be required.

5.4 Electrical energy and capacity provided to Customer during periods of curtailment or interruption of the output of the Generating Facility shall be provided pursuant to the terms of the rate schedule(s) applicable to the electric service account to which the Generating Facility is connected.

6. ACCESS TO PREMISES:

SCE may enter Customer's premises at all times, without notice to Customer for emergency purposes only.

(a) To inspect Customer's protective devices or check meter(s); to ascertain there is no power flow; or

(b) To disconnect the Generating Facility and/or service to Customer, whenever in SCE's discretion, a hazardous condition exists and such immediate action is necessary to protect persons, SCE's facilities, or property of others from damage or interference caused by the Generating Facility, or the failure of properly operating protective devices.

SCE will make prior arrangements with the Customer for gaining emergency access to Customer's premises by obtaining keys to a lock box or a padlock or by making other mutually agreeable arrangements.

7. INDEMNITY AND LIABILITY:

7.1 Each Party as indemnitor shall defend, hold harmless, and indemnify the other Party and the directors, officers, employees, and agents of the other Party against and from any and all loss, liability, damage, claim, cost, charge, demand, or expense (including any direct, indirect or consequential loss, liability, damage, claim, cost, charge, demand, or expense, including attorneys' fees) for injury or death to persons, including employees of either Party, and damage to property, including property of either Party, arising out of or in connection with (a) the engineering, design, construction, maintenance, repair, operation, supervision, inspection, testing, protection or ownership of the indemnitor's facilities, or (b) the making of replacements, additions, betterments to, or reconstruction of the indemnitor's facilities. This indemnity shall apply notwithstanding the active or passive negligence of the indemnitee. However, neither Party shall be indemnified hereunder for its loss, liability, damage, claim, cost, charge, demand, or expense resulting from its sole negligence or willful misconduct.

7.2 The indemnitor shall, on the other Party's request, defend any suit asserting a claim covered by this indemnity and shall pay for all costs, including reasonable attorney fees, that may be incurred by the other Party in enforcing this indemnity.

7.3 The provisions of this Section shall not be construed to relieve any insurer of its obligations to pay any insurance claims in accordance with the provisions of any valid insurance policy.

7.4 Except as otherwise provided in Section 7.1, neither Party shall be liable to the other Party for consequential damages incurred by that Party.

7.5 Nothing in this Agreement shall create any duty to, any standard of care with reference to, or any liability to any person who is not a Party to it.

7.6 Notwithstanding the provisions of Section 7.1, Customer shall be responsible for protecting its Generating Facility from damage by reason of the electrical disturbances or faults caused by the operation, faulty operation, or non-operation of SCE's facilities, and SCE shall not be liable for any such damage so caused.

8. GOVERNING LAW:

This Agreement shall be interpreted, governed, and construed under the laws of the State of California as if executed and to be performed wholly within the State of California.

9. CALIFORNIA PUBLIC UTILITIES COMMISSION:

9.1 This Agreement shall at all times be subject to such changes or modifications by the Commission as the Commission may, from time to time, direct in the exercise of its jurisdiction.

9.2 Notwithstanding any other provisions of this Agreement, SCE has the right to unilaterally file with the Commission, pursuant to the Commission's rules and regulations, an application for change in rates, charges, classification, service, or rule or any agreement relating thereto.

10. AMENDMENT, MODIFICATIONS, WAIVER OR ASSIGNMENT:

10.1 This Agreement may not be altered or modified by either of the Parties, except by an instrument in writing executed by each of them.

10.2 None of the provisions of this Agreement shall be considered waived by a Party unless such waiver is given in writing. The failure of a Party to insist in any one or more instances upon strict performance of any of the provisions of this Agreement or to take advantage of any of its rights hereunder shall not be construed as a waiver of any such provisions or the relinquishment of any such rights for the future, but the same shall continue and remain in full force and effect.

10.3 This Agreement shall supersede any existing agreement under which Customer is currently operating the Generating Facility identified in Section 2, herein, and any such agreement shall be deemed terminated as of the date this Agreement becomes effective.

10.4 This Agreement contains the entire agreement and understanding between the Parties, their agents, and employees as to the subject matter of this Agreement. Each party also represents that in entering into this Agreement, it has not relied on any promise, inducement, representation, warranty, agreement or other statement not set forth in this Agreement.

10.5 A new Customer of Record or New Party In ("NPI") who owns, leases, or rents a premises with an operating NEM Generating Facility, previously approved by SCE for Parallel Operation, does not have to submit a new interconnection agreement as long as the Customer meets the requirements of Schedule NEM or its successor, Schedule NEM-ST, as applicable. This will also apply to premises where the developer/contractor establishes the interconnection, so that the Customer who buys/rents/leases the premises will not have to re-submit and sign a new interconnection agreement.

A new Customer of Record or NPI, who owns, rents or leases a premises that includes a NEM Generating Facility with a capacity of 30 kW or less, that was approved by SCE for Parallel Operation prior to the new Customer or NPI moving in and/or taking electric service with SCE will take service on Schedule NEM or its successor, Schedule NEM-ST, as applicable, as long as the requirements of this section are met. To be eligible, the new Customer or NPI must (1) ensure that the Generating Facility is compliant with all applicable safety and performance standards as delineated in SCE's Electric Rule 21 and other applicable tariffs in effect at the time of initial approval for Parallel Operation; (2) keep in force the amount of property, commercial general liability and/or personal liability insurance the NPI or new Customer has in place at the time it initiates service on this tariff; (3) understand that SCE may from time to time release to the CEC and/or the Commission information regarding the new Customer or NPI's Generating Facility, including NPI or new Customer's name and Generating Facility location, capacity and operational characteristics. SCE will provide the NPI or new Customer with (i) a copy of the interconnection agreement in effect and as signed by the previous customer, which will remain unchanged, (ii) a copy of the NEM Fact Sheet on operation and billing, and (iii) SCE's website information on the NEM or NEM-ST tariffs.

11. NOTICES:

11.1 Any notice required under this Agreement shall be in writing and mailed at any United States Post Office with postage prepaid and addressed to the Party, or personally delivered to the Party, at the address below. Changes in such designation may be made by notice similarly given. All written notices shall be directed as follows:

SOUTHERN CALIFORNIA EDISON COMPANY:
Attn: NEM Program Administrator
SCE Customer Solar & Self Generation
P.O. Box 800
Rosemead, CA 91770

CUSTOMER:
TYLER KRIE
5502 CARFAX AVE, Lakewood CA 90713

11.2 Customer's notices to SCE pursuant to this Section shall refer to the Generating Facility Identification Number that is set forth in Section 2.1

12. TERM AND TERMINATION OF AGREEMENT:

12.1 This Agreement shall become effective when SCE issues written authorization to interconnect the Generating Facility after receipt of all required documents and payments, and this completed Agreement, and shall remain in effect thereafter from month to month unless terminated by either Party on thirty (30) days' prior written notice in accordance with Section 11.

12.2 This Agreement shall terminate, without notice, upon: (a) termination of the electric distribution service provided to Customer by SCE; or (b) changes to Customer's electric load which cause Customer to no longer satisfy all requirements of the definition of an Eligible Customer-Generator, as set forth in Sections 2827(b)(4) or 2827.1(a) of the California Public Utilities Code; or (c) termination of Customer's NEM arrangements with its Electric Service Provider, Community Choice Aggregator or Community Aggregator.

13. TRANSITION PROVISIONS:

13.1 Customers receiving service on Schedule NEM, or who have submitted all documentation necessary for receiving service on Schedule NEM, prior to SCE reaching its NEM trigger level or July 1, 2017, whichever is earlier, are subject to the transition provisions as outlined in Schedule NEM.

13.2 Customers receiving service on Schedule NEM-ST, or who have submitted all documentation necessary for receiving service on Schedule NEM-ST, are subject to the transition provisions as outlined in Schedule NEM-ST.

14. SIGNATURE:

A copy of this Agreement, including the signed signature page, may be transmitted to SCE by facsimile or other electronic means, and may be executed by Electronic Signature. A copy of the signature page so transmitted may be used for the purpose of enforcing the terms of this Agreement as though it were an original and it will not be made inadmissible in any legal or regulatory proceeding concerning this Agreement on the basis of the Best Evidence Rule or similar rule of admissibility.

Customer hereby causes this Agreement to be executed by its duly authorized representative on the date set forth below and agrees that it will become effective as provided in Section 12.1 above.

CUSTOMER

By: 

Name: TYLER KRIE

Title: Homeowner

Date: Aug 19, 2021

Gmail

Tyler Krie <tylerkrie@gmail.com>

Your Site Visit Has Been Completed

Enphase Energy <noreply@enphaseenergy.com>
To: "tylerkrie@gmail.com" <tylerkrie@gmail.com>

Fri, May 15, 2026 at 11:28 AM



Order Progress



COMPLETED Appointment Scheduled



COMPLETED Technician Assigned

Hello Tyler Krie,

We are pleased to inform you that your service appointment with Enphase Energy has been successfully completed!

Service Completion Details

Service Performed By	Daniel Torres
Service Date	05-15-2026
Case Number	19832734
Site ID	
Site Name	Tyler Krie
Site Address	5502 carfax ave., lakewood, California, US, 90713

If you have any further questions or require additional assistance, please reach out using the contact options below.

Call Us Email Us

Your collaboration energizes our commitment at Enphase Energy, creating a sustainable future together!

Thank you for choosing Enphase Energy!

Enphase Customer Support

Enphase Care

Protect your system and your peace of mind

https://care.enphase.com

Contact Enphase Terms Privacy

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47281 Bayside Pkwy, Fremont, CA 94538, USA

Gmail Tyler Krie <tylerkrie@gmail.com>

Your Enphase order confirmation

2 messages

Enphase Store <enphasestore@enphase.com> Sat, Apr 25, 2026 at 2:00 PM
To: Tyler Krie <tylerkrie@gmail.com>

ENPHASE.

Dear Tyler Krie,

Thank you for your purchase. Your order is confirmed.

Once your package ships, we will send you a tracking number or you can check the order status at any time by logging into your account.

If your installation appointment has not yet been scheduled, please reach out to our team at scheduling@enphaseenergy.com or +1 510-462-2310.

If the order has a "pre-order" product, you will be notified upon shipment of the product.

For any question(s) on your order, please email us at enphasestore@enphase.com or call 510-945-6752

Your order details can be found below.

Order #400088139

Placed on 25 Apr 2026 at 14:00:41 PDT

Billing Information

Tyler Krie
LACSD
5502 Carfax Ave
Lakewood, California, 90713
United States
T: +1-562-688-1414

Shipping Information

Tyler Krie
LACSD
5502 Carfax Ave
Lakewood, California, 90713
United States
T: +1-562-688-1414

Shipping Method

FedEx - Ground - Delivery in 7-12 Business Days

Items	Qty	Price
Enphase Monitoring Cellular Kit with Installation SKU: ENPH-CELL-KIT	1	$999.00
	Subtotal	$999.00
	Shipping & Handling	$0.00
	Grand Total (Excl.Tax)	**$999.00**
	Tax	$104.90
	Grand Total (Incl.Tax)	**$1,103.90**

Click here to suggest any product(s) that you'd like to see on the Enphase Store.

Tyler Krie <tylerkrie@gmail.com> Wed, Jul 8, 2026 at 7:53 PM
To: Tyler Krie <Tylerkrie@gmail.com>

Sent from my iPhone

Begin forwarded message:

From: Enphase Store <enphasestore@enphase.com>
Date: April 25, 2026 at 2:00:49 PM PDT
To: Tyler Krie <tylerkrie@gmail.com>
Subject: Your Enphase order confirmation

ENPHASE.

Dear Tyler Krie,

Thank you for your purchase. Your order is confirmed.

Once your package ships, we will send you a tracking number or you can check the order status at any time by logging into your account.

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	Shipping & Handling	$0.00
	Grand Total (Excl.Tax)	**$999.00**
	Tax	$104.90
	Grand Total (Incl.Tax)	**$1,103.90**

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