

**Benjamin Barbes / Architect**

3420 East Shea Blvd. Suite No. 120

Phoenix, Arizona 85028

(602) 569-1302

bbarbes@aol.com

December 23, 2016

**Subject property: Casita at 1440 North Crismon Road in Mesa, Arizona**

To whom it may concern:

On Thursday, December 22, 2016 I performed an inspection of the subject property listed above. From my inspection, I have found that the existing 'casita' is structurally sound and safe to occupy. The 'casita' is structurally safe and has no signs of any cracks of fatigue. Furthermore the 'casita' has code compliant heating, cooling and ventilation system. The plumbing is properly installed and provides hot and cold water to all plumbing fixtures and all the fixtures have code compliant waste and vent piping. The electrical system is adequately installed and sized and includes all the proper safety devices including lighting, convenience receptacles, G.F.I.C., circuit breakers and smoke detectors.

The building exterior is sound, weathertight and structurally solid. All doors, windows and hardware are of good condition and properly installed. The roofing and roof tile is installed correctly and the building is weathertight.

Based on my inspection and observations, it is my professional opinion that the 'casita' is structurally sound and safe to inhabit. I have no reservations regarding this opinion and I found no material defects which need to be addressed prior to inhabiting the building.

Respectfully submitted by:

  
Benjamin Barbes, R.A., N.C.A.R.B.



EXP. 3/31/2017



**Building Inspections Division**  
**Temporary Certificate of Occupancy**

**Date:**

**12/27/2016**

**Case Number:** BLD2016-08245

**Project Address:** 1440 N CRISMON RD

**Project Description:** SFR

**Owner Name:** SCHMUKER MARK E/DEBBIE A

**Owner Address:** 1440 N CRISMON RD MESA AZ 85207

**Restrictions/Conditions:**

Temporary Certificate of Occupancy issued for Casita as described in letter from Benjamin Barbes dated 12/23/16. TCO must be renewed every 30 days per the fee schedule, it is the responsibility of the owner to renew and pay applicable fees on or prior to the expiration date. This Temporary Certificate of Occupancy does not relieve the owner from obtaining legal occupancy by permits and inspections nor does it suspend or stop the current criminal citation process.

Request is hereby made to the City of Mesa Building Safety Division for a 30-day Temporary Certificate of Occupancy. It is understood that this building project is not completely finished, and that the Owner accepts full responsibility for all risk and activities related to beneficial occupancy of this facility.

This Temporary Certificate of Occupancy is for a specified period of time (30 calendar days). The initial request is at no cost. If an extension is later requested a \$500.00 for 30 days or \$20.00 per day fee which ever is less will be required. This will apply to any and all sub-sequential extensions and are only valid up to 30 days. It is the responsibility of the owner to maintain the Temporary Certificate of Occupancy fees current at all times.

All required corrections or outstanding items shall be completed or resolved within the timeframe specified by this Temporary Certificate of Occupancy. It is further understood that if all required items are not completed within that time, or if the fees are not current the City of Mesa shall revoke this Temporary Certificate of Occupancy and order the building vacated immediately.

It is further understood that, should this Temporary Certificate be violated by the owner or any agent concerned with the above referenced project, the City of Mesa may take one or both of the following actions:

1. Issue a Notice of Violation to the owner or agent for violating Section 4-1-6 (D) of the City Code.
2. Terminate all utility services for a period of not less than thirty (30) days.

Signed:

Debbie A. Schmucker  
(Owner)

480-234-4360  
(Phone)

By:

[Signature]  
(Owner or Authorized Agent)

[Signature]  
(Phone)

Signed:

[Signature]  
(Building Inspector)

12/27/2016  
(Effective Date)

**NOTE: NOT VALID UNLESS SIGNED BY THE INSPECTOR**

55 North Center St, P.O. Box 1466, Mesa, Arizona 85211-1466  
Building Safety Division  
480.644.4273 Tel  
480.644.4900 Fax