

Inspection Report

Provided by:

IAN DOUGLAS INSPECTIONS

Inspector: Doug Kornblatt

Granada Hills, California

Property Address:

873 S Main St.

Paradise, CA



Client Information

Client Name

Client Phone

Property Information

Approximate Year Built 1975

Approximate Square Footage 1,100

Number of Bedroom 3

Number of Bath 1

Approximate Square Footage	1,100
Number of Bedroom	3
Number of Bath	1

Inspection Information

Inspection Date	6/18/2011
Inspection Time	2:00pm - 4:30pm
Weather Conditions	Dry
Outside Temperature	72°F
Price for Inspection(s)	\$325

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Definition of Conditions

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

1 Grounds

Grading

Grading Slope Moderate
1) Grading Conditions AS

Driveways - Sidewalks - Walkways

Driveway - Sidewalk Material(s) Asphalt
2) Driveway - Sidewalk Conditions AS

Vegetation

3) Vegetation Conditions AS

2 Exterior

Front - Back Entrance

Front Entrance Type Patio
4) Front Entrance Conditions AS

Back Entrance Type Wood Deck
5) Back Entrance Conditions AS

Exterior Walls

Structure Type Wood Frame

Exterior Wall Covering Hardboard Siding/Masonite
6) Exterior Wall & Trim AS

Hardboard siding has been known to have deterioration issues if Conditions not maintained properly. The siding appeared to be in good condition but it is very important that it be well maintained. This includes maintaining a proper coat of paint and insuring all cracks are sealed properly.

Ian Douglas Inspections

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Exterior Windows - Doors

Window Type
Window Material

Double Hung
Wood

7) Window Conditions

R

There was a broken window at the North side of the home.
Contact a general contractor for repair.



8) Exterior Door Conditions

AS

Exterior Water Faucet(s)

Faucet Location

West side of home

9) Faucet Conditions

AS

3 Roofing

Roof Covering

Method of Inspection

Walked on Roof

Roof Style

Gable

Roof Covering Material

Composition Shingles

Number of Layers

One

3 Roofing

Ian Douglas Inspections

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10) Roof Condition

AS

11) Flashing Conditions

AS

12) Condition of Roof Penetrations

AS

13) Gutter & Downspout Issue

14) 1: The downspout on the South side of the home was

missing a splash plate. The splash plate helps direct rainwater away from the foundation of the home. These can be purchased at your local hardware store and are relatively inexpensive to relapse. If you're not familiar with them contact a general contractor for repair.

R

Issue 2: The gutters were full of debris. It is recommended that the gutters be cleared of debris so that rainwater can flow properly. Contact a general contractor for repair.



Attic Area

Access Location

Garage

Method of Inspection

Entered attic area

Roof Frame Type

Rafters

14) Roof Frame Conditions

AS

Ceiling Frame Type

Joists

15) Ceiling Frame Condition

AS

3 Roofing

Attic Ventilation Type

Gable End

Ian Douglas Inspections

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16) Attic Ventilation Conditions

AS

Attic Insulation Type

Blown in aprox. 14"

17) Attic Insulation Conditions

AS

4 Heating - Air

Heating

Location of Unit

Utility Room

Heating Type

Forced Air

Energy Source

Natural Gas

18) Unit Conditions

AS

Distribution Type

Registers

19) Distribution Conditions

S

Safety Issue: The cool air return vent in the attic was disconnected from the furnace. This means that the furnace is sucking unfiltered air from the attic space and distributing it throughout the home. The insulation and dust may pose a health hazard. This condition will also significantly reduce the efficiency of the furnace. It is recommended that a certified HVAC contractor be contacted as soon as possible for repair.



4 Heating - Air

Ian Douglas Inspections

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20) Ventilation Conditions

AS

21) Thermostat Condition

AS

Air Condition - Cooling

Type of Cooling System

Split System, Central Air

22) AC Unit Conditions

AS

AC Unit Power

240V

23) AC Line Conditions

AS

5 Electrical

Service Drop - Weatherhead

Electrical Service Type

Overhead

Electrical Service Material

Aluminum

24) Electrical Service Conditions

AS

Number of Conductors

Three

25) Grounding Conditions

AS

Wiring Methods Main Electrical Panel

Romex

Main Disconnect Location

At Main Panel

Electric Panel Location

Garage

Panel Amperage Rating

150 Amp

Circuit Protection Type

Breakers

26) Electrical Panel Conditions

S

Safety Issue: There were some charred wires in the main electrical panel which is an indication of overheating. this is considered a fire safety hazard and should be repaired as soon as possible. Contact a certified electrician for repair.

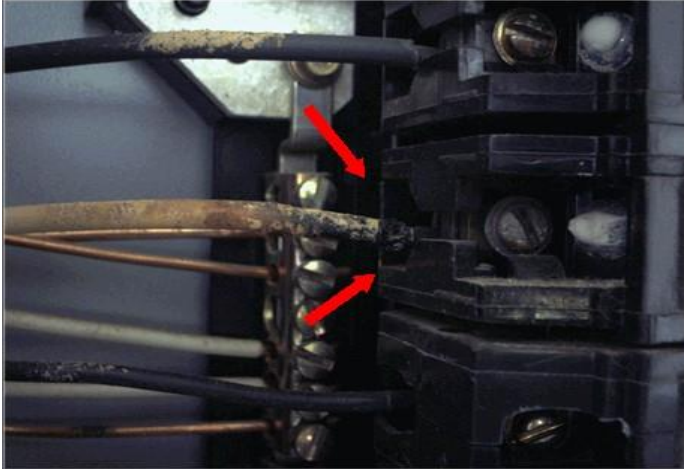
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6 Plumbing

Water Main Line

Main Shutoff Location At water heater (basement)

Main Line Material Copper

27) Main Line & Valve Conditions

AS

Water Supply Lines

Supply Line Material Copper

28) Supply Line Conditions

AS

Drain - Waste Lines

Drain Line Material PVC Plastic

29) Drain Line Conditions

AS

Plumbing Vent System

Plumbing Vent Material PVC Plastic

30) Plumbing Vent Condition

AS

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Water Heater(s)

R = Repair

S = Safety

NI = Not Inspected

Water Heater Type Natural Gas

Water Heater Location Basement

Water Heater Capacity 40 Gallon

31) Water Heater Conditions

S

Safety Issue: The TPR Valve was missing a discharge pipe that extends to within 6" of the floor. this may pose a safety hazard if the water heater were to discharge hot water. Contact a certified plumber for repair as soon as possible.



7 Interiors

Walls - Ceilings - Floors

32) Wall Conditions **AS**

33) Ceiling Conditions **AS**

34) Floor Conditions **AS**

35) Closet Conditions **AS**

Ian Douglas Inspections

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36) Heat Source Conditions

AS

Windows - Doors

37) Interior Window Conditions

AS

38) Interior Door Conditions

AS

Electrical Conditions

39) Electrical Conditions

AS

40) Lighting Conditions

AS

41) Ceiling Fan Conditions

AS

42) **Smoke Detector Conditions** The testing of smoke and carbon monoxide detectors is out of the scope of this inspection. It is recommended that smoke detectors and carbon monoxide detectors be tested and the batteries be replaced upon move in.

NI

8 Kitchen

Walls - Ceilings - Floors

43) Wall Conditions

AS

44) Ceiling Conditions

AS

45) Floor Conditions

AS

46) Closet Conditions

AS

47) Heat Source Conditions

AS

Ian Douglas Inspections

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8 Kitchen

Windows - Doors

48) Kitchen Window Conditions

AS

49) Kitchen Door Conditions

AS

Electrical Conditions

50) Electrical Conditions

AS

51) Lighting Conditions

AS

52) Ceiling Fan Conditions

AS

Ian Douglas Inspections

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Kitchen Sink - Counter tops - Cabinets

53) Counter Conditions

AS

54) Cabinet Conditions

AS

55) Sink Plumbing Conditions

AS

56) Garbage Disposal Condition

R

The garbage disposal appeared to be leaking. Contact a certified plumber for repair.



8 Kitchen

Appliances

57) Stove - Range Conditions

AS

Stove - Range Type

Electric

58) Hood - Fan Condition

AS

59) Dishwasher Condition

AS

60) Refrigerator Condition

AS

Ian Douglas Inspections

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9 Bath(s)

Walls - Ceilings - Floors

61) Wall Conditions

AS

62) Ceiling Conditions

AS

63) Floor Conditions

AS

64) Closet Conditions

AS

65) Heat Source Conditions

AS

Windows - Doors

66) Bathroom Window
Conditions

AS

67) Bathroom Door Conditions

AS

Electrical Conditions

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

67) Electrical Conditions

AS

68) Ventilation Fan Conditions

AS

Bathroom Sink

70) Counter - Cabinet Conditions

AS

71) Sink Plumbing Conditions

AS

72) Sink Faucet Condition

AS

Shower - Tub - Toilet

73) Shower - Tub Conditions

AS

74) Toilet Condition

AS

10 Basement

Walls - Ceilings - Floors

75) Basement Stair Conditions

S

Safety Issue: The basement stairs were missing handrails. this is considered a safety hazard.
Contact a general contractor for repair

10 Basement



Ian Douglas Inspections

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76) Wall Conditions

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77) Ceiling Conditions

AS

78) Floor Conditions

AS

79) Heat Source Conditions

AS

Windows - Doors

80) Basement Window
Conditions

AS

81) Basement Door Conditions

AS

Electrical Conditions

82) Electrical Conditions

AS

83) Lighting Conditions

AS

84) Sump Pump Condition

AS

11 Garage - Laundry

Walls - Ceilings - Floors

85) Siding Conditions (if detached)

AS

Garage Type

Attached

86) Roofing Conditions (if detached)

AS

87) Wall Conditions

AS

11 Garage - Laundry

88) Ceiling Conditions

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NI = Not Inspected

89) Floor Conditions

AS

90) Window Conditions

AS

91) Door Conditions

AS

92) Vehicle Door Condition

AS

93) Automatic Door Opener Condition

AS

94) Electrical & Lighting Conditions

AS

Laundry Room

95) Laundry Room Conditions

AS

12 Foundation - Crawl Space

Foundation

Foundation Type

Basement

Foundation Material

Poured Concrete

96) Foundation Condition

AS

Flooring Structure

Flooring Support Type

Joists

97) Flooring Support Conditions

R

Issue 1: There appeared to be termite damage on several of the floor joists in the basement. Contact a certified contractor for repair.

98) Issue 2: There was evidence of active termites in the basement area. It is recommended that a termite inspection be performed.

Contact a certified pest inspector for further evaluation and an estimate of damage.



Summary

REPORT SUMMARY PAGE		
The This is only a summary of the inspection report and is not a complete list of discrepancies.		
Section	Condition #	Comment
Exterior	7	There was a broken window at the North side of the home. Contact a general contractor for repair.
Roofing	13	Issue 1: The downspout on the South side of the home was missing a splash plate. The splash plate helps direct rainwater away from the foundation of the home. These can be purchased at your local hardware store and are relatively inexpensive to relapse. If you're not familiar with them contact a general contractor for repair. Issue 2: The gutters were full of debris. It is recommended that the gutters be cleared of debris so that rainwater can flow properly. Contact a general contractor for repair.
Heating - Air	19	Safety Issue: The cool air return vent in the attic was disconnected from the furnace. This means that the furnace is sucking unfiltered air from the attic space and distributing it throughout the home. The insulation and dust may pose a health hazard. This condition will also significantly reduce the efficiency of the furnace. It is recommended that a certified HVAC contractor be contacted as soon as possible for repair.
Electrical	26	Safety Issue: There were some charred wires in the main electrical panel which is an indication of overheating. this is considered a fire safety hazard and should be repaired as soon as possible. Contact a certified electrician for repair.
Plumbing	31	Safety Issue: The TPR Valve was missing a discharge pipe that extends to within 6" of the floor. this may pose a safety hazard if the water heater were to discharge hot water. Contact a certified plumber for repair as soon as possible.
Kitchen	56	The garbage disposal appeared to be leaking. Contact a certified plumber for repair.
Basement	75	Safety Issue: The basement stairs were missing handrails. this is considered a safety hazard. Contact a general contractor for repair.

Foundation - Crawl Space	97	<p>Issue 1: There appeared to be termite damage on several of the floor joists in the basement. Contact a certified contractor for repair.</p> <p>Issue 2: There was evidence of active termites in the basement area. It is recommended that a termite inspection be performed. Contact a certified pest inspector for further evaluation and an estimate of damage.</p>
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