

# Premier Home Inspection, Inc.



**Report Prepared For:**

**Kelly Bowers  
2953 Floral Ave., Riverside CA**

**Date: 01/12/2024**

**Report # 2240106**

**Eric Hill**

**Premier Home Inspection, Inc.**

**cell # 714-335-0463**

# Premier Home Inspection, Inc.

Phone # (714)335-0463

01/12/2024  
2240106

Inspection Address: 2953 Floral Ave., Riverside CA 92507

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## INSPECTION CONDITIONS

### CLIENT & SITE INFORMATION:

**FILE #:**

Inspection #2240106.

**DATE OF INSPECTION:**

1-11-2024.

**TIME OF INSPECTION:**

3:00 pm.

**CLIENT NAME:**

Kelly Bowers.

**INSPECTION LOCATION:**

2953 Floral Ave., Riverside.

### CLIMACTIC CONDITIONS:

**WEATHER:**

Clear.

**SOIL CONDITIONS:**

Damp.

**APPROXIMATE OUTSIDE TEMPERATURE:**

55 degrees.

### BUILDING CHARACTERISTICS:

**MAIN ENTRY FACES:**

The street.

**BUILDING TYPE:**

Single family dwelling.

**SPACE BELOW GRADE:**

Ground floor living area.

### UTILITY SERVICES:

**WATER SOURCE:**

This appears to be from a public source.

**SEWAGE DISPOSAL:**

This appears to be from a public source.

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## UTILITIES STATUS:

All utilities on.

## OTHER INFORMATION:

### HOUSE OCCUPIED?

No.

### CLIENT PRESENT:

No.

### PEOPLE PRESENT:

No one.

### REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, radon, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; low voltage yard lighting systems; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

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## REPORT TERMINOLOGY:

### APPEARS SERVICEABLE:

An item, system or area that based on our visual observation of the accessible areas looks like it was properly installed and is in a condition capable of being used without needed immediate repairs. There are often several steps involved in the proper installation of components or systems that cannot be determined by a visual inspection.

### DAMAGED:

An item, system or area that is typically beyond repair and must be replaced.

### DETERIORATED:

An item, system or area that reached the end of its useful life, or sometimes prematurely due to improper installation or care. It may be possible to repair the item at this stage to maximize its service life.

### REPAIR OR REPLACE:

An item, system or area that is damaged or deteriorated. While some items can be repaired, it may be more cost effective to replace with a newer modern or safer item or system. See specific comments in this narrative section of the report.

## INTRODUCTORY NOTES:

### General Comments

**The presence of mold, mildew or toxic mold is not tested for or inspected for as part of this home inspection. For a further review contact a specialist regarding these matters as needed.** Any additions or modifications that have been done to the property over the years can not be determined by this inspection. Recommend that client check with the city or county planning department for any and all additions that they were done with permits or without permits for a complete review. This is not done as part of this inspection. All additions done to the property should be done with permits and this is **not** included as part of the home inspection of this property.

## EXTERIOR

Areas hidden from view by vegetation or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in all stucco surfaces. Foundations may have minor cracks and typically do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete experience some degree of cracking due to shrinkage in the drying process.

### 100 WALLS:

#### 101 PRIMARY MATERIAL:

Stucco and Wood siding.

#### 102 CONDITION:

The stucco around the house is deteriorated and damaged in several areas around the house. We recommend it be removed and replaced in all of the affected areas as needed. There is damaged or deteriorated wood siding noted in several areas. We recommend repair or replacement as needed. The exterior surfaces are in fair condition due to weathering and age. We recommend repainting and/or refinishing in the near future to maximize the service.



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## 105 TRIM:

### 106 TYPE & CONDITION:

Wood. Damaged wood trim was observed at the window and door trim areas around the house. We recommend review of the pest inspection report regarding repairs. Repair or replace all of the damaged wood around the house as needed. The trim surfaces are weathered and require paint/refinishing to maximize their service life.



## 110 FASCIA/EAVES:

### 111 CONDITION:

There is damaged deteriorated wood noted in many areas around the house under the eaves and at the fascia boards and rafter tail areas of the house. Repair or replace all of the damaged wood as needed. Check the termite report for all damaged wood around the house and repair or replace the wood in these areas as needed. The areas under the eaves are weathered in many areas around the house. Check the wood in all areas for any damage and repair or replace the damaged wood as needed. The wood also needs to be painted to protect the wood in these areas of the house and to add life to the wood.





Double paned windows reduce the street noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed. If the seal is broken, air from the environment may enter the formerly sealed space. This condition may cause condensation or fogging in the window, **depending on the climatic conditions**. We cannot assure the seal on each and every window, but we will note in the report the presence of any visible condensation **at the time of inspection only**. Unless otherwise noted in the report, at the specific windows inside of house, no condensation or fogging was present when inspected.

## 115 WINDOWS:

### 116 MATERIAL:

Wood frames.

### 117 CONDITION:

There is broken glass at one or more windows. We recommend it be replaced or repaired as needed. Several of the window frames are damaged from moisture in the joints. We recommend they be repaired or replaced.





## **120 SCREENS:**

### **121 CONDITION:**

The screens need minor repairs only and are for the most part in good shape.

## **125 DOORS:**

### **126 CONDITION:**

The wood is weathered on the exterior doors on the left side areas of the house. Repair or replace the damaged wood and/or the doors as needed.

## **140 CHIMNEY:**

### **141 MATERIAL:**

Brick.

### **142 CONDITION:**

The chimney appears serviceable and no major problems were observed at the exterior.

## **145 GRADE LEVELS:**

### **146 CONDITION:**

Present standards require a minimum of 4 inches clearance between the top of the soil and the bottom of any wood construction. We advise maintaining this clearance as much as is practical without creating a negative slope towards the structure.

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## 150 GENERAL EXTERIOR COMMENT:

### General Comments

There are numerous areas where significant lapses in maintenance have occurred. With repairs underway, discovery of more items or damage than listed is likely.

## 155 ELECTRICAL:

### 156 CONDITION:

The exterior receptacle(s) is improper located in relation to the pool/spa. No outlets are permitted within 10 ft off the waters edge. We recommend it be relocated and GFCI protected or removed. There is a missing weather proof cover over the exterior receptacle and/or switch at the outside of the house. Repair and properly cover the electrical in this area as needed.



## GROUND

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

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## 200 DRIVEWAY:

### 201 TYPE & CONDITION:

Concrete. The driveway drainage is sloped toward the house and garage. We recommend this condition be monitored and if necessary, a drainage system be installed to ensure surface water does not flow into the building. There is not any drainage visible in this area. There are large cracks and heaving or settling of the driveway. While vehicles can still be driven over it, replacement should be budgeted for and the trip hazards corrected.



Slopes towards the house.



## 205 WALKWAYS:

### 206 TYPE:

Concrete.

### 207 CONDITION:

The minor cracks noted in the walkways are typical and no action is needed.

## 210 LANDSCAPING:

### 211 CONDITION:

This yard and property has not been well maintained. The grass and grounds are dead and dying in many areas. Repairs needed to the landscaping in the yard as needed. Tree(s) are planted too close to the structure. Removal should be considered as trees continue to grow in size and damage may occur to the foundation and/or roof structures. Trees are touching or overhanging the roof. We recommend they be trimmed to prevent damage to the roofing surface, and allow free flow of roof runoff. The trees, bushes and plant growth are overgrown in many areas of the yard. These areas need to be cut back. These areas of the yard and house are not completely visible or accessible to inspector due to this overgrowth to these areas. Repair as needed.

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## 215 RETAINING WALLS:

### 216 TYPE:

Concrete block.

### 217 CONDITION:

The retaining walls have developed major cracks and/or leaning. This is on the left side of the house and in the front yard area as well. There are missing blocks and loose blocks in several areas. The rebar is exposed and not properly installed in these areas. While the walls are still standing, in our opinion they have failed as intended and should be removed and replaced. There are no weep holes or drains at the base of the retaining wall to aid in the drainage behind the wall. This should be corrected to prevent excessive pressures against the wall and allow for drainage to occur through these areas. Repair and add as needed.





## **220 GRADING:**

### **221 SITE TYPE & CONDITION:**

Gentle slope. The grading at foundation appears adequate to drain excess surface water and roof runoff away from the structure.

## **225 DRAINAGE:**

### **226 CONDITION:**

A surface drainage system is designed to collect and divert surface and roof runoff. It is typically installed with plastic piping and flows downhill to a point of discharge or into a sump pump. There is no drainage system for this property. Based on evidence viewed around and/or in the structure, we recommend a drainage system be added to collect and divert surface water and roof runoff. The house and property are lower than the street and the water appears to be draining out the back of the property to the area behind this property.

## **230 PATIO:**

### **231 TYPE:**

Concrete.

### **232 CONDITION:**

There are moderate cracks in the patio. These indicate movement of the soil and/or poor preparation of the substrate, and over time may develop into trip hazards. Repair as needed.



## **235 PATIO/PORCH COVER:**

### **236 TYPE:**

Shed roof design.



### **237 CONDITION:**

There is damaged wood to the beams and posts in several areas. Repair the damaged wood as needed. Check the termite report for all damaged wood to this structure and repair or replace the damaged wood in these areas as needed. The posts are not properly secured and supported in these areas. There are not any brackets and footings to properly support the posts in these areas. One post is leaning and off of the concrete slab in this area. The posts also need to be properly secured and strapped to the header beam as well. Repairs needed to the structure as needed. Patio cover is not stable as it is currently installed. Additional support and repairs needed to the patio cover structure for proper support of structure. This structure appears to have been an addition done to the property. Check for signed off permits on this addition.



## 255 FENCES & GATES:

### 256 TYPE:

Chain link fence and Vinyl fencing.

### 257 CONDITION:

The chain link fencing is in good condition in the visible and accessible areas. **The tree in the backyard is moving the vinyl fencing in this area. Remove the tree and repair the damaged fence as needed. The gate(s) needs adjustment or minor repairs to restore proper operation and function.**



## FOUNDATION

Many foundation and structural components of the building are inaccessible because they are buried below grade or behind finishes. Therefore much of the foundation inspection is performed by identifying resultant symptoms of movement, damage or deterioration. Where there are no visible symptoms, conditions may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by there performance.

### **300 FOUNDATION:**

#### **301 TYPE:**

Concrete slab on grade.

#### **302 ANCHOR BOLTS/BRACING:**

Because of the design/configuration of the structure, we cannot verify the presence or condition of anchor bolts. But because of the age of the structure and all slab type buildings must be bolted, we assume that proper bolting was installed, per standards in effect at that time.

### **305 SLAB ON GRADE:**

#### **306 CONDITION:**

Slab is not visible due to carpet and/or floor covering. There was no readily visible problem are noted. If carpeting is removed there may be normal small hairline shrinkage cracks.

## ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

### **400 ATTIC:**

#### **401 TYPE:**

Attic is full size. Conventional wood rafter and ceiling joist framing. The roof material is supported by plywood sheathing.



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## 402 ACCESS:

The attic was entered through an interior access hatch. Viewing was done mostly from the access panel area and not completely visible or accessible to inspector.



## 403 CONDITION:

Where visible the roof structure appears to be constructed in a manner typical of houses of this type and age. **The light fixture in this area did not operate. Check the bulb first.**



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## **404 MOISTURE:**

There are water stains to the sheathing in some areas of the attic. Could not determine if these are newer water stains or older water stains. Check the roof and the areas above for any active leaks and repair as needed.

## **405 VENTILATION:**

Good attic ventilation is beneficial to the longevity of the roofing material and comfort of the living spaces. Attic ventilation can be provided by eave, gable, and automatic or wind driven fans. We encourage use of any or all of the above. Adequate ventilation is provided.

## **410 INSULATION:**

### **411 TYPE AND CONDITION:**

Fiberglass batts. The visible and accessible areas in the attic appear to be in serviceable or acceptable condition. Not all areas are visible to inspector.

### **412 APPROX. R-FACTOR:**

The approximate R-Factor can not be determined.

## **420 COMPOSITION SHINGLE ROOF:**

### **421 STYLE & TYPE:**

Hip style. Fiberglass shingles.



### **422 ROOF ACCESS:**

The inspector walked on the roof and visually examined the accessible roofing components.



## 423 ROOF COVERING STATUS:

The roof shingles have extensive granulation loss, erosion and cracking throughout the shingled surface. The nail fasteners are exposed in many areas. There is also exposed felt paper on the roofs surface as well. These conditions indicate the end of the useful life of this type of roofing. This cannot be repaired and replacement is needed. The ridge cap shingles are damaged and deteriorated in many areas of the roof and need to be replaced. There is debris accumulating on the roof. This is likely to cause roof damage and drain blockages. We recommend the debris be removed and the roof inspected regularly to keep the drains clear. Portions of the shingles have been installed over a surface with a pitch of less than 2 in 12 and is subject to leakage due to poor drainage for the roof over the patio cover area. The surface should be monitored for signs of leakage and repaired if necessary.



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Low slope over patio cover roof.



## 424 GENERAL COMMENT:

The roof is in poor condition. The conditions noted create the opportunity for leakage, and the roof can not be effectively patched. We recommend the roof be replaced.





## 425 EXPOSED FLASHINGS:

### 426 TYPE & CONDITION:

Metal. There is not a proper cricket flashing on the area in front of the chimney. When the surface area of the chimney is over 48" a cricket is needed to divert the water properly away from this area of the roof and prevent any leaks in the roof in these areas.



### 428 FLUE PIPES:

The flue cap(s) is missing. This appears to be for the kitchen hood vent fan unit. We recommend it be replaced to keep out rain and debris.



## 485 CHIMNEY AT ROOF:

### 486 CONDITION:

The chimney appears serviceable and no major problems were observed that would affect the operation of the fireplace. A proper spark arrester rain cap is needed for safety and to prevent water entry into the flue. There is a screen unit lying on the roof, yet this is not a proper spark arrester rain cap for the chimney structure.



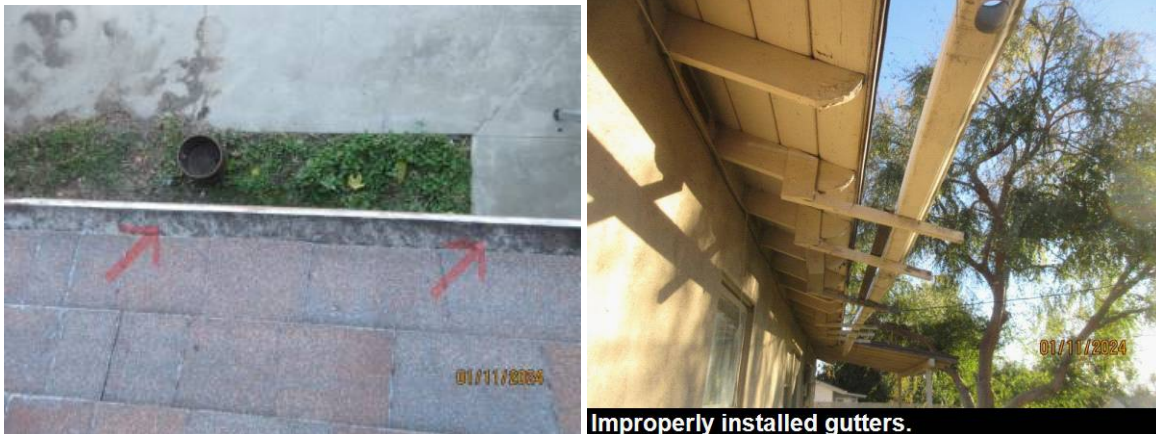
## 490 GUTTERS & DOWNSPOUTS:

### 491 TYPE:

The roof drainage is directed and collected in gutters around the perimeter of the building. This is consider very beneficial.

### 492 CONDITION /GUTTERS:

The gutters are filled with debris. We recommend all debris be removed to ensure proper drainage. The trough at the back of the house is not properly installed under the roof edge areas. Repair or replace as needed.



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## 493 CONDITION/DOWNSPOUTS:

One or more downspouts is missing. We recommend they be replaced.



## GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

## 500 TYPE:

## 501 LOCATION:

Attached Two car garage.



## 505 ROOF:

### 506 CONDITION:

Same as house. See house roof report.

## 510 FRAMING:

### 511 CONDITION:

The garage framing where visible appears properly installed and in good condition for its age. The garage framing can usually serve as an indicator of the type and quality of the framing in general.

## 515 FLOOR:

### 516 CONDITION:

Typical concrete cracks noted. There are uneven areas in the slab floor of garage. Floor is not fully visible, due to stored items blocking view of this area.



## 520 FIRE WALL:

### 521 CONDITION:

There are holes or openings in the fire resistive wall between the garage and living space. Repair any openings with approved materials to restore its fire rating for safety. The fire wall is not completely visible or accessible due to the items blocking view and access to this area.





## 525 PASSAGE FIRE DOOR:

### 526 CONDITION:

Standards require the door between the garage and living space to be a solid core door that is approximately 1 3/4" thickness or greater or a properly rated and approved fire door with an automatic closer. This door is a 1 1/4" thick door. We recommend the existing door be replaced with an approved fire door for increased safety.



## 530 GARAGE DOOR(S):

### 531 CONDITION:

The garage door(s) was operated and appears properly installed and in serviceable condition. The coil springs are in good condition on this sectional door.

## **535 AUTO DOOR OPENER:**

The garage door opener does not operate and function properly. The electronic beam is damaged and not properly installed. Repair this opener as needed. Automatic reverse feature cannot be tested or operated until the opener is operational. Repair as needed. The garage door openers are required to have a battery back-up power to the opener(s) on all newer garage door openers installed. This could not be properly verified at this time. Recommend further review as needed.



## **540 OTHER GARAGE ITEMS:**

### **541 CONDITION**

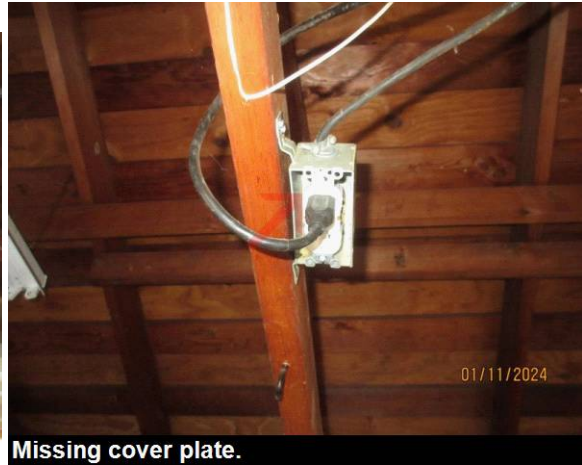
- \* There is improper wiring installed to the light fixtures and/or outlets. The romex wiring is not properly installed in this area. We recommend all substandard wiring be removed and replaced per present standards.
- \* Missing cover plate(s) on junction boxes and/or receptacles in this area. Repair as needed.
- \* The wood window is damaged and there is broken glass on this window as well. Repair or replace this window as needed.
- \* There are water stains and possible mold to the walls near the laundry area of the garage and on the right side wall near the back side door area as well. These areas were wet when tested with the use of a moisture meter. Check for the source of these stains and damage and properly repair as needed. Remove all damaged walls and check for any mold in these areas and properly remove as needed.
- \* Stored items restrict viewing of the garage area, a walk through is recommended when the area is cleared and accessible.

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## **545 SIDE OR MAN DOOR:**

### **546 CONDITION**

There is some damage to the wood on this door. Repair or replace this door as needed. There is not a threshold on the area under this door. Repair and add a proper threshold to close and seal off the area under this door.



## **ELECTRICAL SYSTEM**

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly. Low voltage yard lighting and house lighting systems are not tested as part of this inspection.

## **600 SERVICE:**

### **601 TYPE AND CONDITION:**

Overhead. 110/220 Volt. Capacity 100 amps. Circuit breakers. The overhead electrical service conductors appear properly installed and in good condition.



## **605 CONDUCTORS:**

### **606 ENTRANCE CABLES:**

Copper.

### **607 BRANCH WIRING:**

Copper.

## **610 MAIN ELECTRICAL PANEL:**

### **611 MAIN PANEL LOCATION:**

Exterior at the rear of the building.

### **612 MAIN PANEL:**

**This is a Federal Pacific electrical panel. This type of electrical panel has had problems with the breakers and circuits fusing to the buss bar and causing fires and unsafe conditions to the electrical panel. These breakers throw in opposite directions and can cause the breakers to turn off or trip when the panel cover is removed. Caution is needed with this panel and circuits. Recommend further review to this panel and system by a qualified electrician for safety and functional use. The circuit breakers are not labeled as required. We recommend labeling to allow individual circuits to be shut off rather than all circuits, if electrical repairs are needed. The panel cover screws are missing or improper type. We recommend proper blunt end screws installed. Twist-outs are missing (unused breaker slots) at the panel. This increases the likelihood of persons contacting the "live" electrical components within the panel, we recommend the slots be sealed with approved filler plates or knockouts.**



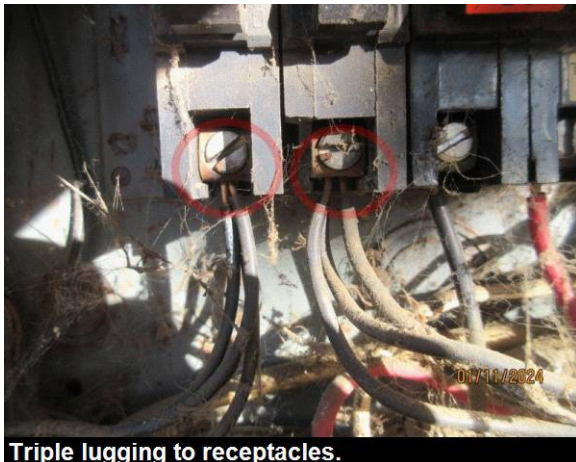
## 613 BREAKERS:

There are a minimal amount of breakers in this panel and not adequate to properly service this house effectively. Additional breakers and circuits are needed in this panel for safety and functional use as needed.



## 614 MAIN CIRCUITRY:

Multiple wires are connected to a single lug on several circuit breakers where only one wire should be connected. This "double lugging" and "triple lugging" is not permitted because a positive connection for all wires is not assured. We recommend the circuitry be reconfigured and additional breakers be installed as needed. Have a licensed electrician make further evaluation and corrections as needed.



Triple lugging to receptacles.



Double lugging to receptacles.

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## 615 SERVICE CAPACITY:

Our estimate of the service capacity is based upon the label rating of the main electrical service disconnect. The service capacity is normal for a house of this size and age, and appears adequate for the present and minor additional loads.

## 616 SERVICE GROUNDING:

Multiple wires are connected to a single lug on the grounding bar area(s) where only one wire should be connected. This "double lugging" is not permitted because a positive connection for all wires is not assured. We recommend the circuitry be reconfigured so each wire has its own terminal to be properly installed as needed.



## 635 BRANCH CIRCUIT WIRING:

### 636 CONDITION:

Unsafe conditions exist in this electrical panel. Repair or replace this electrical panel as needed. Wiring has been improperly altered or installed in the electrical panel.

### 638 GENERAL COMMENT:

The wiring has been altered at one or more areas and requires a licensed electrician to correct these items.

## 640 SWITCHES & OUTLETS:

### 641 OVERALL CONDITION:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition.

## 645 GENERAL ELECTRICAL COMMENTS:

The electrical system is in need of repair. As noted above, we observed instances of improper wiring, defective components, and/or unsafe conditions. We recommend repair by a qualified electrician repair or modify it to ensure that it is safe and dependable.

## PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. Private waste disposal systems (septic) are not part of our inspection. Review of these systems requires a qualified specialist. Older fixtures should be budgeted for replacement.

### 700 MAIN LINE:

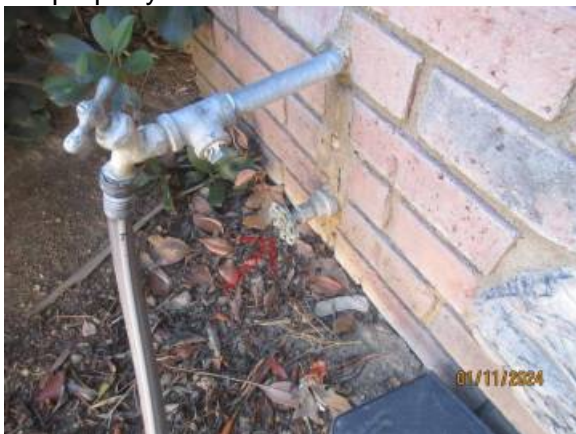
#### 701 MATERIAL:

Copper in the visible areas. The water meter is located in a vault at the street on the left side of the property. **The water meter vault is filled with dirt and the main water shut off valve, at the meter area, is buried and not visible to inspector. Remove the dirt to inspect the condition of this valve for proper and functional use as needed.** The water meter is dry at the time of the inspection.



#### 702 LOCATION:

The main water shut off valve is located at the front of the garage on the left side of the property.





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## 703 CONDITION:

Main shut off valve is present but testing is not within the scope of our inspection. This gate type of valve can leak when operated or tested.

## 704 WATER PRESSURE:

50-60 PSI. The static water pressure measured at the exterior hose bib is within the normal range.



## 705 SUPPLY LINES:

### 706 MATERIAL:

Galvanized steel piping in the visible areas.

### 707 CONDITION:

Volume restriction is noted in some areas of the house. Check for any corrosion to the galvanized water lines and repair as needed.

### 708 GENERAL COMMENT:

A number of fixtures were operated at the same time and a moderate drop of water flow was observed at the shower head(s). This is due to mineral build up on the interior of the galvanized piping. Replacement to copper will eventually be necessary to restore full water flow to all fixtures.

## 710 WASTE LINES:

### 711 MATERIAL:

Galvanized steel and ABS Plastic.

### 712 CONDITION:

The visible drain lines appear properly installed and in serviceable condition. The drain piping should be routinely cleaned to remove the buildup of grease, hair and dirt, to help prevent debris buildup and subsequent blockages.

### 713 GENERAL COMMENTS:

Some properties require periodic cleaning of the drain lines due to tree root penetration. Houses that have been vacant for a long period sometimes experience blockages due to internal rusting or laundry waste water lint. We cannot determine the condition of underground pipes during our inspection. Recommend further review to the sewer drain lines with a camera down the sewer drain lines to check for any and all clogs, obstructions, erosion and/or any breaks in the sewer drain lines. Any damage or obstructions in the sewer drain lines can become very costly to repair if needed.

## 715 VENT LINES:

Plumbing vents appear serviceable.

## 725 GAS SYSTEM:

### **726 METER LOCATION & CONDITION:**

Meter located at left side of the building. The gas meter appears in serviceable condition. There is no meter wrench attached to the meter. We recommend purchasing a wrench or installing a seismic automatic shut off valve for safety.



## 730 GAS PIPING:

### **731 CONDITION:**

Lines not fully visible to inspector.

## 735 HOSE FAUCETS:

### **736 OPERATION:**

A sample were operated, and were in serviceable condition. The added hose bibs in the yard are not secured with a metal stake on the added water lines for these hose bibs. Repair and properly secure and support the water pipes in these areas as needed.



## 737 SPRINKLERS:

This is an automatic system that was not tested as part of this inspection.

## WATER HEATER

## 800 WATER HEATER:

### 801 TYPE-SIZE & AGE:

Gas. 30 Gallons. The age based upon manufactures serial number is 7 years old.



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## 802 LOCATION:

Hall closet.



## 803 TANK CONDITION:

The water heater tank rumbles while the water is heating up. Check for any sediment build-up inside of the tank. Water heaters need to be drained on a regular basis to remove hard water deposits out of the water heater tank. There is a drain pan under the water heater. This should tie into a drain line and drain away from the stand to prevent any damage to the stand if there is a leak in this area. This does not appear to have any drainage to drain properly away from the stand in the visible areas of the stand. Repair and add a drain pipe to the drain pan to properly drain away from this area as needed. This water heater system does not have an expansion tank system installed. This is required on water heaters that have a closed plumbing system. Repair and add as needed. The water heater system is not properly bonded with a bare bonding wire to complete the bonding of this unit and system. Repair and bond properly on the water lines and the gas line for safety as needed.



## 804 T/P RELIEF VALVE:

A temperature pressure relief valve is installed as required, it was not tested and it should not be altered or blocked off, if leakage occurs it should be replaced. The temperature/pressure relief valve drain line is missing or ends prematurely. This is a safety hazard and indicates a non professional installation. We recommend this drain line be extended to a safe location.



## 805 COMBUSTION AIR:

Combustion air provides oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The combustion air supply for the water heater is adequate.

## 806 VENTING:

Flue vent is intact and functioning correctly.

## 807 GAS SUPPLY:

The gas valve is present and the flexible gas connector is an approved type. **There is not a gas sediment trap on the gas line at the gas valve area. Repair and add as needed.**



## 808 SEISMIC RESTRAINT:

The water heater is correctly double strapped as required for proper earthquake support.

## 809 ELEVATION/LOCATION:

The water heater is properly elevated in this area as required.

## 810 WATER CONNECTIONS:

A water shutoff valve is installed but was not tested.



## 812 GENERAL COMMENT:

The water heater is in the middle of its expected service life.

## INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

## 900 LIVING ROOM:

### 901 WALLS

Plaster. The wall surfaces general appear properly installed and in serviceable condition.

### 902 WINDOW(S)

These windows are painted and bolted or secured shut. We recommend that these windows be repaired and their full function restored. It may require removal of the interior trim to remove the paint build up from the sash area. The glass is not labeled tempered safety glass on the picture window in this area. Glass should be tempered safety glass for safety and functional use.

### 903 ELECTRICAL:

The outlets that were accessible did operate properly when tested.

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## 904 DOOR(S):

The door(s) appear properly installed and in good condition.

## 905 CEILING:

Plaster. General condition appears serviceable.

## 906 FLOOR:

Tile. General condition appears serviceable.

## 907 FIREPLACE - MASONRY - TYPE - CONDITION:

The fireplace appears properly installed and in serviceable condition. The flue has the required flue liner.

## 908 FIREPLACE - FIREBOX:

Mortar joints are intact. Damper is operational. **The gas line is capped off and it is not in use. Check for proper use and function and repair as needed.**



## 910 LIGHT OR CEILING FIXTURE(S):

The light fixture(s) in room did operate properly.

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## 915 DINING ROOM:

### 916 WALLS

Plaster and Paneling. The wall surfaces general appear properly installed and in serviceable condition.

### 917 WINDOW(S)

These windows are painted and bolted or secured shut. We recommend that these windows be repaired and their full function restored. It may require removal of the interior trim to remove the paint build up from the sash area. The glass is not labeled tempered safety glass on the picture window in this area. Glass should be tempered safety glass for safety and functional use.

### 918 ELECTRICAL:

The outlets that were accessible did operate properly when tested. Switch plate cover missing in this area.

### 919 DOOR(S):

The door to the outside is secured closed and it is not in use. Repair or replace as needed.



### 920 CEILING:

Plaster. General condition appears serviceable.

### 921 FLOOR:

Tile. General condition appears serviceable.

### 925 LIGHT OR CEILING FIXTURE(S):

The ceiling fan unit is operated with the use of a remote control. Fixture lighting did not operate when tested. Check the bulb(s) first and repair as needed.

## 960 ENTRYWAY AND HALLWAY AREA(S):

### 961 WALLS

Plaster. The wall surfaces general appear properly installed and in serviceable condition. Missing baseboard in these areas.



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## 963 ELECTRICAL:

The outlets that were accessible did operate properly when tested.

## 964 DOOR(S):

The door(s) appear properly installed and in good condition. There is a screen door in this area and it is operational and in good condition when tested.

## 965 CEILING:

Plaster. General condition appears serviceable.

## 966 FLOOR:

Tile. General condition appears serviceable.

## 967 LIGHT OR CEILING FIXTURE(S):

The light fixture(s) in room did operate properly.

## 968 LOCK(S):

The lock(s) operated properly when tested.

## 970 CLOSET(S):

The closet door operated properly and closet was in good condition.

## 971 CABINET(S):

The doors and/or drawers to the cabinets in this area of property are in serviceable condition.

## 1020 SMOKE / FIRE DETECTOR:

### 1021 COMMENTS:

No smoke detectors are installed. We recommend installation per real estate contract and in the locations required by the city. Units are needed in the hallway and inside of each of the three bedrooms. Repair and add as needed.

## 1022 CARBON MONOXIDE DETECTOR(S)

### 1024 COMMENTS:

The carbon monoxide detector in the house did not operate with the test button when tested. Repair or replace this unit for safety and functional use.

## 1025 DOORBELL:

### 1026 COMMENTS:

Unit did operate when tested.

## 1030 MASTER BEDROOM:

### 1031 WALLS:

Plaster. The wall surfaces general appear properly installed and in serviceable condition.

### 1032 WINDOW(S):

These windows are painted and bolted or secured shut. We recommend that these windows be repaired and their full function restored. It may require removal of the interior trim to remove the paint build up from the sash area.

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## 1033 ELECTRICAL:

The outlets that were accessible did operate properly when tested.

## 1034 DOOR(S):

The door(s) appear properly installed and in good condition.

## 1035 CEILING:

Plaster. General condition appears serviceable.

## 1036 FLOOR:

Carpet. General condition appears serviceable.

## 1040 LIGHT OR CEILING FIXTURE(S):

The ceiling fan unit is operated with the use of a remote control. The remote controller was not accessible to operate this fan unit. Repair as needed.

## 1044 CLOSET(S):

Closet doors operated properly when tested.

## 1045 SECONDARY BEDROOMS:

### 1046 WALLS:

Plaster. The wall surfaces general appear properly installed and in serviceable condition.

There is a damaged or missing baseboard in these bedrooms. Repair and add as needed.

### 1047 WINDOW(S):

These windows are painted and bolted or secured shut. We recommend that these windows be repaired and their full function restored. It may require removal of the interior trim to remove the paint build up from the sash area. There are missing screens in this area of the house.

### 1048 ELECTRICAL:

There is reverse polarity to two of the receptacles in the back left side secondary bedroom. Repair the wiring to these areas as needed. Missing cover plate on a switch in the back right side bedroom. Repair and add as needed.



### 1049 DOOR(S):

The door(s) appear properly installed and in good condition.

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## 1050 CEILING:

Plaster. General condition appears serviceable.

## 1051 FLOOR:

Carpet. General condition appears serviceable.

## 1055 LIGHT OR CEILING FIXTURE(S):

The light fixture(s) in room did operate properly. The ceiling fan unit(s) are operated with the use of a remote control.

## 1059 CLOSET(S):

Closet doors operated properly when tested.

## 1096 OTHER ITEMS:

### 1098 GENERAL COMMENTS:

There is an intercom system for this property. This unit and its system is not tested as part of this inspection. No testing is done to this unit and system. Contact a specialist for a further review as needed.



## HEATING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. We do not perform pressure tests on A/C systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis.

### 1100 FORCED AIR HEATING:

#### 1101 LOCATION & TYPE OF UNIT:

Hall closet. Forced Air unit.



## 1102 CAPACITY OF UNIT:

66,000 btu. Could not determine the age of this unit.



## 1103 FUEL TYPE AND NOTES:

Natural Gas. The gas valve is installed but not tested. An approved flexible gas connected is installed. **There is not a gas sediment trap on the gas line at the gas valve area. Repair and add as needed.**



## 1104 BURNERS:

Burner Flame(s) appear typical.

## 1105 HEAT EXCHANGER:

Most or all of the heat exchanger is not accessible for inspection. However based on the flame characteristics during operation and/or other indicators, it is our opinion that the heat exchanger is in serviceable condition.

## 1106 VENTING:

The flue vent is intact and functioning correctly.

## 1107 COMBUSTION AIR:

Combustion air provides oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The combustion air supply for the furnace is adequate.

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## 1108 CAULK AND TAPE

Appears to be serviceable.

## 1109 BLOWER AND FILTER:

The filter installed is clean at this time. All filters need regular service or replacement at regular intervals.



## 1110 AIR PLENUM:

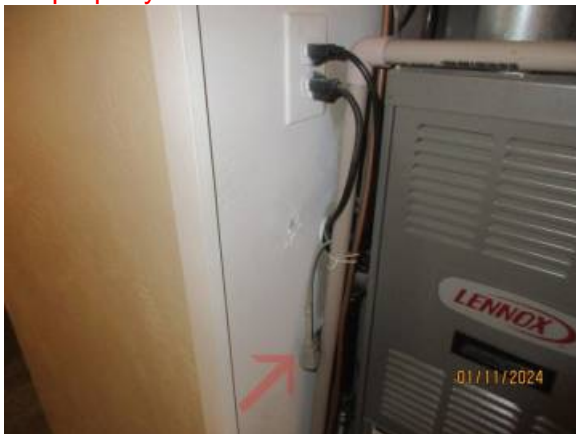
Appears serviceable.

## 1111 THERMOSTAT CONTROLS:

The thermostat appears properly installed and the unit responded to the user controls when tested.

## 1112 GENERAL SUGGESTIONS:

The unit is plugged in with an extension cord and not directly into its own receptacle to be properly installed.



## 1114 GENERAL COMMENTS:

The heating system responded to normal operating controls. Components appear properly installed and serviceable. Routine maintenance will keep it functioning and maximize its service life.

## 1165 HEATING DUCTS:

### 1166 TYPE:

The ducts are insulated with fiberglass.

### 1167 CONDITION:

The ducts appear properly installed and in serviceable condition.

## AIR CONDITIONING

## 1300 AIR CONDITIONING:

### 1301 TYPE:

Gas heat with air conditioning combined. This unit is located on top of the roof. **The label is not legible and could not determine the size and age of this unit.**



### 1302 POWER SOURCE:

220 Volt. Electrical disconnect present as required for service personal.



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## 1303 COMPRESSOR:

The condenser contains all the equipment necessary to reclaim the refrigerant gas and convert it back to a liquid. It consists of a compressor, condenser, condenser fan, electrical panel box and some accessory components. Could not properly test or operate this unit.

## 1304 AIR TEMPERATURE DROP:

The air conditioning system is functioning correctly if the temperature drop between the return and supply air is between 16-21 F. Could not properly test or operate due to the cold outside air temperature.

## 1305 SYSTEM CONDITION:

Outside air temperature was below 65 degrees. Unable to test system at this time. The refrigeration line has missing or damaged insulation at the condenser. We recommend the insulation be replaced to increase the energy efficiency.



## 1306 CONDENSATE LINE:

Condensate line installed but is not fully visible.

## 1307 THERMOSTAT CONTROLS:

Could not test or properly operate this unit due to the cool outside air temperature.

## 1345 DUCTWORK:

## 1346 TYPE:

The air condition ducts are the same at the heating system.



## KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

### **1400 KITCHEN SINK:**

#### **1401 TYPE AND CONDITION:**

Porcelain. The sink is properly installed and in serviceable condition.

#### **1402 SINK PLUMBING:**

Faucet is in serviceable condition for its age.

### **1405 RANGE/COOK TOP AND OVEN:**

#### **1406 TYPE/CONDITION:**

Gas. Separate cook top from the oven. The oven responded to normal operating controls at the time of the inspection and appear serviceable. **One of the back middle burners on the cooktop did not lite properly when tested. Repair as needed.**



### **1410 VENTILATION:**

#### **1411 TYPE AND CONDITION:**

**Fan/Hood was not operational. We recommend it be repaired or replaced as needed. Check for proper power to this unit. Lights are inoperative when tested. Check the bulb and repair as needed.**



## 1415 DISHWASHER:

### 1416 CONDITION:

The dishwasher was turned on and operated to normal operating controls. It is in serviceable condition for its age. **We recommend installing an air-gap device on the drain line as required to prevent possible contamination of the dishwasher if plumbing backups occur.**



## 1420 GARBAGE DISPOSAL:

### 1421 CONDITION:

The disposal was turned on and was operating.

## **1435 INTERIOR COMPONENTS:**

### **1436 COUNTERTOPS AND CABINETS:**

The countertops show typical minor wear or cracking. The cabinets and drawers show moderate to heavy wear. We recommend repair and/or refinishing to maximize their service life. The cabinets have minor wear and need minor adjustment of the hinges. Missing or damaged drawer front in one area as well. The sink base cabinet shelf is damaged from moisture. We recommend it be replaced or repaired as needed.



### **1437 WALLS/CEILINGS/FLOORS:**

Walls and ceilings are in serviceable condition. Floor covering is tile, which is in serviceable condition for its age.

### **1438 WINDOWS/DOORS:**

The window/door were functional and in serviceable condition for their age. The screen is missing on this window. The door to the entryway area has been removed. Repair and add as needed.

## 1439 ELECTRICAL - SWITCHES/FIXTURES/OUTLETS:

Incorrect wiring to one or more receptacles was observed. The receptacles on both sides of the sink have reverse polarity. We recommend the receptacles be properly wired with correct polarity as needed. Receptacles within 6 feet of the sink are not GFCI protected. Upgrading is not required but we recommend it for safety. There are a minimal number of electrical receptacles in this area. We recommend additional receptacles be added to prevent the use of extension cords. There needs to be GFCI protection for all counter top receptacles for safety and functional use, by today's standards. Repair and add as needed. Some lights are inoperative when tested. Check the bulbs first.



Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

## 1450 LAUNDRY:

### 1451 LOCATION:

Garage.



## 1452 DRYER CONNECTIONS:

The dryer hookup is intended for a gas unit only. Dryer venting is provided that appears to be terminating to the exterior as required.



## 1453 WASHER HOOKUP VALVES:

The visible plumbing appears serviceable. The washer hookup valves are not tested or operated as part of this inspection. They may leak if they are turned and operated.



## 1454 TRAPS AND DRAINS:

There is not a stand pipe installed in this area. Check for proper drainage in this area and repair as needed.



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## 1457 ELECTRICAL:

Electrical outlet is grounded and operational.

## 1462 CABINET(S):

The cabinet doors do not all operate properly. Repair the doors and hinges as needed.



## BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future. The bathtub overflow is not tested as part of this inspection due to possibility of damage if leaks occur.

## 1500 BATHROOM

### 1501 LOCATION:

FRONT ENTRY BATHROOM

### 1502 CONDITION OF SINK:

The sink(s) is properly installed and in good condition. The sink faucet(s) was properly installed and operable. Drainage from the sink emptied in a reasonable amount of time. Counters/cabinets appear serviceable.

### 1503 CONDITION OF TOILET:

The following item(s) were noted at the toilet: There is leaking in the toilet when flushed. Moisture is detected at surrounding floor. We recommend the source of moisture be determined and corrected. Repair as needed. This toilet has a low flow rating of 1.6 gpf or a lower rating on the toilet. This can not be verified, only to determine it is rated as such.



## 1505 TUB/SHOWER PLUMBING FIXTURES:

The shower fixture appear properly installed and in serviceable condition. This shower head has a low flow rating of 2.5 gallons per minute or less. This is indicated by the label rating on the faucet. This is not verified only to determine the faucet has this rating on it.

## 1506 TUB/SHOWER WALLS:

Caulking and/or re-grouting is needed to prevent water intrusion in these areas. Repair and seal off properly as needed.



## 1507 BATHROOM WALLS/FLOORS:

The floor covering around the toilet is stained from water leakage under the floor covering. We recommend it be replaced and check the toilet in this area for any current leaks as needed.

## 1508 GLASS ENCLOSURE:

Enclosure appears properly installed, serviceable and has the required safety glass. The shower enclosure leaks in the lower corners and damage may result. We recommend it be properly repaired or replaced.



## 1509 BATH VENTILATION:

The bathroom ventilation is provided by a window. Window is not operational or painted shut. We recommend it be repaired to restore function and allow for ventilation.

## 1512 ELECTRICAL:

The receptacle was observed to be wired backwards, or in reverse polarity. Under some circumstances, this can be a shock hazard and/or damage electronic equipment. It is easy to correct this condition and we recommend repairs. There is not a GFCI circuit for this outlet. This was not required when the property was originally built. This would be a good upgrade for safety.



## 1513 DOOR(S):

The door(s) appear properly installed and in good condition.

## 1514 LIGHT OR CEILING FIXTURE(S):

The light bulbs did not operate properly on all of the light fixtures in this area. Check all of the bulbs and repair or replace as needed.

## 1515 MIRROR(S) & MEDICINE CABINET:

The mirror is in good condition without any cracks or physical damage to the mirror. The medicine cabinet is in serviceable condition with normal weathering to unit.



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## 1500 BATHROOM

### 1501 LOCATION:

HALL BATHROOM

### 1502 CONDITION OF SINK:

Drainage from the sink emptied in a reasonable amount of time. **The sink faucet stopper valve is not operational. Repair as needed. The sink needs to be caulked at the counter top area.** Counters/cabinets appear serviceable.



### 1503 CONDITION OF TOILET:

The toilet was flushed and functioned properly. This toilet has a low flow rating of 1.6 gpf or a lower rating on the toilet. This can not be verified, only to determine it is rated as such.

### 1504 CONDITION OF TUB:

The bathtub appears properly installed and in serviceable condition.

### 1505 TUB/SHOWER PLUMBING FIXTURES:

**Minor leakage is noted at faucet handles and/or the tub diverter. We recommend new valve stems be installed or faucets be replaced. The shower head leaks or sprays improperly. We recommend it be replaced. The following item(s) were noted at the tub/shower drain: Mechanical drain stopper is not operational at tub.** This shower head has a low flow rating of 2.5 gallons per minute or less. This is indicated by the label rating on the faucet. This is not verified only to determine the faucet has this rating on it. The drain appears serviceable and emptied in a reasonable amount of time.





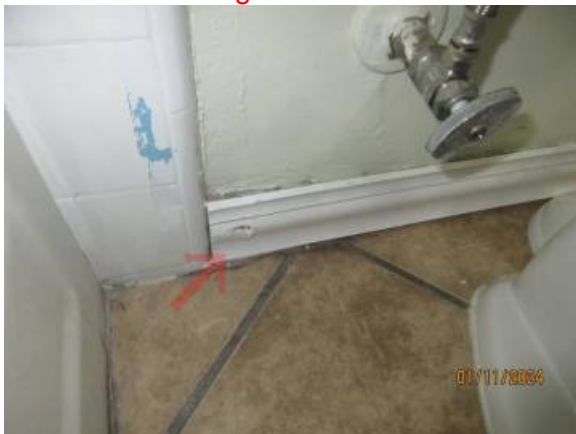
## 1506 TUB/SHOWER WALLS:

Caulking and/or re-grouting is needed to prevent water intrusion in these areas. Repair and seal off properly as needed.



## 1507 BATHROOM WALLS/FLOORS:

Moisture damage is noted at the wall or floor outside the tub/shower area. The source of the moisture should be identified and corrected. Repairs may reveal further damage into the wall or floor framing.



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## 1509 BATH VENTILATION:

Exhaust fan did not operate. Check for proper power to this unit and repair or replacement of the unit as needed.

## 1512 ELECTRICAL:

There is not a GFCI circuit for this outlet. This was not required when the property was originally built. This would be a good upgrade for safety. There is a missing cover plate for the receptacle and/or the switch in this area.



## 1513 DOOR(S):

The door(s) appear properly installed and in good condition.

## 1514 LIGHT OR CEILING FIXTURE(S):

The light bulbs did not operate properly on all of the light fixtures in this area. Check all of the bulbs and repair or replace as needed.

## 1515 MIRROR(S) & MEDICINE CABINET:

The mirror is in good condition without any cracks or physical damage to the mirror. The medicine cabinet is in serviceable condition with normal weathering to unit.