



# McMASTER

## HOME INSPECTION SERVICE



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## Property Inspection Report

**InspectionNo:** 1813  
**Date/Time:** 3/11/2022 9:29 AM  
**Property Address:** 2321 Gonzaga Ln Riverside, CA



# McMaster Home Inspections

**Date of Inspection:** 3/11/2022

**InspectionNo:** 18138

**Property Address:** 2321 Gonzaga Ln Riverside, CA

DEAR CUSTOMER

CONGRATULATIONS ON YOUR HOME PURCHASE AND WE THANK YOU FOR SELECTING INDEPENDENT HOME INSPECTIONS INC.

THIS INSPECTION IS A DETAILED LISTING OF AREAS VISUALLY INSPECTED.

About your inspection. During the inspection, our inspector(s) will not take apart any equipment or structures, move any personal property, apply stress to any object or structure, turn on any major system or component that is off, and or do any destructive testing. Areas or items that are hidden or not readily visible, are not covered in this report. Our report is not a guarantee or warranty on the condition of your property or its contents. This report provides an unbiased time limited visual inspection. Your report does not include all items covered in the Real Estate transfer disclosure statement. An attorney and or real estate broker should be consulted on additional items not included in this report. PLEASE NOTE: we are unable to determine leaks in a roof; we do not check furnace fire boxes, flood test shower pans, or test oven self cleaning cycle. Please refer to our contract for full disclosure. Environmental inspections are not a part of a normal inspection; please contact our office for information on our enhanced services.

Photo Documentation. Your report includes many photographs. Most of the pictures are general view, to help you understand where the inspector has been, what is looked at, and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas and some are not. These picture(s) are to help you to better understand what is documented in the report and to help you see areas or items that you normally would not see. Not all problem areas and conditions will be supported with pictures, that will be up to the discretion of the inspector.

Terms used in this report:

Good Functioning/operating normally, with minor exceptions; within its useful life.

Fair May need attention; not completely functioning/operating properly. Recommend further review with a licensed specialist

Poor Needs immediate attention; not functioning/operating properly; close to, or at the end of useful life. Recommend repair/replace or update prior to close of escrow.

NFCC Normal for California construction

NFAH Normal for age of home

NTBS Not to building standards

Exceptions Overall condition as rated with area stated

General View Establishes location/identification

GFCI Ground Fault Circuit Interrupter, (electrical outlet safety device)

TPRV Temperature Pressure Relief Valve, (water heater safety device)

PSI Pounds per square inch, measurement used in water pressure

General Note Item or items that pertain to more than one area of the home

+ + + Indicates Comments (NOT RATED)

-- -- -- Not Applicable.

N/ S/ E/ W/ North. South. East. West.

Inspection Area	Good	Fair	Poor	Comment
<b>Living Room</b>				
Ceiling	X			
Walls	X			
Floor Type	X		X	HARDWOOD TYPE MATERIAL. LAMINATE. TILE. SOME CRACKED / DAMAGED TILE(S).
Windows	X			
Entry Door	X			
Electrical	X			
Door Bell	X			
General Notes	+	+	+	FLOORING THROUGH OUT HOME LOOSE CONNECTIONS CAUSE UNKNOWN. SOME CRACKS, PATCHWORK AT CEILING/WALLS THROUGH OUT HOME, CAUSE UNKNOWN, REVIEW WITH SELLER, NOT RATED. NOTE: SINGLE GLASS PANE WINDOW THROUGH OUT HOME. RECOMMEND UP DATE.

### Dining Room

Ceiling	X			
Walls	X			
Floor Type	X		X	HARDWOOD TYPE MATERIAL. LAMINATE TYPE. SOME DAMAGE.
Windows	X			
Electrical	X			

### Bedroom 1 n

Ceiling	X			
Walls	X			
Floor Type	X	X		.HARDWOOD TYPE MATERIAL. LAMINATE TYPE. MINOR DAMAGE.
Windows	X			
Doors	X			
Closets	X	X		MISSING BOTTOM DOOR GUIDE.
Electrical	X			
Smoke Detector	X			

Inspection Area	Good	Fair	Poor	Comment
<b>Bedroom 2 s</b>				
Ceiling	X			
Walls	X			
Floor Type	X		X	HARDWOOD TYPE MATERIAL. LAMINATE TYPE. DAMAGE AT MID.
Windows	X			
Doors	X			
Closets	X	X		MISSING BOTTOM DOOR GUIDE.
Electrical	X			
Smoke Detector	X			

### Bedroom Master

Ceiling	X			
Walls	X			
Floor Type		X		HARDWOOD TYPE MATERIAL. LAMINATE TYPE. MINOR DAMAGE.
Windows	X			
Doors	X			
Closets	X			
Electrical	X			
Smoke Detector	X			

Inspection Area	Good	Fair	Poor	Comment
<b>Bathroom</b>				
Ceiling	X			MOISTURE STAINS, UNKNOWN CAUSE.
Walls	X			
Floor Type	X	X		TILE. SOME CRACKED / DAMAGED TILE(S). LOOSE THRESHOLD.
Doors	X			
Counter Tops	X			SOME CRACKS IN GROUT.
Cabinets	X	X		SOME DOORS / DRAWERS DO NOT OPERATE PROPERLY, DETERIORATION AND STAINS UNDER SINK.
Sinks	X			
Mirrors	X			
Bath Tub	X			
Shower	X			
Shower Walls	X			SOME CRACKS IN GROUT.
Shower Enclosure			X	NONE.
Toilet	X			
Plumbing	X		X	HOT COLD REVERSED AT SHOWER VALVE. LEAK AT SINK FAUCET AT HANDLE WHEN ACTIVATED. .SHUT OFF VALVES UNDER SINK DO NOT OPERATE PROPERLY.
Electrical	X		X	OUTLET(S) ARE NOT GFCI PROTECTED, NTBS
Exhaust Fan	X			



Inspection Area	Good	Fair	Poor	Comment
<b>Bathroom Master</b>				
Ceiling	X			
Walls	X			
Floor Type	X			TILE.
Doors	X			
Counter Tops	X			STAINS, CRACKS IN GROUT.
Cabinets	X	X		SOME DOORS / DRAWERS DO NOT OPERATE PROPERLY, DETERIORATION AND STAINS UNDER SINK.
Sinks	X			
Mirrors	X			
Shower	X			
Shower Walls	X			
Shower Enclosure	X			CORROSION AT CORNERS.
Toilet	X			
Plumbing	X		X	HOT COLD REVERSED AT SHOWER VALVE. LEAK AT SINK FAUCET AT HANDLE WHEN ACTIVATED. .SHUT OFF VALVES UNDER SINK DO NOT OPERATE PROPERLY.
Electrical	X		X	OUTLET(S) ARE NOT GFCI PROTECTED, NTBS
Exhaust Fan	X	X		SOME DEBRIS PRESENT AT COVER.



Inspection Area	Good	Fair	Poor	Comment
<b>Kitchen</b>				
Ceiling	X			
Walls	X			
Floor Type	X			TILE.
Counter Tops	X	X		SOME CRACKS IN GROUT.
Cabinets	X	X		SOME DOORS / DRAWERS DO NOT OPERATE PROPERLY. DETERIORATION AND STAINS UNDER SINK.
Sink	X			
Dishwasher	X			A FULL CYCLE IS NOT POSSIBLE DURING THE INSPECTION, THEREFORE WE CANNOT COMMENT ON THE FULL EXTENT OF ITS FUNCTIONS OR THE ABILITY TO CLEAN.
Drain Loop			X	NONE, DRAIN NEEDS TO LOOP HIGHER THAN LOWEST LEVEL OF SINK.
Disposal		X		MAKES IRREGULAR NOISE.
Sink Plumbing	X	X		SHUT OFF VALVES UNDER SINK DO NOT OPERATE PROPERLY.
Range	X	X		(GAS). START UP TEST ONLY. REVIEW WITH SELLER. MINOR DAMAGE.
Oven	X		X	(GAS). START UP TEST ONLY, REVIEW WITH SELLER. MISSING ANTI-TIP DEVICE, NTBS.
Fan and Hood	X		X	MISSING FILTER. GREASE / DEBRIS BUILD UP.
Venting			X	FAN DOES NOT OPERATE.
Electrical	X		X	OUTLET(S) ARE NOT GFCI PROTECTED, NTBS. USING EXTENSION CORD AS PERMANENT POWER, NTBS. FROM WASHER.



Inspection Area	Good	Fair	Poor	Comment
<b>Laundry Room</b>				
Laundry Location	+	+	+	HALL. NOT RATED
Ceiling	X			
Walls	X			
Floor Type	X		X	UNEVEN IN AREAS, MISSING DRIP PAN.
Doors	X	X		DAMAGED AT MID.
Dryer Vent	X	X		RECOMMEND SERVICE. DAMAGED (CRUSHED) FLEX PIPE.
Laundry Plumbing	X		X	CORROSION AT SUPPLY LINE CONNECTIONS. SHUT OFF VALVE DOES NOT OPERATE PROPERLY.
Waste Line	X			
Gas Line	X			
Electrical	X		X	OUTLET(S) NOT GFI PROTECTED, NTBS.

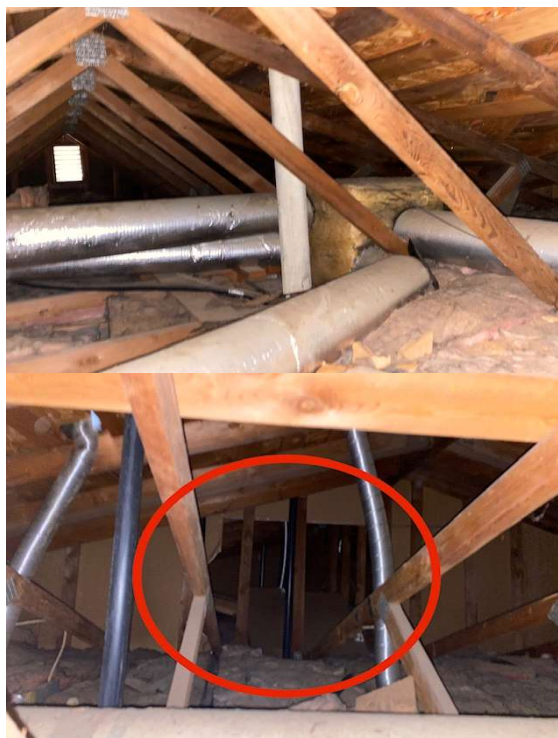


### Hallways

Ceiling	X			
Walls	X			
Floor Type	X	X		HARDWOOD TYPE MATERIAL. LAMINATE TYPE. SOME DAMAGE.
Electrical	X			
Smoke - Carbon Detectors	X			



Inspection Area	Good	Fair	Poor	Comment
<b>Attic</b>				
General View	X			
Structural	X		X	(TRUSS / RAFTER FRAMING). EXPOSED OPENING AT FIRE WALL.
Insulation	X			(ROLLED FIBERGLASS).
Attic Ventilation	X			
Duct Work	X	X		SOME MINOR DAMAGE TO WRAPPING MATERIAL.
Attic Electrical	X			
Attic Plumbing	X			
Access	X			
Access Cover	X	X		DAMAGED TRIM.
Access Location	+	+	+	AT HALL. NOT RATED.
Attic Notes	+	+	+	LIMITED INSPECTION DUE LOW VERTICAL CLEARANCE, VIEWED FROM ACCESS OPENING ONLY. NOT RATED.



Inspection Area	Good	Fair	Poor	Comment
<b>Heating</b>				
Unit Location	+	+	+	INTERIOR ENCLOSURE. NOT RATED.
Heat Type	+	+	+	GAS. FORCED AIR. NOT RATED.
BTUs	+	+	+	UNKNOWN, REVIEW WITH SELLER. NOT RATED.
Heater Condition	X			NOTE: CONDUCTED PERFORMANCE TEST ONLY. RECOMMEND SERVICE. RECOMMEND FURTHER INSPECTION. (OLDER UNIT).
Temp Differentials	X			
Heating Electrical	X			
Enclosure	X	X		MINOR DAMAGE / DETERIORATION / STAINS TO BASE.
Gas Valve	X		X	PIPE PASSES THROUGH WALL OF UNIT, IMPROPER TYPE SUPPLY LINE MATERIAL, NTBS. MISSING DRIP LEG, NTBS
Vent Pipe	X			
Combustion Air	X			
Filters			X	NEEDS TO BE REPLACED.
Thermostats	X	X		UNIT LOOSE FROM WALL.
Registers	X	X		RECOMMEND SERVICE. MOST RUSTED.



Inspection Area	Good	Fair	Poor	Comment
<b>Cooling</b>				
Unit Location	+	+	+	AT S/SIDE. NOT RATED.
Cooling Type	+	+	+	A/C COMPRESSOR, SPLIT SYSTEM. NOT RATED.
Tons	+	+	+	UNKNOWN TONNAGE, UNABLE TO VIEW LABEL, REVIEW WITH SELLER. NOT RATED.
Cooling Condition			X	NOTE: CONDUCTED PERFORMANCE TEST ONLY. RECOMMEND SERVICE. RECOMMEND FURTHER INSPECTION. (OLDER UNIT).DAMAGED INSULATION AT CONDENSATION LINE, NTBS. MISSING INSULATION AT COOLING LINE.
Temp Differentials			X	BLOWS WARM AIR.
Cooling Electrical	X	X		LOOSE FLEX LINE.
Thermostats	X			



Inspection Area	Good	Fair	Poor	Comment
<b>Water Heater</b>				
Unit Location	+	+	+	EXTERIOR ENCLOSURE. NOT RATED.
Type -Mfg-Year	+	+	+	GAS. (G.E.). NOT RATED. RECOMMEND SERVICE.
Gallons	+	+	+	40. NOT RATED.
Unit Condition	X	X		MISSING LOWER FLAME COVER, RECOMMEND SERVICE.
Wtr Htr Plumbing	X	X		CORROSION/RUST AT SUPPLY LINE CONNECTIONS.
T.P.R.V.	X			
Overflow Line	X			
Wtr Htr Strapping	X			
Gas Valve - Gas Line	X		X	MISSING DRIP LEG, NTBS.
Vent Pipe	X			
Combustion Air	X			
Enclosure	X	X		DEBRIS NEED TO BE CLEARED, SAFETY CONCERN. SOME STAINS AT CEILING/WALLS. UNKNOWN CAUSE.
Base - Platform	X			



Inspection Area	Good	Fair	Poor	Comment
<b>Roof</b>				
General View	X			
Roof Notes	+	+	+	ASSOCIATION RESPONSIBILITY. REVIEW WITH SELLER. COMMON AREAS, .NOT RATED.
Roof Type	+	+	+	PITCHED, NOT RATED.
Material	+	+	+	COMPOSITION SHINGLE. NOT RATED.
Condition	X			
Flashings	X	X		SOME CRACKS IN MASTIC, RECOMMEND TO BE RE-SEALED.
Vents and Vent Caps	X			
Roof Drainage	X		X	DAMAGED IN AREAS. CORROSION / RUST IN AREAS. DEBRIS NEEDS TO BE REMOVED. DRAIN(S) BLOCKED, NEEDS TO BE CLEARED.
Patio Roof - Framing	X	X		(WOOD TRELLIS).DAMAGE/RUSTED HARDWARE. DAMAGED/FUNGUS WOOD IN AREAS.
Roof General Info	+	+	+	THE REPORT IS AN OPINION OF THE GENERAL QUALITY AND CONDITION OF THE ROOF. THE INSPECTOR CANNOT, AND DOES NOT, OFFER AN OPINION OR WARRANTY AS TO WHETHER THE ROOF HAS LEAKED IN THE PAST, LEAKS NOW OR MAY BE SUBJECT TO FUTURE LEAKS. NOT RATED.

Inspection Area

Good

Fair

Poor

Comment



**Inspection Area**

**Good**

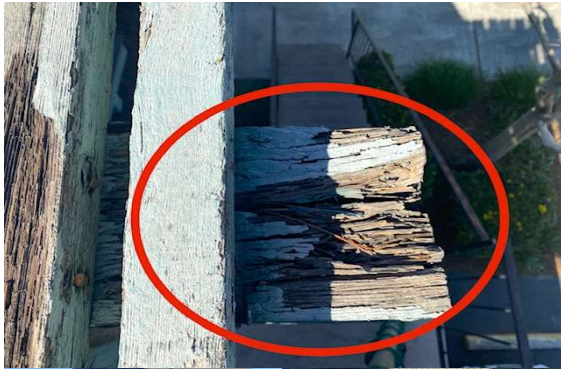
**Fair**

**Poor**

**Comment**

**Garage / Carport**

Garage General Info			X	NOT INSPECTED, DOOR LOCKED.
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**Exterior Items**

Exterior Walls	X			(WOOD FRAME)
Siding	X	X		MINOR DAMAGE IN AREAS.
Eaves and Fascia	X	X		MINOR DAMAGE IN AREAS.
Trim	X	X		MINOR DETERIORATION, CRACKS, NEEDS CAULKING IN AREAS.
Paint	X	X		BLISTERING / FLAKING IN AREAS.
Windows	X	X		SOME DAMAGED / MISSING SCREENS



Inspection Area	Good	Fair	Poor	Comment
<b>Grounds</b>				
Patio Deck	X	X		CRACKS IN AREAS.
Steps-Stairs	X			
General Note	+	+	+	ADDITIONS ARE NOT CHECKED FOR PERMITS OR CODE COMPLIANCE, RECOMMEND REVIEW WITH SELLER/AGENT. ASSOCIATION RESPONSIBILITY. REVIEW WITH SELLER. NOT RATED.

## Plumbing

Exterior Plumbing	X			
Main Water Valve	X			
Main Water Pressure	X			
Supply Lines	+	+	+	(COPPER, GALVANIZED WHERE VISIBLE). NOT RATED.
Waste Lines	+	+	+	(PLASTIC, WHERE VISIBLE). NOT RATED
Main Gas Valve	X			
General Info	+	+	+	ALTHOUGH NO MAJOR PROBLEMS OR DEFECTS WHERE OBSERVED FURTHER REVIEW/INSPECTION OF SUPPLY AND WASTE LINE IS RECOMMEND. NOT RATED.



Inspection Area	Good	Fair	Poor	Comment
<b>Electrical</b>				
Entrance Wires	X			
Amps - Volts	+	+	+	120/240 VOLTS. APPROXIMATELY 100 AMP SERVICE. NOT RATED
Meter Location	+	+	+	SOUTH. NOT RATED.
Main Panel	X			
Panel Wiring	X			
Breakers	X		X	NOT ALL BREAKERS ARE NOT CLEARLY LABELED / IDENTIFIED, NTBS.
Fuses	X	X		LOOSE FLEX LINE.
Ground - Bond	X			
Ground Location	+	+	+	WATER MAIN. NOT RATED.
Sub Panel	X			LIMITED INSPECTION, UNABLE TO REMOVE COVER, PAINTED TO THE WALL. REVIEW WITH SELLER.
Exterior Electrical	X			
Electrical Info	+	+	+	INTERNAL WIRING CANNOT BE VIEWED / INSPECTED. LIMITED TO OUTLETS, SWITCHES AND WIRING WHERE VISIBLE OR NOT BLOCKED / OCCUPIED. RANDOM SAMPLING OF SWITCHES AND OUTLETS, NOT ALL SWITCHES AND OUTLETS ARE TESTED. RECOMMEND FURTHER REVIEW WITH SELLER. NOT RATED.



## Foundation

Slab on Grade	X			NOTE: INSPECTOR DOES NOT REMOVE OR LIFT ANY FLOOR COVERING AND CHECK FOR CRACKS.
Foundation Perimeter	X			NOTE: LIMITED INSPECTION DUE TO SOIL, VEGETATION, AND STUCCO.

Inspection Area	Good	Fair	Poor	Comment
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## Summary of Inspection Issues

Section	Line No.	Issue Description
Attic	Structural	(TRUSS / RAFTER FRAMING). EXPOSED OPENING AT FIRE WALL.
Bathroom	Shower Enclosure	NONE.
Bathroom	Plumbing	HOT COLD REVERSED AT SHOWER VALVE. LEAK AT SINK FAUCET AT HANDLE WHEN ACTIVATED. .SHUT OFF VALVES UNDER SINK DO NOT OPERATE PROPERLY.
Bathroom	Electrical	OUTLET(S) ARE NOT GFCI PROTECTED, NTBS
Bathroom Master	Plumbing	HOT COLD REVERSED AT SHOWER VALVE. LEAK AT SINK FAUCET AT HANDLE WHEN ACTIVATED. .SHUT OFF VALVES UNDER SINK DO NOT OPERATE PROPERLY.
Bathroom Master	Electrical	OUTLET(S) ARE NOT GFCI PROTECTED, NTBS
Bedroom 2 s	Floor Type	HARDWOOD TYPE MATERIAL. LAMINATE TYPE. DAMAGE AT MID.
Cooling	Cooling Condition	NOTE: CONDUCTED PERFORMANCE TEST ONLY. RECOMMEND SERVICE. RECOMMEND FURTHER INSPECTION. (OLDER UNIT).DAMAGED INSULATION AT CONDENSATION LINE, NTBS. MISSING INSULATION AT COOLING LINE.
Cooling	Temp Differentials	BLOWS WARM AIR.
Dining Room	Floor Type	HARDWOOD TYPE MATERIAL. LAMINATE TYPE. SOME DAMAGE.
Electrical	Breakers	NOT ALL BREAKERS ARE NOT CLEARLY LABELED / IDENTIFIED, NTBS.
Garage / Carport	Garage General Inf	NOT INSPECTED, DOOR LOCKED.
Heating	Gas Valve	PIPE PASSES THROUGH WALL OF UNIT, IMPROPER TYPE SUPPLY LINE MATERIAL, NTBS. MISSING DRIP LEG, NTBS
Heating	Filters	NEEDS TO BE REPLACED.
Kitchen	Drain Loop	NONE, DRAIN NEEDS TO LOOP HIGHER THAN LOWEST LEVEL OF SINK.
Kitchen	Oven	(GAS). START UP TEST ONLY, REVIEW WITH SELLER. MISSING ANTI-TIP DEVICE, NTBS.
Kitchen	Fan and Hood	MISSING FILTER. GREASE / DEBRIS BUILD UP.
Kitchen	Venting	FAN DOES NOT OPERATE.
Kitchen	Electrical	OUTLET(S) ARE NOT GFCI PROTECTED, NTBS. USING EXTENSION CORD AS PERMANENT POWER, NTBS. FROM WASHER.
Laundry Room	Floor Type	UNEVEN IN AREAS, MISSING DRIP PAN.

Inspection Area	Good	Fair	Poor	Comment
Laundry Room	Laundry Plumbing			CORROSION AT SUPPLY LINE CONNECTIONS. SHUT OFF VALVE DOES NOT OPERATE PROPERLY.
Laundry Room	Electrical			OUTLET(S) NOT GFI PROTECTED, NTBS.
Living Room	Floor Type			HARDWOOD TYPE MATERIAL. LAMINATE. TILE. SOME CRACKED / DAMAGED TILE(S).
Roof	Roof Drainage			DAMAGED IN AREAS. CORROSION / RUST IN AREAS. DEBRIS NEEDS TO BE REMOVED. DRAIN(S) BLOCKED, NEEDS TO BE CLEARED.
Water Heater	Gas Valve - Gas Li			MISSING DRIP LEG, NTBS.